



Dorset
Council

Sustainability Appraisal

Dorset Council Local Plan – Options Consultation

January 2021

Sustainability Appraisal Options Stage

Dorset Council Local Plan

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1 Introduction

- 1.0.1 This document presents the findings of the sustainability appraisal of the options stage of the Dorset Council Local Plan.
- 1.0.2 The main purpose of the sustainability appraisal process is to encourage local plans to achieve sustainable development by considering the potential environmental, social and economic impacts throughout the preparation of the plan.
- 1.0.3 The first stage in the Sustainability Appraisal process is the scoping stage, which was undertaken in the Summer and Autumn of 2019 during the evidence gathering stage of the local plan (See Stage A in Figures 1.1 and 1.2), consulted upon in September and October 2019, and finalised in November 2019.
- 1.0.4 During the scoping stage, the key environmental, social and economic issues of the Dorset Council Local Plan were identified and used to develop a series of sustainability objectives which were used to assess the potential impacts of the emerging plan.
- 1.0.5 The second stage of the sustainability appraisal, which is presented in this document, considered the different approaches to tackling the planning issues for the Dorset Council Local Plan, which are known as 'reasonable alternatives' (Stage B of Figures 1.1 and 1.2).
- 1.0.6 This stage involved developing and refining the reasonable alternatives and assessing their effects, helping to inform the decision on which options should be rejected due to being unsuitable and which should be selected as 'preferred options' and included in the draft Dorset Council Local Plan.
- 1.0.7 This stage also involved assessing the potential environmental, social and economic effects of the policies in the draft Dorset Council Local Plan and suggesting ways to mitigate their adverse effects and maximise their beneficial effects. This assessment throughout the preparation of the Dorset Council Local Plan will help to deliver policies which achieve sustainable development.

1.1. WHAT IS SUSTAINABLE DEVELOPMENT?

- 1.1.1 The main purpose of the sustainability appraisal process is to influence the Dorset Council Local Plan to deliver sustainable development.
- 1.1.2 In 1987, the World Commission provided the following definition of sustainable development¹:

"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."
- 1.1.3 This definition of sustainable development is also used in the European Union's European Sustainable Development Strategy (2006), which introduces the European wide policy

¹ World Commission on Environment and Development's (the Brundtland Commission) report Our Common Future (Oxford: Oxford University Press, 1987).

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framework to deliver sustainable development.

- 1.1.4 In 2005, the UK Government produced a Sustainable Development Strategy which expanded the definition of sustainable development by aiming to:

“Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations.”

- 1.1.5 The UK Sustainable Development Strategy also establishes the five guiding principles which form the basis for sustainable development in the UK, which are:

- **Living within environmental limits:** Respecting the limits of the planet’s environment, resources and biodiversity - to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations;
- **Ensuring a strong healthy and just society:** Meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion, and creating equal opportunity for all;
- **Achieving a sustainable economy:** Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays) and efficient resource use is incentivised;
- **Using sound science responsibly:** Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values; and
- **Promoting good governance:** Actively promoting effective, participative systems of governance in all levels of society – engaging people’s creativity, energy and diversity.

- 1.1.6 The National Planning Policy Framework (‘NPPF’) sets out the Government’s planning policy for England. The NPPF definition of sustainable development was updated in 2019, and explains that the following three overarching objectives should be pursued in order to achieve sustainable development:

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.1.7 In 2017, the United Nations General Assembly provided a series of sustainable development goals and targets which also intend to balance the three dimensions of sustainable development: the economic, social and environmental.

1.2. LEGISLATIVE BACKGROUND TO SUSTAINABILITY APPRAISAL

1.2.1 European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment ('the SEA Directive') states that a Strategic Environmental Assessment is mandatory for plans prepared for town and country planning and land use purposes.

1.2.2 The SEA Directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations (2004), which requires the Sustainability Appraisal of local development plan documents. The Sustainability Appraisal is wider in scope than Strategic Environmental Assessment, considering the social and economic effects of plans in addition to the environmental effects required by the SEA Directive. The combined Sustainability Appraisal and Strategic Environmental Assessment process is referred to as Sustainability Appraisal in this document.

1.2.3 The Town and Country Planning (Local Planning) Regulations (2012) state that a sustainability appraisal report must be completed for Local Plan documents in accordance with section 19(5) of the Planning and Compulsory Purchase Act 2004.

1.2.4 The National Planning Policy Framework (2019) reiterates the requirement for a Sustainability Appraisal of Local Plan documents, stating that:

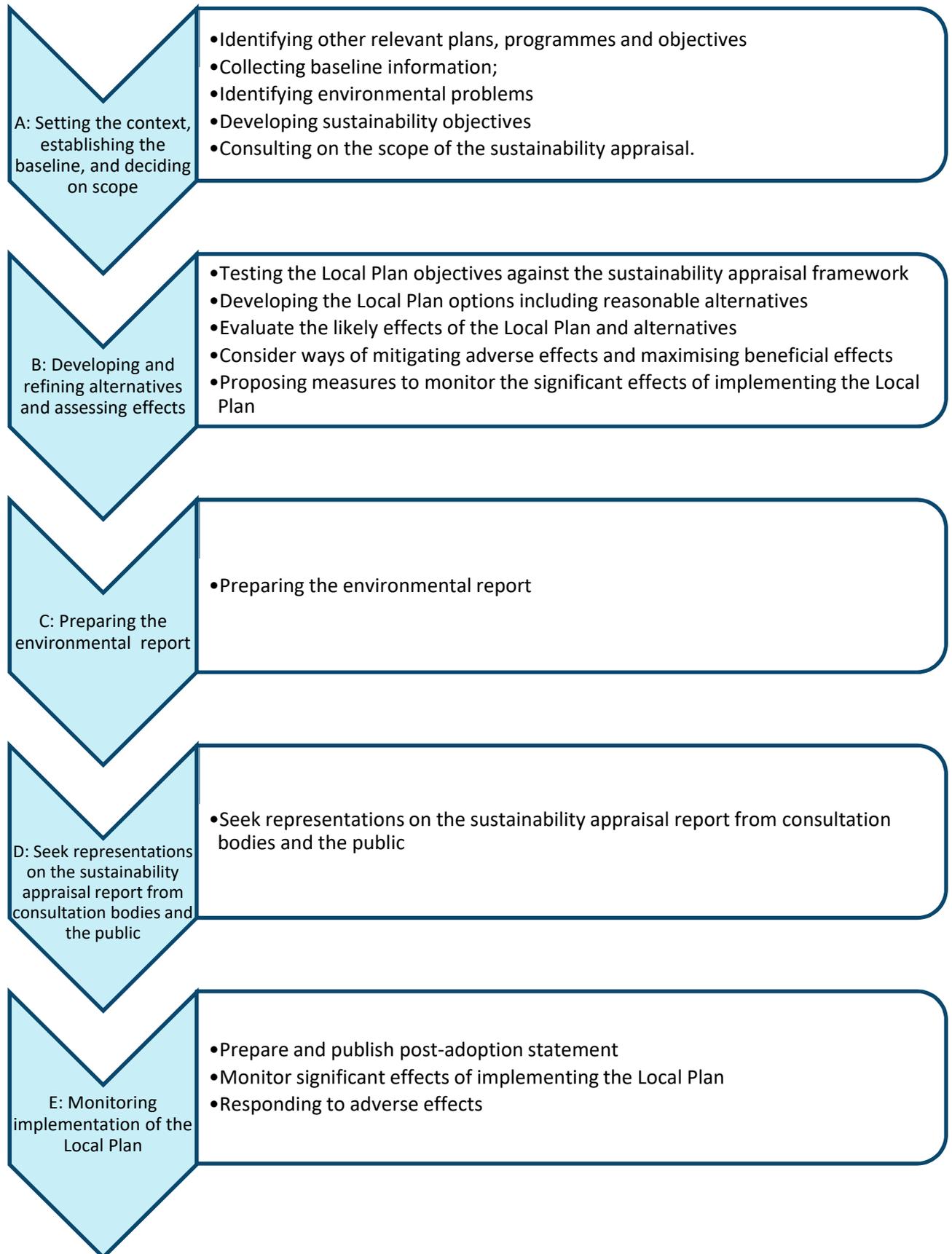
“Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).”

1.3. THE SUSTAINABILITY APPRAISAL PROCESS

1.3.1 The Government's Planning Practice Guidance on Strategic Environmental Assessment and Sustainability Appraisal sets out five key stages in the preparation of Sustainability Appraisal for Local Plans, which are shown in Figure 1.1.

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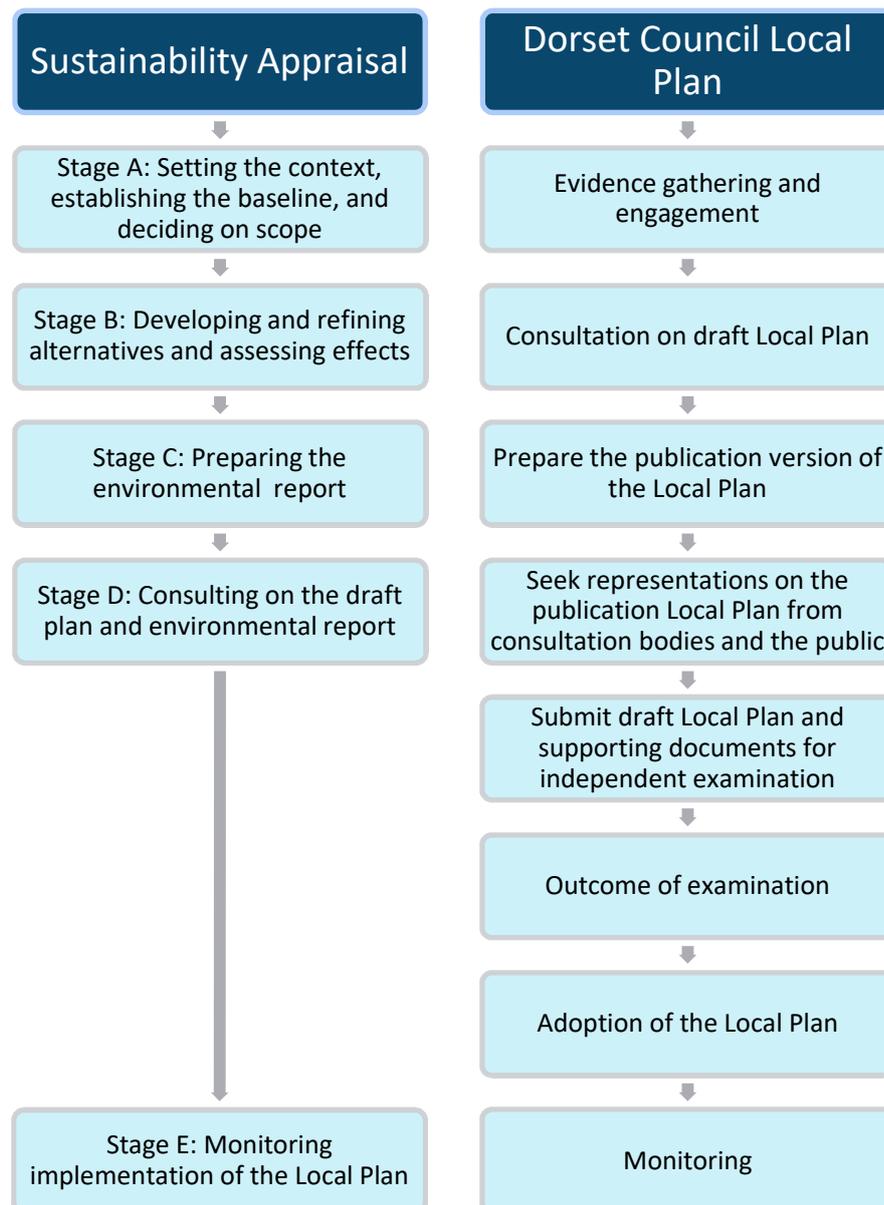
Figure 1.1: The key stages of sustainability appraisal



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- 1.3.2 The stage of the sustainability appraisal process which is presented in this report, represents stage B in figure 1.1.
- 1.3.3 The Sustainability Appraisal process is iterative, in that the stages of the Sustainability Appraisal occur alongside the development of the Dorset Council Local Plan, feeding into the plan through each stage in its development. This is shown in Figure 1.2, which is taken from the Planning Practice Guidance on Sustainability Appraisal, shows the key stages of the sustainability appraisal and how they fit with the Local Plan process.

Figure 1.2: The key stages of sustainability appraisal and the Dorset Council Local Plan process



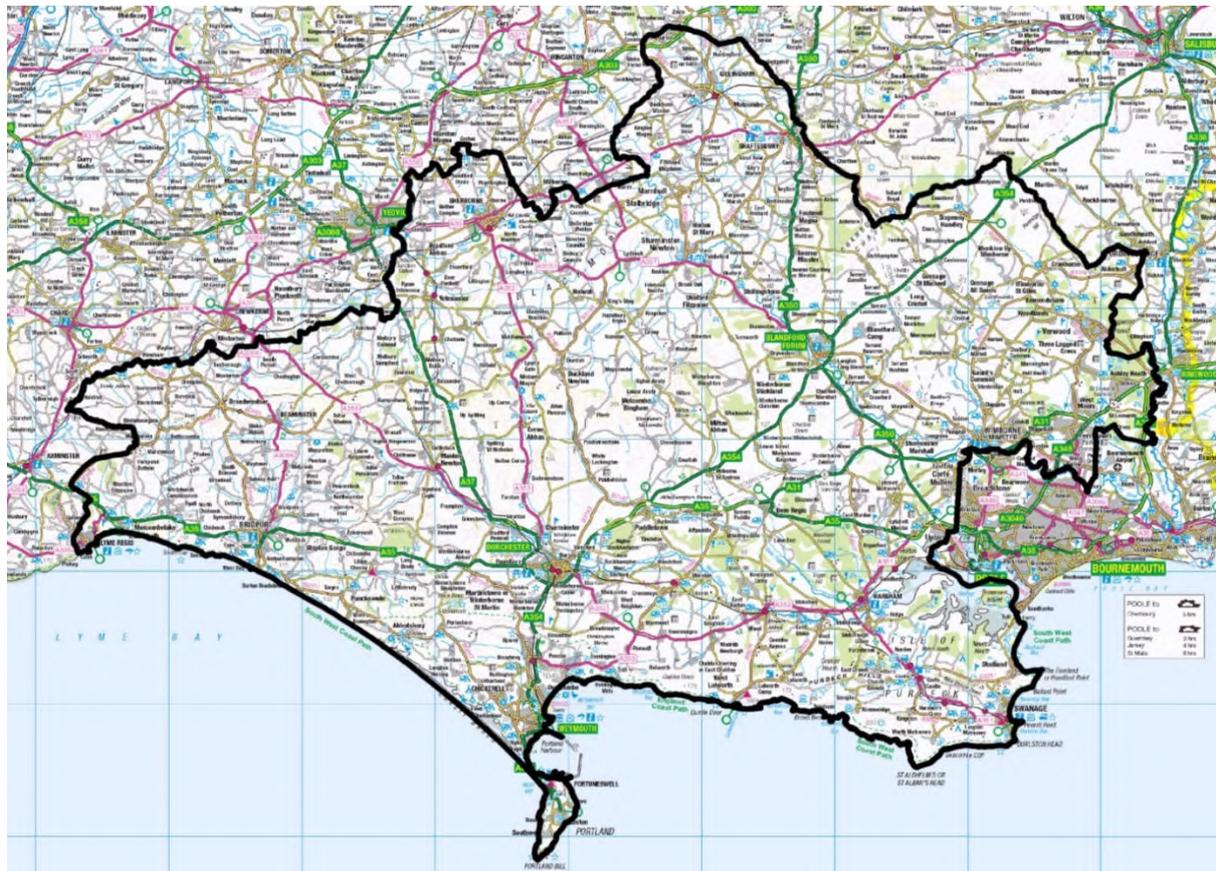
- 1.3.4 The current stage of the sustainability appraisal, which is Stage B: Developing and refining alternatives and assessing effects, will occur alongside the consultation of the stage of the Dorset Council Local Plan. The changes made to the plan as a result of this stage will be reported within the Environmental Report under Stage C.

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1.4. THE DORSET COUNCIL LOCAL PLAN

- 1.4.1 The Dorset Council Local Plan will provide the planning policies that will be used to guide decisions on planning applications and set out the locations for future development across the Dorset Council area.
- 1.4.2 The Dorset Council Local Plan aims to achieve sustainable development in the Dorset Council area by meeting the housing and employment needs whilst avoiding unacceptable environmental impacts.
- 1.4.3 The Dorset Council Local Plan will cover the entire administrative area of Dorset Council, a unitary council formed on 1st April 2019, bringing together five former districts and boroughs and the majority of the area previously controlled by Dorset County Council (Figure 1.3).

Figure 1.3: A map showing the Dorset Council plan area, shown within the black line



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- 1.4.4 The Dorset Council Local Plan will look ahead until at least 2038 in order to ensure provision for growth for 15 years on adoption.

2 Methodology

- 2.0.1 The consideration of reasonable alternatives is an important part of the sustainability appraisal process as it helps to make decisions on the most appropriate way to achieve the plan's objectives whilst also discounting those approaches which are not considered suitable.
- 2.0.2 The sustainability appraisal does not decide which approach is selected for the Dorset Council Local Plan, as this is the role of those who have to make choices on the Dorset Council Local Plan. Instead, the sustainability appraisal informs and supports the decision making process.
- 2.0.3 The National Planning Practice Guidance (NPPG) on the sustainability appraisal of Local Plans states that reasonable alternatives should be identified and considered at an early stage in the plan making process. This sustainability appraisal has been completed at this early stage in the preparation of the Dorset Council Local Plan to inform the Council's decision on which approach to take forward and influence the development of the Dorset Council Local Plan from the outset.
- 2.0.4 The consideration of policies in the draft Dorset Council Local Plan through the sustainability appraisal is also important, as it influences the continued development of the policies throughout the preparation of the Dorset Council Local Plan.
- 2.0.5 This chapter sets out the methodology used to develop and refine alternatives and assess their effects.

2.1. SUSTAINABILITY FRAMEWORK

- 2.1.1 The sustainability appraisal process involves assessing the performance of the reasonable alternatives and draft policies against a series of sustainability objectives which are aimed at promoting sustainable development.
- 2.1.2 The sustainability objectives were developed at the Sustainability Appraisal Scoping Stage² using the findings of the review of plans and programmes, the characteristics of the plan area, and the key issues within the plan area. This ensures that the sustainability framework is relevant and specific to the Dorset Council Local Plan and addresses the key sustainability concerns.
- 2.1.3 The sustainability framework consists of eleven sustainability objectives, each with decision-making criteria to assist in the process of making a judgement about the possible sustainability effects of an option (Figure 2.1).

² Sustainability Appraisal Scoping Report for the Dorset Council Local Plan is available at the following link at the time of writing: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/planning-policy.aspx>

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Figure 2.1: The sustainability framework, including the sustainability objectives, decision-making criteria, and sustainability themes.

Sustainability objective	Decision making criteria	Main Sustainability Themes
1. Provide net gains for biodiversity	<ul style="list-style-type: none"> Conserve, restore or enhance priority habitats and irreplaceable habitats and promote the protection and recovery of priority species. Maintain or restore the favourable conservation status of European and national sites, and avoid significant adverse effects upon local wildlife designations. Establish coherent ecological networks where possible, with wildlife corridors which connect designated sites of importance for wildlife to prevent habitat fragmentation. 	Biodiversity, flora, fauna
2. Protect soil quality and conserve geological conservation interests	<ul style="list-style-type: none"> Protect the most productive agricultural land (grades 1 and 2) to provide food security and achieve sustainable agriculture. Remediate or mitigate the potential impacts of degraded, derelict, contaminated and unstable land where possible, to protect human health, property and the environment. Minimise harm to geological conservation interests, and where possible achieve the enhancement of the geological resource. 	Soil, Human Health
3. Maintain or improve water quality	<ul style="list-style-type: none"> Protect and improve the ecological and chemical status of freshwater, transitional waters and coastal waters, particularly those with 'poor' or 'bad' status. Ensure that development does not contribute to groundwater quality issues particularly within Groundwater Source Protection Zones. Ensure that development does not contribute to the groundwater inundation of the foul drainage network. 	Water
4. Maintain or improve air quality	<ul style="list-style-type: none"> Maintain or improve air quality. Ensure that development does not contribute to air quality issues particularly within Air Quality Management Areas and where exceedances in the concentration of airborne contaminants have been recorded. 	Air, Human Health
5. Limit climate change and improve resilience to future climate change	<ul style="list-style-type: none"> Mitigate climate change by contributing to cutting the emission of greenhouse gases. Adapt to future climate change by ensuring that new development is resilient to future climatic conditions. Increase the use of renewable energy. 	Climatic Factors, Air

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Sustainability objective	Decision making criteria	Main Sustainability Themes
6. Limit the effects of flooding and coastal change	<ul style="list-style-type: none"> Ensure that development does not expose people and property to risk of flooding. Manage coastal change to ensure that environmental designations and local communities are protected. 	Climatic Factors, Water, Population
7. Protect and enhance valued landscapes	<ul style="list-style-type: none"> Protect and where possible enhance valued landscapes. Conserve and where possible enhance the Dorset Area of Outstanding Natural Beauty and the Cranborne Chase AONB and the character and quality of its distinctive landscapes and associated features. Conserve and enhance the Dorset and East Devon Coast World Heritage Site's outstanding universal value and its setting. Ensure that development is not harmful to the Green Belt. 	Landscape
8. Preserve and enhance the historic environment	<ul style="list-style-type: none"> Preserve the historic environment and its setting, including Scheduled Monuments, archaeological features, Listed Buildings and Conservation Areas. Ensure that new development is sympathetic to local character and history. 	Cultural Heritage
9. Promote wellbeing and healthy communities for all	<ul style="list-style-type: none"> Enable healthy lifestyles and promote wellbeing through the provision of high quality accessible natural spaces, green infrastructure, allotments and sports facilities. Encourage social interaction by providing mixed use development, strong neighbourhood centres and improved local accessibility and connectivity, to encourage a more inclusive society and prevent rural isolation. Provide safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. 	Human Health, population
10. Deliver a wide choice of high quality homes and infrastructure	<ul style="list-style-type: none"> Supply the housing required to meet the needs of present and future generations, including affordable housing, in sustainable locations. Provide community facilities such as health, education and cultural infrastructure in sustainable locations. 	Material Assets, Population
11. Build a strong, responsive, and competitive economy	<ul style="list-style-type: none"> Provide sufficient land to support growth, innovation and productivity for all businesses, including those in rural areas. Provide the transport and telecommunications infrastructure to meet business needs. 	Material Assets, Population

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2.2. MEASURING THE IMPACT

- 2.2.1 The decision making criteria in the sustainability framework, presented in Figure 2.1, are used to define whether there is the potential for a significant impact associated with a reasonable alternative or draft policy.
- 2.2.2 The type and magnitude of this impact is determined by considering the baseline characteristics of the area, the likely situation if the Local Plan were not to be adopted (both of which are presented in the Sustainability Appraisal Scoping Report), and by using professional opinion and other relevant information.
- 2.2.3 The type and magnitude of the impact is classified using the system presented in Figure 2.2.

Figure 2.2: The system used to classify the magnitude of the impact

++	Strong positive impact
+	Positive Impact
0	Neutral or negligible effect
-	Negative effect
--	Strong negative effect

- 2.2.4 The effects of a reasonable alternative or draft policy may vary over different timescales. The temporal analysis of impacts was completed to determine the potential short, medium and long-term impacts. In order to be consistent throughout the assessment, the definitions of short, medium and long term have been defined and are presented in Figure 2.3.

Figure 2.3: The definitions of short, medium and long term impacts

Length of impact	Definition
Short term	Up to 5 years from the time of assessment (up to 2025)
Medium term	At the end of the plan's duration (2038)
Long term	50 years from the time of assessment (2070), beyond the plan period

- 2.2.5 The permanent or temporary nature of the impacts was also assessed. The permanent impacts are those that are considered reasonably irreversible, and the temporary impacts are those that may be reasonably reversed.

2.3. METHODOLOGY FOR THE SUSTAINABILITY APPRAISAL OF TOPIC CHAPTERS

- 2.3.1 The assessment of the alternative approaches in the topic chapters of the Dorset Council Local Plan, presented in Chapters 3 to 7 of this sustainability appraisal, apply the following methodology:
- **Identify the alternatives which should be considered:** Firstly, the sustainability appraisal of alternatives explains how the reasonable alternatives were identified. In order to be considered reasonable alternatives, they must be realistic and deliverable according to National Planning Practice Guidance. In some instance there is no reasonable alternative, for example where the National Planning Practice Guidance is prescriptive or legislation demands a certain approach.
 - **Predict and evaluate the effects:** The sustainability appraisal of alternatives then assesses the environmental, social and economic impacts with a view to contributing to sustainable development, and clearly identify the significant positive and negative effects of each alternative.
 - **Give reasons for the selection of preferred options:** The sustainability appraisal provides the reasons for selecting the preferred option and rejecting the remaining reasonable alternatives.
- 2.3.2 The sustainability appraisal also assesses the potential sustainability impacts associated with the draft policies in the topic chapters of the Dorset Council Local Plan using the methodology explained in this chapter.
- 2.3.3 The sustainability appraisal then suggests possible measures to reduce the adverse effects and maximise the beneficial effects of the policies.

2.4. METHODOLOGY FOR THE SUSTAINABILITY APPRAISAL OF SETTLEMENT CHAPTERS

- 2.4.1 The chapters which apply to the settlements in the Dorset Council Local Plan, presented in Chapters 8 to 11 of this sustainability appraisal, provides an account of how the options for land for development were identified and an evaluation of the sustainability impacts of the options being considered at this stage.
- 2.4.2 A two stage approach was undertaken to identifying the reasonable options for development:
- **Stage 1 (General Directions for Growth):** The general areas for growth around the more sustainable settlements were identified by undertaking a 360 degree search around the land adjacent to the defined development boundaries. This land was then split into general areas according to existing features, both natural (such as rivers) or man made (such roads and field boundaries). A sustainability appraisal was undertaken to evaluate and compare the sustainability impacts associated with each of the areas. Following this, a decision was made on which general areas for growth should be discounted from further consideration and which general areas for growth

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should be taken forward for consideration in the draft Dorset Council Local Plan, in light of the sustainability appraisal.

- **Stage 2 (Development Options):** Those general areas for growth which were taken forward for consideration following stage 1 were refined and developed into the options which are currently being considered in the draft Dorset Council Local Plan. These general areas for growth were developed into site options by considering factors such as the potential impacts identified through the sustainability appraisal and other evidence, and natural and man made features such as land use, topography, and boundaries.

2.4.3 The sustainability appraisal also assesses the potential sustainability impacts associated with the additional allocations in the Dorset Council Local Plan, and suggests possible measures to reduce their adverse effects and maximise the beneficial effects.

2.5. DIFFICULTIES IN UNDERTAKING THE ASSESSMENT

2.5.1 The alternatives considered at this early stage in the development of the Dorset Council Local Plan were largely strategic and represented a general approach to a planning issue rather than a fully developed policy. In some instances, the lack of detail made it challenging to form a judgement about the likely impacts of the approach.

2.5.2 In some instances, a reasonable alternative or a draft policy may have both a positive effect on one hand and negative effect in another dependent upon a particular sustainability objective. A balanced judgement is required to determine whether the overall net effect is either positive, neutral or negative. For example, a particular allocation for development may increase the number of visitors to a nearby wildlife site resulting in additional recreational pressure and a potentially adverse effect upon this habitat. However, the same proposed allocation may include provision for changing land management practices at the site to conserve a priority habitat. Making a balanced judgement as to whether the overall impact upon the sustainability objective to 'provide net gains for biodiversity' has a net positive, neutral or negative effect requires the consideration of evidence, baseline data, decision-making criteria and the judgement of ecological experts.

2.5.3 The sustainability appraisal considers the long term impacts of implementing the Dorset Council Local Plan, up to 2070 and 50 years beyond the time of assessment, as well as the short and medium term impacts. Dorset, and the world as a whole, is likely to be a very different place in 2070, and predicting the effects of the current in a world which is as yet unknown presents difficulties.

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3 The Development Strategy

3.0. INTRODUCTION

3.0.1 The Development Strategy chapter of the Dorset Council Local Plan presents the Vision and Strategic Priorities for the plan, before setting out the strategic approach that will enable sustainable growth to meet the needs of Dorset relating to housing, economic and other development up to 2038.

3.1. SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

THE HOUSING REQUIREMENT FOR DORSET

- 3.1.1 National planning policy requires Dorset Council, through the Dorset Council Local Plan, to provide sufficient housing to meet the needs of the area.
- 3.1.2 The amount of housing needed ('local housing need') is calculated using the Government's 'standard method', which gave an uncapped figure of 1,793 net additional dwellings per annum for Dorset when calculated in June 2020.
- 3.1.3 National policy also requires any housing needs that cannot be met within neighbouring areas to be taken into account in establishing the total amount of housing to be planned for.
- 3.1.4 The unmet need from neighbouring areas is as yet unknown. However, in due course the 'local housing need' figure for Dorset will need to be added to a figure for unmet need from neighbouring areas to give an overall 'housing requirement figure' for Dorset.
- 3.1.5 The Government have recently proposed several changes to the way housing targets are calculated in local plans, including a binding target for each local authority and the removal of the requirement to consider unmet needs from neighbouring areas. Therefore, there remains uncertainty around the housing need for the Dorset Council Local Plan.
- 3.1.6 Once the level of unmet need from neighbouring authorities is known and the Government's proposals for calculating housing targets become clearer, the various overall 'housing requirement figures' for Dorset will be tested through the Sustainability Appraisal, providing there are reasonable options to be considered. This will ensure that all of the potential impacts of the possible levels of housing provision are known when decisions on the level of housing provision for the Dorset Council Local Plan are made.

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THE NEED FOR EMPLOYMENT LAND IN DORSET

- 3.1.7 The Dorset Council Local Plan aims to provide sufficient land to support the growth, innovation and productivity of local businesses.
- 3.1.8 The requirement for employment land in Dorset has been derived from a Workspace Strategy which uses updated employment land projections and business sector forecasts to make projections of the demand for employment land.
- 3.1.9 There were two different approaches to calculating the level of need for employment land which were considered for the Dorset Council Local Plan:
- Trend scenario: based on historic growth trends in employment, which estimates the employment need as 88-99ha.
 - Growth scenario: based on the projected level of housing growth, which estimates the employment need as 131-151ha.
- 3.1.10 The sustainability appraisal considers the potential impacts of applying the two different estimates of the need for employment land in Dorset (Figure 3.1).

Figure 3.1: A table summarising the sustainability appraisal of reasonable alternatives for the need for employment land in the Dorset Council Local Plan

Sustainability Objective	A Trend scenario: 88-99ha			B Growth scenario: 131-151ha		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-
Soil	-	-	-	-	-	-
Water	-	-	-	-	-	-
Air	-	-	-	-	-	-
Climate Change	-	-	-	-	-	-
Flooding & Coastal Change	-	-	-	-	-	-
Landscape	-	-	-	-	-	-
Historic Environment	-	-	-	-	-	-
Community	0	0	0	0	0	0
Housing	0	0	0	0	0	0
Economy	+	+	+	++	++	++
Preferred option?	✘			✔		
Reason for selecting or rejecting the option	Estimating the need for employment land using the growth scenario rather the trend scenario will ensure that the level of housing supply					

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	<p>through the Dorset Council Local Plan is taken into account when determining the level of employment land through the local plan. This will ensure that sufficient employment land is provided to support the growth, innovation and productivity of local businesses and build a strong, responsive and competitive local economy. Applying the growth scenario is likely to maximise local capture of the labour force by providing more job opportunities in Dorset, reducing the need for people to commute for their work.</p>
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- 3.1.11 The trend scenario (option A) is based on modelled employment growth rates with some adjustments for local knowledge, particularly in sectors showing stronger growth than would be expected in Dorset, providing employment land to support businesses.
- 3.1.12 The growth scenario (option B) uses the same baseline data as the trend scenario, but also takes into account the housing growth through the Dorset Council Local Plan to ensure that sufficient employment land is provided to support the growth, innovation and productivity of all businesses.
- 3.1.13 Given the nature of commercial and industrial development, there is the potential for employment land to result in adverse effects upon biodiversity, soil, water and air quality, and climate change as a result of emissions. There is also potential for adverse impacts upon landscape and the historic environment from the visual impacts of commercial and industrial development. Whilst the growth scenario (option B) would provide more employment land than the trend scenario (option A) by approximately 40-50ha, the environmental impacts are not considered to be significantly greater in magnitude when considered across the plan area.

SPATIAL STRATEGY

- 3.1.14 The purpose of the spatial strategy is to distribute Dorset's need for housing and employment land in the most sustainable way, by directing growth to the most sustainable locations.
- 3.1.15 The more sustainable locations tend to be the larger settlements in terms of population size, which have greater existing facilities and are more accessible.
- 3.1.16 The spatial strategies of the currently adopted local plans for the former boroughs and districts in the Dorset Council plan area all include 'settlement hierarchies' (Figure 3.2).
- 3.1.17 Whilst these spatial strategies generally direct growth to the larger, more sustainable settlements, slightly different approaches to the settlement hierarchies have been taken and dissimilar terms have been used.
- 3.1.18 Therefore, there is a need to rationalise these terms and settlement hierarchies to give a simpler strategy, grouping settlements of a similar size and function within the same level within the hierarchy.

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Figure 3.2: A table showing the settlement hierarchies in the existing adopted Local Plans

Former East Dorset area	Former North Dorset area	Former Purbeck area	Former West Dorset and Weymouth & Portland areas
Main settlements	Main Towns	Towns	Main Towns
			Market and Coastal Towns
District Centres	Local Service Centres	---	---
Suburban Centres	---	---	---
Rural Service Centres	Larger Villages	Key Service Villages	Settlements with Defined Development Boundaries
Villages		Local Service Villages	
		Other Villages with a Settlement Boundary	
Hamlets	Other Villages Subject to Countryside Policies	Other Villages Without a Settlement Boundary	Settlements without Defined Development Boundaries
		Villages / hamlets within open countryside	

3.1.19 The largest seven categories from the former district/borough local plans (Figure 3.2) were used to form the top two tiers of a new settlement hierarchy for the Dorset Council Local Plan (Figure 3.3).

3.1.20 These upper tiers for the new settlement hierarchy for the Dorset Council Local Plan were relatively easily to define, considering the population size and existing facilities of the top two tiers.

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Figure 3.3: A table showing the settlements in the top 2 tiers of the settlement hierarchy in the Dorset Council Local Plan

Tier 1: Large Built-up Areas		
South Eastern Dorset Functional Area	Bournemouth, Christchurch & Poole conurbation (including the contiguous settlements of Upton and Corfe Mullen which are in Dorset)	
Central Dorset Functional Area	Dorchester	Weymouth (including Littlemoor)
Tier 2: Towns and Other Main Settlements		
South Eastern Dorset Functional Area	Blandford	Wimborne Minster and Colehill
	Ferndown and West Parley	Verwood
	St Leonards and St Ives	West Moors
	Swanage	Wareham
Central Dorset Functional Area	Chickerell	Portland Settlements: Castletown; Chiswell; Easton; Fortuneswell; Grove; Southwell; Wakeham; and Weston
Northern Dorset Functional Area	Gillingham	Sturminster Newton
	Shaftesbury	Stalbridge
	Sherborne	
Western Dorset Functional Area	Beaminster	Lyme Regis

- 3.1.21 The lower tiers of the settlement hierarchy were less easy to distinguish and translate into a single hierarchy due to the different approaches used across the current local plans.
- 3.1.22 A distinction is drawn in all currently adopted local plans between those villages with and without settlement boundaries. The purpose of this distinction is to identify those larger, more sustainable settlements, where infilling and redevelopment within the settlement boundary is generally supported, and those smaller, less sustainable settlements without development boundaries where it is not.
- 3.1.23 However, the current adopted local plans seem to have different ‘cut-off points’ for determining which settlements do or do not have a settlement boundary.
- 3.1.24 Four approaches for determining tiers 3 and 4 of the settlement hierarchy for the Dorset Council Local Plan were considered (Figure 3.4), taking into account the population, existing facilities, and accessibility.

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Figure 3.4: A table showing the settlements in the top 2 tiers of the settlement hierarchies in the Dorset Council Local Plan

	Option 1: Former district council adopted Local Plans	Option 2: Towns and Villages of population 1,000+	Option 3: Towns and Villages of population 500+	Option 4: Towns and refined villages of population 500+
Population/ DDBs	Some plans included a consideration the size of settlements, others didn't	Towns and all villages of at least 1,000 population would have a development boundary	Towns and all villages of at least 500 population would have a development boundary	Towns and villages of around 500 population or more would have a development boundary
Facilities	Some areas considered the existing provision of facilities within a settlement, others didn't	No consideration of existing facilities within settlements	No consideration of existing facilities within settlements	For settlements close to the 500 population threshold further consideration has been given to settlements with more than three of the following existing facilities: School; village shop; health centre; employment site; village hall; children's play area. Broadband capacity is also considered.
Accessibility	No real consideration of relative accessibility of settlements	No real consideration of relative accessibility of settlements	No real consideration of relative accessibility of settlements	Settlements with reasonable travel time to towns were given more detailed consideration. Travel time to nearby town considered reasonable: <ul style="list-style-type: none"> - less than 30 minutes by public transport - less than 15 minutes by car

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3.1.25 The sustainability appraisal considered the potential sustainability impacts of the four approaches to determining tiers 3 and 4 of the settlement hierarchy for the Dorset Council Local Plan (Figure 3.5).

Figure 3.5: A table showing the sustainability appraisal of reasonable alternatives for tiers 3 and 4 of the spatial strategy

	Option 1: Former district council adopted Local Plans			Option 2: Towns and Villages of population 1,000+			Option 3: Towns and Villages of population 500+			Option 4: Towns and refined villages of population 500+		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0
Soil	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0
Air	-	-	-	0	0	0	-	-	-	+	+	+
Climate Change	-	-	-	0	0	0	-	-	-	+	+	+
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0
Community	-	-	-	+	+	+	-	-	-	+	+	+
Housing	-	-	-	+	+	+	-	-	-	+	+	+
Economy	-	-	-	+	+	+	-	-	-	++	++	++
Preferred option?	✘			✘			✘			✔		
Reason for selecting or rejecting the option	The option of taking into consideration the existing facilities and accessibility of a settlement is considered to direct growth to the most sustainable settlements.											

3.1.1 Option 1 does not fully consider population and accessibility to towns and option 3 enables development in smaller villages of just 500+ population with no consideration of facilities or accessibility.

3.1.2 These approaches are likely to direct housing and employment growth towards smaller, less accessible and remote settlements which are considered to be less sustainable.

3.1.3 Applying these approaches may restrict social interaction and contribute to rural isolation.

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- 3.1.4 Furthermore, development in less accessible and remote locations is likely to increase reliance on the motor vehicle which will increase greenhouse gas emissions, contributing to climate change and adversely affecting air quality.
- 3.1.5 Option 4 takes into account the existing facilities and accessibility, ensuring that only those settlements with reasonable travel time to towns are included in the settlement hierarchy. Option 2 only includes those villages with a population of at least 1000, which are likely to have a slightly greater level of local facilities.
- 3.1.6 These approaches will ensure that development is focussed towards the larger, more accessible settlements with better facilities, encouraging a more inclusive society and preventing rural isolation.
- 3.1.7 This approach would also reduce reliance on the motor car, helping to improve air quality and mitigate against climate change.
- 3.1.8 Option 4 gives consideration towards whether the village has an existing employment site and the appropriate telecommunications infrastructure through the consideration of broadband capacity, supporting the growth and productivity of businesses in more rural locations.

3.2. SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

- 3.2.1 The findings of the sustainability appraisal of the draft policies in the Development Strategy Chapter of the Dorset Council Local Plan is presented in Figure 3.6 and subsequent text which provides an account of the potential impacts. Further details of the analysis is presented in the Appendix.

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Figure 3.6: A table summarising the potential sustainability impacts for the policies in the Development Strategy Chapter of the Dorset Council Local Plan

	Vision and Strategic Priorities			DEV 1 The housing requirement and the need for employment land in Dorset			DEV 2 Growth in the South Eastern Dorset functional area			DEV 3 Growth in the Central Dorset functional area			DEV 4 Growth in the Northern Dorset Functional area		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Short	Short	Medium	Long	Short	Medium	Long
Biodiversity	++	++	++	-	-	-	--	--	--	--	--	--	--	--	--
Soil	-	-	-	-	-	-	--	--	--	--	--	--	--	--	--
Water	-	-	-	-	-	-	--	--	--	--	--	--	--	--	--
Air	+	+	+	-	-	-	0	0	0	--	--	--	0	0	0
Climate Change	++	++	++	-	-	-	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape	+	+	+	-	-	-	--	--	--	--	--	--	--	--	--
Historic Environment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community	++	++	++	0	0	0	+	+	+	+	+	+	+	+	+
Housing	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Economy	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++

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Figure 3.6: A table summarising the potential sustainability impacts for the policies in the Development Strategy Chapter of the Dorset Council Local Plan (continued...)

	DEV 5 Growth in the Western Dorset Functional area			DEV 6 Development at villages with development boundaries in rural Dorset			DEV 7 Development outside local plan and neighbourhood plan development boundaries in rural Dorset			DEV 8 Reuse of buildings outside settlement boundaries			DEV 9 Neighbourhood Plans		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	+	+	+	+	+	+	-	-	-	++	++	++
Soil	-	-	-	+	+	+	+	+	+	0	0	0	+	+	+
Water	-	-	-	0	0	0	0	0	0	0	0	0	+	+	+
Air	-	-	-	0	0	0	0	0	0	0	0	0	+	+	+
Climate Change	-	-	-	+	+	+	++	++	++	0	0	0	++	++	++
Flooding & Coastal Change	-	-	-	0	0	0	++	++	++	0	0	0	++	++	++
Landscape	-	-	-	+	+	+	++	++	++	+	+	+	++	++	++
Historic Environment	-	-	-	0	0	0	+	+	+	+	+	+	+	+	+
Community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Housing	++	++	++	+	+	+	+	+	+	+	+	+	+	+	+
Economy	++	++	++	0	0	0	+	+	+	+	+	+	+	+	+

3.2.1 The **Vision** and **Strategic Priorities** of the Dorset Council Local Plan set out the aims that the Dorset Council Local Plan will seek to achieve through its use in making decisions about proposed developments. The vision states that large areas of significance for biodiversity will be protected and where possible enhanced and the strategic priorities support development which brings about net gains in biodiversity. The strategic priorities aim to support climate change mitigation, for example by delivering renewable energy, with further benefits upon air quality. There is also support for climate change adaptation, for example through addressing flood risk. However, there is no mention of managing coastal change through new development despite the threat which it poses to local communities and the environment in Dorset. Whilst the strategic priorities mention minimising the impact of population growth and economic activity on Dorset’s environment, there is no mention of maintaining or improving soil and water quality. There is also no specific reference to preserving and enhancing the historic environment in Dorset. The strategic priorities of the plan include providing community infrastructure and green space giving opportunities for people to meet and participate in their community, encouraging social interaction and promoting well-being. The strategic

priorities include delivering around 30,000 new homes over the lifetime of this plan, of a range of types, sizes and tenures to meet Dorset's diverse housing needs. The strategic priorities include delivering economic growth by providing 21,000 jobs and enabling sustainable economic development and infrastructure provision.

- 3.2.2 Policy **DEV 1: The housing requirement and the need for employment land in Dorset** makes provision for 30,481 dwellings (1,793 dwellings per year) and 131ha of employment land over the period 2021 to 2038. This would supply housing to meet the needs of present and future generations within the plan area. The requirement for employment land in Dorset has been derived from the workspace strategy, which uses forecasting models to assess the future need for employment land. Providing this level of employment land would support the growth, innovation and productivity of businesses and help to reduce commuting out of Dorset. Housing and employment development has the potential to result in harm to the environment, for example through the loss of biodiversity, increases in greenhouse gas emissions which contribute to climate change, and adverse effects upon soil, water and air quality. Furthermore, the visual impacts of development may detrimentally affect valued landscapes, landscape designations and the greenbelt, in addition to the setting and experience of historic assets.
- 3.2.3 Policies **DEV 2 to DEV 5 (Growth in the functional areas)** outline the spatial strategies for housing and employment growth across the four functional areas in Dorset: the south eastern, the central, the western, and the northern functional areas. The spatial strategies will deliver housing in sustainable locations which are close to the main built up areas and larger villages. The spatial strategies will also provide employment land, both through the intensification and infilling of existing employment sites and the provision of new business parks, supporting businesses. However, development for housing and employment has the potential for widespread adverse environmental impacts. Areas of importance for wildlife, geodiversity, water quality, landscape, and the historic environment occupy large parts of all of the four functional areas, and development has the potential to result in a degree of adverse impact upon these features of environmental importance. Poorly located development has the potential to increase the risk of people and property being exposed to flooding and, particularly in the West Dorset functional area where large sections of the coast are prone to land instability, coastal change. This may also increase vulnerability to climate change as the effects of the changing climate are realised and flooding and coastal change become more prevalent.
- 3.2.4 Policy **DEV 6: development at villages with development boundaries in rural Dorset** focuses development which is not in the green belt or adjacent to the main built-up areas, towns and other main settlements (tiers 1 and 2 of the settlement hierarchy) towards the 'larger villages' (tier 3 of the settlement hierarchy), providing that it is appropriate in scale and is meeting a housing need. Focusing development towards tier 3 settlements will reduce development within or close to areas of importance for wildlife and ecological corridors which are typically located outside development boundaries. Since high grade agricultural land and areas of geological conservation interest also tend to sit outside development boundaries, the policy will help to protect soil quality and

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conserve areas of geological interest. The policy will restrict development in smaller villages without development boundaries, focusing development away from more remote locations and helping to preserve landscape character. This would reduce reliance on the motor car, helping to improve air quality and mitigate against climate change. The policy will also direct development towards settlements with stronger neighbourhood centres, helping to encourage a more inclusive society and reduce rural isolation, and deliver housing in more sustainable locations for present and future generations.

3.2.5 Policy DEV 7: development outside local plan and neighbourhood plan development boundaries in rural Dorset will strictly control development in rural areas by restricting development outside of development boundaries. The policy requires development to have particular regard to environmental constraints and the need for the protection of the countryside. This will help to safeguard habitats and species, protect soil quality and geological conservation interests, valued landscapes and heritage assets from the effects of development in more rural areas. The policy enables a restricted amount of development in rural areas subject to environmental constraints, including development associated with flood defence, land stability and coastal protection schemes, providing protection to people and property from the effects of flooding and coastal change and ensuring that communities will be more resilient to the effects of climate change. Other types of development which are permitted includes proposals for the generation of renewable energy in rural areas, helping to reduce the emission of greenhouse gases and mitigating against future climate change. The policy allows green infrastructure requirements for local plan allocations to be delivered, providing improved access to natural spaces and promoting healthy lifestyles and wellbeing in the community. The policy will enable the development of those types of housing which are necessary in rural areas, such as rural workers' housing, in addition to rural exception affordable housing, and sites for gypsies, travellers and travelling show people, helping to meet housing needs in rural areas. The policy also allows development for employment purposes, such as farm diversification and equestrian development, tourism, recreational or leisure-related development, supporting the growth of rural businesses and helping to build a stronger economy in rural areas.

3.2.6 Policy DEV 8: Reuse of buildings outside settlement boundaries allows the reuse of buildings for various residential, community and employment uses, providing that certain criteria regarding the characteristics and location of the building are met. The policy permits the re-use of buildings outside the defined development boundary for housing, affordable housing, essential rural workers housing and built tourist accommodation, helping to meet the housing needs of present and future generations. In addition, the reuse of buildings for employment and tourism uses will provide land to support the growth and innovation for rural businesses. Since the policy relates to the reuse of existing buildings, the development is unlikely to result in the significant loss of habitat, productive agricultural land, areas of geological conservation interest, or soil, water or air quality through land take. However, the reuse of buildings has the potential to lead to an increase in population with the potential for adverse environmental effects. It may, for example, increase recreational pressure upon wildlife designations such as the Dorset

Heaths and Chesil and the Fleet European sites, adversely affecting the interest features of these designations. The policy requires the reuse scheme to make a positive contribution to local character and include the retention of any features of historic or architectural importance, helping to protect valued landscapes and the historic environment.

3.2.7 Policy **DEV 9: Neighbourhood Plans** requires Neighbourhood Development Plans to comply with the Local Plan’s vision and strategic objectives, and its strategic policies. The potential environmental impacts of development through neighbourhood development plans will be minimised by the scope of the vision and strategic priorities and the policies in the Environment chapter. The vision and strategic priorities and strategic policies in Chapter 6: Community Infrastructure include giving opportunities for people to meet and participate in their community and providing community infrastructure and green space, encouraging neighbourhood plans to promote well-being and healthy communities for all. The policy states that where provision is made for housing in a neighbourhood plan, the housing requirement figure for the neighbourhood plan area set in the local plan should be met and where possible exceeded, delivering housing for present and future generations. The policies in Chapter 6: Economy and the vision and strategic priorities of delivering economic growth will ensure that neighbourhood development plans contribute towards building a strong, responsive and competitive economy.

3.3. MITIGATION

3.3.1 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Development Strategy Chapter of the Dorset Council Local Plan at the options stage are shown in Figure 3.7.

Figure 3.7: A table showing the suggested mitigation measures for the policies in the Development Strategy Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
Vision & Strategic Priorities	<p>The vision and strategic priorities could mention coastal change alongside flooding, to protect local communities and improve resilience to future climate change.</p> <p>The vision and strategic priorities could also refer to preserving and enhancing the historic environment, protecting soil quality and conserving geological conservation interests, and maintaining and improving water quality.</p>
DEV1 to 5 Housing requirement and the need for employment land Spatial Strategy for housing and employment growth	<p>The sustainability appraisal identifies potential adverse environmental effects as a result of the delivery of 30,481 dwellings (1,793 dwellings per year) and 131ha of employment land over the period 2021 to 2038.</p> <p>The policies in the Environment chapter of the Dorset Council Local Plan are considered likely to address the potential environmental impacts of the plan, providing the recommended changes to the Environment chapter policies are made (Figure 4.3).</p>

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Policy	Sustainability Appraisal recommendation
across the four functional areas	
<p>DEV 8 Reuse of buildings outside settlement boundaries</p>	<p>Whilst policy <i>DEV 7: development at villages with development boundaries in rural Dorset</i> requires development outside development boundaries to have particular regard to environmental constraints and to the need for the protection of the countryside, the same strict controls do not appear to be in place for policy <i>DEV 8: the reuse of buildings outside settlement boundaries</i>.</p> <p>Whilst it is appreciated that the reuse of existing buildings has less potential for adverse environmental impacts than new development outside development boundaries, the reuse of buildings outside development boundaries has the potential to result in adverse environmental impacts. To ensure this is fully considered, the policy could be amended by adding the following text (<i>in italics</i>):</p> <p><i>“The reuse of existing buildings within the South East Dorset Green Belt and outside settlement boundaries elsewhere will be strictly controlled, having particular regard to environmental constraints and to the need for the protection of the countryside, but will be permitted provided that...”</i></p>

4 Environment

4.0. INTRODUCTION

- 4.0.1 Dorset has an exceptionally high quality of natural and built environment. This is reflected by the significant proportion of Dorset covered by environmental designations, some of which are of international importance.
- 4.0.2 The policies in the Environment Chapter of the Dorset Council Local Plan aim to deliver the Strategic Priorities relating to the Environment and the Local Plan's Vision which recognises the importance of Dorset's outstanding environment.

4.1. SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

- 4.1.1 The approach which must be taken for the majority of topics considered in the Environment Chapter of the Dorset Council Local Plan is prescribed in National policy, as the Government's NPPF dictates the policy approach which must be taken.
- 4.1.2 In other instances, the evidence provides conclusive evidence on the approach which must be taken in order to provide the necessary degree of environmental protection.
- 4.1.3 However, there were various possible reasonable approaches considered for the topic of coastal erosion, a particularly complex topic in the plan area given the nature of Dorset's coastal environment, future climate change, the policy context and the evidence available, and the conflict between coastal change and development in coastal locations.

COASTAL CHANGE MANAGEMENT

- 4.1.4 The plan area includes approximately 144km of coastline, extending from the southern end of Poole Harbour in the east to Lyme Regis in the west.
- 4.1.5 This coastline includes a great variety of complex coastal landforms and associated coastal processes.
- 4.1.6 National policy states that Local Plans should avoid "inappropriate development in vulnerable areas" and should "be clear as to what development will be appropriate in such areas and in what circumstances" with CCMA³.
- 4.1.7 A range of evidence has been considered in developing the possible approaches to the policy.
- 4.1.8 The Shoreline Management Plans (SMPs)⁴ in 2011 set out an overarching strategy for managing the coast within the plan area.

³ National Planning Policy Framework 2019, Paragraph 167

⁴ The Poole and Christchurch Bays Shoreline Management Plan Review (2011), and the South Devon and Dorset Shoreline Management Plan Review (2011)

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- 4.1.9 The Coastal Risk Planning Guidance (CRPG), produced in 2013, sets out the nature of the risks posed to coastal areas from future coastal change for the western stretch of coastline within the plan area, from Weymouth to Lyme Regis.
- 4.1.10 The council has used the predicted coastal erosion zones presented within the SMPs and the CRPG to identify Coastal Change Management Areas (CCMAs). These are parts of the shoreline that are likely to be significantly affected by coastal change.
- 4.1.11 There are considered to be two reasonable approaches to preventing inappropriate development in CCMAs.
- 4.1.12 The first approach is that set out in the CRPG, which recommends that only time-limited planning permissions should be allowed in those areas at greatest risk of erosion, with a wider range of time-limited development considered appropriate in areas which might be affected over the medium and long term. Permanent new residential development is not considered appropriate within the CCMA.
- 4.1.13 The second approach is to implement a more restrictive approach, preventing all development in CCMAs.
- 4.1.14 It is not considered a reasonable approach to apply no restrictions, as the purpose of designating CCMAs is to restrict development, protecting people and property from the effects of coastal change, and furthermore this approach would not accord with national policy.

Figure 4.1: A table summarising the sustainability appraisal of reasonable alternatives for coastal change management in the Dorset Council Local Plan

Sustainability Objective	A restrict development in CCMA according to CRPG recommendations			B To prevent all development in CCMAs		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	+	+	+
Soil	-	-	-	+	+	+
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	+	+	+	++	++	++
Flooding & Coastal Change	+	+	+	++	++	++
Landscape	-	-	-	+	+	+
Historic Environment	0	0	0	0	0	0
Community	+	+	+	+	+	+
Housing	+	+	+	+	+	+
Economy	+	+	0	-	-	-
Preferred option?	✓			✗		

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Reason for selecting or rejecting the option	Whilst permitting a restricted amount of development in CCMA's may result in adverse environmental impacts due to the sensitivity of coastal locations, it is likely to allow some necessary development to come forward in these areas in a controlled manner which does not expose people and property to coastal change. This approach also reflects the most up to date evidence on the type of development which should be permitted in areas of coastal change.
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- 4.1.15 Restricting development in CCMA according to CRPG recommendations (Option A) will enable a degree of development within coastal areas. This includes development for employment purposes in some circumstances and on a time limited basis, supporting the local economy in the short and medium term. This approach is likely to ensure that coastal change is managed to the extent that local communities are protected and are more resilient to climate change. Since the Dorset coastline is of great importance to wildlife and geological conservation interest, with large sections designated as European wildlife sites and the East Devon World Heritage Site, permitting some development in accordance with the CRPG guidance in these areas may result in adverse environmental impacts.
- 4.1.16 Preventing all development within the CCMA (option B) will provide a high level of protection against the effects of coastal change, also ensuring that communities are more resilient to climate change. Preventing development in coastal areas, the majority of which are particularly environmentally sensitive, will ensure that adverse impacts upon biodiversity, soil quality and landscape are avoided. However, those businesses requiring a coastal location would not be supported through this approach.

4.2. SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

- 4.2.1 The findings of the sustainability appraisal of the draft policies in the Environment Chapter of the Dorset Council Local Plan are presented in Figure 4.2 and the subsequent text which provides an account of the potential impacts. Further details of the analysis is presented in the Appendix.

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Figure 4.2: A table summarising the potential sustainability impacts for the policies in the Environment Chapter of the Dorset Council Local Plan

	ENV 1 Green Infrastructure: Strategic Approach			ENV 2 Habitats and Species			ENV 3 Biodiversity and Net Gain			ENV 4 Landscape			ENV 5 Heritage Assets			ENV 6 Geodiversity			ENV 7 Achieving High Quality Design			ENV 8 The Landscape and Townscape Context			ENV 9 Achieving High Levels of Environmental Performance		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Short	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	++	++	++	+	+	+	+	+	+	0	0	0	+	+	+	+	+	+	0	0	0	+	+	+	0	0	0
Soil	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0
Water	+	+	+	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	+	+	+
Climate Change	+	+	+	+	+	+	0	0	0	-	-	-	0	0	0	+	+	+	++	++	++	0	0	0	++	++	++
Flooding & Coastal Change	++	++	++	+	+	+	0	0	0	0	0	0	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0
Landscape	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-
Historic Environment	+	+	+	0	0	0	0	0	0	+	+	+	+	+	+	0	0	0	+	+	+	+	+	+	+	+	+
Community	++	++	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	++	++	++	+	+	+	0	0	0
Housing	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	-	-	-	+	+	+	0	0	0	0	0	0
Economy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0

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	ENV 10 Shop Fronts and Advertisements			ENV 11 Amenity			ENV 12 Pollution Control			ENV 13 Flood Risk			ENV 14 Sustainable Drainage Systems (SuDS)			ENV 15 Land Instability			ENV 16 New Built Development in Coastal Change Management Areas (CCMAs)			ENV 17 Replacement or Relocation of Existing Development in Coastal Change Management Areas		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	-	-	+	+	+
Soil	0	0	0	0	0	0	+	+	+	0	0	0	+	+	+	+	+	+	-	-	-	+	+	+
Water	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0
Air	0	0	0	+	+	+	++	++	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	+	+	++	+	+	++	+	+	+	+	+	++	+	+	+
Landscape	+	+	+	+	+	+	0	0	0	0	0	0	+	+	+	+	+	+	-	-	-	++	++	++
Historic Environment	+	+	+	0	0	0	0	0	0	+	+	+	+	+	+	0	0	0	0	0	0	+	+	+
Community	+	+	+	++	++	++	++	++	++	+	+	+	+	+	+	+	+	+	+	+	+	++	++	++
Housing	0	0	0	+	+	+	+	+	+	+	+	+	-	-	-	+	+	+	0	0	0	+	+	+
Economy	+	+	+	0	0	0	0	0	0	+	+	+	-	-	-	0	0	0	+	+	0	+	+	+

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- 4.2.1 The protection and, where appropriate, enhancement of green infrastructure through policy **ENV 1: Green Infrastructure: Strategic Approach** is likely to result in widespread environmental benefits. This includes biodiversity gains, the protection of geological conservation interest, and the maintenance and possible improvement of air and water quality. However, high grade agricultural land is not included in the green infrastructure network. The policy is likely to limit the effects of flooding and coastal change, improving resilience to future climate change, and will protect and enhance the landscape and historic environment. The policy will strongly benefit the community, as strategic development will be required to enhance and connect cycling and walking provision between facilities, open spaces and the countryside, encouraging social interaction and reducing rural isolation. The protection and enhancement of community spaces (such as allotments, community gardens, and orchards), outdoor recreational spaces (sports pitches and greens, playgrounds) and amenity greenspace (Village greens, urban commons, informal recreation spaces) will enable healthy lifestyles and promote wellbeing. Protecting and enhancing the green infrastructure will inevitably reduce the land available for development for housing, employment, and infrastructure. However, many elements of the green infrastructure network represent important resources for tourism and other business sectors. The impacts will be experienced in the long term, as well as the short and medium terms, as the policy requires adequate provision to be made for the long-term management and maintenance of the green infrastructure network.
- 4.2.2 Policy **ENV 2: Habitats and Species** protects designated wildlife sites, ranging from those of international to local importance, protected species on a European and UK level and ‘ancient woodland, ancient and veteran trees and hedges’. The substantial overlap between designated areas of geological and wildlife conservation interest, particularly in coastal areas and those sites designated as SSSI for both geological and ecological reasons, will mean that areas of geological conservation interest will benefit from this policy. The policy is likely to protect and enhance water quality by maintaining or improving the ecological status of water bodies, many of which are designated in recognition of their importance to wildlife. Directing development away from wildlife designations, many of which are in coastal locations, will help to reduce the impacts of coastal change. Since many wildlife designation overlap with the Dorset AONB and UNESCO World Heritage Site, the protection given to wildlife designations is likely to reduce the impacts upon this designation. Protecting wildlife designations preserves the green infrastructure and accessible natural space, and leisure and recreational activities which are enjoyed by the community, enabling healthy lifestyles and promoting wellbeing. Whilst protecting habitats and species from the impacts of development will reduce the land available for housing, habitats and species are important for tourism and businesses such as forestry, agriculture and fishing. Therefore, protecting these designations is likely to provide a degree of support to the local economy.
- 4.2.3 Policy **ENV3: Biodiversity and Net Gain** aims to achieve a 10% net gain in biodiversity and achieve the restoration and recreation of habitats within the existing and proposed ecological network. This is likely to protect and improve the ecological status of

freshwater and coastal waters. The improvement to habitats and retention of corridors between areas of development for wildlife is likely to protect and enhance landscape character by preventing the coalescence of developed areas, potentially benefitting landscape designations such as the Dorset AONB and UNESCO World Heritage Site. Furthermore, ancient woodland, ancient and veteran trees and hedges are important landscape features, and their protection is likely to result in landscape benefits. The restoration and recreation of habitats will improve access to high quality green infrastructure and accessible natural space, enabling healthier lifestyles and promoting wellbeing. Whilst the restoration and recreation of habitats within the existing and proposed ecological network will reduce the land available for housing and business growth, habitats and species are key for some parts of the tourism and business sectors. Therefore, achieving a net gain in biodiversity is likely to provide a degree of economic support.

- 4.2.4 Policy **ENV4: Landscape** requires all development to conserve and enhance the landscape and seascape, including the AONB and Heritage Coast. Protecting and enhancing landscape and seascape character is likely to benefit the setting of heritage assets, helping to preserve and enhance the historic environment. Conserving and enhancing the landscape and seascape character will ensure that access to high quality natural spaces and green infrastructure will be maintained, promoting wellbeing and healthy communities. The policy states that development within the AONB will be refused unless harm to the designation can be prevented. The Dorset AONB occupies approximately 45% and the Cranborne Chase and West Wiltshire Downs AONB approximately 11% of the plan area. Therefore, these restrictions are likely to affect the land available for residential development, economic development, and renewable energy schemes. However, it is recognised that the exceptional landscape and seascape of Dorset supports sectors of the economy, such as tourism. Therefore, protecting and enhancing the landscape and seascape may help to support parts of the local economy.
- 4.2.5 Policy **ENV 5: Heritage Assets** is likely to help in preserving the historic environment and its setting from the impacts of development. Since some heritage assets are also wildlife designations, for example the Dorset and East Devon Coast World Heritage Site are also sites of European importance, this will result in secondary positive impacts upon biodiversity. Furthermore, the coastal location of the Dorset and East Devon Coast World Heritage Site means that restricting development in these areas is likely to minimise the effects of coastal change. Preserving the setting of heritage assets is likely to have a wider visual impact on the surrounding landscape, helping to protect valued landscapes and the Dorset AONB. However, the policy approach is likely to restrict the uptake of renewable energy in Dorset. Conserving and enhancing heritage assets such as the World Heritage Coastline and Historic Parks and Gardens will ensure that access to high quality natural spaces and green infrastructure is maintained, promoting wellbeing and healthy communities. Whilst the policy may restrict the land available for housing and development to support the growth and innovation of businesses, a heritage asset may be used for residential and employment purposes in exceptional circumstances to ensure

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its conservation and enhancement. Also, some heritage assets are tourist attractions and therefore their protection and enhancement helps to support the local tourist economy.

- 4.2.6 Policy **ENV6: Geodiversity** prevents harm to sites of geological interest, including the Dorset and East Devon Coast World Heritage Site and Regionally Important Geological Sites (RIGS). Many sites of geological interest within the plan area also represent highly important areas for habitats and species, such as the long sections of coast and the Isle of Portland which are internationally importance for both geological and wildlife conservation. Therefore, preventing development in such areas is likely to result in positive secondary impacts upon biodiversity. Protection of these coastal areas is also likely to support the coastal change management agenda and reduce vulnerability to the effects of future climate change. This protection, however, will restrict the amount of land available for housing and to support business growth and innovation. Areas of geological conservation interest, such as the UNESCO World Heritage Site, are often important accessible green spaces which enable healthy lifestyles and green infrastructure in addition to supporting the tourism industry. Whilst the protection of sites of geological interest is likely to reduce the land available for housing and business growth, the protection of sites for geodiversity in Dorset is key for some sectors of the economy such as tourism.
- 4.2.7 Policy **ENV7: Achieving High Quality Design** requires new development to demonstrate how good design will be achieved through consideration of the site and its wider setting. Planning permission will only be granted for proposals that are of high quality and follow the principles of good design and place making. The policy requires development to take the opportunities available for improving the character and quality of an area which may protect and enhance the landscape and setting of historic assets. The good design principles will encourage walking, cycling and public transport, cutting greenhouse gas emissions and limiting climate change in addition to helping to maintain air quality. Furthermore, development will be designed so that green spaces, layouts and building materials build resilience to climate change. The policy requires development to be better connected and include attractive meeting points, improving connectivity and encouraging social interaction, and enabling healthy lifestyles. The policy ensures that buildings will be designed to create a sense of security, creating a safe environment which does not undermine quality of life. The good design principles will help to deliver a mix of types, tenures, styles and sizes of homes which meets the housing need of current and future generations.
- 4.2.8 Policy **ENV8: Landscape and Townscape Context** ensures that new development respects and enhances the established townscape and local landscape character. This will help to protect and enhance the landscape and the setting of historic assets, such as Listed Buildings and Conservation Areas. The retention, enhancement and future maintenance of features such as trees and hedgerows will help to retain, conserve and enhance irreplaceable habitats. The policy requires sufficient soft design proposals to successfully integrate with the character of the site and its surroundings. This may provide accessible natural spaces for residents, promoting healthy lifestyles and wellbeing.

- 4.2.9 Policy **ENV9: Achieving High Levels of Environmental Performance** places an expectation on new development and alterations to existing development to achieve high standards of environmental performance, particularly with respect to energy usage. The policy encourages the use of renewable energy, energy efficiency measures, and sustainable drainage techniques. These measures are likely to reduce the emission of greenhouse gases, helping to maintain air quality and mitigate against climate change. The policy also encourages development to incorporate design features to improve resilience to future climate change, such as applying passive solar design principles. Whilst the policy preamble mentions the potential for impacts upon heritage assets, there is no mention of the effects of renewable energy technologies on landscape character.
- 4.2.10 Policy **ENV10: Shop Fronts and Advertisements** requires the use of high quality design and materials which are compatible with the character and heritage of the area and building in shop front development. This is likely to maintain, and in some instances enhance, the landscape and setting of the historic environment. The policy requires decisions regarding advertisements to be made in the interests of amenity and public safety, ensuring that development does not undermine quality of life. Providing a high standard of shop front and advertisement design is likely to support local businesses by providing a higher quality of business infrastructure.
- 4.2.11 Policy **ENV11: Amenity** requires development proposals to be designed in such a way as to minimise their impact on amenity, which is defined as any positive element that contributes to the overall enjoyment of an area or building. This is achieved by ensuring that privacy is not compromised, preventing overshadowing and minimising noise, odour and light pollution. Minimising odour will help to maintain air quality, and minimising pollution from glare or spillage of light will help preserve dark skies, a special quality of the Dorset AONB. The Cranborne Chase and West Wiltshire Downs AONB is also a designated International Dark Sky Reserve. Minimising noise, odour and light pollution will reduce disturbance to protected species, particular those which require dark or quiet conditions such as bats. The policy prevents odours which affect human health and living conditions, in addition to the other aspects of amenity which result in widespread impacts upon health, well-being and quality of life. The policy ensures that development does not generate a level of activity, noise or vibration that detracts significantly from the character of the area, helping to protect landscape character.
- 4.2.1 Policy **ENV12: Pollution Control** protects the environment from development which could generate pollution to soil, water and air, maintaining and improving the quality of the environment. The policy also states that impacts upon habitats sites from pollution must be avoided, helping to maintain biodiversity. Preventing development which would cause harm to human health due to contamination is likely to result in a safer environment for the community and provide housing of a quality which meets the needs of present and future residents.
- 4.2.2 Policy **ENV 13: Flood Risk** ensures that any flood risk issues associated with new development are adequately mitigated, limiting the effects of flooding on people and property. Restricting development in areas prone to flooding, typically adjacent to water

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features, is likely to protect the ecological and chemical status of freshwater, transitional waters and coastal waters. Since many water courses and their floodplains are designated for their wildlife importance and often represent wildlife corridors, this policy which prevents development in these areas is likely to result in benefits to biodiversity. The policy will ensure that new development is resilient to future climatic conditions, particularly in the long term as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase, leading to more frequent and more extreme flood events. The policy supports the provision of flood defence works and SuDS, which are likely to protect the existing built environment, including heritage assets. This policy is likely to reduce the amount of land available for development due to the requirement for SuDS and restrictions on development in areas at risk of flooding. However, restricting development in these areas may provide the community with land for leisure and recreation on river corridors and their floodplains and coastal areas, with benefits for the community. Restricting development in areas of flood risk may also help to deliver a safe and accessible environment for the community. Providing development which does not expose people and property to flooding will ensure that employment land, infrastructure and housing is delivered which meets the needs of present and future generations.

4.2.3 Policy **ENV 14: Sustainable Drainage Systems (SuDS)** requires new developments to incorporate SuDS. Development may interfere with the natural processes which take place when rain falls by introducing impermeable surfaces and removing vegetation. SuDS encourages water discharge using features such as soakaways, infiltration ponds and trees to aid percolation and evaporation rather than rapid surface water runoff. SuDS protect people and property to flooding and provide opportunities to treat and clean surface water runoff, maintaining and possibly improving the ecological and chemical status of water features. The policy ensures that SuDS achieve net gains in biodiversity. It also requires the policy to enhance the character of a development and respect the appearance and character of the surrounding area, protecting and enhancing the landscape and setting of heritage assets. The provision of SuDS is likely to restrict the amount of land available for housing and employment uses.

4.2.4 Policy **ENV15: Land Instability** directs development away from areas which are prone to land instability. The majority of land subject to instability is in coastal areas, which are also largely designated as Dorset and East Devon Coast World Heritage Site, European and National Wildlife Sites and areas of geological importance. Therefore, directing development away from these areas is likely to conserve areas of wildlife interest, landscape assets, and geological conservation interest. Restricting development in areas prone to land instability is likely to assist with the management of coastal change and ensure that new development is more resilient to climate change. Steering development away from areas of land instability will help to deliver a safe and accessible environment for the community and provide housing to meet the needs of present and future generations.

- 4.2.5 Policy **ENV 16: New Built Development in Coastal Change Management Areas (CCMAs)** prevents new residential development in CCMAs, which occupy all coastal areas except those protected by existing defences, such as Weymouth Town Centre, West Bay Harbour, Swanage Bay, and Lyme Regis Harbour, where the policy is to ‘hold the line’. This policy is likely to ensure that local communities are protected from coastal change resulting in a safer environment, particularly in the long term as the effects of climate change are more fully realised. Many coastal locations are designated areas of biodiversity and geodiversity importance and therefore the approach of permitting some development in these areas may result in adverse impacts. Whilst this policy restricts the land available for housing development, steering housing development away from areas at risk of coastal change will ensure homes are fit for present and future generations. Development for employment purposes will be permitted in some circumstances and in the short and medium term, as the development will be time limited, supporting businesses which require a coastal setting.
- 4.2.6 Policy **ENV 17: Replacement or Relocation of Existing Development in Coastal Change Management Areas** supports the relocation of buildings from within a CCMA to an area of reduced risk from coastal processes. The character, appearance and use of replacement buildings should be appropriate to the new location and the existing site must be restored, protecting and enhancing those designations in coastal areas such as the World Heritage Site, valued landscapes, and the setting of heritage assets. Replacement residential buildings are required to be within or adjoining a settlement, moving residents from typically more remote coastal locations to areas with strong neighbourhood centres. This will encourage a more inclusive society, encouraging social interaction and preventing rural isolation. The replacement of residential dwellings and employment land which may otherwise be lost to coastal processes will help with the supply of housing and support businesses.

4.3. MITIGATION

- 4.3.1 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Environment Chapter of the Dorset Council Local Plan at the options stage are shown in Figure 4.3.

Figure 4.3: A table showing the suggested mitigation measures for the policies in the Environment chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
ENV 1 Green Infrastructure Network	In order to ensure that the most versatile and productive agricultural land is preserved, providing greater future food security and more sustainable agriculture, high grade agricultural land (grades 1 and 2) could be considered to form part of the green infrastructure network.
ENV 2	In addition to providing protection against the adverse impacts of development to wildlife designations and ‘ancient woodland, ancient and

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Policy	Sustainability Appraisal recommendation
Habitats and species	veteran trees and hedges’, it recommended that this policy protects ‘priority habitats and species’, as listed in section 41 of the Natural Environment and Rural Communities Act (2006). This would ensure that a wider range of important habitats and species are afforded protection. It would also align the policy with the Government’s 25 Year Environment Plan ⁵ , paragraph 174 of the NPPF which states that Local Plans should “promote the conservation, restoration and enhancement of priority habitats...and the protection and recovery of priority species”, and the Dorset AONB Management Plan 2019 – 2024 which aims to ‘safeguard existing priority habitats’.
ENV 12 Pollution Control	<p>To provide clarity and ensure that the focus of the policy on pollution control is on the whole water environment rather than just groundwater, the following text could be added (in <i>italics</i>) and removed (in strikethrough) to the policy:</p> <p style="padding-left: 40px;">(iii) prevent deterioration of and where appropriate, enhance water quality including in relation to the groundwater resource-controlled waters.</p> <p>The following definition of ‘controlled waters’, summarised from the full definition provided in Section 104 of the Water Resources Act 1991, could then be added to the Glossary in the Dorset Council Local Plan:</p> <p><i>Controlled Waters: includes territorial waters which extend seaward for three miles from the low-tide limit, coastal waters from the low-tide limit to the high-tide limit (or fresh-water limit of a river or watercourse), Inland freshwaters, and groundwaters.</i></p>
ENV 13 Flood Risk	<p>The Environment Agency and Wessex Water have highlighted the issue of groundwater inundation in the sewerage network in some parts of the plan area. The inundation of groundwater into the foul drainage network, particularly following a high rainfall event, can cause them to become inundated with water. If left unmanaged, this can cause the drains to fail leading to pollution and a deterioration in groundwater quality, in addition to causing the foul drainage sewers to flood in downstream properties. It is recommended that the policy requires new development to avoid groundwater inundation of the foul drainage network to address this issue.</p>
ENV 16 New Built Development in Coastal Change Management Areas (CCMAs)	<p>Due to the environmental importance of the coastal areas of Dorset, which include extensive areas of internationally designated areas for wildlife and geology, the following text (<i>in italics</i>) could be added to the policy to clarify that development will only be permitted in such areas if it avoids unacceptable impacts:</p> <p>“(ii) Essential infrastructure and Ministry of Defence (MoD) installations may be permitted in CCMAs provided:</p>

⁵ A Green Future: Our 25 Year Plan to Improve the Environment (2018)

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Policy	Sustainability Appraisal recommendation
	<ul style="list-style-type: none">• <i>proposed essential infrastructure does not result in significant adverse effects upon protected habitats and species and sites of geological interest.</i> <p>(iii) Other new development or changes of use may be permitted within a CCMA where it is supported by a vulnerability assessment which demonstrates that development will:</p> <ul style="list-style-type: none">• <i>not significantly affect protected habitats and species and sites of geological interest.”</i>

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5 Housing

5.0. INTRODUCTION

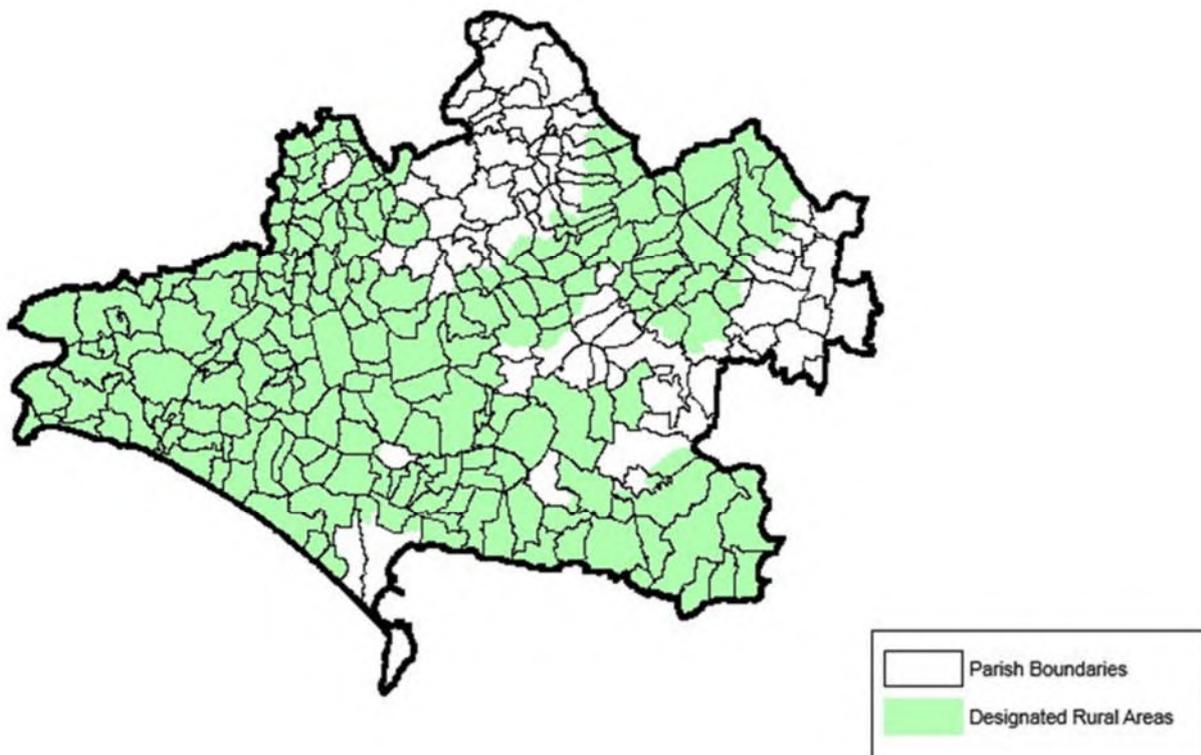
- 5.0.1 A key objective of the Dorset Council Local Plan is to provide suitable housing for the community.
- 5.0.2 The 'Development Strategy' Chapter of the Dorset Council Local Plan, explored in Chapter 3 of this sustainability appraisal, establishes the overall housing target and strategic approach to delivering homes.
- 5.0.3 The role of the Housing Chapter of the Dorset Council Local Plan is to ensure that the right mix of housing types and sizes is provided which meet the needs all sections of the community, including families, single people, people with disabilities and the elderly.

5.1. SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

AFFORDABLE HOUSING THRESHOLDS

- 5.1.1 National policy requires major development sites, where 10 or more homes will be provided or if the site is of 0.5 hectares or more, to make provision for affordable housing.
- 5.1.2 National policy also allows councils to apply a lower threshold in designated 'rural areas', which includes the Dorset Area of Outstanding Natural Beauty, National Parks, and areas designated as rural by the Secretary of State.
- 5.1.3 The designated 'rural areas' occupy the majority of the plan area (Figure 5.1).

Figure 5.1: A map showing the extent of designated 'Rural Areas' within the plan area



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5.1.4 Two reasonable options were identified: either to apply the optional lower threshold at 5 units in 'Rural Areas', or maintain the 10 unit threshold across the plan area (Figure 5.2).

Figure 5.2: A table showing the sustainability appraisal of reasonable alternatives for the affordable housing threshold

	A apply the optional lower threshold at 5 units in 'Rural Areas'			B maintain the 10 unit threshold across the plan area		
	Short	Med	Long	Short	Med	Long
Biodiversity	0	0	0	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0
Community	0	0	0	0	0	0
Housing	+	+	+	-	-	-
Economy	0	0	0	0	0	0
Preferred option?	✓			✗		
Reason for selecting or rejecting the option	The optional lower threshold of 5 dwellings in rural areas has been applied, with the aim of the delivering affordable housing in rural areas.					

5.1.5 Housing development in rural areas is typically of a smaller scale, meaning that proposals often fall below the threshold of 10 dwellings. This results in a lower proportion of affordable housing in rural areas.

5.1.6 Applying a lower threshold (Option A) will ensure that more housing schemes in rural areas fall within the affordable housing threshold and therefore must deliver affordable housing, increasing the supply of affordable housing in rural areas.

5.1.7 It is considered unlikely that applying a lower threshold (Option A) and delivering more affordable housing would significantly affect the overall delivery of housing in rural areas on viability grounds.

5.1.8 Applying the 10 unit threshold (Option B) is likely to lessen the proportion of affordable housing in rural areas due to the typically smaller scale housing proposals in rural areas falling below the affordable housing threshold.

5.1.9 The affordable housing policy is unlikely to substantially effect the natural environment, given that the overall rate of housing delivery in rural areas is unlikely to be significantly affected and the affordability of a dwelling does not appreciably affect its environmental impact.

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LOW-IMPACT DWELLINGS

- 5.1.10 Low-impact dwellings make use of renewable natural, local and reclaimed materials in delivering low or zero carbon homes and are often near self-sufficient in terms of waste management, energy, water and other needs.
- 5.1.11 A possible approach which was considered for the Dorset Council Local Plan was to increase the supply of low impact dwellings by adopting a more permissive approach, rather than considering low-impact dwellings under the same policy framework as conventional dwellings.

Figure 5.4: A table showing the sustainability appraisal of reasonable alternatives for low impact dwellings

Sustainability Objective	A Apply a more permissive approach to low-impact dwellings			B Consider low-impact dwellings under the same policy framework as conventional dwellings		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	0	0	0
Soil	-	-	-	0	0	0
Water	+	+	+	0	0	0
Air	0	0	0	0	0	0
Climate Change	+	+	+	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	-	-	-	0	0	0
Historic Environment	-	-	-	0	0	0
Community	-	-	-	0	0	0
Housing	+	+	+	0	0	0
Economy	0	0	0	0	0	0
Preferred option?	✘			✔		
Reason for selecting or rejecting the option	Whilst it is appreciated that low impact dwellings can be more sustainable, for example due to the use of renewable or reclaimed materials sourced locally, a low impact dwelling in a less sustainable location is unlikely to result in substantial sustainability benefits over and above conventional dwellings.					

- 5.1.12 Applying a more permissive approach to low impact dwellings (option A) is likely to result in greater provision of this type of housing, helping to deliver a wide choice of homes.
- 5.1.13 However, a more permissive approach is likely to result in more housing in remote, less sustainable areas.

- 5.1.14 This has the potential to result in environmental harm, for example due to impacts upon areas of wildlife importance, the loss of productive agricultural land, and adverse impacts upon the setting of heritage assets and valued landscapes.
- 5.1.15 Furthermore, development in rural areas has the potential to reduce opportunities for social interaction and cause rural isolation.
- 5.1.16 It may also encourage more travel by motor vehicle, increasing exhaust emissions and greenhouse gas emissions. This will adversely affect air quality and contribute to future climate change.
- 5.1.17 Applying the approach of considering applications for low impact dwellings under the same framework as conventional housing (option B) is unlikely to result in an appreciable change in the provision of low impact dwellings. As a result, the impacts of this approach are considered negligible.

5.2. SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

- 5.2.1 The findings of the sustainability appraisal of the draft policies in the Housing Chapter of the Dorset Council Local Plan is presented in Figure 5.5 and subsequent text which provides an account of the potential impacts. Further details of the analysis is presented in the Appendix.

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Figure 5.5: A table summarising the potential sustainability impacts for the policies in the Housing Chapter of the Dorset Council Local Plan

	HOUS 1 Housing Mix			HOUS 2 Affordable Housing			HOUS 3 Affordable Housing Exception Schemes			HOUS 4 Specialist purpose built accommodation			HOUS 5 Housing for complex dementia and nursing care			HOUS 6 Self-build and custom build housing		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Short	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0	-	-	-	0	0	0	+	+	+	-	-	-
Soil	0	0	0	0	0	0	-	-	-	0	0	0	+	+	+	-	-	-
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	+	+	+	0	0	0	+	+	+	-	-	-
Climate Change	0	0	0	0	0	0	+	+	+	0	0	0	+	+	+	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+
Historic Environment	0	0	0	0	0	0	+	+	+	0	0	0	0	0	0	+	+	+
Community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	-	-
Housing	+	+	+	+	+	+	+	+	+	+	+	+	++	++	++	+	+	+
Economy	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+

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	HOUS 7 Isolated development in the countryside			HOUS 8 Occupational dwelling			HOUS 9 Other residential development outside development boundaries			HOUS 10 The requirement for Traveller sites			HOUS 11 Gypsy, Traveller and Travelling Showpeople Allocations			HOUS 12 Sites for Gypsy, Traveller and Travelling Showpeople		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-	-	-	-
Soil	-	-	-	-	-	-	0	0	0	-	-	-	0	0	0	-	-	-
Water	0	0	0	0	0	0	0	0	0	-	-	-	--	--	--	0	0	0
Air	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-	+	+	+
Climate Change	-	-	-	-	-	-	0	0	0	-	-	-	--	--	--	+	+	+
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	-	-	-	--	--	--	0	0	0
Landscape	++	++	++	-	-	-	+	+	+	-	-	-	0	0	0	+	+	+
Historic Environment	++	++	++	-	-	-	+	+	+	-	-	-	0	0	0	+	+	+
Community	-	-	-	-	-	-	-	-	-	0	0	0	-	-	-	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0

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- 5.2.1 Policy **HOUS 1: Housing Mix** requires new development to provide the appropriate size, type and affordability of dwellings, including a requirement for at least 20% of housing to be ‘accessible and adaptable dwellings’ in larger developments. This will ensure that a wide range of homes are delivered through the Dorset Council Local Plan which meet the housing needs of people across the communities, including families, single people, people with disabilities and the elderly. Providing a mix of housing for all sections of the community is likely to encourage a stronger, more inclusive society, helping to encourage social interaction, prevent rural isolation, and promote wellbeing. The size, type and affordability of dwellings delivered through the Dorset Council Local Plan is unlikely to appreciably affect the natural environment.
- 5.2.2 Policy **HOUS2: Affordable Housing** requires the provision of affordable housing on major sites and rural development schemes. The mix of affordable home ownership products is considered appropriate, according to the evidence currently available, and therefore this policy will deliver a mix of affordable housing which meets the needs of present and future generations across the community. Changing the proportion of affordable housing delivery according to viability will provide the flexibility to ensure that the provision of affordable housing will not greatly compromise housing delivery. Varying the affordable housing threshold for rural areas will deliver affordable housing in rural areas. Overall, the policy will deliver an appropriate mix of affordable housing across both rural and more developed areas without compromising overall housing delivery. The affordable housing policy is unlikely to substantially effect the natural environment, given that the affordability of a dwelling does not affect its environmental impact and the overall amount of housing delivered is unlikely to be greatly influenced by the policy.
- 5.2.3 Policy **HOUS 3: Affordable Housing Exception Sites** sets out the criteria which affordable housing exception schemes must meet. Affordable housing exception schemes will be permitted where they meet an identified local need for affordable housing, helping to deliver affordable housing where it is required. The policy requires secure arrangements to ensure the homes remain affordable in perpetuity, helping to supply affordable housing for future generations. Ensuring that affordable housing exception schemes are on the edge of settlements rather than in more remote locations will reduce dependency on the motor vehicle. This will avoid substantial increases in greenhouse gas emissions, mitigating against future climate change, and help to maintain air quality. Whilst the policy ensures that the character, scale and design of the affordable housing exception site is appropriate to the location and size of the existing settlement, protecting the landscape and heritage assets, development on greenfield land which extends into the open countryside may result in the loss of biodiversity and more productive agricultural land.
- 5.2.4 Policy **HOUS 4: Specialist purpose built accommodation** supports the provision of special purpose built accommodation where there is an identified need and where a range of tenures is provided. This policy will help to provide specialist housing which caters for those with care needs, delivering housing which meets the needs of this section of the community. The policy is considered unlikely to appreciably affect the natural

environment, as housing which is specialist purpose built is unlikely to have a substantially different environment effect.

- 5.2.5 Policy **HOUS 5: Housing for complex dementia and nursing care** relates to the provision of residential care homes. The policy will provide accommodation for those incapable of independent living, delivering housing that meets the needs of this section of the community. This policy also provides day care for the wider community, providing health facilities for the public. The policy requires the residential care home to be within a town or on a public transport corridor. This will minimise travel by motor vehicles which in turn will decrease greenhouse gas emissions, improving air quality and helping to mitigate against future climate change. Ensuring that care homes are delivered in towns will also help to safeguard the natural environment from the effects of development in more rural areas.
- 5.2.6 Policy **HOUS 6: Self-build and custom-build housing** permits this type of development within settlement boundaries or strategic housing allocations, or outside development boundaries as an affordable housing exception site, alteration to an existing dwelling, or as a rural workers dwelling. This policy will enable those requiring self-build or custom build housing to build their own homes, delivering housing that meets the needs of this section of the community. The policy also enables rural workers dwellings outside settlement boundaries, providing the infrastructure to support rural businesses. The policy requires schemes for more than 5 self-build or custom-build dwellings to be developed in accordance with an agreed design code, helping to protect the landscape and setting of heritage assets, particularly Conservation Areas and Listed Buildings. However, residential development outside the settlement boundaries has the potential to result in adverse impacts upon habitats and species in more rural areas, and cause the loss of high grade agricultural land and harm to areas of geological conservation interest. Furthermore, self-build and custom build housing outside settlement boundaries may result in development within more remote areas, increasing dependency on the motor vehicle and increasing greenhouse gas emissions to air, adversely affecting air quality and contributing to climate change.
- 5.2.7 Policy **HOUS 7: Isolated development in the countryside** sets out the conditions which will enable this type of development to come forward, providing clarity for those wishing to develop isolated homes in the countryside and allowing appropriate schemes to come forward. The policy requires schemes for isolated development in the countryside to have particular regard to minimising its impact on the landscape and improve the setting and character of the immediate area, protecting and enhancing valued landscapes. It also requires the setting and character of heritage assets to be improved, benefitting the historic environment. Isolated development in the countryside has more potential to result in adverse environmental impacts, particularly upon biodiversity and the loss of high grade agricultural land. The policy enables rural workers dwellings, delivering the infrastructure to support rural businesses.
- 5.2.8 Policy **HOUS8: Occupational Dwellings** sets out the conditions by which a new dwelling for a worker in agriculture, forestry or other rural business will be permitted outside the

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development boundary. The policy will deliver housing that meets the needs of this section of the community and provide the infrastructure to support growth and productivity in rural areas. However, housing development in locations outside development boundaries has the potential to result in environment impacts. Furthermore, development in remote locations outside of development boundaries may contribute to rural isolation.

- 5.2.9 Policy **HOUS 9: Other residential development outside development boundaries** relates to the replacement or extension of existing dwellings; the construction of ancillary domestic buildings within existing residential curtilages; the small scale extension of residential gardens; and the subdivision of existing dwellings outside the development boundaries. The policy requires development to contribute positively to local character, protecting and enhancing valued landscapes and preserving and enhancing the historic environment. Due to the strict controls which this policy places on housing development outside the development boundary, largely limiting it to replacement dwellings and small scale extensions, it is unlikely that adverse environmental impacts would occur.
- 5.2.10 Policy **HOUS 10: The requirement for traveller sites** sets out the provision of land to accommodate gypsy, traveller and travelling showpeople through the Dorset Council Local Plan. This policy provides a sufficient number of pitches and plots for travellers, as calculated in the Gypsy and Traveller Accommodation Assessment, providing homes for this section of the community. Development on this scale has the potential to result in a degree of environmental harm.
- 5.2.11 Policy **HOUS11: Gypsy, Traveller and Travelling Showpeople Allocations** allocates sites for traveller accommodation and sets out the criteria which must be met in order for planning permission to be granted on these sites. The policy will provide land for accommodation for travellers, delivering housing for this section of the community. The allocated sites for traveller accommodation include sites with potential environmental sensitivities. This includes sites within the Dorset Heathlands consultation zone, Poole Harbour recreational zone, and Poole Harbour nutrients catchment, where development has the potential for impacts upon European wildlife sites if they are not adequately addressed. The allocated sites also include areas within Groundwater Source Protection Zone 1, where a pollution event would take little time to reach a drinking water source, and in the case of Piddlehinton Camp at risk of groundwater inundation of the foul drainage network. Furthermore, the allocated sites for traveller accommodation includes land within a high risk flood zone at Land at Washpond Lane and Ulwell Road, Swanage, potentially exposing people and property to flooding and compromising resilience to climate change. The allocated sites for traveller accommodation includes land within the Dorset AONB and in close proximity to heritage assets. However, the policy requires impacts on the character and value of the landscape or the settlements adjacent to the site to be avoided or adequately mitigated, protecting valued landscapes and preserving the historic environment. Some of the allocated sites for traveller accommodation are in remote areas, and therefore require more travel by motor vehicles and increased

emissions to air, adversely affecting air quality and contributing to climate change as well as contributing to rural isolation.

- 5.2.12 Policy **HOUS12: Sites for Gypsy, Traveller and Traveller Allocations** provides the criteria which planning applications for traveller sites must meet. The policy will provide accommodation for travellers, delivering housing for this section of the community. The policy may allow development to provide accommodation for travellers outside the settlement boundary, with the potential to result in adverse environmental impacts. Since the policy requires sites for traveller accommodation to be adjacent to or a reasonable distance from a settlement listed within the settlement hierarchy, the potential for greenhouse gas emissions will be reduced, helping to mitigate against future climate change maintaining air quality. The policy criteria ensures that the proposed use would not demonstrably harm the appearance, character, and setting of the surrounding landscape and heritage assets, helping to preserve valued landscapes and the historic environment.

5.3. MITIGATION

- 5.3.1 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Housing Chapter of the Dorset Council Local Plan at the options stage are shown in Figure 5.6.

Figure 5.6: A table showing the suggested mitigation measures for the policies in the Housing Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
<p>HOUS 3 Affordable Housing Exception Sites</p> <p>HOUS 6 Self-build and custom-build housing</p> <p>HOUS 7 Isolated development in the countryside</p>	<p>Each of these policies permit housing outside the settlement boundaries, providing a series of criteria are met.</p> <p>These policies therefore permit development on sites that would not normally be used for housing due to the potential for adverse environmental effects.</p> <p>To ensure that housing is delivered without affecting the natural environment, the following wording could be added to each of these policies:</p> <p>“development must have particular regard to environmental constraints and to the need for the protection of the countryside.”</p>
<p>HOUS 11 Gypsy, Traveller and Travelling Showpeople</p> <p>HOUS12</p>	<p>Development on the sites allocated for accommodation for Gypsy, Traveller and Travelling Showpeople through policy HOUS11 may potentially result in harm to biodiversity, adverse impacts upon drinking water quality and the risk of flooding.</p>

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Policy	Sustainability Appraisal recommendation
Sites for Gypsy, Traveller and Traveller Allocations	<p>These impacts are not addressed in policy HOUS 12, which provides the criteria which planning applications for traveller sites must meet.</p> <p>Therefore, in order to prevent adverse environmental impacts and protect people and property from the risk of flooding, it is recommended that the following criteria (in <i>italics</i>) is added to policy HOUS 12:</p> <p>“Planning applications for Gypsy, Traveller, Travelling Showpeople and ‘Travellers who are excluded from the planning definition’ that are not allocated through this local plan will be supported where:</p> <ul style="list-style-type: none">• <i>development does not contribute to groundwater inundation of the foul drainage network;</i>• <i>Proposals for development do not adversely affect the integrity of International or European sites;</i>• <i>development does not expose people or property to flooding.</i>

6 Economy

6.0. INTRODUCTION

- 6.0.1 Delivering sustainable economic growth is a strategic priority for the Dorset Council Local Plan and is fundamental to the future prosperity of Dorset.
- 6.0.2 The Dorset Council Local Plan can help deliver sustainable economic growth by enabling development in the right locations whilst minimising the adverse impacts of economic development through the protection and enhancement of Dorset’s unique environment.

6.1. SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

- 6.1.1 ‘Key employment sites’ are those sites which contribute significantly to the supply of employment land for B2 (general industrial), B8 (storage and distribution) and other uses commonly found on industrial estates. These sites are of particular importance for the supply of jobs and for their contribution to the economy.
- 6.1.2 Existing employment sites may come under pressure for change of use to non-employment uses which would undermine economic growth.
- 6.1.3 The Dorset Council Local Plan will therefore strictly protect key employment sites from loss to other uses in order to ensure that sufficient employment land remains available for business growth, innovation and productivity.
- 6.1.4 Determining which sites are selected as key employment sites has implications for the ability of a site to respond to demand and can affect their future viability. It is important therefore that only those sites performing a very important role in the local economy are identified as “key”, thereby justifying this extra level of protection.
- 6.1.5 The proposed key employment sites for the Dorset Council Local Plan are presented in Figure 6.1.

Figure 6.1: Proposed key employment sites

Settlement	Allocated Site	Employment Land (Ha)
Blandford	Land to the North East of Blandford Forum	4.7
	Land off Shaftesbury Lane	2.0
Ferndown	Blunts Farm	9.0 – 30.0
	Land East of Cobham Road	6.5
	Land at Haskins Garden Centre	2.0
Verwood	Ebblake Industrial Estate	0.7
Wimborne	Brook Road (north)	2.0
Woolbridge	Land at Woolbridge Industrial Park	12.9

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Bere Regis	North Street	0.7
Holton Heath	Holton Heath Trading Park	5.7
Sturminster Marshall	Extension to the Bailie Gate Industrial Estate	3.3
Wool	Dorset Innovation Park	38.4
Dorchester	Poundbury Mixed Use Development	6.0
	Poundbury Parkway Farm Business Site	1.0
	Land to the North of Dorchester	10.0
Weymouth	Land to the south east of Mount Pleasant Business Park	5.0
	Littlemoor Urban Extension	8.0
Portland	Osprey Quay	0.8
Crossways	Land south of Warmwell Road	2.5
Gillingham	Land south of Brickfields	11.6
	Land north of Kingsmead Business Park	1.0
Shaftesbury	Land south of the A30	6.6
Sherborne	Land at Barton Farm	3.0
	Land South of Bradford Road	5.0
Stalbridge	South of Station Road (southern part)	0.7
Sturminster Newton	North Dorset Business Park	2.9
Bridport	Land at Vearse Farm	4.0
Beaminster	Land to the South of Broadwindsor Road	3.8
	Land at Lane End	0.7

6.1.6 Whilst deciding the most appropriate approach to key employment sites, the Sustainability Appraisal for the Dorset Council Local Plan considered three options. These were to apply the proposed key employment sites as listed in Figure 6.1, applying more employment sites to the list of key employment sites, and applying fewer employment sites to the list of key employment sites (Figure 6.2).

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Figure 6.2: Sustainability Appraisal of options for key employment sites

Sustainability Objective	A Give more employment sites key status			B Apply the identified key employment sites			C Remove some sites from the list of key employment sites		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-
Soil	-	-	-	-	-	-	++	++	++
Water	-	-	-	-	-	-	+	+	+
Air	-	-	-	-	-	-	+	+	+
Climate Change	-	-	-	-	-	-	+	+	+
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0	0	0	0
Community	0	0	0	0	0	0	0	0	0
Housing	0	0	0	0	0	0	+	+	+
Economy	+	+	+	+	+	+	-	-	-
Preferred option?	✘			✓			✘		
Reason for selecting or rejecting the option	Applying the list of employment sites presented in Figure 6.1 is expected to deliver the correct balance between protecting those employment sites which are important for supply of jobs and the economy, and providing the flexibility to allow employment sites to change use in response to demand.								

- 6.1.7 Giving more employment sites the ‘key employment site’ status (option A) would protect employment land from other non-employment uses, resulting in more land being available for businesses. However, it is likely to result in an over-supply of employment land meaning that some of these sites remain vacant in the absence of interest from businesses. This may result in more land becoming derelict and degraded, adversely affecting soil quality. In terms of the environmental impacts, industrial processes are likely to result in adverse environmental impacts as a result of emissions to air, soil and water, with secondary effects upon biodiversity and climate change mitigation.
- 6.1.8 Applying the list of key employment sites presented in Figure 6.1 (option B) is considered likely to only protect those sites which contribute significantly to the supply of employment land for industrial uses. This will ensure that sufficient land is supplied to support the growth and productivity of businesses and help to build a strong economy in Dorset. Once again, industrial processes are likely to adversely affect air, soil and water quality through emissions, with secondary impacts upon biodiversity and climate change mitigation.
- 6.1.9 Removing key employment sites from the proposed list (option C) is likely to result in the loss of important sites for businesses to other uses, particularly housing. This is likely to

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result in adverse effects upon the local economy, but would supply more homes. It will also mark a decrease in industrial emissions to air, soil and water as a result of the loss of employment land, and may potentially result in the remediation of degraded, derelict and contaminated employment land, with benefits for the environment. This option may result in an adverse impact upon biodiversity however, as housing results in an increase in recreational pressures upon wildlife and habitats.

6.2. SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

- 6.2.1 The findings of the sustainability appraisal of the draft policies in the Economy Chapter of the Dorset Council Local Plan is presented in Figure 6.3 and subsequent text which provides an account of the potential impacts. Further details of the analysis is presented in the Appendix.

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Figure 6.3: A table summarising the potential sustainability impacts for the policies in the Economy Chapter of the Dorset Council Local Plan

	ECON 1 Protection of Key Employment Sites			ECON 2 Protection of Other Employment Sites			ECON 3 Hierarchy of Centres and the Sequential Test			ECON 4 Town Centre Impact Assessments			ECON 5 Management of centres, primary shopping areas and markets			ECON 6 Supporting Vibrant and Attractive Tourism		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	+	+	+	+	+	+	0	0	0	+	+	+	+	+	+
Soil	-	-	-	+	+	+	+	+	+	0	0	0	+	+	+	+	+	+
Water	-	-	-	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0
Air	-	-	-	+	+	+	+	+	+	0	0	0	+	+	+	+	+	+
Climate Change	-	-	-	+	+	+	+	+	+	0	0	0	+	+	+	++	++	++
Flooding & Coastal Change	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	+	+	+
Landscape	0	0	0	+	+	+	+	+	+	0	0	0	+	+	+	+	+	+
Historic Environment	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0
Community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Housing	-	-	-	+	+	+	0	0	0	0	0	0	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

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Figure 6.3: A table summarising the potential sustainability impacts for the policies in the Economy Chapter of the Dorset Council Local Plan (continued)

	ECON 7 Loss of Tourist Accommodation			ECON 8 Caravan and Campsites			ECON 9 New Agricultural Buildings			ECON 10 Diversification of Land Based Rural Businesses			ECON 11 Equestrian Development		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	+	+	+	+	+	+	-	-	-	-	-	-	+	+	+
Soil	+	+	+	+	+	+	-	-	-	-	-	-	-	-	-
Water	0	0	0	0	0	0	-	-	-	0	0	0	0	0	0
Air	+	+	+	+	+	+	-	-	-	-	-	-	-	-	-
Climate Change	+	+	+	++	++	++	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0
Landscape	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Historic Environment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Community	++	++	++	++	++	++	0	0	0	0	0	0	+	+	+
Housing	+	+	+	+	+	+	0	0	0	+	+	+	0	0	0
Economy	++	++	++	++	++	++	+	+	+	+	+	+	+	+	+

6.2.2 Policy **ECON 1: Key Employment Sites** protects those employment sites which contribute significantly to the supply of employment land from loss to other types of use, such as residential. The key employment sites include larger existing employment sites and new sites proposed as part of strategic allocations in the local plan, deliver mixed use development which encourages a more inclusive society. Protecting key employment sites from other uses is maintain the supply of employment land, helping to support the growth and innovation of local businesses and build a strong and competitive economy. However, it will restrict the amount of land available for housing. Protecting key employment sites from loss to other uses is likely to result in more commercial and industrial activity in Dorset, resulting in greater emissions to air, soil and water in addition to adversely affecting biodiversity and contributing to future climate change.

6.2.3 Policy **ECON 2: Protection of Other Employment Sites** protects those employment sites which are not key sites, but nevertheless play an important role in providing jobs for local people. A more permissive approach is proposed towards ‘other employment sites’, with development of these sites for uses other than the B uses allowed. This approach will help to remediate derelict, degraded or contaminated land on employment sites which are no longer appropriate for employment use. Furthermore, the policy only permits the development of ‘other employment sites’ in accordance with other policies, including those in the Environment chapter, preventing significant impacts upon biodiversity and

soil, water and air quality as a result of pollution. The policy also permits the redevelopment of the site where the current condition of the site causes significant harm to the character of the surrounding areas, helping to protect and enhance the landscapes and setting of heritage assets. Despite the more permissive approach, the policy still prevents the loss of jobs and employment land in those instances where employment uses remain suitable, helping to protect employment land and support local businesses. Where no viable employment use could be attracted to a site, it may be developed for other purposes, providing housing or community facilities. The policy requires schemes to achieve the mixed use redevelopment of the site, encouraging social interaction and a more inclusive society.

- 6.2.4 Policy **ECON 3: Hierarchy of Centres and the Sequential Test** distributes development for town centre uses in accordance with the settlement hierarchy. This focuses town centre uses towards 'in-centre' locations, followed by 'edge-of-centre' locations, and finally to 'out of centre' locations, providing they are well served by sustainable modes of transport. The policy supports the vitality of existing town, district and local centres, helping to support the productivity of businesses in these locations. This will also help to support strong neighbourhood centres and encourage a more inclusive society, promoting well-being in the community. Directing town centre uses to existing town centre locations or those on a public transport corridor in accordance with the sequential test is likely to reduce the need for travel by motor vehicle, helping to maintain air quality, decrease greenhouse gas emissions and mitigate against future climate change. Directing town centre uses more central locations rather than potentially more environmentally sensitive areas on the edge of settlements will also safeguard habitats and species from the effects of development, preserve high grade agricultural land and protect valued landscapes.
- 6.2.5 Policy **ECON 4: Town Centre Impact Assessments** requires new proposals for leisure and retail development outside centres to complete an impact assessment to assess whether the proposal would affect existing and committed public and private investment or the role of any defined centre in the local plan. This policy is likely to protect the role of town centres, supporting local businesses in town centre locations. It may also ensure that strong neighbourhood centres are maintained, encouraging social interaction and a more inclusive society.
- 6.2.6 Policy **ECON 5: Protection of Centres, Primary Shopping Areas and Markets** aims to protect town centres by ensuring proposals for retail and other town centre uses (including markets) enhance the vitality, viability and diversity of primary shopping areas. The policy is likely to support town centre businesses, helping to build a stronger local economy, and preserve strong neighbourhood centres which encourage social interaction and a more inclusive society. The policy is likely to ensure that the primary shopping area remains the focus for town centre uses rather than less central locations, protecting biodiversity, soil quality, and landscape quality from the impacts of development in out of centre locations. As a result, the need to travel by motor vehicles is likely to be decreased, reducing the emission of greenhouse gases and other pollutants to air, maintaining air quality and limiting climate change. The policy allows the use of the upper floors of town centre areas

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to be used for residential purposes, providing that the ground floor use not undermined, supporting housing delivery in sustainable locations.

- 6.2.7 Policy **ECON 6: Supporting Vibrant and Attractive Tourism** focuses tourism development towards more sustainable locations in accordance with the settlement hierarchy, and restricts major development within the Dorset AONB and Heritage Coast protecting valued landscapes. Since the AONB and Heritage Coast are also areas of importance for wildlife and geological conservation interest, preventing major tourist development within these areas will also protect biodiversity and soil quality. The policy will restrict tourist development within more remote areas, reducing the need to travel by motor vehicle and helping to maintain air quality and mitigate against climate change. Restricting development within coastal areas is also likely to reduce exposure to coastal change, helping to ensure that tourist development is more resilient to future climate change. Focusing tourism development, such as country parks, towards more sustainable locations may improve access to high quality accessible greenspace and green infrastructure, promoting well-being and healthy communities. This policy may support the growth, innovation and productivity of businesses within the tourism industry and provide community facilities, for example relating to cultural infrastructure, in sustainable locations.
- 6.2.8 Policy **ECON 7: Loss of Tourist Accommodation** restricts the loss or reduction in size of tourist accommodation, and directs new tourist accommodation towards town centres. It also places requirements on tourism development outside defined boundaries. The policy supports development which enhances the visitor economy and improves the quality and diversity of tourism in the local area, and land based rural businesses by enabling diversification schemes, supporting the tourism sector and helping to build a strong and competitive local economy. The policy prevents harm to the infrastructure required to meet business needs. The provision of tourist accommodation in more central locations is likely to encourage social interaction and a more inclusive society and help to support vibrant town centres. The policy also encourages schemes which provide community benefits. Directing development towards more central locations, rather than 'out of centre' locations or areas outside the development boundary, is likely to protect biodiversity, soil quality, improve air quality and mitigate against climate change. Further environmental protections are provided by preventing adverse impacts upon landscape and biodiversity, and ensuring that the scale, type and appearance appropriate to the location preventing impacts upon heritage assets.
- 6.2.9 Policy **ECON 8: Caravan and Camping Sites** ensures that proposals for new caravan and camping sites and the expansion, intensification or reorganisation of existing caravan and camping sites is appropriate. Supporting the delivery of appropriate caravan and camping sites will supply tourist accommodation, and support farm diversification projects and other land-based rural businesses. The policy provides protection to a series of environmental receptors, including the Heritage Coast, AONBs, heritage assets and areas of wildlife importance, protecting biodiversity, geological conservation interest and the historic environment. Ensuring that development is well located in relation to existing

facilities is likely to create strong neighbourhood centres which encourage social interaction and a more inclusive society. It may also reduce travel by motor vehicles, decreasing greenhouse gas emissions which will help to maintain air quality and mitigate against future climate change. Restricting development within the heritage coast is likely to limit exposure to coastal change and help development to be more resilient to climate change.

- 6.2.10 Policy **ECON 9: New Agricultural Buildings** permits new agricultural building where necessary, providing that the scale, siting, design and external appearance of the building minimises impacts upon landscape character. This is likely to support the growth, productivity and innovation of agricultural businesses, helping to build a strong rural economy. The development of new agricultural buildings has the potential to increase emissions to air, affecting air quality and contributing to further climate change. It may also result in increased emissions to water, affecting the chemical and ecological status of surface and ground waters and increasing the input of nutrients to hydrological catchments including those associated with European wildlife sites, such as the River Avon, Somerset Levels, River Axe and Poole Harbour catchments where eutrophication as a result of nutrient inputs are adversely affecting biodiversity.
- 6.2.11 Policy **ECON 10: Diversification of Land-Based Rural Businesses** supports proposals where a farm or other land-based rural business branches out into different kinds of activities to support the existing business. This policy will enable agricultural businesses and other rural businesses to diversify, supporting the growth, innovation and productivity of rural businesses and the rural economy. It will also provide housing and accommodation including bed and breakfast and camping and caravan sites. The policy may result in the development of ancillary buildings as part of diversification schemes in rural areas, for purposes including retail development, tourist development and tourist accommodation. This may result in adverse effects upon biodiversity and soil quality. Development in remote, rural areas as part of diversification schemes is also likely to result in increased travel by motor car, with effects upon air quality and climate change. The policy supports diversification projects providing that they are in keeping with rural character and make a positive contribution to the local character, helping to protect valued landscapes and the setting of heritage assets.
- 6.2.12 Policy **ECON 11: Equestrian Development** sets out the conditions which must be satisfied for equine-related development to be permitted. This policy supports equestrian businesses, helping to build a stronger economy, and is likely to provide sports facilities for the community, enabling healthy lifestyles and wellbeing. It also requires development to minimise the impact on the landscape and local character, protecting valued landscapes and the setting of heritage assets, and avoid effects upon habitats sites, maintaining the favourable conservation status of these wildlife designations. Equestrian development may occur in the countryside, resulting in the need to travel more and increasing emissions to air, affecting air quality and contributing to climate change.

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6.3. MITIGATION

6.3.1 Figure 6.4 suggests the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Economy Chapter of the Dorset Council Local Plan at the options stage.

Figure 6.4: A table showing the suggested mitigation measures for the policies in the Economy Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
ECON 9 New Agricultural Buildings	<p>New agricultural buildings may result in an intensification of agricultural practices, for example through an increase in the capacity of livestock. This in turn may result in an increase in emissions to air and water, with secondary impacts upon wildlife and species. This is of particular concern for those hydrological catchments associated with European Sites within the plan area (such as the Somerset Levels, Poole Harbour, River Avon, and River Axe). Other European Sites are sensitive to air quality, such as the Dorset Heathlands European Site.</p> <p>The following text could be added to the policy to avoid adverse impacts:</p> <p>“New agricultural buildings must not adversely affect the integrity of International or European sites as a result of emissions to air or water;”</p>

7 Community Infrastructure

7.0. INTRODUCTION

7.0.1 Community facilities and services form part of the overall infrastructure which is needed alongside development to create attractive and vibrant places to live.

7.0.2 The Community Infrastructure chapter of the Dorset Council Local Plan aims to deliver a wide variety of community infrastructure to support the role and function of settlements which includes (but is not limited to) the following:

- shops, cafes, restaurants and public houses;
- post offices, banks and building societies;
- education and training facilities, pre-school centres and other children's services;
- doctors' surgeries and dental practices, day-care centres, hospitals and other healthcare / social service facilities;
- community halls / hubs, including places of worship;
- cultural facilities, such as arts centres;
- libraries and museums;
- sports facilities and open space of public value;
- roads, rail, port facilities and bus services, routes for pedestrians, cyclists and equestrians, including associated infrastructure such as petrol stations and vehicle electric charging points, signage, parking / storage;
- waste management, collection, recycling and disposal services;
- coast protection and flood defence schemes;
- community safety and emergency services (fire, police, ambulance and coastguard);
- community renewable energy / low carbon infrastructure;
- community business support, including broadband technology / telecommunications.

7.1. SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

7.1.1 In 2019, the Climate Change Act (2008) was amended, legally committing the UK to reducing greenhouse gas emissions to net zero by 2050 in a bid to limit climate change.

7.1.2 In addition, Dorset Council have pledged to tackle climate change by declaring a Climate and Ecological Emergency and committing the council to take actions to minimise the impact of climate change.

7.1.3 One of the ways in which greenhouse gas emissions can be reduced is through increasing the amount of energy produced from renewable sources.

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- 7.1.4 Currently, about 5.5% of the energy we use in Dorset is from renewable sources. The majority of this energy is generated from technologies which harness solar power.
- 7.1.5 Currently, planning permission for larger scale wind energy development, where the wind turbines have a hub height of greater than 15m, may only be granted in certain circumstances. The development site must be in an area identified as suitable for wind energy development in a local or neighbourhood plan, and following consultation it must be demonstrated that the impacts identified by affected local communities have been addressed and therefore the proposal has the backing of the community.
- 7.1.6 Two approaches to renewable energy development were considered in the Dorset Council Local Plan. One possible approach is to only support proposals for smaller scale renewable energy and heat, which would only enable small scale wind energy development to be delivered. A second approach is to support proposals for smaller scale renewable energy and heat and also identify locations suitable for larger scale wind development, potentially enabling this type of renewable energy development to come forward in addition to smaller scale development.

Figure 7.1: Sustainability Appraisal of options for renewable energy development

Sustainability Objective	A: Provide support for renewable energy and heat development (including small scale wind turbines)			B: Provide support for renewable energy and heat development and identify areas for large scale renewable energy development		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	--	--	--
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	+	+	+	+	+	+
Climate Change	+	+	+	++	++	++
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	-	-	-	--	--	--
Historic Environment	-	-	-	--	--	--
Community	0	0	0	-	-	-
Housing	+	+	+	+	+	+
Economy	+	+	+	++	++	++
Preferred option?	✘			✔		
Reason for selecting or rejecting the option	Identifying areas for large scale renewable energy development will provide the opportunity for communities to deliver more renewable energy, helping to limit future climate change given the climate and ecological emergency. The potential for significant adverse environmental effects may be mitigated by carefully identifying suitable areas for large scale wind turbines.					

- 7.1.7 The approach of supporting proposals for small scale renewable energy and heat development (option A) generally reflects the current policies in the adopted local plans in

Dorset. The renewable energy capacity across Dorset was 307,000MW in 2017⁶ and continuing this approach is likely to ensure that further renewable energy is delivered in future, helping to reduce climate change and maintain air quality, despite there being no contribution from large scale wind development.

- 7.1.8 The delivery of small scale renewable energy, even without a contribution from larger scale wind development, has the potential to cause adverse environmental impacts. Renewable energy development may adversely affect biodiversity, for example through the loss of habitat as a result of development or through impacts upon birds and bats as a result of small scale wind turbines. Renewable energy development may also result in visual impacts, adversely affecting valued landscapes and the setting of heritage assets.
- 7.1.9 The approach of identifying areas for large scale wind development (option B) is likely to deliver a greater total capacity of renewable energy in Dorset, significantly reducing greenhouse gas emissions in the electricity generation process. This will help work towards the Government's zero net emissions target, limiting climate change and maintaining air quality. This approach will also support the green economy and provide jobs.
- 7.1.10 However, larger scale wind turbines have more potential to result in environmental impacts, with possible significant adverse effects upon wildlife, landscapes and heritage assets. In addition, there is the potential for large scale wind turbines to affect amenity, for example from noise, flicker and vibration.

7.2. SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

- 7.2.1 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies in the Community Infrastructure Chapter of the Dorset Council Local Plan.
- 7.2.2 The findings of the sustainability appraisal of the draft policies in Community Infrastructure Chapter of the Dorset Council Local Plan is presented in Figure 7.2 and subsequent text which provides an account of the potential impacts. Further details of the analysis is presented in the Appendix.

⁶ Source: *Regional Renewable Statistics (2018)*, Department of Business, Energy and Industrial Strategy

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Figure 7.2: A table summarising the potential sustainability impacts for the policies in the Community Infrastructure Chapter of the Dorset Council Local Plan

	COM 1 Making Sure New Development Makes Suitable Provision for Community Infrastructure			COM 2 New or improved local community buildings and structures			COM 3 Retention of local community buildings and structures			COM 4 Recreation, Sports Facilities and Open Space			COM 5 Hot Food Takeaways			COM 6 Provision of Education and Training Facilities		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	+	+	+	+	+	+	0	0	0	+	+	+	0	0	0	0	0	0
Soil	+	+	+	+	+	+	0	0	0	-	-	-	0	0	0	0	0	0
Water	0	0	0	+	+	+	0	0	0	+	+	+	0	0	0	0	0	0
Air	0	0	0	+	+	+	+	+	+	+	+	+	0	0	0	+	+	+
Climate Change	+	+	+	+	+	+	+	+	+	0	0	0	0	0	0	+	+	+
Flooding & Coastal Change	++	++	++	0	0	0	0	0	0	-	-	-	0	0	0	0	0	0
Landscape	+	+	+	+	+	+	0	0	0	+	+	+	0	0	0	0	0	0
Historic Environment	0	0	0	+	+	+	0	0	0	+	+	+	0	0	0	0	0	0
Community	+	+	+	++	++	++	++	++	++	+	+	+	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	0	0	0	+	+	+
Economy	++	++	++	+	+	+	+	+	+	+	+	+	-	-	-	0	0	0

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	COM 7 Creating a safe, efficient and low carbon transport network			COM 8 Parking standards in new development			COM 9 Provision of infrastructure for electric and other low emission vehicles			COM 10 Low carbon and renewable energy development			COM 11 Hot Food Takeaways			COM 12 Utilities		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+
Air	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Climate Change	+	+	+	+	+	+	+	+	+	++	++	++	++	++	++	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+
Historic Environment	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+
Community	++	++	++	+	+	+	0	0	0	0	0	0	+	+	+	0	0	0
Housing	0	0	0	+	+	+	+	+	+	+	+	+	0	0	0	+	+	+
Economy	+	+	+	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+

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- 7.2.3 Policy **COM 1: Making sure new development makes suitable provision for community infrastructure** requires new development to provide new or improved community infrastructure, either on site or through a financial contribution. This will ensure that the appropriate health, education and cultural infrastructure is provided alongside housing. Providing community infrastructure will improve access to high quality accessible natural spaces, green infrastructure and sports facilities, promoting healthy lifestyles and well-being. It will also deliver infrastructure for community safety and emergency services, providing safe and accessible environments where crime and disorder, or the fear of crime and disorder, do not undermine quality of life or community cohesion. Community facilities include retail facilities which support business growth and provide jobs, and transport and telecommunications infrastructure which provides the infrastructure to help meet business needs. Community infrastructure includes renewable energy and low carbon infrastructure, helping to mitigate against climate change, and coastal protection and flood defence schemes, limiting exposure to flooding and coastal change and helping to ensure that communities are resilient to future climatic conditions.
- 7.2.4 Policy **COM 2: New or improved local community buildings and structures** supports new or improved community buildings and structures within or adjoining settlements, and in some cases in the countryside providing that certain conditions are met. Providing community infrastructure will improve access to facilities, such as sports facilities, promoting healthy lifestyles and well-being. The policy will also provide health, education and cultural infrastructure alongside housing, and retail infrastructure to support business growth and provide jobs. New community facilities will be provided in central locations in accordance with the settlement and retail hierarchy, providing strong neighbourhood centres and encouraging social interaction. This will also reduce reliance on motor vehicles, maintaining air quality and preventing additional greenhouse gas emissions, limiting climate change. Whilst the policy may enable development on the edge of settlements and in the countryside, it also ensures new development does not result in adverse impacts upon the natural environment. The policy also ensures that new development does not result in adverse impacts upon the built environment, preserving heritage assets.
- 7.2.5 Policy **COM 3: Retention of local community buildings and structures** ensures that community facilities will not be lost to other uses, unless it is no longer practical or viable. This will ensure the retention of health, education and cultural infrastructure, and facilities which promote healthy lifestyles and well-being. The policy ensures that proposals for the loss of community facilities which are of a commercial nature will only be permitted if the facility is no longer viable, protecting those more productive businesses which provide jobs. Replacement community facilities are only provided in an equally accessible location, preventing the development of community facilities in more remote locations.
- 7.2.6 Policy **COM 4: Recreation, Sports Facilities and Open Space** aims to provide and retain recreation, play, sports and open space facilities. The policy provides the facilities to enable healthy lifestyles and promote wellbeing, such as green infrastructure, accessible natural space and sports facilities. This will ensure that development is accessible to its main catchment population, enabling active travel and ensuring that development does not

generate significant single purpose trips by private car. This will help to minimise greenhouse gas emissions, maintain air quality and limit climate change. The policy requires the provision of facilities in coastal and countryside locations to avoid adverse effects upon land or marine conservation. This will prevent impacts upon the ecological and chemical status of coastal waters and prevent significant impacts upon wildlife and habitats, including those European Sites which occupy long sections of the Dorset coastline. This policy requires high quality design and the provision of facilities to avoid the development appearing intrusive in the landscape, protecting valued landscapes and the setting of heritage assets. The policy permits the development of community facilities in coastal locations and countryside, which may expose people and property to coastal change and result in the loss of high grade agricultural land.

- 7.2.7 Policy **COM 5: Hot Food Takeaways** prevents the development of a hot-food takeaway within 400m of an area regularly frequented by children, such as schools and skate parks. This is likely to promote healthier lifestyles and well-being in the community. However, it will restrict the sites available for businesses in the catering sector.
- 7.2.8 Policy **COM 6: Provision of Education and Training Facilities** supports the provision of educational facilities in areas which are well linked in terms of accessibility. Providing schools which are accessible to the local catchment will help to maintain strong neighbourhood centres, encouraging a more social interaction and a more inclusive society. In addition, this will ensure that new development does not generate significant single purpose trips by private car, minimising greenhouse gas emissions, maintaining air quality, and limiting climate change.
- 7.2.9 Policy **COM 7: Creating a safe, efficient and low carbon transport network** aims to reduce car dependency by ensuring that new development delivers facilities to encourage the use of more sustainable modes of transport, such as walking, cycling and the use of public transport. This will help to deliver more efficient transport infrastructure to meet business needs. It will also improve connectivity and accessibility to services and facilities and deliver a safer environment, helping to improve quality of life. Creating a low carbon transport network will reduce car dependency, decreasing emissions to air and limiting climate change. This will also benefit wildlife and habitats which are sensitive to air quality, such as the heathland and grassland habitats which are require low nutrient environments and may be adversely affected by the deposition of atmospheric pollutants from vehicle exhaust emissions.
- 7.2.10 Policy **COM 8: Parking standards in new development** ensures that new development provides the appropriate level of parking for cars, motorcycles and bicycles. Providing parking for bicycles may encourage sustainable transport, enabling healthy lifestyles and decreasing emissions to air from vehicle exhausts, improving air quality, limiting climate change, and minimising the effects upon habitats which are sensitive to air quality. Providing the appropriate level of parking with development will ensure that high quality homes and infrastructure is delivered.
- 7.2.11 Policy **COM 9: Provision of infrastructure for electric and other low emission vehicles** ensures that new development will provide the infrastructure to charge electric or other

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ultra-low emission vehicles. This infrastructure is likely to encourage the use of more sustainable modes of vehicle, reducing carbon emissions and limiting climate change. This will also decrease emissions to air from vehicles and improve air quality, in addition to minimising the effects upon habitats and species which are sensitive to air quality. Providing the appropriate infrastructure for electric and low-emission vehicles will ensure that high quality homes and infrastructure is delivered which meet the needs of present and future generations.

- 7.2.12 Policy **COM 10: Low carbon and renewable energy development** allows proposals for the generation of heat or electricity from renewable energy sources (other than large scale wind energy) providing that the benefits of the development, such as the contribution towards generating renewable energy, significantly outweigh any harm. The policy is likely to increase the uptake of renewable energy, and will help to reduce carbon emissions and limit climate change. It will also ensure that the high quality homes and infrastructure are delivered which meet the needs of present and future generations whilst also supporting the green economy. The policy requires proposals for renewable energy development to minimise harm to residential amenity, promoting well-being. The environmental protections provided with the policy will prevent adverse impacts upon biodiversity, landscape and heritage assets. Renewable energy development is likely to result in fewer emissions to air during the process of generating electricity and heat, improving air quality.
- 7.2.13 Policy **COM 11: Small-scale wind energy development** supports proposals for wind turbines up to a maximum of 15m to the hub, if it can be demonstrated to be community-led or suitable according to a neighbourhood plan. The provision of small scale renewable energy development is likely to result in fewer emissions to air and reduced carbon emissions in the process of electricity generation, improving air quality and limiting climate change. This is likely to support the green economy. The policy requires proposals for renewable energy development to minimise harm to residential amenity, promoting well-being. The policy prevents adverse impacts upon biodiversity, landscape and heritage assets.
- 7.2.14 Policy **COM 12: The provision of utilities service infrastructure** aims to provide utilities service infrastructure, telecommunications and radio equipment, and connectivity with the high-speed electronic communications network. This infrastructure is likely to deliver high quality homes and the infrastructure to support the growth, innovation and productivity of businesses. Proposals for the development of telecommunications/radio equipment will be permitted provided that development will not be unduly detrimental to nature conservation or result in significant visual impacts, helping to protect valued landscapes and the setting of heritage assets. The policy prevents development where problems associated with the lack of necessary utilities including drainage, sewerage, sewage treatment, cannot be overcome preventing issues with contaminated land and pollution to air and water.

7.3. MITIGATION

7.3.1 Figure 7.3 suggests the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Community Infrastructure Chapter of the Dorset Council Local Plan at the options stage.

Figure 7.3: A table summarising the potential sustainability impacts for the policies in the Community Infrastructure Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
<p>COM 2</p> <p>New or Improved Local Community Buildings and Structures</p>	<p>The costs associated with running some community buildings, such as community halls, arts centres and theatres, are often unmanageable due to the size and design of buildings coupled with other pressures like rising energy prices.</p> <p>Many community buildings within the plan area have taken advantage of the opportunities to incorporate energy efficiency and renewable energy technologies to address this issue. Not only has this improved the environmental performance of such buildings, but the reduction in energy consumption and renewable energy generation has ensured that the running costs of the building are more manageable, securing the viable long term use of the building for community purposes.</p> <p>The following text may be added (in <i>italics</i>) to the policy to ensure this:</p> <p>“ii. Proposals for new, replacement or improved local community buildings or structures must:</p> <ul style="list-style-type: none"> • <i>Incorporate energy efficiency measures and renewable energy technologies into the design of community buildings, where appropriate, to improve the building’s environmental performance and long term viable use for community purposes.</i>”
<p>COM 4</p> <p>Recreation, Sports Facilities and Open Space</p>	<p>The policy allows new or enhanced recreational facilities at the coast or in the countryside, providing the proposal is not visually intrusive, adversely affects marine or land conservation, causes unacceptable impacts on amenity or increased vehicle movements.</p> <p>The policy does not however prevent recreational facilities exposing people or property to the effects of coastal change, which effects large sections of coast within the plan area. Since coastal change is likely to accelerate as a result of climate change, the effects of coastal change are likely to become more significant in future.</p> <p>Also, since long sections of the coast within the plan area are of outstanding geological value, the development of recreational facilities in these areas may result in an adverse impact upon geological conservation interest.</p> <p>In order to prevent adverse impacts as a result of coastal change and upon geological conservation interest, the following text (in <i>italics</i>) could be added to the policy:</p>

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Policy	Sustainability Appraisal recommendation
	<p>“Proposals for new or enhanced recreational facilities away from settlements at the coast (including marine based recreation) or in the countryside will only be permitted if they require a coastal or countryside location and their scale is in keeping with the surrounding environment. Such proposals must not:</p> <ul style="list-style-type: none">• <i>Result in significant harm to sites of geological conservation interest</i>• <i>Expose people or property to the effects of coastal change.</i>

8 South Eastern Dorset Functional Area

8.0. INTRODUCTION

- 8.0.1 The large built-up area of Bournemouth, Christchurch and Poole lies at the heart of the South East Dorset functional area, but sits largely outside the Dorset Council area.
- 8.0.2 The South Eastern Dorset functional area includes the towns and other main settlements within the South East Dorset Green Belt, such as Ferndown/West Parley, St Leonards & St Ives, Verwood, West Moors and Wimborne Minster/Colehill.
- 8.0.3 It also includes the towns of Blandford, Swanage and Wareham which lie within the South Eastern Dorset functional area, but sits beyond (or in the case of Wareham on the edge of) the Green Belt.
- 8.0.4 This Chapter of the sustainability appraisal provides an account of how the options for further development at the settlements in the south eastern Dorset functional area were identified and an evaluation of the sustainability impacts of the development options being proposed at this stage.

8.1. GREEN BELT

- 8.1.1 The findings of the sustainability appraisal of policy **SED1: The South East Dorset Green Belt** is presented in Figure 8.1, with further details provided in the Appendix.

Figure 8.1: A table summarising the potential sustainability impacts for greenbelt policy

Sustainability Objective	SED 1 The South East Dorset Green Belt		
	Short	Medium	Long
Biodiversity	-	-	-
Soil	-	-	-
Water	0	0	0
Air	+	+	+
Climate Change	+	+	+
Flooding & Coastal Change	0	0	0
Landscape	-	-	-
Historic Environment	-	-	-
Community	+	+	+
Housing	++	++	++
Economy	+	+	+

- 8.1.2 Policy **SED1: The South East Dorset Green Belt** will release land from the green belt, providing land for housing, infrastructure and employment land in areas that are generally well connected, encouraging a more inclusive society and preventing rural isolation.

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- 8.1.3 Whilst the policy ensures that the potential for adverse impacts on the purposes of the Green Belt has been reduced to the lowest practical level, the loss of greenbelt is likely to result in a degree of adverse impact upon environmental receptors.

8.2. CORFE MULLEN

INTRODUCTION

- 8.2.1 Corfe Mullen forms part of the outer suburbs of the Southeast Dorset conurbation located on the north eastern fringes of the conurbation.
- 8.2.2 Corfe Mullen is a largely suburban residential area served by a local centre and other local facilities, including schools.
- 8.2.3 The existing allocations in Corfe Mullen in the adopted Christchurch and East Dorset Council Local Plan Part 1 - Core Strategy (2014), which will be carried forward for the Dorset Council Local Plan, include:
- Land to the north of Corfe Mullen, with capacity to provide for 112 homes.

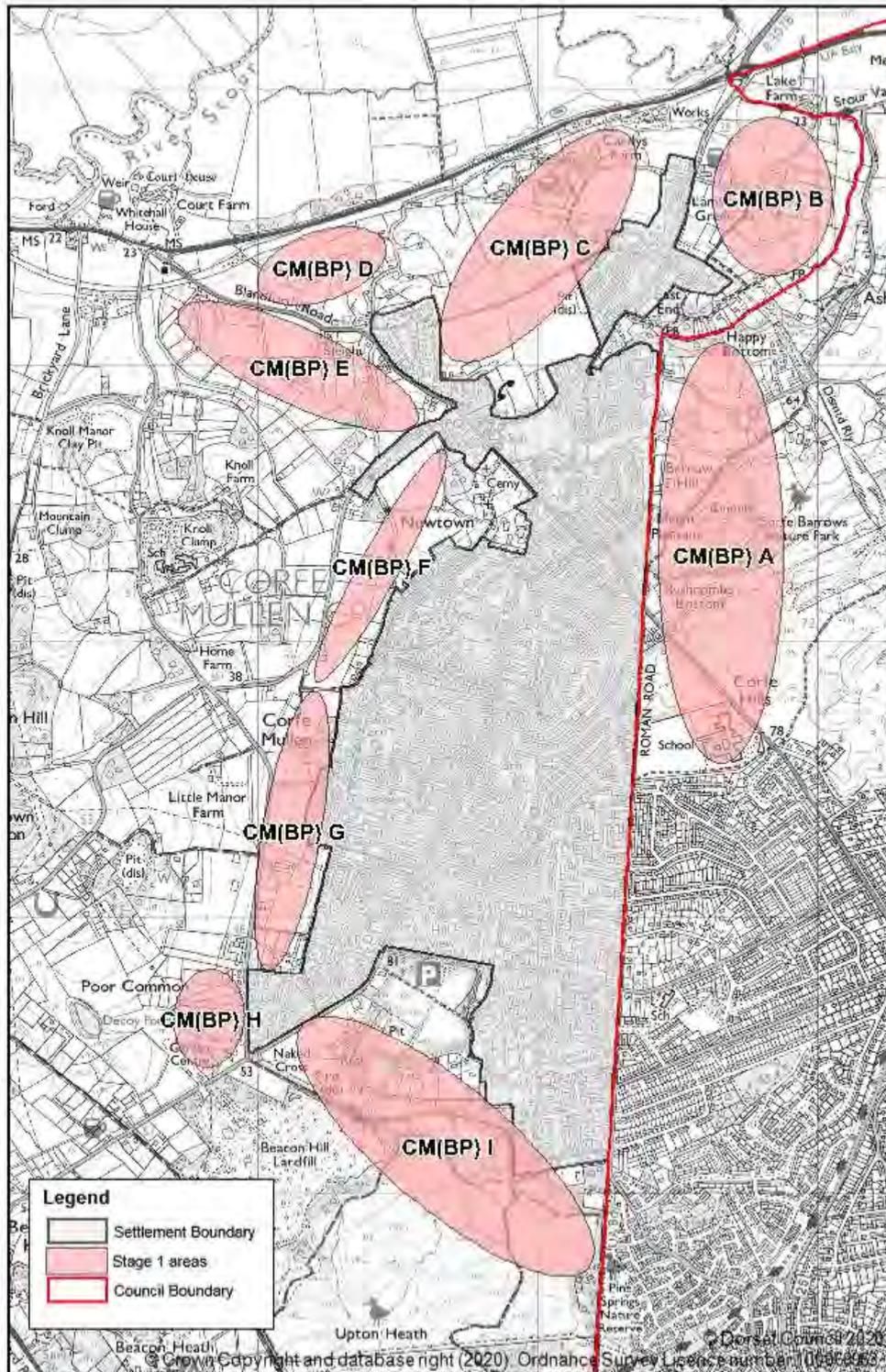
SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Corfe Mullen

- 8.2.4 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Corfe Mullen (Figure 8.2).
- 8.2.5 This stage takes a strategic view at the general directions for growth around Corfe Mullen, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

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Figure 8.2: A map showing the general areas for development surrounding Corfe Mullen which were considered in the sustainability appraisal



- 8.2.6 The sustainability impacts of delivering development in each of these general areas for growth around Corfe Mullen were assessed and evaluated.
- 8.2.7 The sustainability impacts associated with these options are summarised in Figure 8.3, with further details provided in the Appendix.

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Figure 8.3: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Corfe Mullen

Sustainability Objective	CM(BP)A			CM(BP)B			CM(BP)C			CM(BP)D			CM(BP)E			CM(BP)F			CM(BP)G			CM(BP)H			CM(BP)I					
	Short	Medium	Long																											
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Historic Environment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

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8.2.8 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for further consideration. The decisions made and the reasons for these decisions are presented in Figure 8.4.

Figure 8.4: A table showing the reasons for either retaining or discounting the general areas for development surrounding Corfe Mullen

Option	Decision	Reason for decision
CM(BP)A	✗	Within the Dorset Heathlands European site and includes Scheduled Monuments.
CM(BP)B	✗	Potential impacts upon the setting of the Scheduled Monument titled “Roman camp, forts and a vexillation fortress 240m north of Lake Farm”.
CM(BP)C	✓	The area of recreation and sports pitches is considered unsuitable for development and has been removed from this area. The remaining area is considered to have the potential for development.
CM(BP)D	✓	Considered to have potential for development, considering the landscape and heritage sensitivities and other constraints for development, and therefore taken forward for further consideration.
CM(BP)E	✓	
CM(BP)F	✓	
CM(BP)G	✓	The southernmost part of the area, with 400m of the Dorset Heathlands was removed, is unsuitable for development. The remaining area is considered to have the potential for development.
CM(BP)H	✗	Within 400m of the Dorset Heathlands European site.
CM(BP)I	✗	Within the Dorset Heathlands European site.

Stage 2: Development Options around Corfe Mullen

8.2.10 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Corfe Mullen and explained which areas which should be taken forward for further consideration.

8.2.11 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the evidence, including the potential environmental, social and economic issues identified

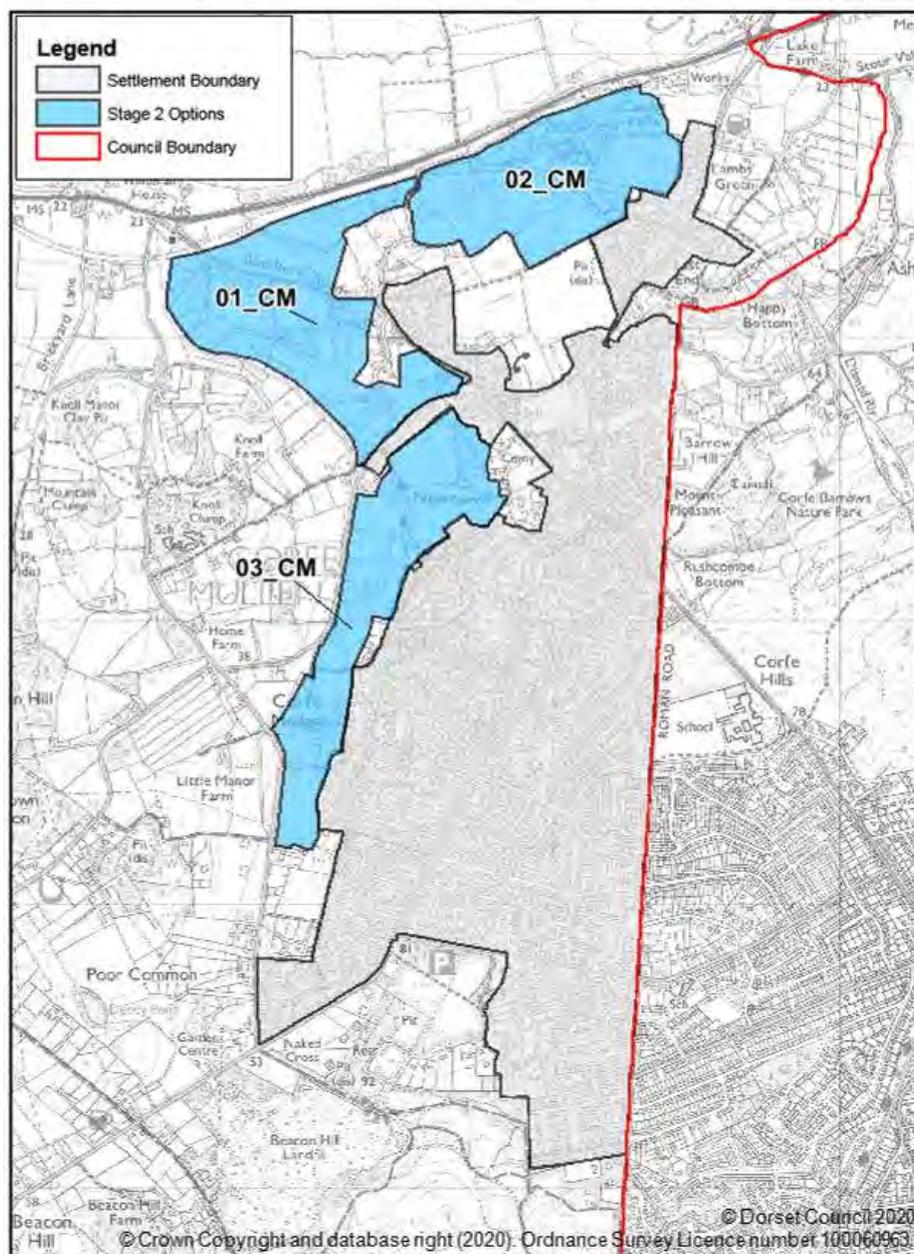
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during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.

8.2.12 This resulted in the following areas being identified as reasonable options for development around Corfe Mullen (Figure 8.5):

- 01_CM: Land west of Brog Street;
- 02_CM: Part of Candys Farm; and
- 03_CM: Haywards Lane.

Figure 8.5: A map showing the options for development sites in Corfe Mullen



8.2.13 The sustainability impacts of delivering development in each of these sites around Corfe Mullen were assessed and evaluated.

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8.2.14 The sustainability impacts associated with these site options are summarised in Figure 8.6, with further details provided in the Appendix.

Figure 8.6: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Corfe Mullen

Sustainability Objective	01_CM			02_CM			03_CM		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	--	--	--
Soil	-	-	-	0	0	0	0	0	0
Water	-	-	-	-	-	-	-	-	-
Air	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	-	-	-	--	--	--
Flooding & Coastal Change	0	0	-	0	0	0	0	0	-
Landscape	--	--	--	--	--	--	--	--	--
Historic Environment	-	-	-	-	-	-	-	-	-
Community	+	+	+	+	+	+	+	+	+
Housing	++	++	++	++	++	++	++	++	++
Economy	+	+	+	+	+	+	+	+	+
Preferred option?	✓			✗			✓		
Reason for selecting or rejecting the option	Moderate landscape sensitivity, as a result of the visual containment provided by the existing mature vegetation. High heritage sensitivity due to potential for impacts upon the setting of the Conservation Area.			The site has a moderate to high landscape sensitivity due to the sloping landform and rural setting that the area provides to the settlement edge and views to the AONB. Potential for effects upon the setting of the Conservation Area.			Moderate landscape sensitivity and low heritage sensitivity due to limited features of natural or cultural significance.		

SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

8.2.15 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Corfe Mullen Chapter of the Dorset Council Local Plan.

8.2.16 The findings of the sustainability appraisal of the draft policies for the proposed additional allocations in the Corfe Mullen Chapter of the Dorset Council Local Plan is presented in Figure 8.7. Further details of the analysis is presented in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.7: A table summarising the findings of the sustainability appraisal of the draft policies for the proposed additional allocations at Corfe Mullen

	CORM3: Land west of Pardy's Hill			CORM4: Land east of Haywards Lane			CORM5: Land west of Haywards Lane		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	--	--	--	-	-	-	--	--	--
Soil	0	0	0	0	0	0	0	0	0
Water	-	-	-	-	-	-	-	-	-
Air	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	0	0	0	0	0	0
Community	++	++	++	++	++	++	0	0	0
Housing	0	0	0	+	+	+	+	+	+
Economy	0	0	0	0	0	0	0	0	0

MITIGATION

8.2.17 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Corfe Mullen Chapter of the Dorset Council Local Plan at the options stage are summarised in Figure 8.8.

Figure 8.8: Suggested mitigation measures for the Corfe Mullen Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
CORM5 Land to the West of Haywards Lane	The site is within the 400m to 5km buffer surrounding the Dorset Heaths European Site. A SANG will be provided as part of the development between Brook Lane and Chapel Lane, in accordance with the Dorset Heaths Framework 2020-25. The purpose of the SANG is to reduce the number of people visiting the Dorset Heathlands European site, approximately 400m to the east of the site, by providing an alternative area which is more convenient and attractive for people to use for recreational activities. This will reduce the recreational pressure on the Dorset Heathlands European Site. The proposed location of the SANG is adjacent to the Corfe Mullen Pastures SSSI, an area of unimproved grassland and mire habitats which are of national importance to wildlife. Whilst the SANG is likely to reduce recreational pressure on the Dorset Heaths European Site, providing an area of SANG adjacent to the Corfe Mullen Pastures SSSI may substantially increase the number of people visiting

Policy	Sustainability Appraisal recommendation
	<p>SSSI site. This additional recreational pressure is likely to significantly affect the unimproved grassland and mire habitats and the species which it supports.</p> <p>In order to prevent significant impacts upon the Corfe Mullen Pastures SSSI as a result of increased recreational pressure, it is proposed that the policy is amended to restrict access to the Corfe Mullen Pastures SSSI, perhaps through fencing, and enhance the management of this habitat.</p>

8.3. UPTON

INTRODUCTION

- 8.3.1 Upton is a town on the western edge of the Poole and Bournemouth conurbation adjoining the suburb of Hamworthy. It forms part of the South east Dorset conurbation which lies within the Dorset Council area.
- 8.3.2 The town of Upton is largely suburban in character, but is served by a town centre and other local facilities, including schools.
- 8.3.3 The existing opportunity for development at Upton, which is included in the emerging Purbeck Local Plan (Part 1), is the extension to French's Farm, Policeman's Lane. Planning permission has been granted for 90 homes as an extension to the recently completed development.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

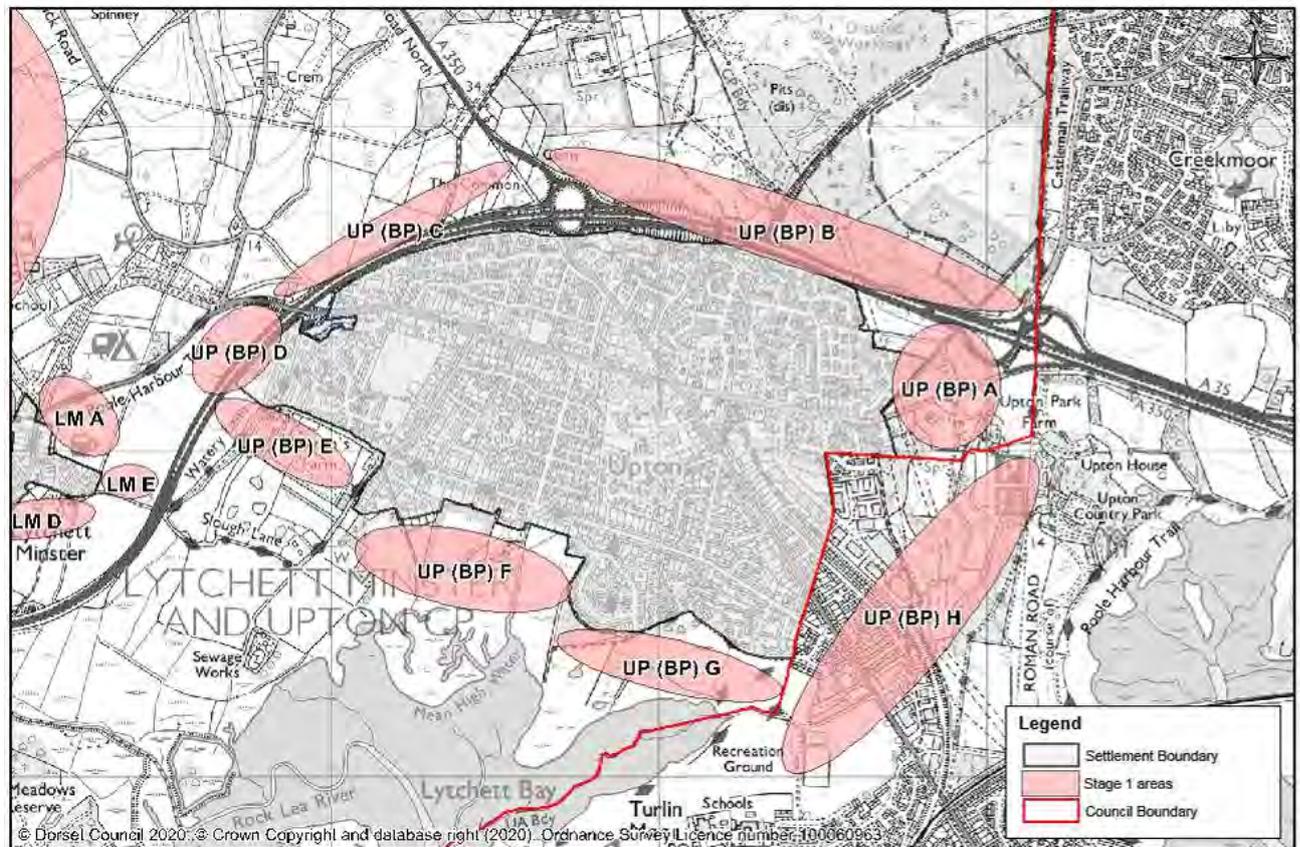
Stage 1: General Directions for Growth around Upton

- 8.3.4 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Upton (Figure 8.9).
- 8.3.5 This stage takes a strategic view at the general directions for growth around Upton, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.9: A map showing the general areas for development surrounding Upton which were considered in the sustainability appraisal



8.3.6 The sustainability impacts of delivering development in each of these general areas for growth around Upton were assessed and evaluated.

8.3.7 The sustainability impacts associated with these options are summarised in Figure 8.10, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.10: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Upton

Sustainability Objective	UP(BP)A			UP(BP)B			UP(BP)C			UP(BP)D			UP(BP)E			UP(BP)F			UP(BP)G			UP(BP)H					
	Short	Medium	Long																								
Biodiversity	--	--	--	--	--	--	--	--	--	-	-	-	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	-	-	-	-	-	-	-	-	-	-	-	-	--	--	--	--	--	--	--	--	--	--	--	--
Flooding & Coastal Change	--	--	--	0	0	0	0	0	0	0	0	0	0	0	0	--	--	--	--	--	--	--	--	--	--	--	--
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Community	++	++	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

8.3.8 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for further consideration. The decisions made and the reasons for these decisions are presented in Figure 8.11.

Figure 8.11: A table showing the reasons for either retaining or discounting the general areas for development surrounding Upton

Option	Decision	Reason for decision
UP(BP)A	×	Within 400m of the Dorset Heaths European Site.
UP(BP)B	×	Within the Dorset Heaths European Site.
UP(BP)C	×	Within 400m of the Dorset Heaths European Site.
UP(BP)D	×	Western section of the area considered unsuitable for development on the basis of heritage impacts. Remaining areas are beyond the A35 road and existing settlement limit, and therefore would not have a relationship with the existing built development.
UP(BP)E	×	Within 400m of the Dorset Heaths European Site.
UP(BP)F	×	Within the Poole Harbour and Dorset Heaths European Sites, and a significant risk of flooding.
UP(BP)G	×	Within the Poole Harbour and Dorset Heaths European Sites, and a significant risk of flooding.
UP(BP)H	×	Within close proximity to the Poole Harbour European site and a significant risk of flooding.

8.3.9 Since the general areas for growth around Upton were found to be unsuitable for growth and discounted from further consideration, there were no reasonable development options identified in Upton other than the emerging Purbeck Local Plan site at Policeman's Lane.

8.4. BLANDFORD

INTRODUCTION

8.4.1 Blandford comprises the main town of Blandford Forum to the north of the River Stour and the smaller built-up area of Blandford St Mary to the south.

- 8.4.2 The allocations which appear in existing planning policy documents or have development consent include:
- The Brewery – The site has capacity for approximately 180 dwellings with outline consent granted. Detailed consent has also been granted for 63 dwellings.
 - St Mary’s Hill –The site has outline consent for up to 350 dwellings with detailed consent for 89 dwellings.
 - Lower Bryanston Farm – The site has capacity for 75 dwellings and a planning application is currently being processed.
 - Land off Shaftesbury Lane – Approximately 2.1 ha of land off Shaftesbury Lane is allocated for employment uses.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

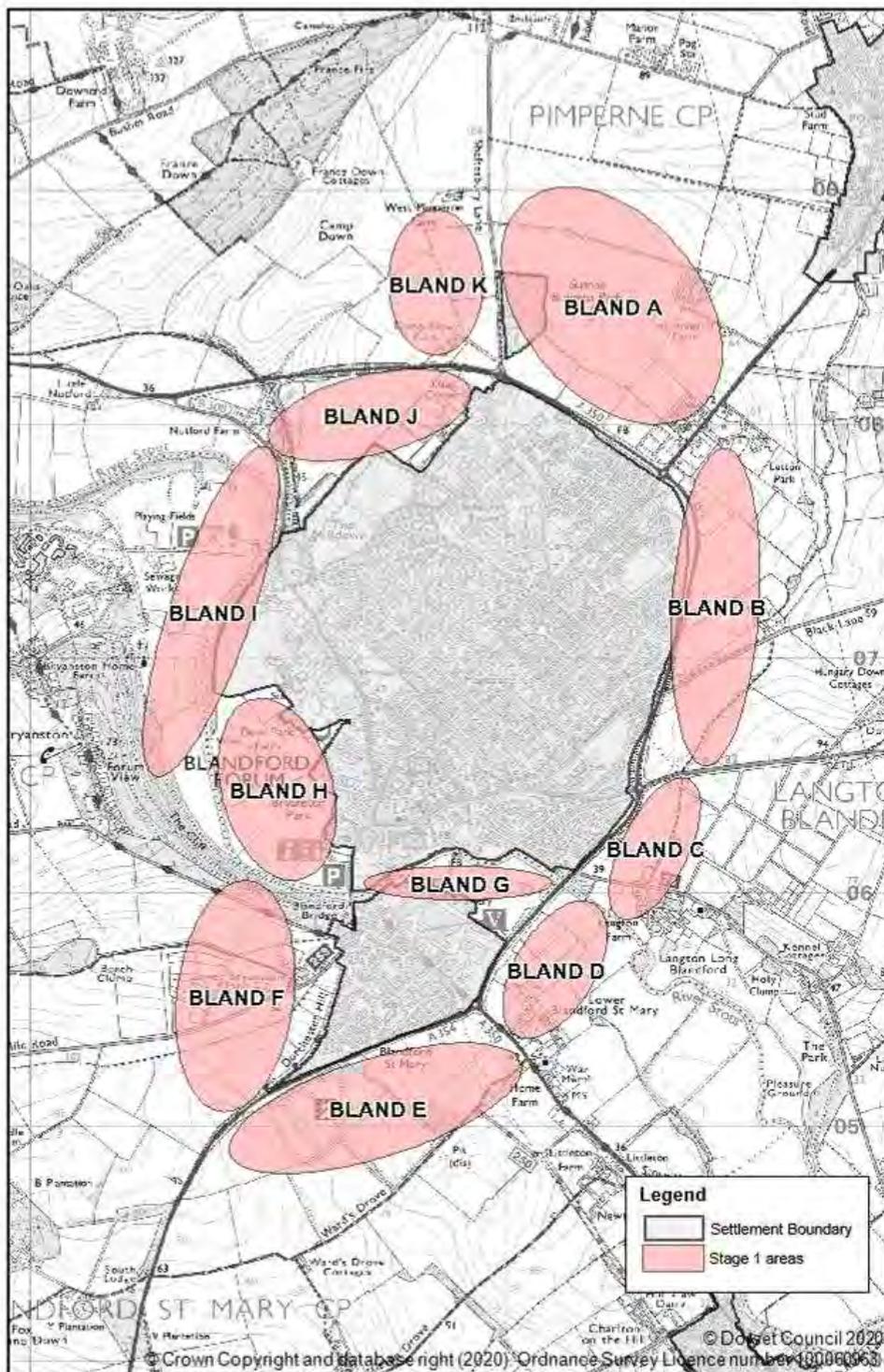
Stage 1: General Directions for Growth around Blandford

- 8.4.3 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Blandford (Figure 8.11).
- 8.4.4 This stage takes a strategic view at the general directions for growth around Blandford, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.11: A map showing the general areas for development surrounding Blandford which were considered in the sustainability appraisal



8.4.5 The sustainability impacts of delivering development in each of these general areas for growth around Blandford were assessed and evaluated.

8.4.6 The sustainability impacts associated with these options are summarised in Figure 8.12, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.12: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Blandford

Sustainability Objective	BLAND A			BLAND B			BLAND C			BLAND D			BLAND E			BLAND F		
	Short	Medium	Long															
Biodiversity	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0	-	-	-
Soil	--	--	--	--	--	--	0	0	0	0	0	0	0	0	0	0	0	0
Water	--	--	--	--	--	--	0	0	0	-	-	-	-	-	-	-	-	-
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	--	--	--	--	--	--	--	--	--	-	-	-	--	--	--
Flooding & Coastal Change	0	0	0	--	--	--	--	--	--	--	--	--	0	0	0	0	0	-
Landscape	--	--	--	--	--	--	--	--	--	-	-	-	-	-	-	--	--	--
Historic Environment	0	0	0	0	0	0	-	-	-	-	-	-	-	-	-	--	--	--
Community	+	+	+	++	++	++	+	+	+	+	+	+	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Sustainability Objective	BLAND G			BLAND H			BLAND I			BLAND J			BLAND K		
	Short	Medium	Long												
Biodiversity	0	0	0	-	-	-	-	-	-	-	-	-	0	0	0
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	--	--	--	--	--	--	--	--	--	-	-	-
Flooding & Coastal Change	--	--	--	--	--	--	--	--	--	0	0	-	0	0	0
Landscape	-	-	-	-	-	-	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	--	--	--	--	--	--	-	-	-	0	0	0
Community	++	++	++	++	++	++	++	++	++	++	++	++	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

8.4.7 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 8.13.

Figure 8.13: A table showing the reasons for either retaining or discounting the general areas for development surrounding Blandford

Option	Decision	Reason for decision
BLAND A	✓	Whilst there is potential for impacts upon the setting of the Scheduled Monument, the heritage sensitivity of this area is considered the lowest of those surrounding Blandford and therefore the site is considered to have development potential.
BLAND B	✓	Whilst there are landscape sensitivities relating to the sloping landform and location within the AONB, and a medium heritage sensitivity, the site is considered to have development potential.
BLAND C	✗	Not considered suitable for development due to impacts upon the landscape and AONB, and heritage assets due to the loss or harm to listed structures.
BLAND D	✗	Impacts on the setting of the landscape and AONB. Potential for considerable effects on the setting of designated heritage assets through alterations to their setting.
BLAND E	✓	This area has the least landscape sensitivity and is considered to have development potential.
BLAND F	✗	Not considered suitable for development due to the presence of sensitive landscape features including ancient woodland, the steep landform of the Cliff, and the Dorset AONB, and potential for impacts upon the conservation area.
BLAND G	✗	Not considered suitable for development due to the location within the conservation area and the contribution to the gap between Blandford St Mary and Blandford Forum.
BLAND H	✗	Not considered suitable for development due to potential for impacts upon biodiversity, the landscape (and AONB), flooding and heritage assets.
BLAND I	✗	Not considered suitable for development due to impacts upon biodiversity, the landscape (and AONB), flooding and heritage assets.

Sustainability Appraisal Options Stage

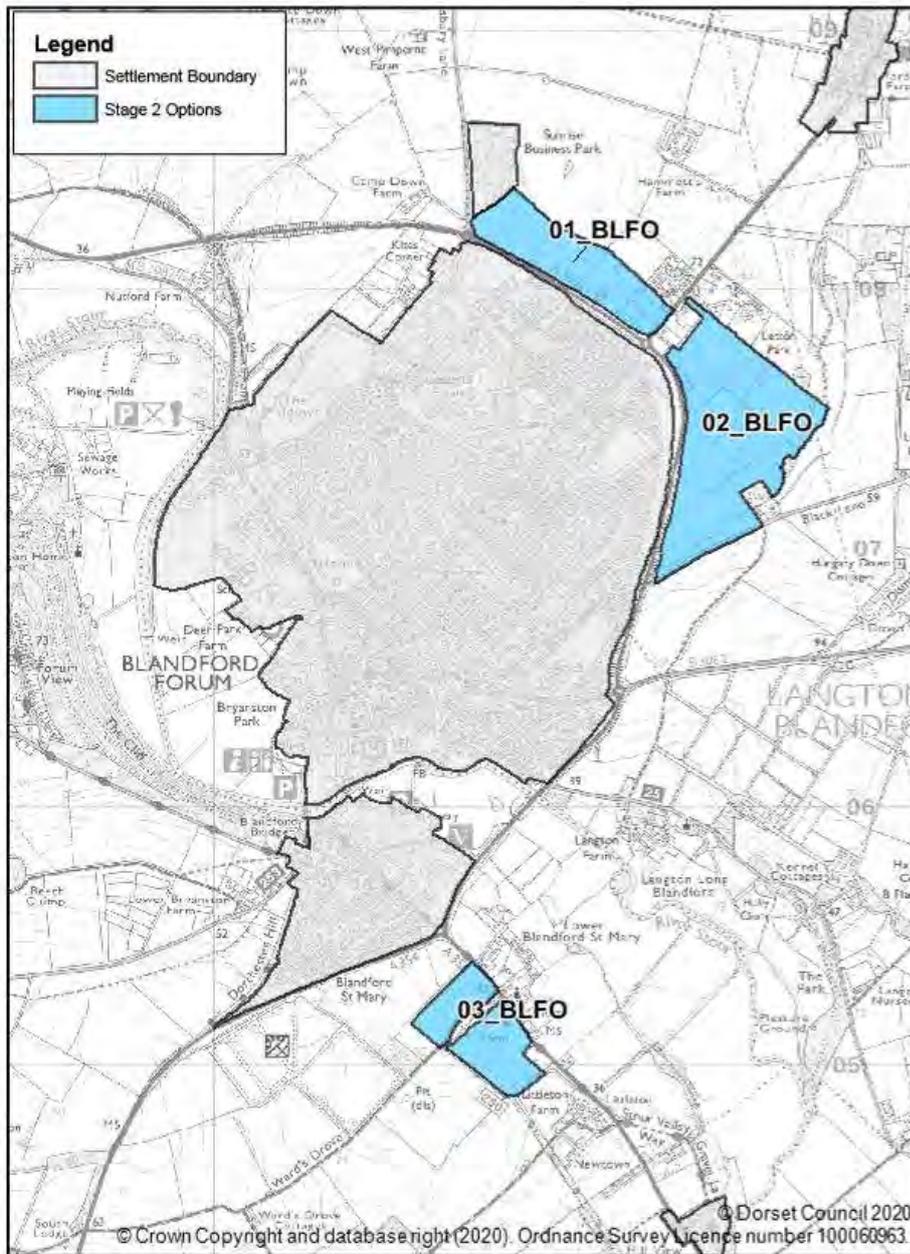
Dorset Council Local Plan

BLAND J	X	Not considered suitable for development due to potential for impacts upon biodiversity and the landscape (and AONB).
BLAND K	X	Not considered suitable for development due to impacts on the AONB and the landscape.

Stage 2: Development Options around Blandford

- 8.4.8 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Blandford and explained which areas which should be taken forward for further consideration.
- 8.4.9 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the evidence, including the potential environmental, social and economic issues identified during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.
- 8.4.10 This resulted in the following areas being identified as reasonable options for development around Blandford (Figure 8.14):
- 01_BLFO: Land north of Blandford Forum;
 - 02_BLFO: Land east of Blandford Forum; and
 - 03_BLFO: Land North of Ward's Drove (Section 1).

Figure 8.14: A map showing the options for development sites in Blandford



- 8.4.11 The sustainability impacts of delivering development in each of these sites around Blandford were assessed and evaluated.
- 8.4.12 The sustainability impacts associated with these site options are summarised in Figure 8.15, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.15: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Blandford

Sustainability Objective	01_BLFO			02_BLFO			03_BLFO		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0	0	0	0
Soil	--	--	--	--	--	--	0	0	0
Water	--	--	--	--	--	--	-	-	-
Air	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	--	--	--	0	0	0
Flooding & Coastal Change	0	0	0	--	--	--	0	0	0
Landscape	--	--	--	-	-	-	0	0	0
Historic Environment	0	0	0	0	0	0	-	-	-
Community	++	++	++	++	++	++	+	+	+
Housing	+	+	+	++	++	++	+	+	+
Economy	0	0	0	+	+	+	0	0	0
Preferred option?	✓			✓			✓		
Reason for selecting or rejecting the option	The site is considered suitable for development as the potential adverse impacts of development may be mitigated.			The site is considered suitable for development as the potential adverse impacts of development may be mitigated.			There are no significant sustainability effects associated with development at this site.		

SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

- 8.4.13 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Blandford Chapter of the Dorset Council Local Plan.
- 8.4.14 The findings of the sustainability appraisal of the draft policies for the proposed additional allocations in the Blandford Chapter of the Dorset Council Local Plan is presented in Figure 8.16 and subsequent text which provides an account of the potential impacts. Further details of the analysis is presented in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.16: A table summarising the findings of the sustainability appraisal of the draft policies for the proposed additional allocations at Blandford

	BLAN6 Land Adjacent to Ward's Drove			BLAN7 Land north-east of Blandford Forum		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0
Soil	0	0	0	0	0	0
Water	-	-	-	--	--	--
Air	0	0	0	0	0	0
Climate Change	0	0	0	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0
Community	++	++	++	++	++	++
Housing	+	+	+	++	++	++
Economy	0	0	0	+	+	+

MITIGATION

8.4.15 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Blandford Chapter of the Dorset Council Local Plan at the options stage are summarised in Figure 8.17.

Figure 8.17: Suggested mitigation measures for the Blandford Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
BLAN6 Land Adjacent to Wards Drove	<p>This site is within an area of high risk of foul sewer inundation. The inundation of groundwater into the foul drainage network, particularly following a high rainfall event, can cause them to become inundated with water. If left unmanaged, this can cause the drains to fail leading to pollution and a deterioration in groundwater quality, and may result in the foul drainage sewers flooding in downstream properties.</p> <p>This policy could require the development to ensure that it does not contribute to groundwater inundation of the foul drainage network to address this issue.</p>

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
BLAN7 Land Northeast of Blandford Forum	<p>Groundwater Source Protection Zones show the risk of contamination of a public drinking water supply from any activities that might cause pollution.</p> <p>The site is within a Zone 1 Groundwater Source Protection Zone, which is the most vulnerable area to a pollution event since there is just a 50 day travel time for a pollutant to reach the drinking water supply.</p> <p>Given that the allocation includes employment land and a waste management centre, there is a greater potential for a pollution event for example through industrial and commercial processes and the handling and processing of potential pollutants. The policy could therefore require the proposals to be accompanied by a hydrogeological risk assessment to demonstrate that development will not compromise groundwater quality or its abstraction.</p> <p>Development of this scale may provide opportunities for strategic scale climate change mitigation, for example by delivering district heating schemes and community renewable energy schemes.</p>

8.5. FERNDOWN, WEST PARLEY AND WEST MOORS

INTRODUCTION

- 8.5.1 Ferndown lies in the south-east of the council area separated from Bournemouth by the River Stour and its floodplain. Ferndown is one of the largest settlements in the east of Dorset and sits in the top tier of the retail hierarchy as a town centre.
- 8.5.2 West Moors lies to the north of Ferndown and comprises a small semi-rural village.
- 8.5.3 A number of residential sites were allocated in Ferndown prior to the formation of Dorset Council and will be carried forward for the Dorset Council Local Plan. These are:
- Green Worlds, Ringwood Road, as a redevelopment opportunity on the northern edge of the town with the potential for around 70 new homes;
 - East of New Road, West Parley, which will deliver around 320 new homes and a link road between the B3073 and New Road; and
 - West of New Road, West Parley, which will deliver around 150 new homes and a link road between the B3073 and New Road.
- 8.5.4 There are also several key employment sites allocated at Ferndown, which are:
- Blunts Farm, Ferndown (approximately 30 ha); and
 - East of Cobham Road, Ferndown (approximately 8.5 ha).

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

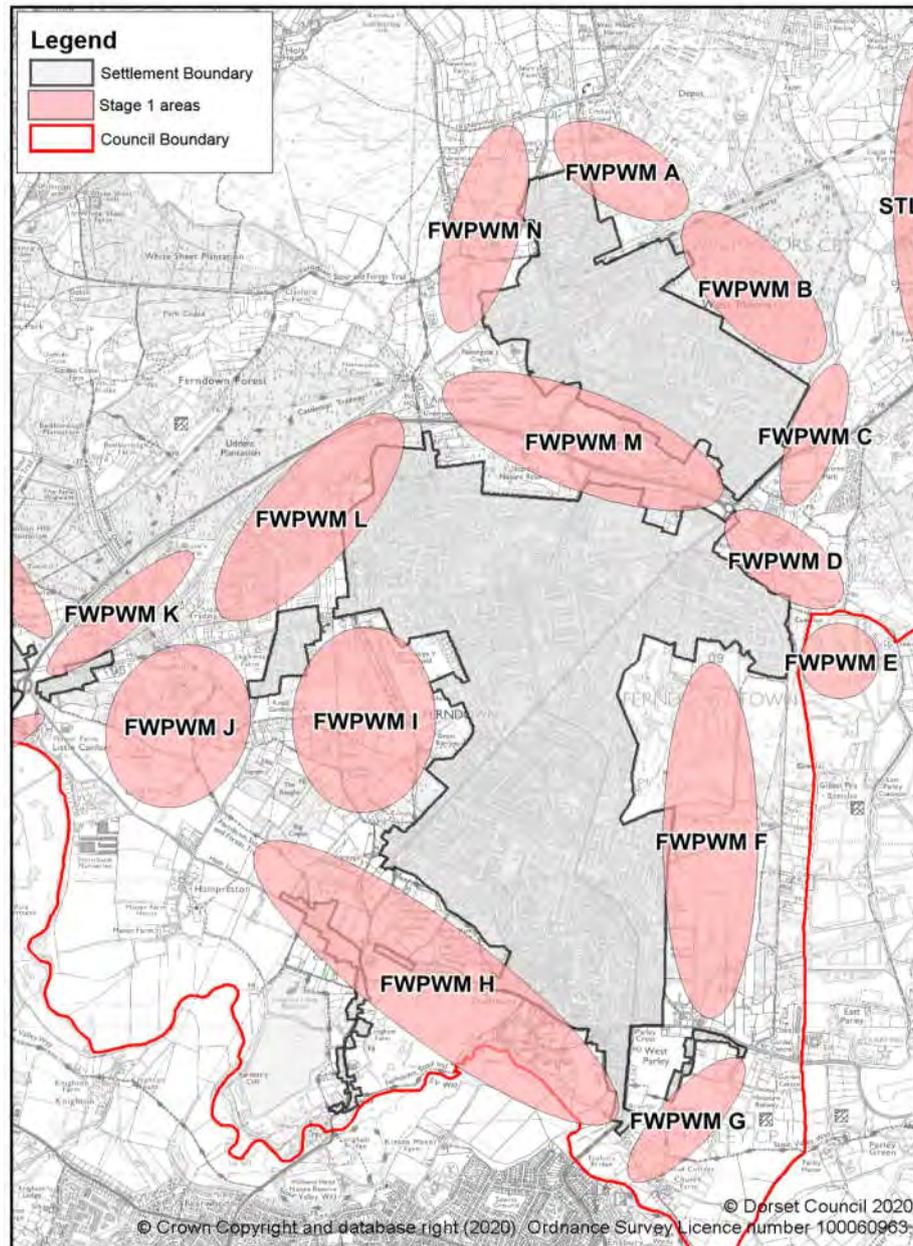
Stage 1: General Directions for Growth around Ferndown, West Parley and West Moors

- 8.5.5 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Ferndown, West Parley and West Moors (Figure 8.18).

Sustainability Appraisal Options Stage

8.5.6 This stage takes a strategic view at the general directions for growth around Ferndown, West Parley and West Moors, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 8.18: A map showing the general areas for development surrounding Ferndown, West Parley and West Moors which were considered in the sustainability appraisal



8.5.7 The sustainability impacts of delivering development in each of these general areas for growth around Ferndown, West Parley and West Moors were assessed and evaluated.

8.5.8 The sustainability impacts associated with these options are summarised in Figure 8.19, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.19: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Ferndown & West Parley

Sustainability Objective	FWPWM A			FWPWM B			FWPWM C			FWPWM D			FWPWM E			FWPWM F			FWPWM G		
	Short	Medium	Long																		
Biodiversity	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--	--	--
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	--	--	--	--	--	--	-	-	-	-	-	-	--	--	--
Flooding & Coastal Change	0	0	0	0	0	0	--	--	--	--	--	--	0	0	0	0	0	0	--	--	--
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	0	0	0	0	0	0	--	--	--	--	--	--	--	--	--	--	--	--
Community	+	+	+	++	++	++	++	++	++	++	++	++	+	+	+	++	++	++	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Sustainability Objective	FWPWM H			FWPWM I			FWPWM J			FWPWM K			FWPWM L			FWPWM M			FWPWM N		
	Short	Medium	Long																		
Biodiversity	--	--	--	--	--	--	--	--	--	-	-	-	--	--	--	--	--	--	--	--	--
Soil	0	0	0	0	0	0	--	--	--	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	-	-	-	-	-	-	-	-	-	--	--	--	--	--	--	--	--	--
Flooding & Coastal Change	--	--	--	0	0	0	0	0	0	0	0	0	--	--	--	--	--	--	--	--	--
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	--	--	--	--	--	--	--	--	--	-	-	-	0	0	0	0	0	0
Community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	++	++	++	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

8.5.9 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for further consideration. The decisions made and the reasons for these decisions are presented in Figure 8.20.

Figure 8.20: A table showing the reasons for either retaining or discounting the general areas for development surrounding Ferndown, West Parley and West Moors

Option	Decision	Reason for decision
FWPWM A	×	Within the Dorset Heathlands European site.
FWPWM B	×	Large parts of this site are within the Dorset Heathlands European site and 400m buffer zone.
FWPWM C	✓	Whilst the eastern section of the site has been discounted due to the risk of flooding, the remaining part of the area has moderate landscape and low heritage sensitivity and is considered to have development potential.
FWPWM D	×	Within the Dorset Heathlands European site.
FWPWM E	×	Within the Dorset Heathlands European site.
FWPWM F	×	Within the Dorset Heathlands European site.
FWPWM G	×	Has been discounted on the grounds of significant impacts upon heritage assets and the risk of flooding.
FWPWM H	✓	Whilst there is the potential for adverse impacts upon heritage assets within parts of this area, other parts are considered to have only moderate landscape and heritage sensitivity. The development potential of this area will therefore be given further consideration at stage 2 of the options assessment.
FWPWM I	×	Within the Dorset Heathlands European site.
FWPWM J	✓	Whilst there is the potential for impacts upon heritage assets particularly on the central and northern sections of the site, there is some potential for development on the far western part of the area.
FWPWM K	✓	Whilst there is the potential for impacts upon heritage assets, there is some potential for development on the southern part of the area.

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FWPWM L	X	Large parts of this site are within the Dorset Heathlands European site and 400m buffer zone.
FWPWM M	X	Within the Dorset Heathlands European site.
FWPWM N	X	Within the Dorset Heathlands European site.

Stage 2: Development Options around Ferndown, West Parley and West Moors

- 8.5.10 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Ferndown, West Parley and West Moors and explained which areas which should be taken forward for further consideration.
- 8.5.11 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the evidence, including the potential environmental, social and economic issues identified during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.
- 8.5.12 This resulted in the following areas being identified as reasonable options for development around Ferndown, West Parley and West Moors (Figures 8.21 and 8.22):
- 01_FDWP: Land at SW Ferndown;
 - 02_FDWP: Southwest of Ferndown;
 - 03_FDWP: Southwest of Ferndown (Section 2);
 - 04_FDWP: Land off Dunedin Drive;
 - 05_FDWP: Land at Pompey's Lane;
 - 06_FDWP: Land at Holmwood Park;
 - 07_FDWP: Land opposite Dudsbury Golf Course;
 - 08_FDWP: Dudsbury Golf Course;
 - 09_FDWP: Garden Centre;
 - 10_FDWP: South of Ham Lane;
 - 11_FDWP: Land to the North of Ham Lane; and
 - 12_FDWP: Cranford Bottom & Uddens (East); and
 - 01_WESM: East of West Moors.

Figure 8.21: A map showing the options for development sites in Ferndown and West Parley

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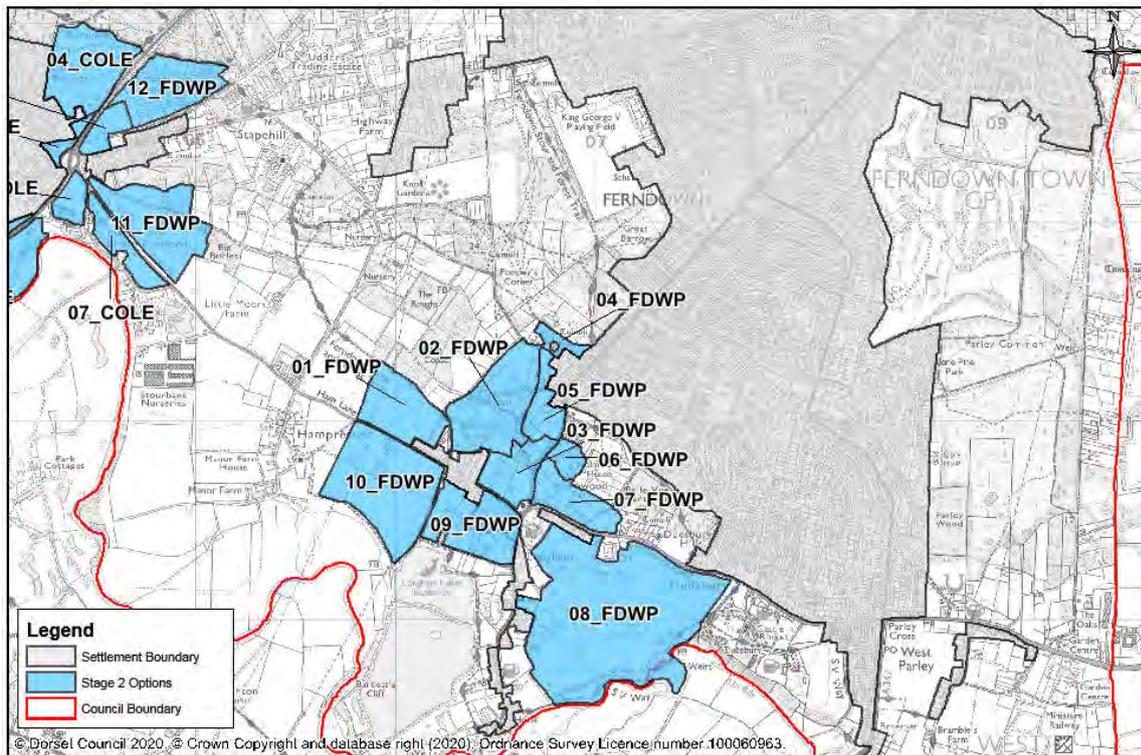
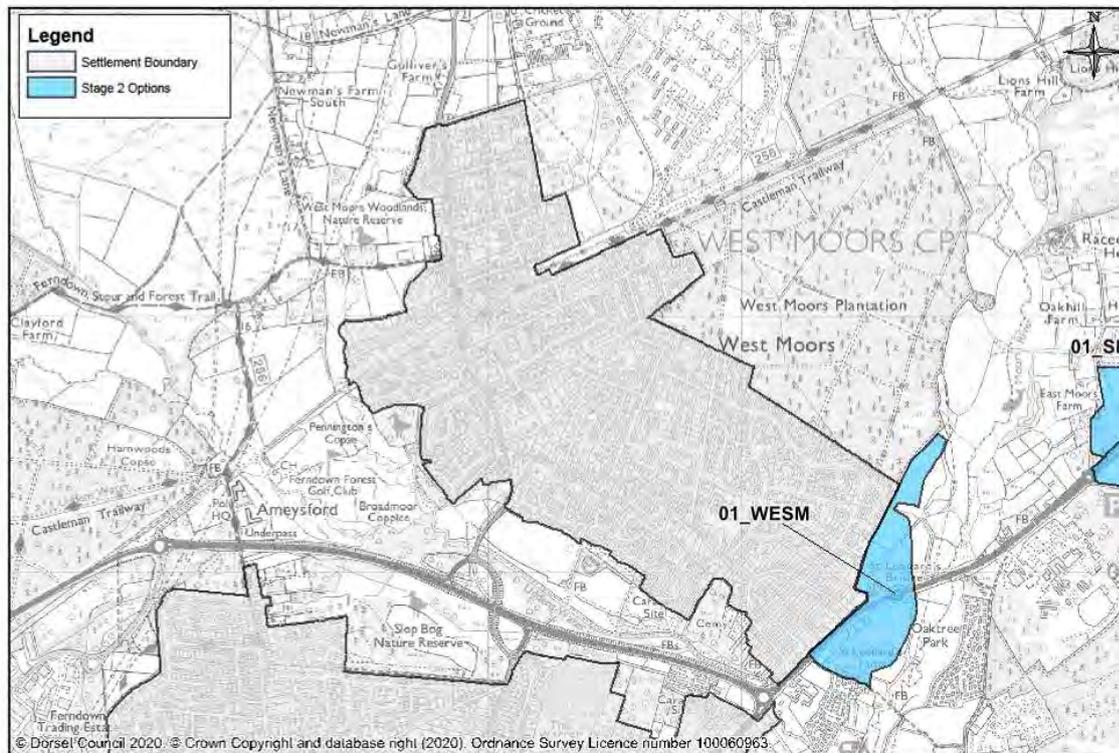


Figure 8.22: A map showing the options for development sites in West Moors



8.5.13 The sustainability impacts associated with these site options are summarised in Figure 8.23, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

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Figure 8.23: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Ferndown & West Parley

Sustainability Objective	01_FDWP			02_FDWP			03_FDWP			04_FDWP			05_FDWP			06_FDWP			07_FDWP		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	--	--	--	--	--	--	--	--	--	--	--	--	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	-	-	-	--	--	--	--	--	--	--	--	--	-	-	-	--	--	--
Community	+	+	+	0	0	0	0	0	0	+	+	+	+	+	+	0	0	0	0	0	0
Housing	+	+	+	+	+	+	++	++	++	0	0	0	+	+	+	0	0	0	+	+	+
Economy	0	0	0	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0
Preferred option?	✗			✓			✓			✗			✗			✗			✗		
Reason for selecting or rejecting the option	High heritage sensitivity associated with Conservation Area to the west.			The areas to the north of the With the area within 400m of the Dorset Heaths discounted from the development area.						Within 400m of the Dorset Heathlands and effects upon Scheduled Monuments.			Majority of the site is within 400m of the Dorset Heathlands.			Existing development proposal at the site, and the SNCI woodland habitat to the east, limit the potential for development.					

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Sustainability Objective	08_FDWP			09_FDWP			10_FDWP			11_FDWP			12_FDWP			01_WESM		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	0	0	0	--	--	--	0	0	0	0	0	0	--	--	--
Flooding & Coastal Change	--	--	--	0	0	0	0	0	-	0	0	0	0	0	0	0	0	-
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	0	0	0	-	-	-	-	-	-	--	--	--	0	0	0
Community	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	++	++	++
Housing	++	++	++	+	+	+	++	++	++	+	+	+	+	+	+	++	++	++
Economy	+	+	+	0	0	0	+	+	+	0	0	0	0	0	0	+	+	+
Preferred option?	✓			✓			✗			✓			✓			✓		
Reason for selecting or rejecting the option	Whilst the site is within an area of heritage sensitivity,			The site is considered a suitable location for employment uses.			High heritage sensitivity associated with the Conservation Area to the west.			Potential for a very high degree of harm upon the greenbelt.						Low-medium landscape sensitivity and low heritage sensitivity.		

Sustainability Appraisal Options Stage

SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

- 8.5.14 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Ferndown, West Parley and West Moors Chapter of the Dorset Council Local Plan.
- 8.5.15 The findings of the sustainability appraisal of the draft policies for the proposed additional allocations in the Ferndown, West Parley and West Moors Chapter of the Dorset Council Local Plan is presented in Figure 8.24. Further details of the analysis is presented in the Appendix.

Figure 8.24: A table summarising the findings of the sustainability appraisal of the draft policies for the proposed additional allocations at Ferndown, West Parley and West Moors

	FERN6 Land at Dudsbury Golf Course			FERN7 Land Off Angel Lane North of Ham Lane			FERN10 Land West and South of Longham Roundabouts		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Short
Biodiversity	0	0	0	0	0	0	0	0	0
Soil	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	0	0	0	0	0	0
Flooding & Coastal Change	--	--	--	0	0	0	0	0	0
Landscape	--	--	--	-	-	-	-	-	-
Historic Environment	0	0	0	-	-	-	0	0	0
Community	++	++	++	+	+	+	+	+	+
Housing	++	++	++	+	+	+	0	0	0
Economy	+	+	+	+	+	+	++	++	++

MITIGATION

- 8.5.16 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Ferndown, West Parley and West Moors Chapter of the Dorset Council Local Plan at the options stage are summarised in Figure 8.25.

Sustainability Appraisal Options Stage

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Figure 8.25: Suggested mitigation measures for the Ferndown, West Parley and West Moors Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
<p>FERN6 Land at Dudsbury Golf Course</p>	<p>The southern section of the site is within a Zone 3 (high risk) flood zone as a result of fluvial flooding from the River Stour to the south of the site. Whilst the policy states that ‘built development will generally be denser towards the north and west of the site away from the River Stour’, limiting the effects of flooding, the potential for development within the flood zone remains, exposing people and property to flooding.</p> <p>It is recommended that the policy ensures that development avoids those areas at risk of flooding.</p> <p>Furthermore, it is recommended that a flood mitigation strategy is delivered at the site to reduce the risk of flooding affected people and property at the site and surrounding areas.</p> <p>This will also ensure that the community is more resilient to future climatic conditions. The frequency and severity of rainfall events is projected to increase in future, leading to a greater number of significant flood events.</p> <p>Development of this scale may provide opportunities for strategic scale climate change mitigation, for example by delivering district heating schemes and community renewable energy schemes.</p>
<p>FERN7 Land off Angel Lane North of Ham Lane</p>	<p>The heritage assets in the areas surrounding the site include the Scheduled Monuments titled ‘Bell barrow 500m north east of Beacon Farm’ approximately 340m from the site and ‘Bowl barrow on Poor Common 370m north east of Holmwood’ approximately 380m to the east of the site.</p> <p>Whilst the preamble mentions that harm to heritage assets should be avoided, it is recommended that the policy sets out the need for a heritage impact assessment and requires harm to the historic environment to be avoided given the sensitivity of the historic features surrounding the site.</p>

8.6. ST LEONARDS AND ST IVES

INTRODUCTION

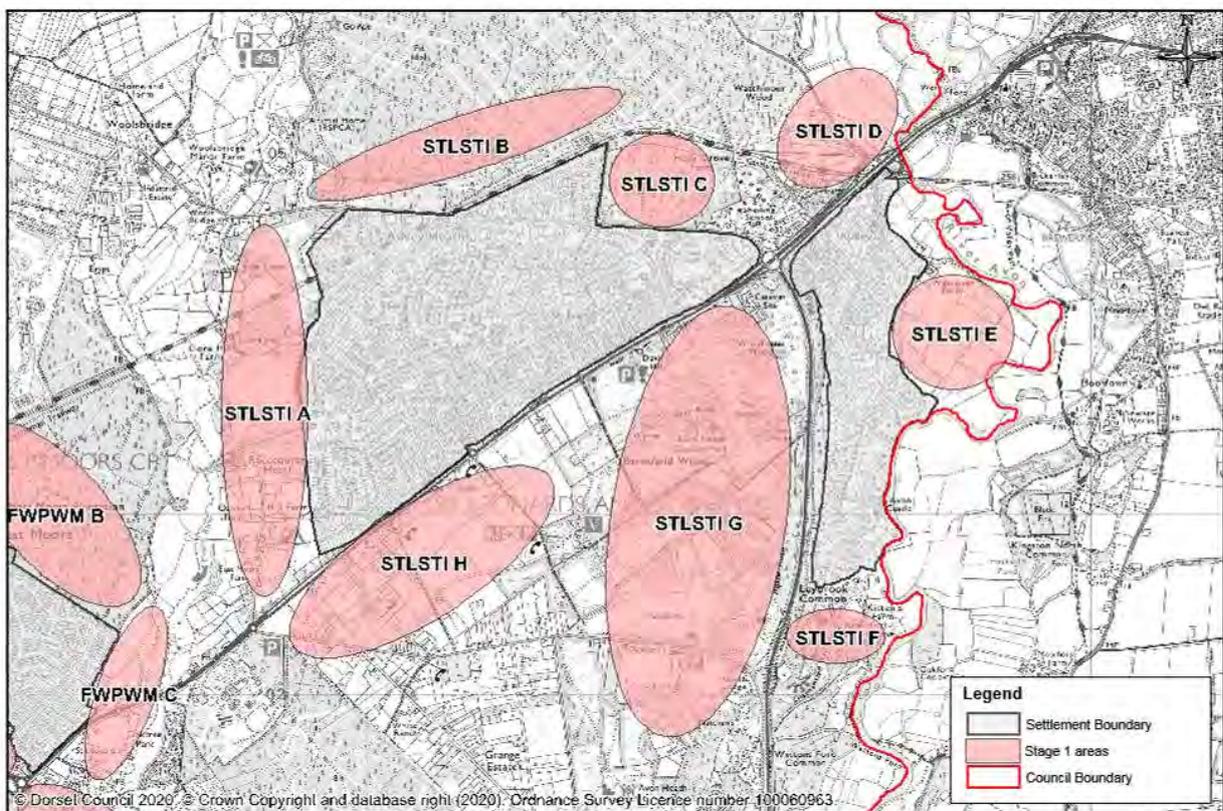
- 8.6.1 St Leonards and St Ives are two closely related urban areas located on the eastern edge of the Dorset Council area.
- 8.6.2 St Leonards and St Ives are linear in nature and defined by the surrounding road network with the A31 running through the centre of St Leonards and the A338 separating St Leonards and St Ives.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around St Leonards and St Ives

- 8.6.3 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around St Leonards and St Ives (Figure 8.26).
- 8.6.4 This stage takes a strategic view at the general directions for growth around St Leonards and St Ives, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 8.26: A map showing the general areas for development surrounding St Leonards and St Ives which were considered in the sustainability appraisal



- 8.6.5 The sustainability impacts of delivering development in each of these general areas for growth around St Leonards and St Ives were assessed and evaluated.
- 8.6.6 The sustainability impacts associated with these options are summarised in Figure 8.27, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

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Figure 8.27: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding St Leonards & St Ives

Sustainability Objective	STLSTI A			STLSTI B			STLSTI C			STLSTI D			STLSTI E			STLSTI F			STLSTI G			STLSTI H					
	Short	Medium	Long																								
Biodiversity	--	--	--	--	--	--	0	0	0	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	--	--	--	-	-	-	--	--	--	--	--	--	--	--	--	-	-	-	--	--	--	--	--	--
Flooding & Coastal Change	--	--	--	--	--	--	0	0	0	--	--	--	--	--	--	--	--	--	0	0	0	--	--	--	--	--	--
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	0	0	0	-	-	-	-	-	-	0	0	0	0	0	0	--	--	--	0	0	0	0	0	0
Community	++	++	++	+	+	+	++	++	++	+	+	+	+	+	+	0	0	0	+	+	+	++	++	++	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

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8.6.7 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consideration at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 8.28.

Figure 8.28: A table showing the reasons for either retaining or discounting the general areas for development surrounding St Leonards and St Ives

Option	Decision	Reason for decision
STLSTI A	✓	Whilst the majority of the area is within the Dorset Heathlands or within 400m of the Dorset Heathlands and has been discounted on those grounds, the southern extent of this area adjacent to area H will be considered further.
STLSTI B	✗	A large section of this area is within 400m of the Dorset Heathlands and currently occupied by forest habitat.
STLSTI C	✗	Development in this area would result in the loss of forest habitat.
STLSTI D	✗	Large parts of this area are within a zone 3 flood zone.
STLSTI E	✗	Large parts of this area are within a zone 3 flood zone, and issues with access to the site.
STLSTI F	✗	The majority of the area is within the Dorset Heathlands or within 400m of the Dorset Heathlands
STLSTI G	✗	
STLSTI H	✓	No significant heritage impacts were identified. Whilst there is a degree of landscape sensitivity in this area, this will be explored further at the next stage.

Stage 2: Development Options around St Leonards and St Ives

8.6.8 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around St Leonards and St Ives and explained which areas which should be taken forward for further consideration.

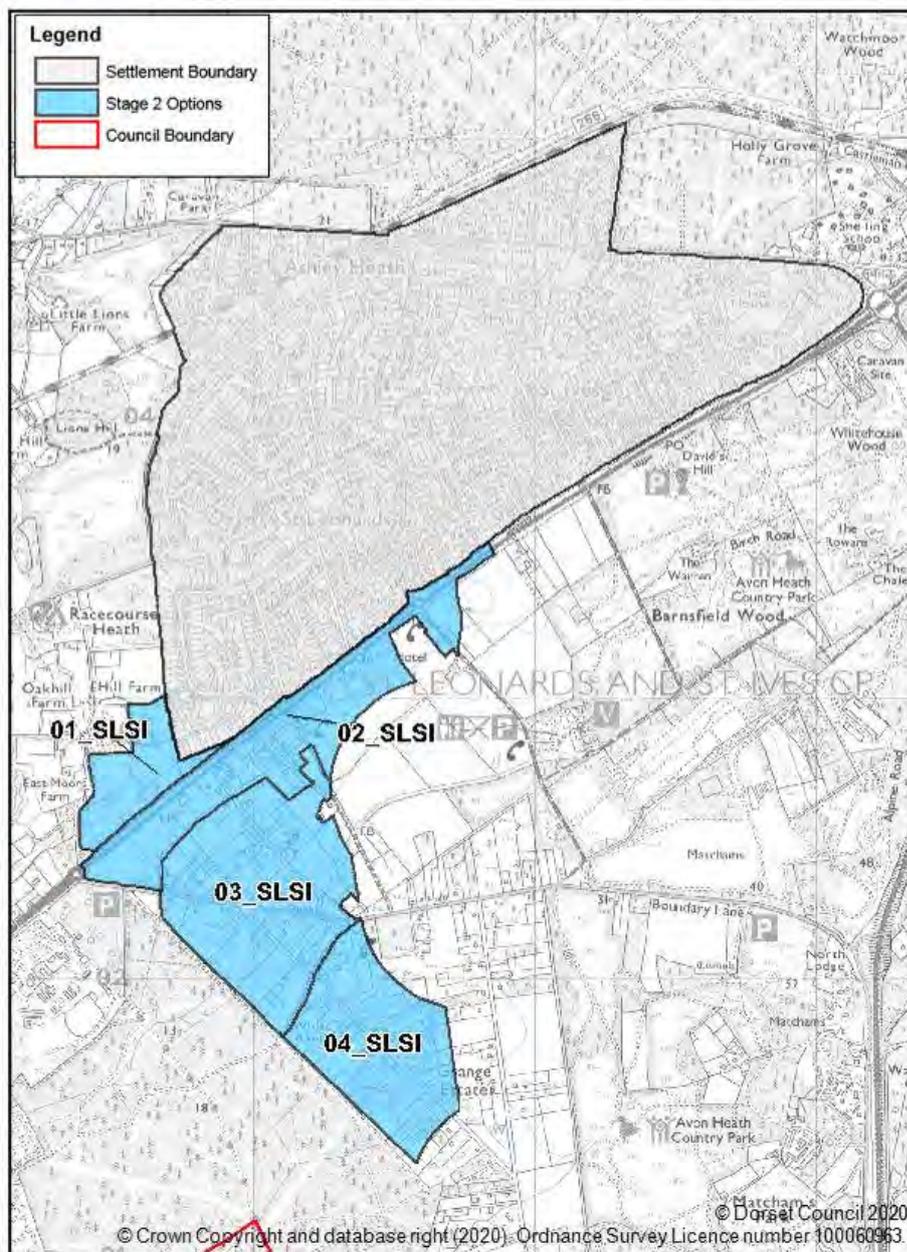
8.6.9 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the evidence, including the potential environmental, social and economic issues identified during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.

Sustainability Appraisal Options Stage

8.6.10 This resulted in the following areas being identified as reasonable options for development around St Leonards and St Ives (Figure 8.29):

- 01_SLSI: Guppy's Yard;
- 02_SLSI: Land adjacent to A31;
- 03_SLSI: Land adjacent to Boundary Lane; and
- 04_SLSI: 35 Wayside Road.

Figure 8.29: A map showing the options for development sites in St Leonards and St Ives



8.6.11 The sustainability impacts of delivering development in each of these sites around St Leonards and St Ives were assessed and evaluated.

Sustainability Appraisal Options Stage

8.6.12 The sustainability impacts associated with these site options are summarised in Figure 8.30, with further details provided in the Appendix.

Figure 8.30: A table summarising the findings of the sustainability appraisal of the development options for development sites surrounding St Leonards & St Ives

Sustainability Objective	01_SLSI			02_SLSI			03_SLSI			04_SLSI		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	--	--	--	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	-	-	-	--	--	--	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	--	--	--	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0
Community	++	++	++	++	++	++	++	++	++	+	+	+
Housing	+	+	+	++	++	++	++	++	++	++	++	++
Economy	0	0	0	+	+	+	+	+	+	+	+	+
Preferred option?	x			x			x			x		
Reason for selecting or rejecting the option	Development would result in a high degree of harm to the greenbelt. Loss of existing land use and potential enforcement proceedings at this site also.			Development would result in a moderate high degree of harm to the greenbelt. Multiple land ownership may prevent strategic scale development.			Within a high risk flood zone and a moderate high degree of harm to the greenbelt. Multiple land ownership may prevent strategic scale development.			Development would result in a moderate high degree of harm to the greenbelt. Multiple land ownership may prevent strategic scale development.		

8.6.13 Since the stage 2 development options at St Leonards and St Ives were found to be unsuitable for development growth and discounted from further consideration, there were no proposed additional allocations for development identified in St Leonards and St Ives.

8.7. SWANAGE

INTRODUCTION

8.7.1 Swanage is the largest town in the Isle of Purbeck area.

Sustainability Appraisal Options Stage

8.7.2 The Swanage Local Plan allocated land for development at Swanage. The majority of these have been built. However, the allocation at Northbrook Road East, which will be developed in the short term delivering around 90 homes, remains undeveloped and will be carried forward for the Dorset Council Local Plan.

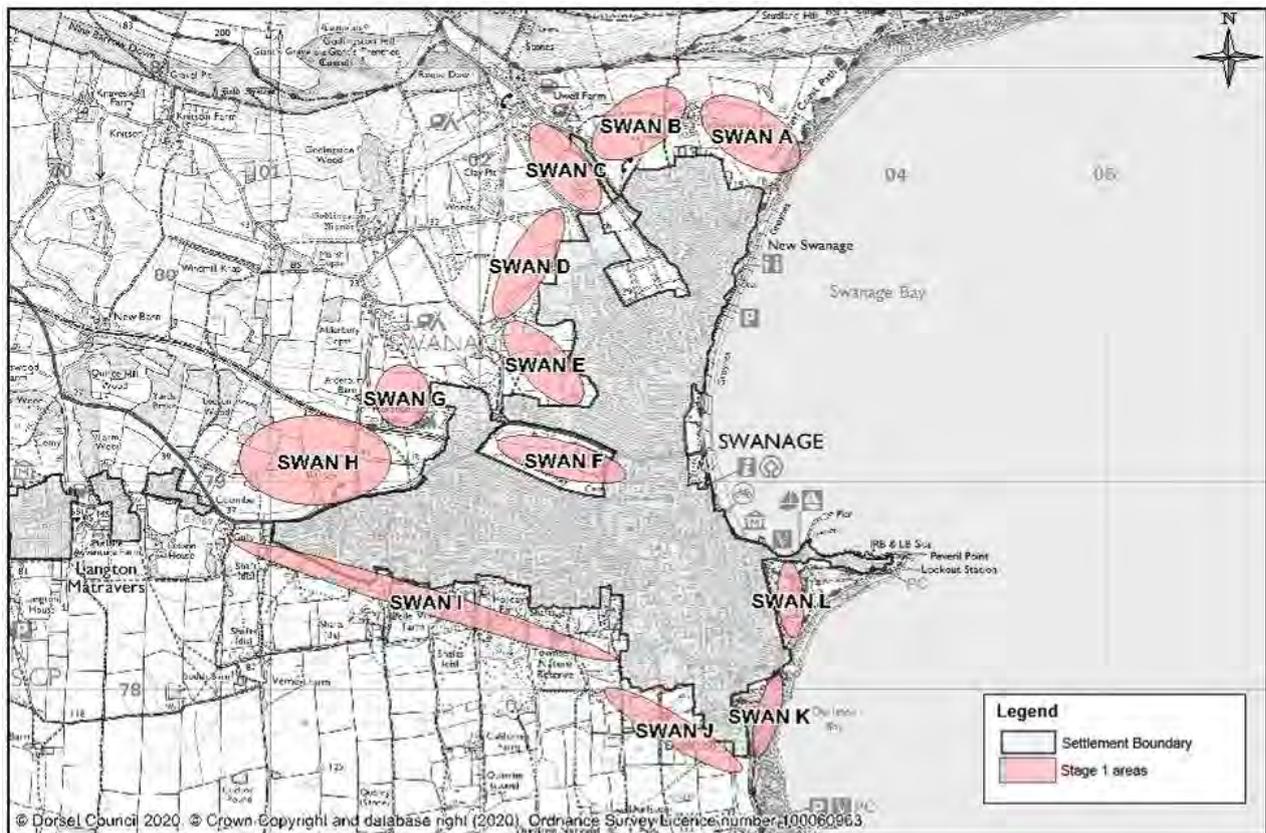
SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Swanage

8.7.3 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Swanage (Figure 8.31).

8.7.4 This stage takes a strategic view at the general directions for growth around Swanage, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 8.31: A map showing the general areas for development surrounding Swanage which were considered in the sustainability appraisal



8.7.5 The sustainability impacts of delivering development in each of these general areas for growth around Swanage were assessed and evaluated.

8.7.6 The sustainability impacts associated with these options are summarised in Figure 8.32, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

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Figure 8.32: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Swanage

Sustainability Objective	SWAN A			SWAN B			SWAN C			SWAN D			SWAN E			SWAN F		
	Short	Medium	Long															
Biodiversity	--	--	--	--	--	--	--	--	--	-	-	-	-	-	-	-	-	-
Soil	--	--	--	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	-	-	-	--	--	--	-	-	-	-	-	-	--	--	--
Flooding & Coastal Change	--	--	--	0	0	0	--	--	--	0	0	0	0	0	0	--	--	--
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-
Community	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

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Sustainability Objective	SWAN G			SWAN H			SWAN I			SWAN J			SWAN K			SWAN L		
	Short	Medium	Long															
Biodiversity	-	-	-	-	-	-	++	++	++	++	++	++	++	++	++	++	++	++
Soil	0	0	0	0	0	0	0	0	0	++	++	++	++	++	++	++	++	++
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	++	++	++	-	-	-	-	-	-	-	-	-	++	++	++	++	++	++
Flooding & Coastal Change	++	++	++	0	0	0	0	0	0	0	0	0	++	++	++	++	++	++
Landscape	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Historic Environment	-	-	-	++	++	++	-	-	-	++	++	++	++	++	++	++	++	++
Community	+	+	+	++	++	++	++	++	++	++	++	++	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

Dorset Council Local Plan

8.7.7 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted and which should be taken forward for further consideration. The decisions made and the reasons for these decisions are presented in Figure 8.33.

Figure 8.33: A table showing the reasons for either retaining or discounting the general areas for development surrounding Swanage

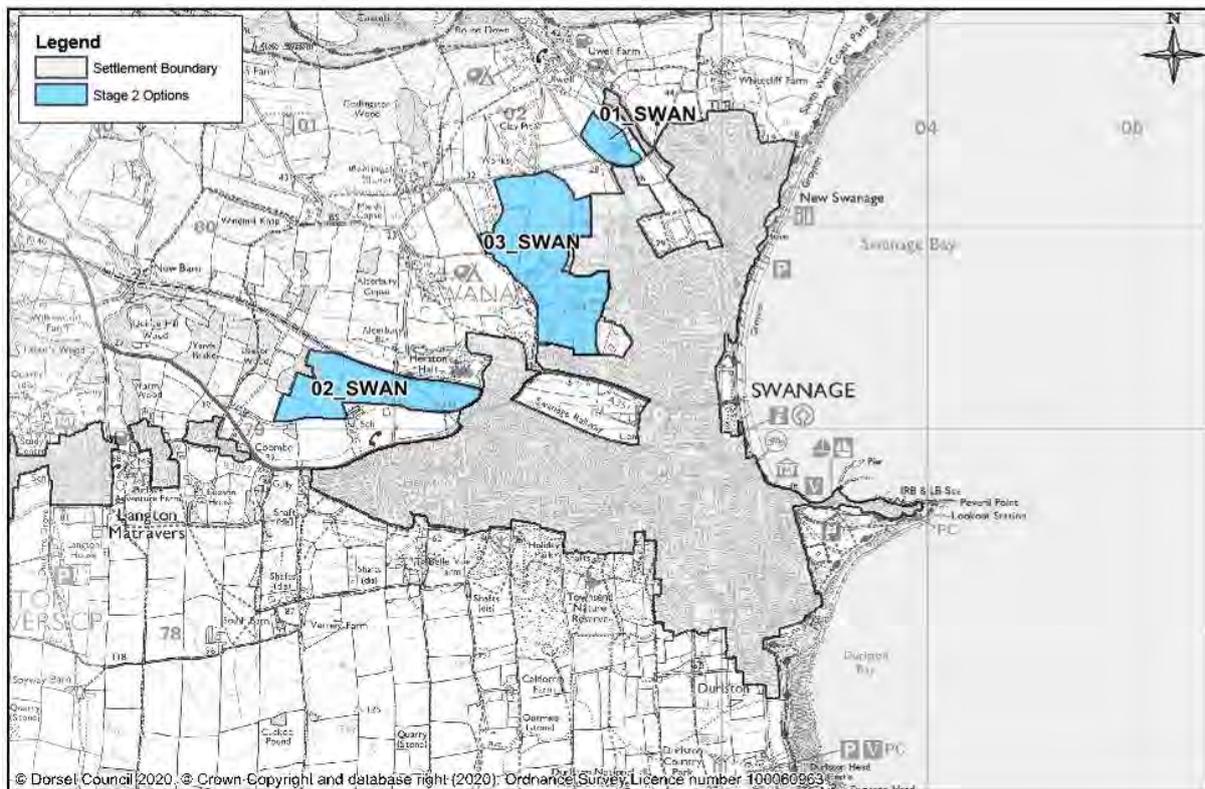
Option	Decision	Reason for decision
SWAN A	✗	Within the Isle of Portland to Studland Cliffs SAC and Purbeck Ridge (East) SSSI, flood Zone and an area affected by potential cliff-top recession within 20 years.
SWAN B	✗	In close proximity to the Isle of Portland to Studland Cliffs SAC and Purbeck Ridge (East) SSSI
SWAN C	✓	The northern part of the site is subject to flooding and is highly sensitive in terms of landscape and heritage, and has been discounted. However, whilst the southern area has a degree of landscape and heritage sensitivity, it is considered to have development potential.
SWAN D	✓	This area has no significant landscape and heritage sensitivities and is therefore considered to have development potential.
SWAN E	✓	This area has a moderate landscape and heritage sensitivity, with the exception of the eastern part of the site has been discounted on heritage grounds.
SWAN F	✗	Discounted due to the risk of flooding across the majority of this area.
SWAN G	✗	Discounted due to the risk of flooding across the majority of this area.
SWAN H	✓	Development on the southern section of this area has the potential to harm heritage assets, and has therefore been discounted. Whilst there are landscape and heritage sensitivities on the northern part of the area, it is considered to have development potential.
SWAN I	✗	Partly within the St Albans Head to Durlston Head SAC and Townsend SSSI.
SWAN J	✗	Partly within the Isle of Portland to Studland Cliffs SAC and South Dorset Coast SSSI. Potential impacts upon heritage assets.
SWAN K	✗	Within the Isle of Portland to Studland Cliffs SAC and South Dorset Coast SSSI, Zone 2 Flood Zone and an area affected by potential cliff-top recession within 20 years. Potential impacts upon heritage assets.
SWAN L	✗	Within a Conservation Area and in an area affected by potential cliff-top recession within 20 years. Adjacent to the Isle of Portland to Studland Cliffs SAC and South Dorset Coast SSSI and East Devon and Dorset World Heritage Site.

Sustainability Appraisal Options Stage

Stage 2: Development Options around Swanage

- 8.7.8 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Swanage and explained which areas which should be taken forward for further consideration.
- 8.7.9 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the evidence, including the potential environmental, social and economic issues identified during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.
- 8.7.10 This resulted in the following areas being identified as reasonable options for development around Swanage (Figure 8.34):
- 01_SWAN: Land around Swanage Farm;
 - 02_SWAN: Land off Washpond Lane; and
 - 03_SWAN: Land north and west of Prospect Allotments.

Figure 8.34: A map showing the options for development sites in Swanage



- 8.7.11 The sustainability impacts of delivering development in each of these sites around Swanage were assessed and evaluated.
- 8.7.12 The sustainability impacts associated with these site options are summarised in Figure 8.35, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.35: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Swanage

Sustainability Objective	01_SWAN			02_SWAN			03_SWAN		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	--	--	--	--	--	--
Flooding & Coastal Change	0	0	-	--	--	--	--	--	--
Landscape	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	-	-	-	0	0	0
Community	+	+	+	++	++	++	+	+	+
Housing	0	0	0	++	++	++	++	++	++
Economy	0	0	0	+	+	+	+	+	+
Preferred option?	✘			✘			✔		
Reason for selecting or rejecting the option	Landscape sensitivities as a result of the site's elevated topography and views from the distinctive landforms to the north, including Ballard Down.			The site has a moderate to high landscape and heritage sensitivity.			Allotments and caravan park have been discounted as they provide community and tourist facilities. Development in the remaining area provides potential for visual enhancement to the edge of the settlement.		

SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

- 8.7.13 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Swanage Chapter of the Dorset Council Local Plan.
- 8.7.14 The findings of the sustainability appraisal of the draft policies for the proposed additional allocations in the Swanage Chapter of the Dorset Council Local Plan is presented in Figure 8.36 and subsequent text which provides an account of the potential impacts. Further details of the analysis is presented in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.36: A table summarising the findings of the sustainability appraisal of the draft policies for the proposed additional allocations at Swanage

	SWAN3 Land to the west of Prospect Allotments		
	Short	Medium	Long
Biodiversity	0	0	0
Soil	0	0	0
Water	0	0	0
Air	0	0	0
Climate Change	0	0	0
Flooding & Coastal Change	0	0	0
Landscape	0	0	0
Historic Environment	0	0	0
Community	+	+	+
Housing	+	+	+
Economy	0	0	0

MITIGATION

- 8.7.1 There are no suggested measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Swanage Chapter of the Dorset Council Local Plan at the options stage.

8.8. VERWOOD AND THREE LEGGED CROSS

INTRODUCTION

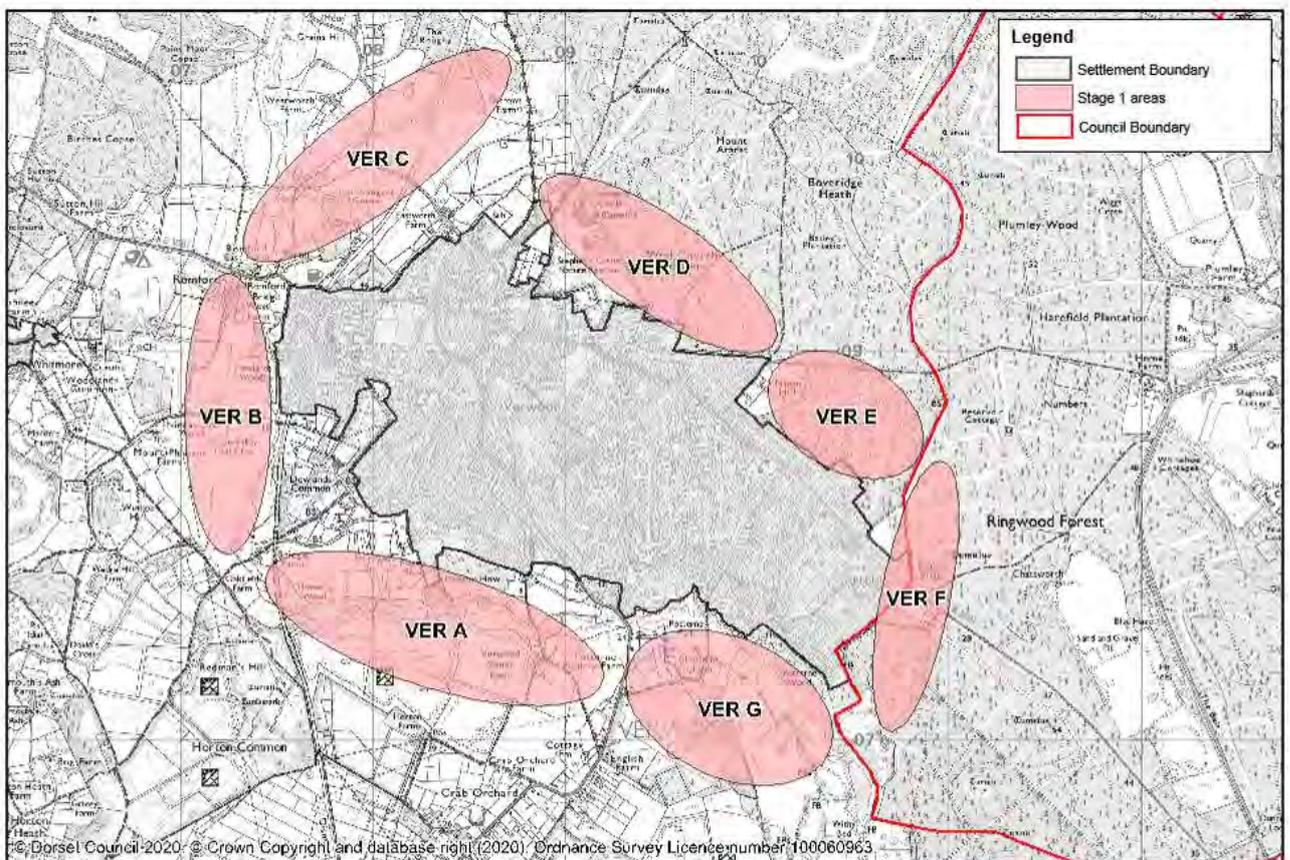
- 8.8.1 Verwood is situated on the eastern border of Dorset, to the north of the main urban areas of East Dorset, including the Bournemouth and Poole conurbation.
- 8.8.2 There adopted Christchurch and East Dorset Council Local Plan Part 1 - Core Strategy (2014) includes the allocation in Verwood for the North-Western New Neighbourhood, which has an outline planning consent for up to 230 dwellings, public open space and SANG. This will be carried forward in the existing Dorset Council Local Plan.
- 8.8.3 This village of Three Legged Cross to the south of Verwood is also considered in this chapter.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Verwood

- 8.8.4 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Verwood (Figure 8.37) and Three Legged Cross (Figure 8.38).
- 8.8.5 This stage takes a strategic view at the general directions for growth around Verwood and Three Legged Cross, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

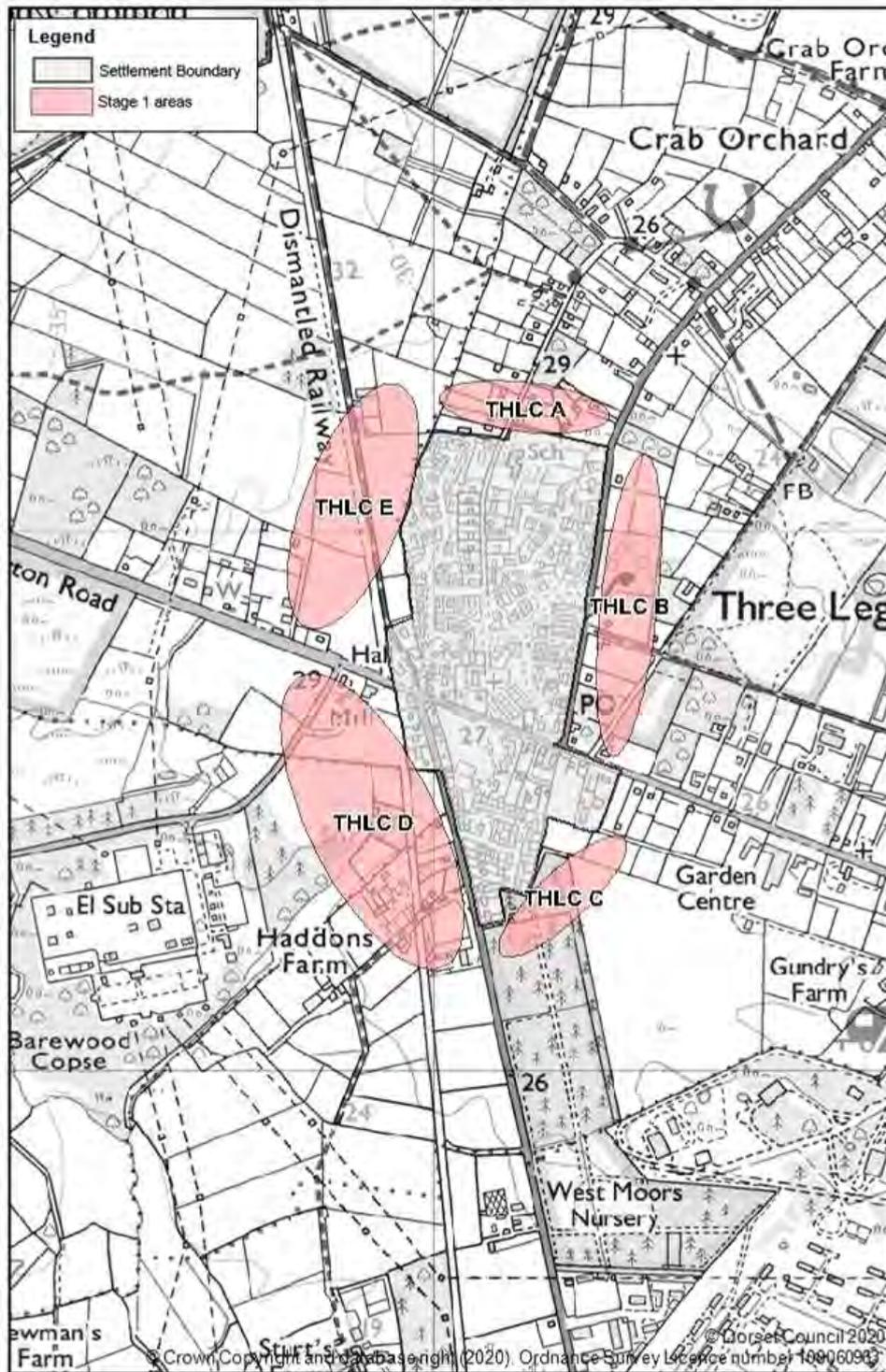
Figure 8.37: A map showing the general areas for development surrounding Verwood which were considered in the sustainability appraisal



Sustainability Appraisal Options Stage

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Figure 8.38: A map showing the general areas for development surrounding Three Legged Cross which were considered in the sustainability appraisal



8.8.6 The sustainability impacts of delivering development in each of these general areas for growth around Verwood and Three Legged Cross were assessed and evaluated.

8.8.7 The sustainability impacts associated with these options are summarised in Figure 8.39 for Verwood and Figure 8.40 for Three Legged Cross, with further details provided in the Appendix.

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Figure 8.39: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Verwood

Sustainability Objective	VER A			VER B			VER C			VER D			VER E			VER F			VER G		
	Short	Medium	Long																		
Biodiversity	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Soil	0	0	0	0	0	0	0	0	0	--	--	--	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	--	--	--	--	--	--	-	-	-	-	-	-	--	--	--	--	--	--
Flooding & Coastal Change	--	--	--	--	--	--	--	--	--	0	0	0	0	0	0	--	--	--	--	--	--
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	--	--	--	0	0	0	--	--	--	0	0	0	--	--	--	0	0	0
Community	++	++	++	+	+	+	+	+	+	+	+	+	++	++	++	+	+	+	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

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Figure 8.40: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Three Legged Cross

Sustainability Objective	THLC A			THLC B			THLC C			THLC D			THLC E		
	Short	Medium	Long												
Biodiversity	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Community	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

8.8.8 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 8.41.

Figure 8.41: A table showing the reasons for either retaining or discounting the general areas for development surrounding Verwood and Three Legged Cross.

Option	Decision	Reason for decision
VER A	✓	Parts of the area are subject to flooding and are situated within 400m of the Dorset Heaths, and have been discounted on these grounds. The remaining area has no significant landscape sensitivities and some heritage sensitivities, and has been taken forward for further consideration.
VER B	✓	Whilst this area has some landscape and heritage sensitivities, it is considered to have development potential.
VER C	✓	The area to the south of Edmonsham road has been discounted, due to landscape sensitivity, flood zone, and the SNCI, the area to the north of the

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		road has some landscape and heritage sensitivities and has been taken forward.
VER D	✗	This area includes the Dorset Heathlands European Site and is largely within 400m of the European site.
VER E	✗	This area includes the Dorset Heathlands European Site and is largely within 400m of the European site.
VER F	✗	This area is largely outside the plan area.
VER G	✗	This area is largely within 400m of the Dorset Heathlands. Within a flood zone, and potential effects upon heritage assets,
THLC A	✓	There are believed to be no significant landscape or heritage sensitivities associated with this area, and therefore it is considered to have development potential.
THLC B	✗	This area is within 400m of the Dorset Heathlands European Site.
THLC C	✗	Large parts of this area are within 400m of the Dorset Heathlands and within a SNCI.
THLC D	✓	There are no significant landscape or heritage sensitivities associated with these areas, and therefore they are considered to have development potential.
THLC E	✓	

Stage 2: Development Options around Verwood and Three Legged Cross

- 8.8.9 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Verwood and Three Legged Cross and explained which areas which should be taken forward for further consideration.
- 8.8.10 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the evidence, including the potential environmental, social and economic issues identified during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.
- 8.8.11 This resulted in the following areas being identified as reasonable options for development around Verwood (Figure 8.42) and Three Legged Cross (Figure 8.43):
- 01_VER: Land at part Burrows Farm;
 - 02_VER: Land at Manor Road;

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- 03_VER: Crane Valley Golf Club;
- 01_THLC: Land east and west of Church Road;
- 02_THLC: Land north of Three Legged Cross;
- 03_THLC: Land west of Verwood Road;
- 04_THLC: Standford House;
- 05_THLC: Lone Pine, West Moors Road; and
- 06_THLC: Land east and west of Village Hall Lane.

Figure 8.42: A map showing the options for development sites in Verwood

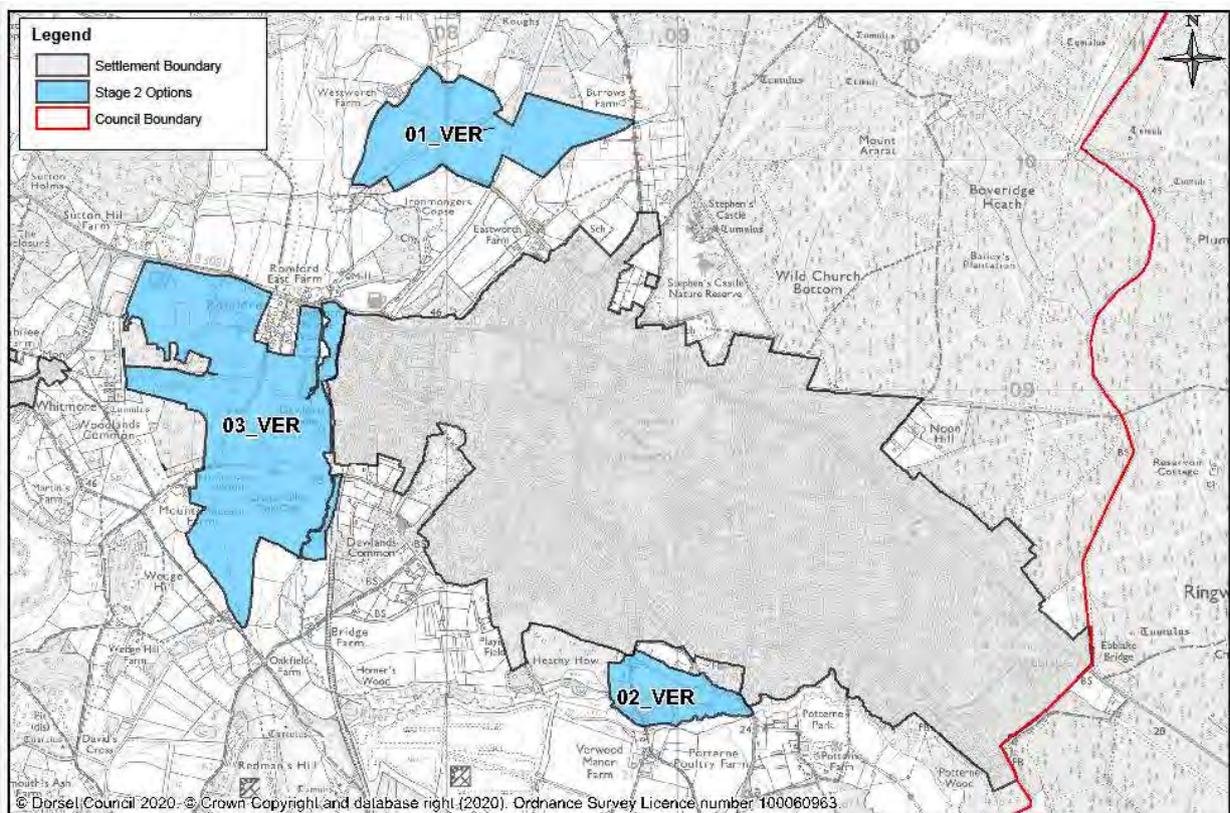
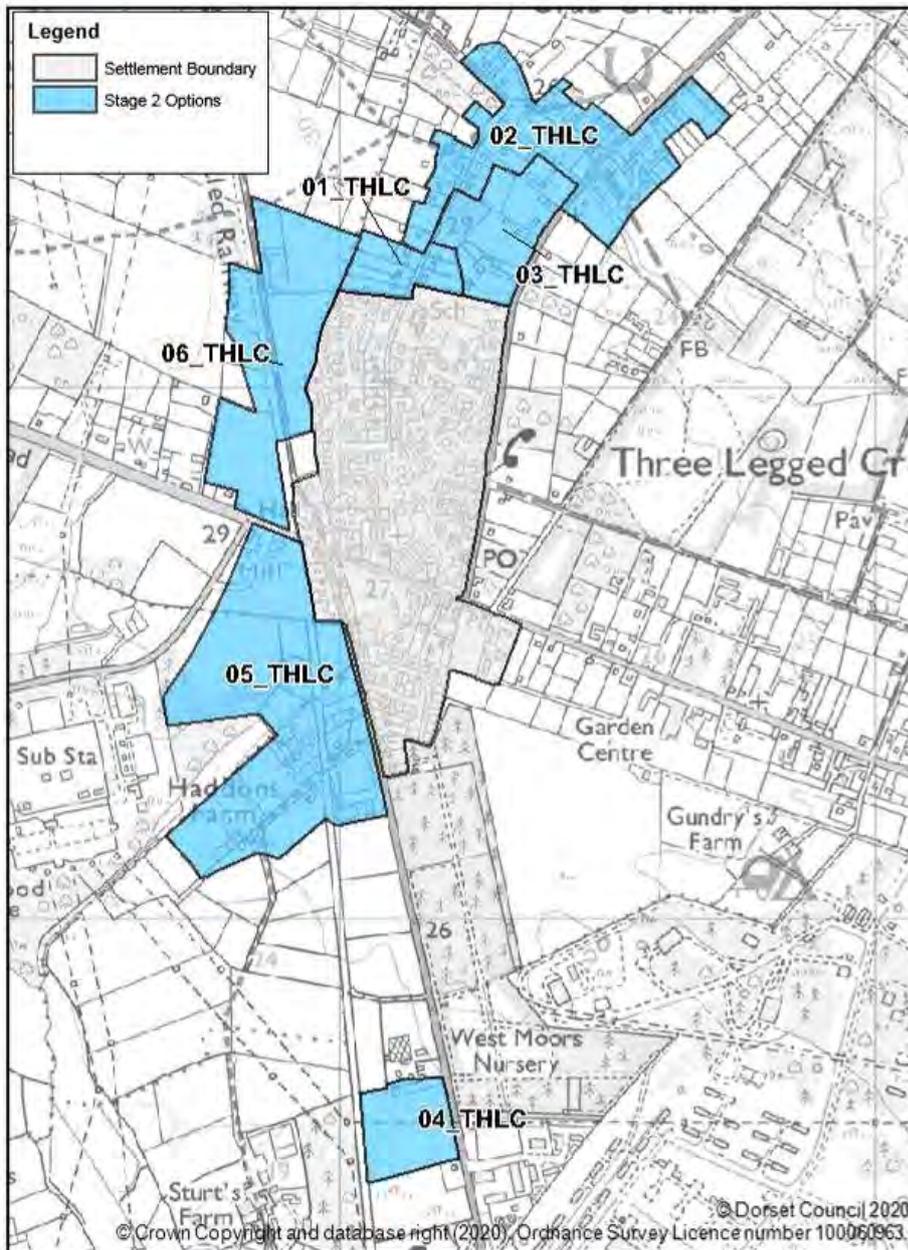


Figure 8.43: A map showing the options for development sites in Three Legged Cross



- 8.8.12 The sustainability impacts of delivering development in each of these sites around Verwood and Three Legged Cross were assessed and evaluated.
- 8.8.13 The sustainability impacts associated with these site options are summarised in Figure 8.44 for Verwood and Figure 8.45 for Three Legged Cross, with further details provided in the Appendix.

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Figure 8.44: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Verwood

Sustainability Objective	01_VER			02_VER			03_VER		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	--	--	--	--	--	--	--	--	--
Soil	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	--	--	--
Flooding & Coastal Change	0	0	0	-	-	-	--	--	--
Landscape	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	0	0	0	--	--	--
Community	+	+	+	++	++	++	+	+	+
Housing	++	++	++	+	+	+	++	++	++
Economy	+	+	+	0	0	0	+	+	+
Preferred option?	✘			✓			✘		
Reason for selecting or rejecting the option	Development would result in a high degree of harm to the greenbelt. Potential to cause substantial harm to non-designated heritage assets and the setting of Grade II listed structures.			This site has moderate landscape and heritage sensitivity, and a lesser degree of harm to the greenbelt. The north western part of this site, which is more sensitive from a heritage perspective, has been discounted.			Development would result in a high degree of harm to the greenbelt.		

Sustainability Appraisal Options Stage

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Figure 8.45: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Three Legged Cross

Sustainability Objective	01_THLC			02_THLC			03_THLC			04_THLC			05_THLC			06_THLC		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	--	--	--	--	--	--	--	--	--	--	--	--	-	-	-	--	--	--
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Community	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Housing	0	0	0	+	+	+	0	0	0	+	+	+	+	+	+	+	+	+
Economy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preferred option?	✘			✘			✘			✘			✘			✘		
Reason for selecting or rejecting the option	These sites are largely developed and are situated within 400m of the Dorset Heathlands												Partly within 400m of the Dorset Heathlands and adjacent to SNCI			Partly within 400m of the Dorset Heathlands.		

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SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

- 8.8.14 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Verwood and Three Legged Cross Chapter of the Dorset Council Local Plan.
- 8.8.15 The findings of the sustainability appraisal of the draft policies for the proposed additional allocations in the Verwood and Three Legged Cross Chapter of the Dorset Council Local Plan is presented in Figure 8.46. Further details of the analysis is presented in the Appendix.

Figure 8.46: A table summarising the findings of the sustainability appraisal of the draft policies for the proposed additional allocations at Verwood and Three Legged Cross

	VER3 Land South of Manor Road		
	Short	Medium	Long
Biodiversity	-	-	-
Soil	0	0	0
Water	0	0	0
Air	0	0	0
Climate Change	-	-	-
Flooding & Coastal Change	--	--	--
Landscape	-	-	-
Historic Environment	0	0	0
Community	++	++	++
Housing	+	+	+
Economy	0	0	0

MITIGATION

- 8.8.16 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Verwood and Three Legged Cross Chapter of the Dorset Council Local Plan at the options stage are summarised in Figure 8.47.

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Dorset Council Local Plan

Figure 8.47: Suggested mitigation measures for the Verwood and Three Legged Cross Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
<p>VER3 Land south of Manor Road</p>	<p>The south eastern corner of the site is approximately 370m from the Dorset Heathlands European Site, and is therefore within 400m of the Dorset Heathlands. It is recommended that the policy mentions that development must avoid this part of the site, in accordance with the Dorset Heathlands Planning Framework 2020-25, in order to prevent unacceptable recreational effects upon the heath.</p> <p>The southern boundary of the site is marked by the Moors Valley River SSSI, a wildlife designation of international importance. The SSSI is characterised by a small lowland river which supports an exceptional diversity of aquatic and wetland plants.</p> <p>Monitoring carried out by Natural England’s has indicated that the section of SSSI adjacent to the site is in an unfavourable condition. The cause of the poor condition is believed to be land management practices, including scrub control, grassland cultivation and agricultural practices, and siltation as a result of poor quality runoff from within Verwood. The policy could ensure that a riparian zone is maintained and managed correctly to facilitate the recovery of the SSSI and wetland features on the southern site boundary.</p> <p>The southern area of the site is also within a Zone 3 (high risk) flood zone. It is recommended that the policy requires development to avoid those areas at risk of flooding to prevent exposing people and property to the effects of flooding and reduce resilience to climate change.</p>

8.9. WAREHAM

INTRODUCTION

- 8.9.1 Wareham comprises the historic ‘old town’ south of the River Piddle and ‘north Wareham’, including Carey, Northmoor Park and Northport to the north.
- 8.9.2 A neighbourhood plan is being produced for Wareham, and includes the following allocations:
- the redevelopment of Westminster Road Industrial Estate and John’s Road, North Wareham that together will deliver around 45 new homes;
 - the redevelopment of the former Middle School site, retaining the playing fields and delivering a replacement ambulance station and GP surgery, relocated from their current location at Streche Road. The remainder of the site will deliver a ‘health care and housing hub’ including extra-care housing, key-worker housing, a care home and affordable housing, in total delivering around 100 homes;
 - the redevelopment of the Health Centre and Community Hospital site at Streche Road, to deliver around 40 new homes;

Sustainability Appraisal Options Stage

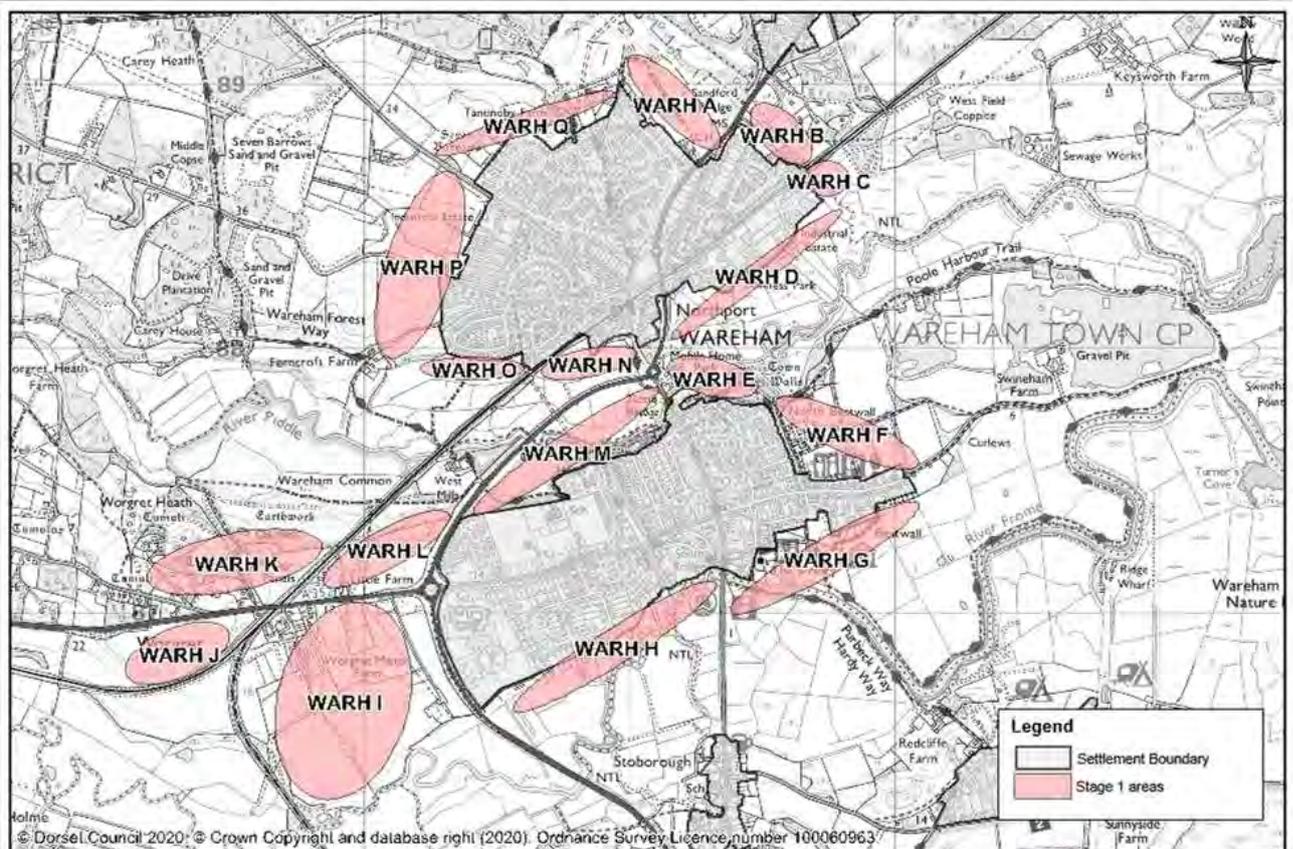
- the redevelopment of the Bonnet's Lane Care Home site (following the relocation of the care home to the former Middle School site) for residential uses which could include extra-care housing;
- the redevelopment of the Autopoint Garage and former gas works on North Street, to deliver around 20 homes.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Wareham

- 8.9.3 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Wareham (Figure 8.48).
- 8.9.4 This stage takes a strategic view at the general directions for growth around Wareham, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 8.48: A map showing the general areas for development surrounding Wareham which were considered in the sustainability appraisal



- 8.9.5 The sustainability impacts of delivering development in each of these general areas for growth around Wareham were assessed and evaluated.
- 8.9.6 The sustainability impacts associated with these options are summarised in Figure 8.49, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.49: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Wareham

Sustainability Objective	WARE A			WARE B			WARE C			WARE D			WARE E			WARE F			WARE G			WARE H					
	Short	Medium	Long																								
Biodiversity	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Flooding & Coastal Change	0	0	0	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	-	-	-	-	-	-	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Community	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

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Sustainability Objective	WARE I			WARE J			WARE K			WARE L			WARE M			WARE N			WARE O			WARE P			WARE Q		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Short	Short	Medium	Long															
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	--	--	--	--	--	--	--	--	--	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Community	+	+	+	0	0	0	+	+	+	+	+	+	++	++	++	++	++	++	+	+	+	++	++	++	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

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8.9.7 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 8.50.

Figure 8.50: A table showing the reasons for either retaining or discounting the general areas for development surrounding Wareham

Option	Decision	Reason for decision
WARE A	✗	Within 400m of the Dorset Heaths European Site.
WARE B & C	✗	The majority of the area is within the Dorset Heaths European Site.
WARE D	✗	The majority of the area is within 400m of the Dorset Heaths and/or within the Poole Harbour European site.
WARE E	✗	The majority of the area is within the Poole Harbour European site.
WARE F	✗	The area is within a conservation area.
WARE G	✗	The majority of the area is within the Poole Harbour European site.
WARE H	✗	Majority of the area is within a zone 3 flood zone.
WARE I	✓	No significant landscape and heritage sensitivities were identified at this area.
WARE J	✗	Potential for significant heritage impacts over the vast majority of the area.
WARE K & L	✗	Potential for significant landscape and heritage impacts.
WARE M	✗	Within a zone 3 flood zone and conservation area.
WARE N	✗	Majority of the area is within a zone 3 flood zone.
WARE O	✗	Majority of the area is within a zone 3 flood zone.
WARE P	✓	The northern part of this area has been discounted on heritage grounds. No significant landscape and heritage sensitivities were identified in the remaining area.
WARE Q	✓	The western part of the area has the potential for significant heritage impacts and the eastern section is within 400m of the Dorset Heaths. No significant landscape and heritage sensitivities were identified in the remaining area.

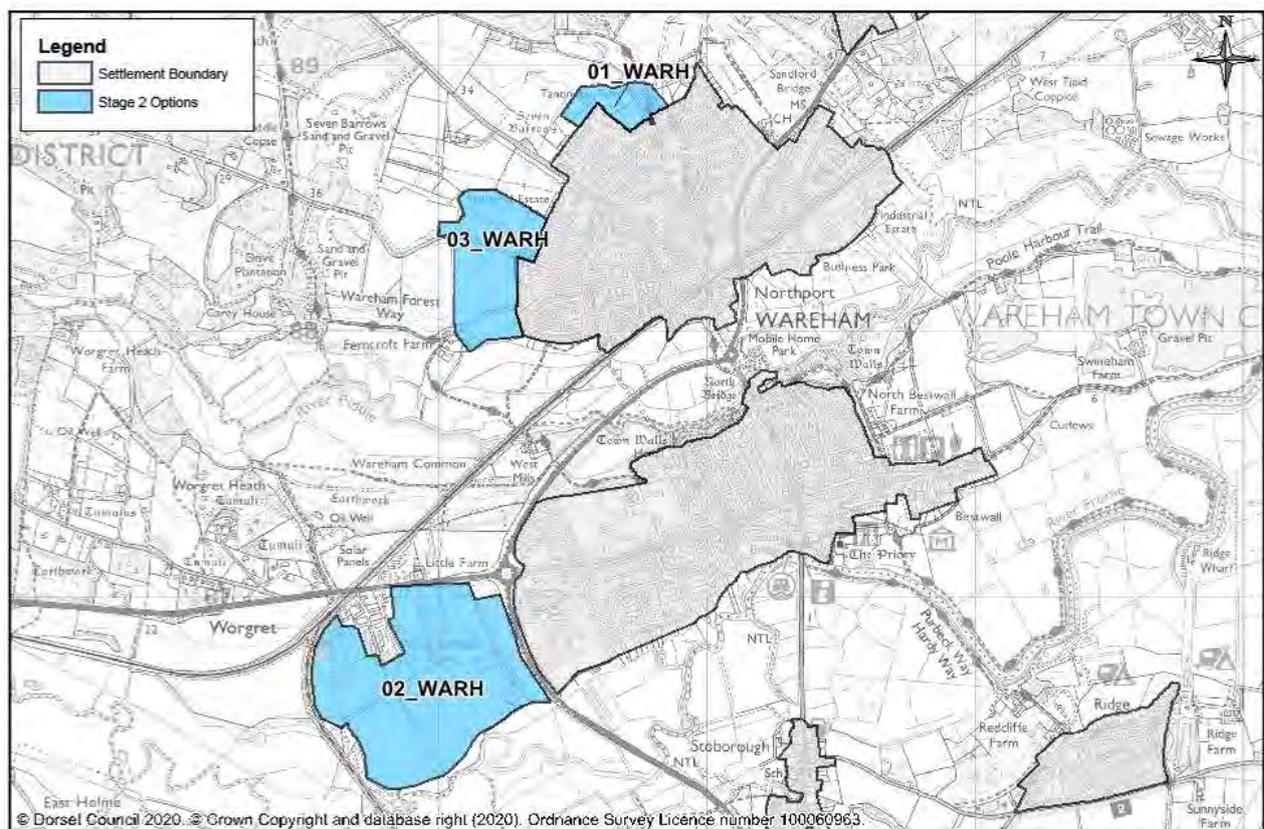
Sustainability Appraisal Options Stage

Dorset Council Local Plan

Stage 2: Development Options around Wareham

- 8.9.8 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Wareham and explained which areas which should be taken forward for further consideration.
- 8.9.9 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the evidence, including the potential environmental, social and economic issues identified during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.
- 8.9.10 This resulted in the following areas being identified as reasonable options for development around Wareham (Figure 8.51):
- 01_WARH: Land adj Tantinoby Farm, North Wareham;
 - 02_WARH: Worgret Manor Farm; and
 - 03_WARH: Land to the West of Westminster Road.

Figure 8.51: A map showing the options for development sites in Wareham



- 8.9.11 The sustainability impacts of delivering development in each of these sites around Wareham were assessed and evaluated.
- 8.9.12 The sustainability impacts associated with these site options are summarised in Figure 8.52, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.52: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Wareham

Sustainability Objective	01_WARH			02_WARH			03_WARH		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	--	--	--	--	--	--
Soil	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	--	--	--	-	-	-
Flooding & Coastal Change	0	0	0	0	0	-	0	0	-
Landscape	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	--	--	--	--	--	--
Community	+	+	+	+	+	+	++	++	++
Housing	0	0	0	++	++	++	+	+	+
Economy	0	0	0	+	+	+	0	0	0
Preferred option?	x			x			x		
Reason for selecting or rejecting the option	Development may increase recreational pressure at the Dorset Heathlands to the north. Insufficient SANG provision or SANG opportunity.			Potential for substantial adverse impacts upon heritage assets. A SSSI is located adjacent to the site.			This site has moderate to high landscape and heritage sensitivity. A SSSI is located adjacent to the site.		

8.9.13 Since the stage 2 development options at Wareham were found to be unsuitable for development growth and discounted from further consideration, there were no proposed additional allocations for development identified in Wareham.

8.10. WIMBORNE MINSTER AND COLEHILL

INTRODUCTION

- 8.10.1 Wimborne Minster and Colehill are two separate settlements located to the north of the town of Poole.
- 8.10.2 The existing allocations in Wimborne Minster and Colehill in the adopted Christchurch and East Dorset Council Local Plan Part 1 - Core Strategy (2014), which will be carried forward for the Dorset Council Local Plan, include:
- Cuthbury Allotments and St Margaret's Close New Neighbourhoods, which is under construction with 183 homes remaining to be built;

Sustainability Appraisal Options Stage

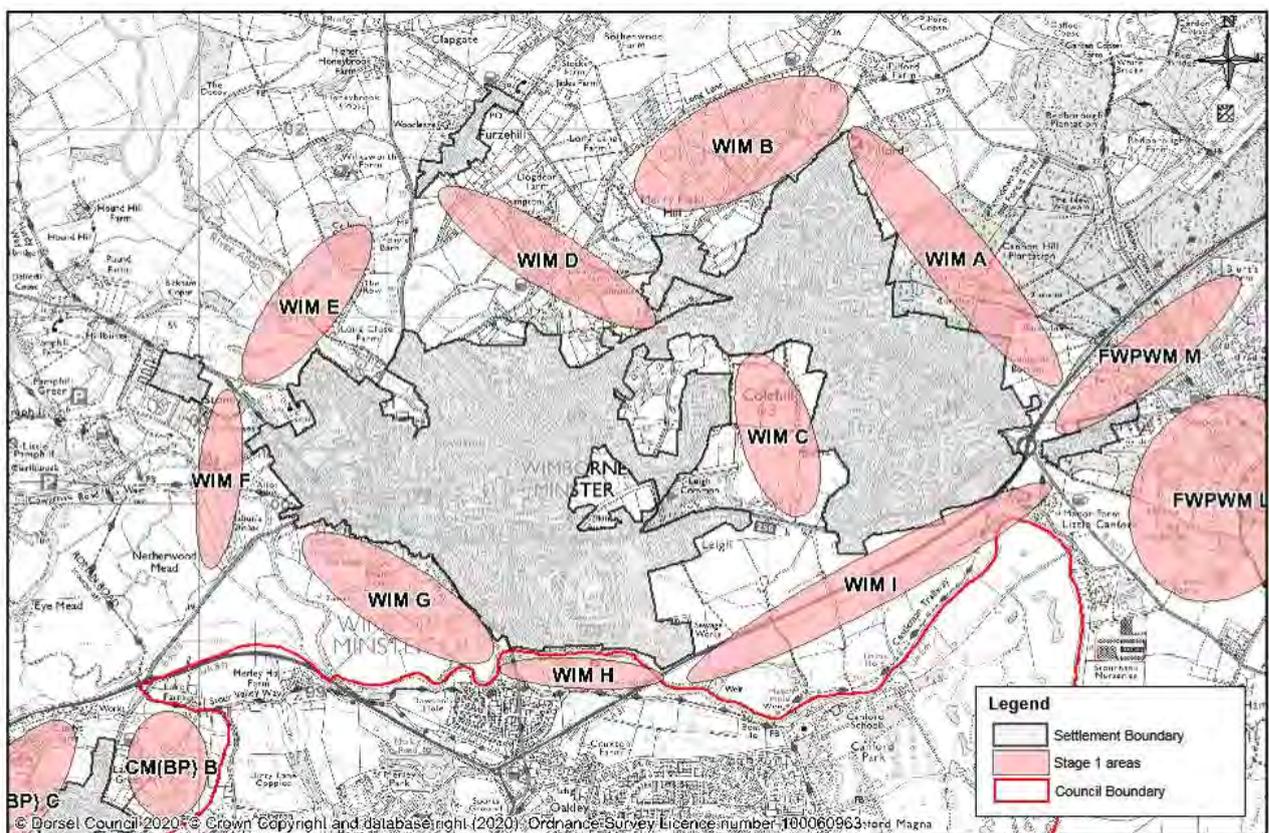
- Cranborne Road New Neighbourhood, is under construction with 488 homes remaining to be built; and
- South of Leigh Road New Neighbourhood and Sports Village, which is under construction with 298 homes remaining to be built.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Wimborne Minster and Colehill

- 8.10.3 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Wimborne Minster and Colehill (Figure 8.53).
- 8.10.4 This stage takes a strategic view at the general directions for growth around Wimborne Minster and Colehill, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 8.53: A map showing the general areas for development surrounding Wimborne Minster and Colehill which were considered in the sustainability appraisal



- 8.10.5 The sustainability impacts of delivering development in each of these general areas for growth around Wimborne Minster and Colehill were assessed and evaluated.
- 8.10.6 The sustainability impacts associated with these options are summarised in Figure 8.54, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.54: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Wimborne Minster and Colehill

Sustainability Objective	WIM A			WIM B			WIM C			WIM D			WIM E			WIM F			WIM G			WIM H			WIM I		
	Short	Medium	Long																								
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Historic Environment	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-
Community	+	+	+	+	+	+	+	+	+	++	++	++	+	+	+	+	+	+	++	++	++	++	++	++	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

8.10.7 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 8.55.

Figure 8.55: A table showing the reasons for either retaining or discounting the general areas for development surrounding Wimborne and Colehill

Option	Decision	Reason for decision
WIM A	✓	Whilst this area has a degree of landscape and heritage sensitivity, the northern and southern parts of the area, discounting the woodland plantation in the central parts of this area, will be considered at stage 2.
WIM B	✓	Development in this area is likely to have some landscape and heritage sensitivities which will be considered at stage 2.
WIM C	✓	Discounting the priority habitat in the southwestern corner of the site, this area will be considered at stage 2.
WIM D	✓	This area has landscape and heritage sensitivities which, discounting the conservation area on the southern area of the site, will be considered at stage 2.
WIM E	✓	Development in this area is likely to have some landscape and heritage sensitivities which will be considered at stage 2.
WIM F	✗	This area is largely within a zone 3 flood zone.
WIM G	✗	This area is largely within a zone 3 flood zone.
WIM H	✗	This area is largely within a zone 3 flood zone.
WIM I	✓	No significant landscape sensitivities were identified at this area. Development in this area is likely to have some heritage sensitivities, which will be considered at stage 2.

Stage 2: Development Options around Wimborne Minster and Colehill

8.10.8 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Wimborne Minster and Colehill and explained which areas which should be taken forward for further consideration.

8.10.9 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the evidence, including the potential environmental, social and economic issues identified during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.

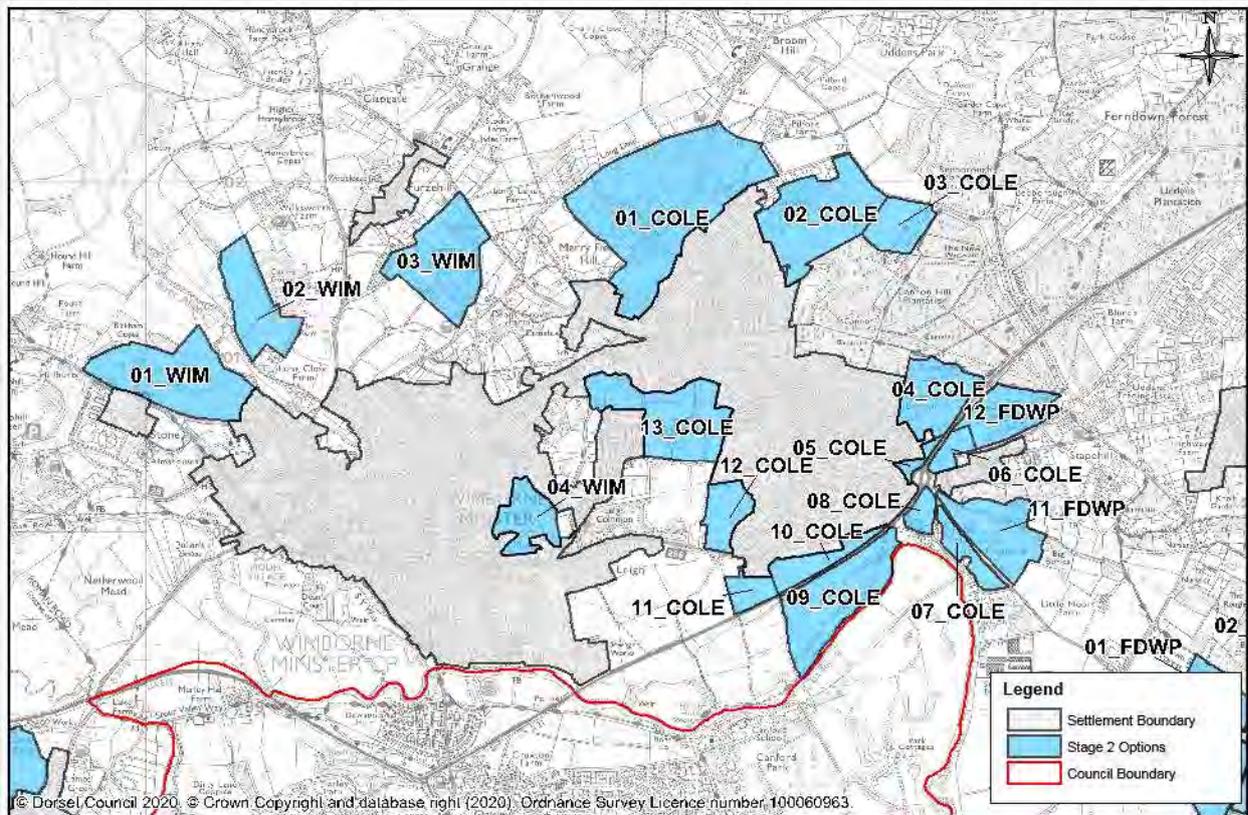
8.10.10 This resulted in the following areas being identified as reasonable options for development around Wimborne Minster and Colehill (Figure 8.56):

- 01_WIM: Land north of Blandford Road and Stone Lane;
- 02_WIM: Land to the West of Cranborne Road;
- 03_WIM: Walford Farm & Longhow (East);
- 04_WIM: Leigh Farm (Site 1);
- 01_COLE: Land at Eastcote;
- 02_COLE: Land Adjacent to 5 Heath Close;
- 03_COLE: Land West of Pilford Lane;
- 04_COLE: Land off Willow Drive;
- 05_COLE: Land off Canford Bottom;
- 06_COLE: Land at Canford Bottom;
- 07_COLE: Land to the South of Ham Lane;
- 08_COLE: Land south of Canford Bottom Junction;
- 09_COLE: Land south of A31;
- 10_COLE: Land south of Leigh Road (extension) - site 2;
- 11_COLE: Land south of Leigh Road (extension) - site 1;
- 12_COLE: Land North of Wimborne Road; and
- 13_COLE: Land at Northleigh Lane (North).

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.56: A map showing the options for development sites in Wimborne Minster and Colehill



8.10.11 The sustainability impacts of delivering development in each of these sites around Wimborne Minster and Colehill were assessed and evaluated.

8.10.12 The sustainability impacts associated with these site options are summarised in Figure 8.57, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.57: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Wimborne Minster and Colehill

Sustainability Objective	01_WIM			02_WIM			03_WIM			04_WIM			01_COLE			02_COLE			03_COLE		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-	0	0	0
Flooding & Coastal Change	0	0	-	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	-	-	-	0	0	0	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0
Community	+	+	+	+	+	+	+	+	+	++	++	++	+	+	+	+	+	+	+	+	+
Housing	++	++	++	+	+	+	++	++	++	+	+	+	++	++	++	++	++	++	+	+	+
Economy	+	+	+	0	0	0	+	+	+	0	0	0	+	+	+	+	+	+	0	0	0
Preferred option?	✘			✘			✘			✓			✘			✘					
Reason for selecting or rejecting the option	Potential landscape and ecological impacts.						Heritage impacts. Limited access to services and facilities.			Low harm to greenbelt and good access to existing services and facilities.			High heritage sensitivity. Limited access to services and facilities.			Potential landscape impacts and limited access to services and facilities.					

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Sustainability Objective	04_COLE			05_COLE			06_COLE			07_COLE			08_COLE			09_COLE			10_COLE			
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0	--	--	--	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--	--	--	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	--	--	--	-	-	-	-	-	-	-	-	-	-	-	-	--	--	--	--
Community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Housing	+	+	+	++	++	++	0	0	0	+	+	+	0	0	0	++	++	++	+	+	+	+
Economy	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	0
Preferred option?	✘			✘			✘			✘			✘			✘			✔			
Reason for selecting or rejecting the option	Harm to greenbelt limited access to facilities. Effects upon highways			Employment uses to be retained.			Very high degree of harm to the greenbelt.			Potential for high landscape harm. Limited access to services and facilities.			Highways issues and limited access to services and facilities.			Risk of flooding			Low to moderate landscape sensitivity and harm to greenbelt.			

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Sustainability Objective	11_COLE			12_COLE			13_COLE			11_FDWP			12_FDWP		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	0	0	0	-	-	-	0	0	0	0	0	0
Flooding & Coastal Change	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	--	--	--	--	--	--	-	-	-	--	--	--
Community	0	0	0	+	+	+	+	+	+	0	0	0	+	+	+
Housing	0	0	0	+	+	+	++	++	++	+	+	+	+	+	+
Economy	0	0	0	0	0	0	+	+	+	0	0	0	0	0	0
Preferred option?	✓			✓			✓			✗			✗		
Reason for selecting or rejecting the option	Low to moderate landscape sensitivity. Impacts upon heritage assets may be mitigated.			Moderate landscape sensitivity. Good access to existing services and facilities.			Part of the site will be developed, with provision of open space to address the potential greenbelt and heritage issues.			Potential for a very high degree of harm upon the greenbelt.					

Sustainability Appraisal Options Stage

Dorset Council Local Plan

SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

8.10.13 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Wimborne Minster and Colehill Chapter of the Dorset Council Local Plan.

8.10.14 The findings of the sustainability appraisal of the draft policies for the proposed additional allocations in the Wimborne Minster and Colehill Chapter of the Dorset Council Local Plan is presented in Figure 8.58. Further details of the analysis is presented in the Appendix.

Figure 8.58: A table summarising the findings of the sustainability appraisal of the draft policies for the proposed additional allocations at Wimborne Minster and Colehill

	WMC6 Land at Leigh Farm			WMC7 Land at Northleigh Lane			WMC8 Land North of Wimborne Road			WMC9 Land South of Wimborne Road West		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0
Soil	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	--	--	--	-	-	-	-	-	-
Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0
Community	++	++	++	++	++	++	++	++	++	+	+	+
Housing	0	0	0	0	0	0	0	0	0	+	+	+
Economy	0	0	0	0	0	0	0	0	0	0	0	0

MITIGATION

8.10.15 There are no suggested measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Wimborne Minster and Colehill Chapter of the Dorset Council Local Plan at the options stage

8.11. ALDERHOLT

INTRODUCTION

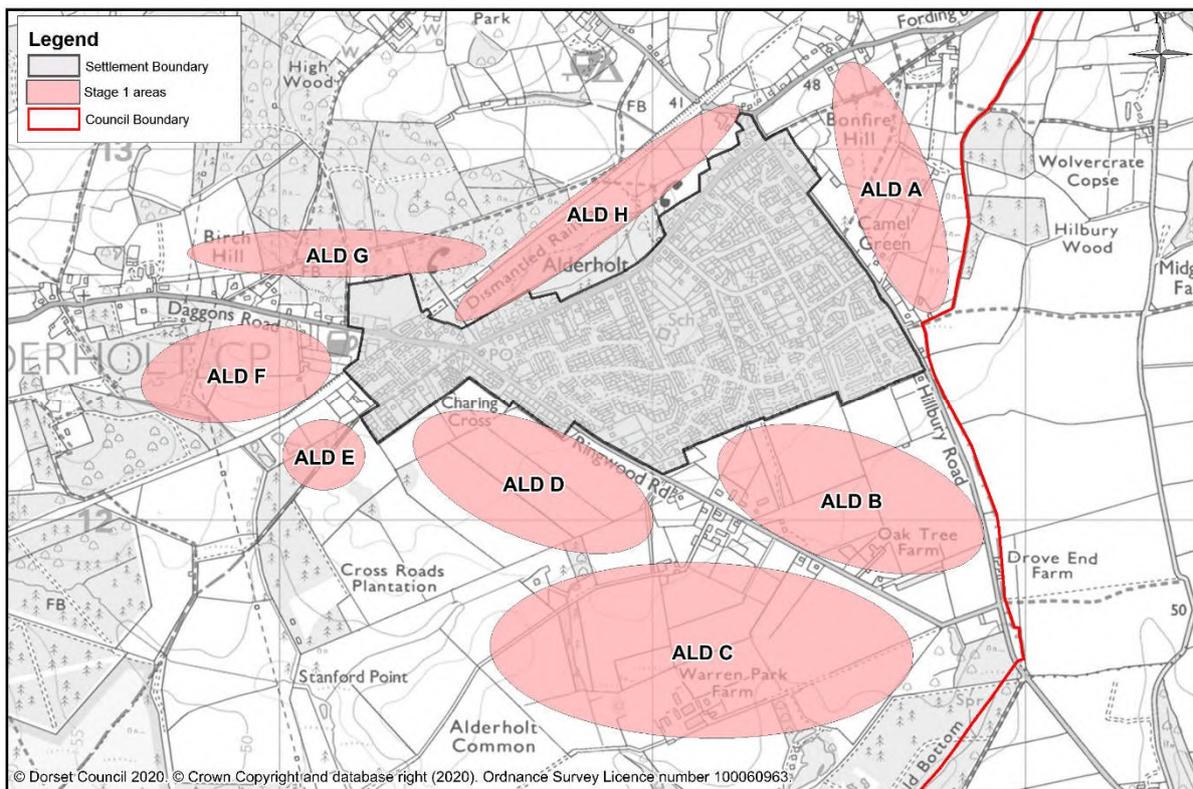
8.11.1 Alderholt is a larger village, with a population of just over 3,000, located on the eastern edge of Dorset, adjoining Hampshire.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Alderholt

- 8.11.2 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Alderholt (Figure 8.59).
- 8.11.3 This stage takes a strategic view at the general directions for growth around Alderholt, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 8.59: A map showing the general areas for development surrounding Alderholt which were considered in the sustainability appraisal



- 8.11.4 The sustainability impacts of delivering development in each of these general areas for growth around Sherborne were assessed and evaluated.
- 8.11.5 The sustainability impacts associated with these options are summarised in Figure 8.60, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

8.60: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Alderholt

Sustainability Objective	ALD A			ALD B			ALD C			ALD D			ALD E			ALD F			ALD G			ALD H		
	Short	Medium	Long																					
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--	--	--	--	--	--
Community	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

8.11.6 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 8.61.

Figure 8.61: A table showing the reasons for either retaining or discounting the general areas for development surrounding Alderholt

Option	Decision	Reason for decision
ALD A	✓	Whilst a degree of landscape and heritage sensitivity has been identified, these are not considered significant at this stage and therefore further consideration will be given to this area of growth. Development provides the opportunity to improve access to services and facilities in Alderholt.
ALD B	✓	
ALD C	✓	No significant landscape and heritage sensitivities have been identified and therefore this area has been taken forward for further consideration. Development provides the opportunity to improve access to services and facilities in Alderholt.
ALD D	✓	Whilst a degree of landscape and heritage sensitivity has been identified, these are not considered significant at this stage and therefore further consideration will be given to this area of growth. Development provides the opportunity to improve access to services and facilities in Alderholt.
ALD E	✓	Whilst a degree of heritage sensitivity has been identified within these areas, they are not considered significant at this stage. No significant landscape sensitivities have been identified. Development provides the opportunity to improve access to services and facilities in Alderholt.
ALD F	✓	
ALD G	✓	Whilst there is a Scheduled Monument within this area, the potential for development in this area will be explored further at stage 2 of the assessment. Development provides the opportunity to improve access to services and facilities in Alderholt.
ALD H	✓	Whilst there is a Scheduled Monument approx. 20m to the north of this area, the potential for development in this area will be explored further at stage 2 of the assessment. Development provides the opportunity to improve access to services and facilities in Alderholt.

Stage 2: Development Options around Alderholt

8.11.7 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Alderholt and explained which areas which should be taken forward for further consideration.

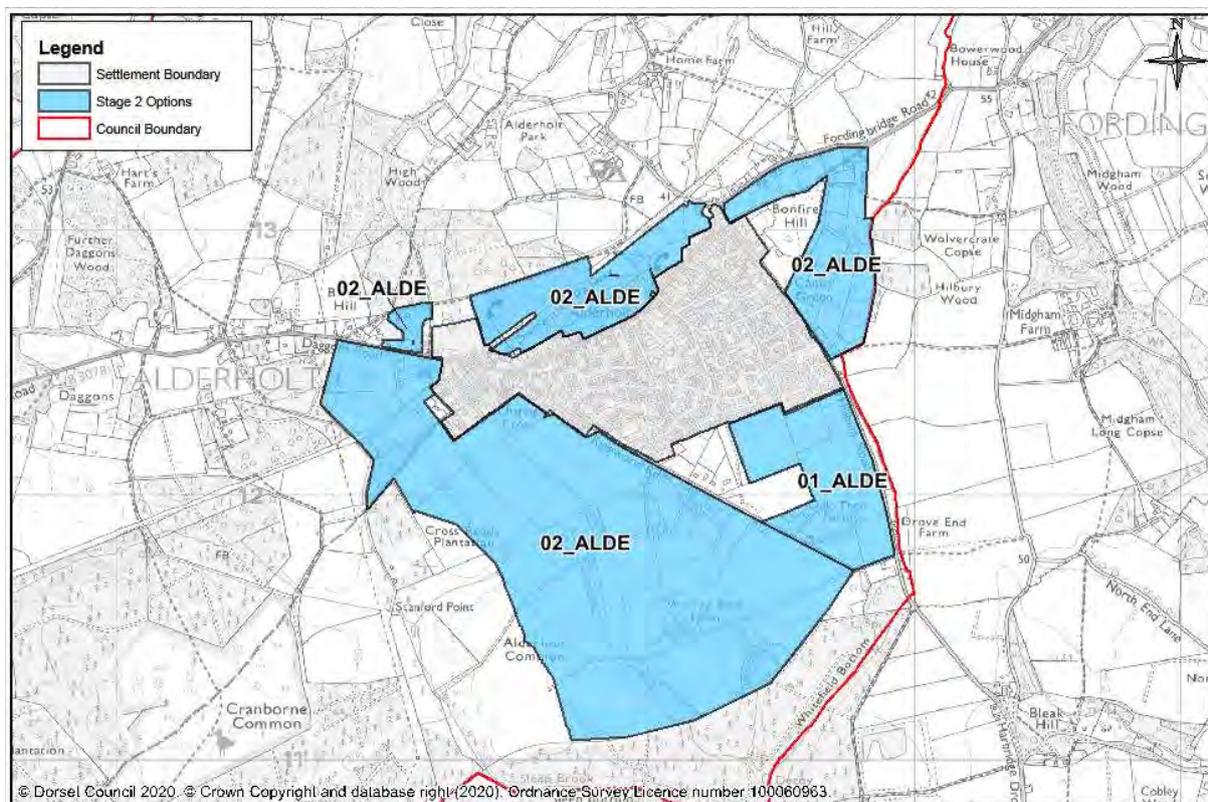
Sustainability Appraisal Options Stage

8.11.8 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the evidence, including the potential environmental, social and economic issues identified during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.

8.11.9 There were two options explored in the Alderholt Chapter of the Dorset Council Local Plan (Figure 8.62), either:

- 01_ALDE – Small Scale Expansion at Land north of Ringwood Road
- 02_ALDE – Significant expansion of Alderholt (with 01_ALDE as the first phase of the development).

Figure 8.62: A map showing the options for development sites in Alderholt



8.11.10 The draft Dorset Council Local Plan at the options stage provides draft text alongside these two options.

8.11.11 The sustainability impacts of delivering development in each of these sites around Alderholt were assessed and evaluated.

8.11.12 The sustainability impacts associated with these site options are summarised in Figure 8.63, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.63: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Alderholt

Sustainability Objective	01_ALDE			02_ALDE		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	0	0	0	0	0	0
Historic Environment	0	0	0	--	--	--
Community	-	-	-	+	+	+
Housing	++	++	++	++	++	++
Economy	0	0	0	++	++	++

MITIGATION

8.11.13 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Alderholt Chapter of the Dorset Council Local Plan at the options stage are summarised in Figure 8.64.

Figure 8.64: Suggested mitigation measures for the Alderholt Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
01_ALD Land north of Ringwood Road	The development is within the hydrological catchment of the River Avon, a large lowland river system designated as a European wildlife site in recognition of its great importance for habitats and species. Elevated levels of phosphates in the River Avon are resulting in eutrophication, adversely affecting the ecological condition of the river. Wastewater effluent from residential properties and industrial development is a potential source of phosphate in the River Avon. The development will need to achieve phosphate neutrality in order to prevent new development from contributing to adverse effects upon the River Avon. Phosphate neutrality may be achieved in a variety of ways, including taking agricultural land out of production, the establishment of new wetlands and on-site sewage treatment. A SANG will be provided in order to address the issue of recreational pressure on the Dorset Heathlands. This may contribute to phosphate neutrality, and further investigation is needed to determine the phosphate budget at the site. It is recommended that the policy states that new development must be phosphate neutral.

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Policy	Sustainability Appraisal recommendation
02_ALD Significant expansion of Alderholt	<p>Part of the site is within the Daggons Road Station SNCI, which is described as ‘damp mixed woodland on acid soil, wet heath and surrounding scrub’. In order to prevent the loss or degradation of this area of local importance to wildlife, it is recommended that development of the SNCI is avoided and the proposals include securing the long-term management of this area for ecological purposes.</p> <p>A Suitable Alternative Natural Greenspace (SANG) will be required to prevent adverse impacts upon the Dorset Heathlands as a result of additional recreational pressure from the new development.</p> <p>In addition, the requirement for the development to achieve phosphate neutrality should be set out in the policy to avoid adverse impacts upon the River Avon European Site (see above).</p> <p>The Scheduled Monument titled ‘Length of deer park bank and ditch at Alderholt’ is located adjacent and to the north of the site. The development should prevent direct impacts upon this heritage asset, and also consider the setting of the Scheduled Monument to ensure the preservation of the historic environment.</p> <p>Development of this scale may provide opportunities for strategic scale climate change mitigation, for example by delivering district heating schemes and community renewable energy schemes.</p>

8.12. LYTCHETT MATRAVERS & LYTCHETT MINSTER

INTRODUCTION

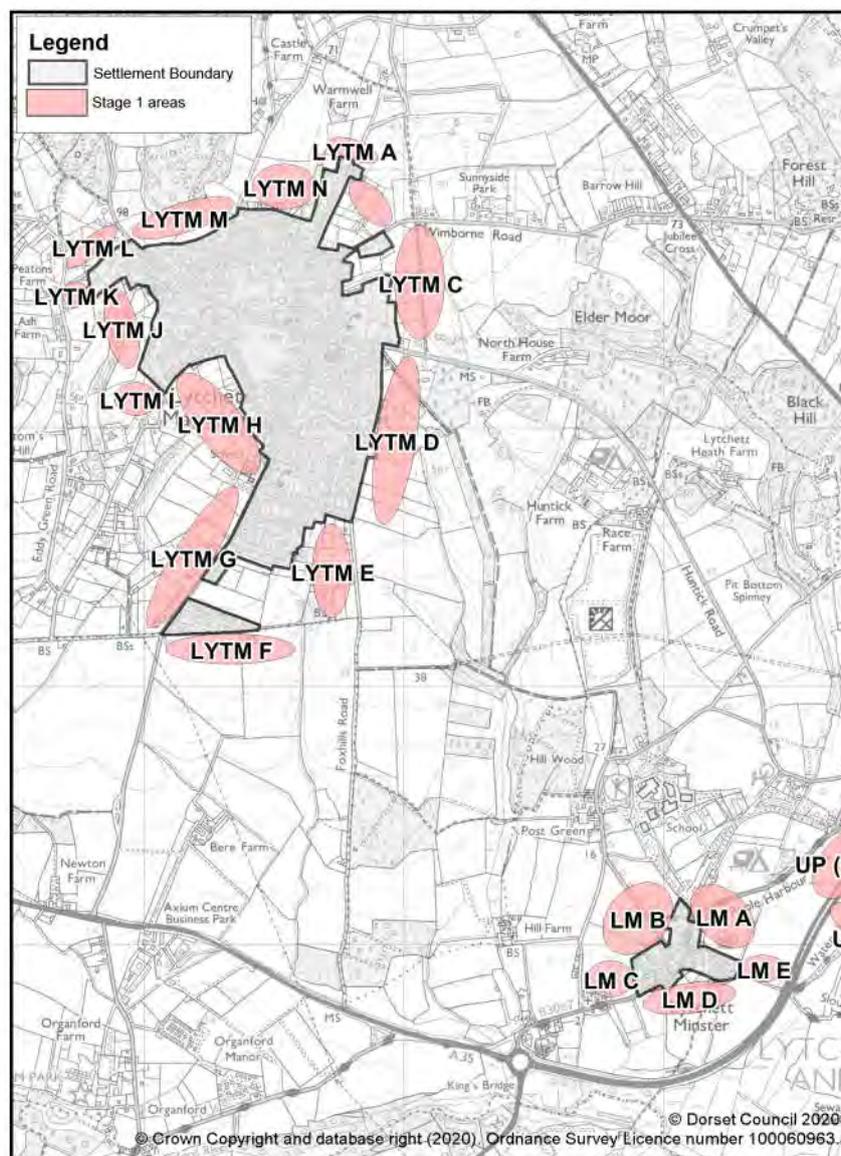
- 8.12.1 Lytchett Matravers is a small village located on higher ground within the Green Belt that surrounds the Poole, Bournemouth and Christchurch conurbation.
- 8.12.2 The village of Lytchett Minster is located 2km to the south-east, towards the south-eastern Dorset conurbation.
- 8.12.3 The proposed allocations in the emerging Purbeck Local Plan (2018-2034) at Lytchett Matravers include:
- Land to the north of Huntick Road, which has planning permission for 46 homes;
 - Land to the east of Wareham Road with capacity to provide 95 homes;
 - Land at Blaney’s Corner with capacity to provide for 25 homes; and
 - Land to the east of Flowers Drove with capacity for 30 homes.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Lytchett Minster and Lytchett Matravers

- 8.12.4 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around the Lytchett Minster and Lytchett Matravers (Figure 8.65).
- 8.12.5 This stage takes a strategic view at the general directions for growth around Lytchett Minster and Lytchett Matravers, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 8.65: A map showing the general areas for development surrounding Lytchett Minster and Lytchett Matravers which were considered in the sustainability appraisal



- 8.12.6 The sustainability impacts associated with these options are summarised in Figure 8.66 for Lytchett Minster and Figure 8.67 for Lytchett Matravers, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.66: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Lytchett Minster

Sustainability Objective	LM A			LM B			LM C			LM D			LM E		
	Short	Medium	Long												
Biodiversity	--	--	--	-	-	-	--	--	--	--	--	--	--	--	--
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	-	-	-	-	-	-	--	--	--	--	--	--
Flooding & Coastal Change	--	--	--	0	0	0	0	0	0	--	--	--	--	--	--
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	--	--	--	-	-	-	--	--	--	-	-	-
Community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

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Figure 8.67: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Lytchett Matravers

Sustainability Objective	LYTM A			LYTM B			LYTM C			LYTM D			LYTM E			LYTM F			LYTM G			
	Short	Medium	Long																			
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Community	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

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Sustainability Objective	LYTM H			LYTM I			LYTM J			LYTM K			LYTM L			LYTM M			LYTM N		
	Short	Medium	Long																		
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Community	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

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8.12.7 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 8.68.

Figure 8.68: A table showing the reasons for either retaining or discounting the general areas for development surrounding Lytchett Minster and Lytchett Matravers

Option	Decision	Reason for decision
LM A to C	✗	The A35 is in close proximity to these areas of growth. Potential for significant ecological impacts.
LM D	✗	The A35 is in close proximity to this area of growth. Potential for significant ecological impacts. A large part of this area is at high risk of flooding.
LM E	✗	This area is at high risk of flooding.
LYTM A to K	✓	No significant landscape or heritage sensitivities were identified for these areas of growth around Lytchett Matravers, which will therefore be taken forward for further consideration at stage 2 of the options stage.
LYTM L	✓	The northern section of this area has been discounted on heritage grounds. No significant landscape or heritage sensitivities were identified in the remaining area which will be taken forward for further consideration.
LYTM M	✗	Potential for significant ecological and heritage impacts.
LYTM N	✓	No significant landscape impacts were identified. Whilst there is a degree of heritage sensitivity in this area, this will be explored further at the next stage.

Stage 2: Development Options around Lytchett Minster and Lytchett Matravers

8.12.8 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Lytchett Minster and Lytchett Matravers and explained which areas which should be taken forward for further consideration.

8.12.9 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the evidence, including the potential environmental, social and economic issues identified during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.

8.12.10 This resulted in the following areas being identified as reasonable options for development around Lytchett Minster and Lytchett Matravers (Figure 8.69):

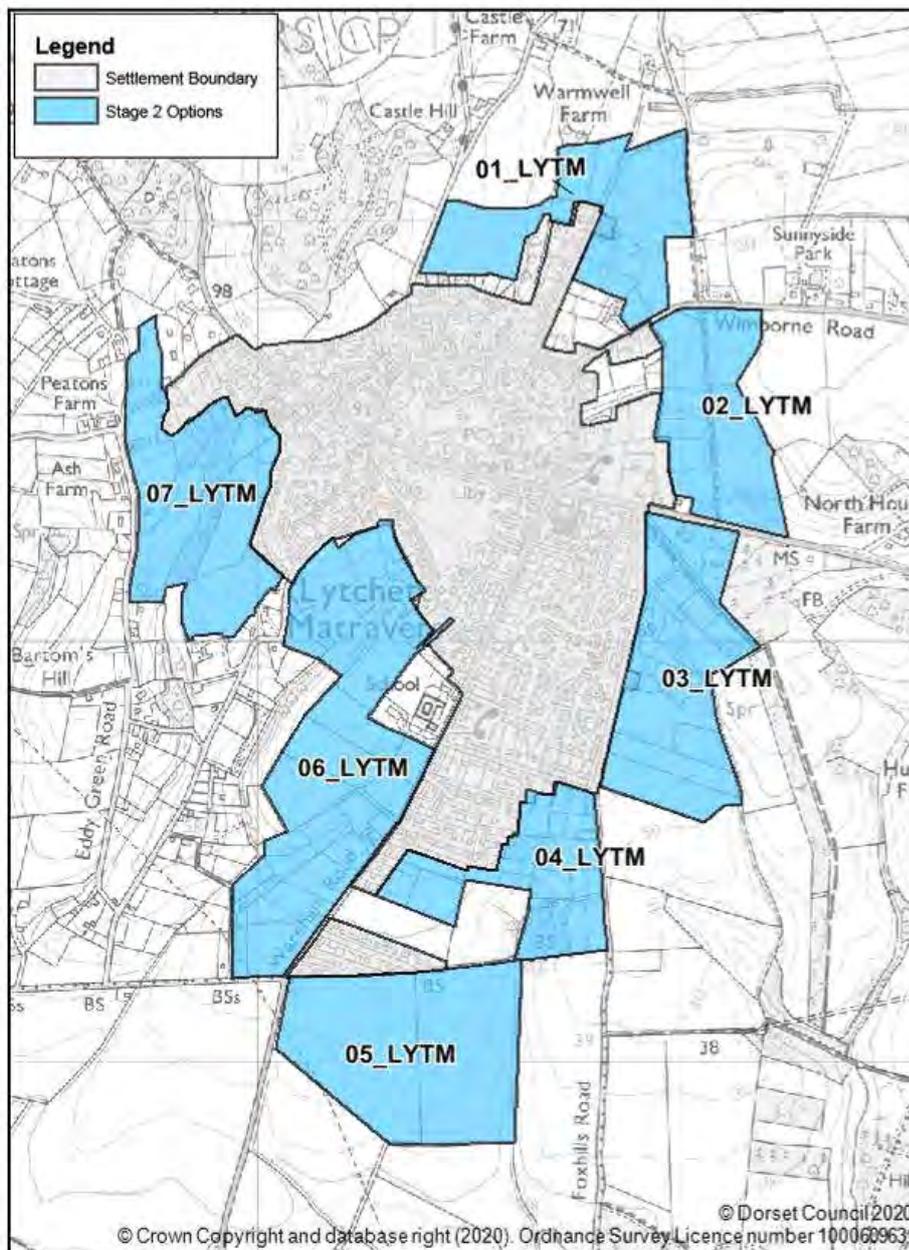
- 01_LYTM: Land to the East of Flowers Drove;

Sustainability Appraisal Options Stage

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- 02_LYTM: South of Wimborne Road/Land at Blaney's Corner;
- 03_LYTM: Land at Lytchett Minster & Bere Farm (Parcel 3);
- 04_LYTM: South of Deans Drove;
- 05_LYTM: Land East of Wareham Road;
- 06_LYTM: West of Wareham Road; and
- 07_LYTM: Land East of Eddy Green Road.

Figure 8.69: A map showing the options for development sites in Lytchett Minster and Lytchett Matravers



8.12.11 The sustainability impacts associated with these site options are summarised in Figure 8.70, with further details provided in the Appendix.

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Figure 8.70: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Lytchett Minster & Lytchett Matravers

Sustainability Objective	01_LYTM			02_LYTM			03_LYTM			04_LYTM			05_LYTM			06_LYTM			07_LYTM		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	-	-	-
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Community	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Housing	+	+	+	+	+	+	+	+	+	+	+	+	++	++	++	++	++	++	++	++	++
Economy	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+
Preferred option?	✘			✓			✘			✓			✘			✓			✘		
Reason for selecting or rejecting the option	Potentially significant landscape impacts. Limited access to services and facilities.			Well linked to the existing allocation. Development limited to west of footpath to minimise landscape impacts.			Potentially significant landscape impacts. Limited access to services and facilities.			Lower greenbelt and landscape harm. Links well to the existing allocation.			Potentially significant landscape impacts. Limited access to services and facilities.			Good access to services and facilities. Partly taken forward to minimise greenbelt harm.			Potential for high level of harm to the greenbelt.		

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SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

8.12.12 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Lytchett Minster and Lytchett Matravers Chapter of the Dorset Council Local Plan.

8.12.13 The findings of the sustainability appraisal of the draft policies for the proposed additional allocations in the Lytchett Minster and Lytchett Matravers Chapter of the Dorset Council Local Plan is presented in Figure 8.71. Further details of the analysis is presented in the Appendix.

Figure 8.71: A table summarising the findings of the sustainability appraisal of the draft policies for development at Lytchett Minster and Lytchett Matravers

	LYTM5 Eastern extension at Land at Blaney's Corner			LYTM6 Land between Wareham Road and Foxhills Road			LYTM7 Land to the West of Wareham Road		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	--	--	-	0	0	0
Soil	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0
Landscape	-	-	-	-	-	-	--	--	--
Historic Environment	0	0	0	0	0	0	0	0	0
Community	++	++	++	+	+	+	+	+	+
Housing	0	0	0	0	0	0	0	0	0
Economy	0	0	0	0	0	0	0	0	0

MITIGATION

8.12.14 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Lytchett Matravers and Lytchett Minster Chapter of the Dorset Council Local Plan at the options stage are summarised in Figure 8.72.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.72: Suggested mitigation measures for the Lytchett Matravers and Lytchett Minster Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
LYTM6 Land between Wareham Road and Foxhills Road	The Dorset Heaths are sensitive to additional recreational pressure and so any development involving a net increase in local residents or staying visitors could be detrimental if not mitigated. The potential impacts include increased cat predation of wildlife, higher instances of wildfire, disturbances to ground nesting birds, increased nutrients from dog fouling and damage from increased footfall on the heaths. Development is not permitted within 400m of the heath due to the potential for significant impacts. In the area between 400m and up to 5km from a heathland site, the effect of residential development is less marked and may be mitigated through the delivery of a Heathland Infrastructure Project (HIP), often in the form of a SANG. This allocation is within the 400m to 5km zone around the Dorset Heaths. Development of the scale proposed is likely to require a HIP in order to ensure that the potential adverse effects of development are mitigated.

8.13. STURMINSTER MARSHALL

INTRODUCTION

8.13.1 Sturminster Marshall is located on the A350 between Blandford and Poole.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

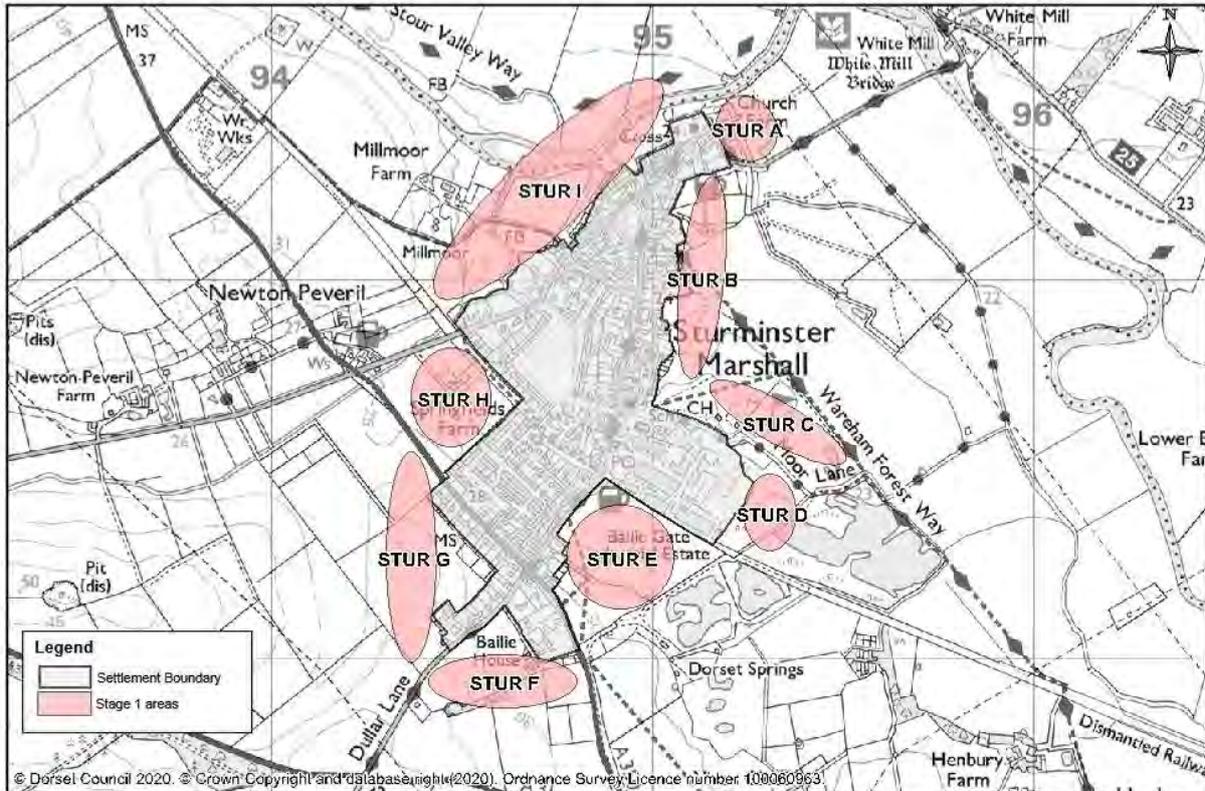
Stage 1: General Directions for Growth around Sturminster Marshall

8.13.2 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Sturminster Marshall (Figure 8.73).

8.13.3 This stage takes a strategic view at the general directions for growth around Sturminster Marshall, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Sustainability Appraisal Options Stage

Figure 8.73: A map showing the general areas for development surrounding Sturminster Marshall which were considered in the sustainability appraisal



- 8.13.4 The sustainability impacts of delivering development in each of these general areas for growth around Sturminster Marshall were assessed and evaluated.
- 8.13.5 The sustainability impacts associated with these options are summarised in Figure 8.74, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.74: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Sturminster Marshall

Sustainability Objective	STUR A			STUR B			STUR C			STUR D			STUR E			STUR F			STUR G			STUR H			STUR I		
	Short	Medium	Long																								
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	-	0	0	0	0	0	0
Water	-	-	-	-	-	-	0	0	0	-	-	-	0	0	0	0	0	0	-	-	-	-	-	-	-	-	-
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	--	--	--	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	--	--	--	--	--	--
Flooding & Coastal Change	--	--	--	--	--	--	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--	--	--	--	--	--
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	--	--	--	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	--	--	--
Community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

8.13.6 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 8.75.

Figure 8.75: A table showing the reasons for either retaining or discounting the general areas for development surrounding Sturminster Marshall

Option	Decision	Reason for decision
STUR A	✗	This area is at high risk of flooding.
STUR B	✓	The northern part of this area has been discounted due to the risk of flooding. A degree of landscape and heritage sensitivity has been identified within the remaining area, which will be considered further at stage 2.
STUR C	✓	Whilst a degree of landscape and heritage sensitivity has been identified, these are not considered significant at this stage and therefore further consideration will be given to this area of growth.
STUR D	✗	Development is already proposed in this area.
STUR E	✓	No significant landscape or heritage assets have been identified and therefore this area will be taken forward for further consideration.
STUR F	✓	Whilst a degree of landscape and heritage sensitivity has been identified within these areas of growth, these are not considered significant at this stage and therefore further consideration will be given to this area of growth.
STUR G	✓	
STUR H	✓	Part of this area has been discounted due to the risk of flooding. A degree of landscape and heritage sensitivity has been identified within the remaining area, which will be considered further at stage 2.
STUR I	✗	This area is at high risk of flooding.

Stage 2: Development Options around Sturminster Marshall

8.13.7 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Sturminster Marshall and explained which areas which should be taken forward for further consideration.

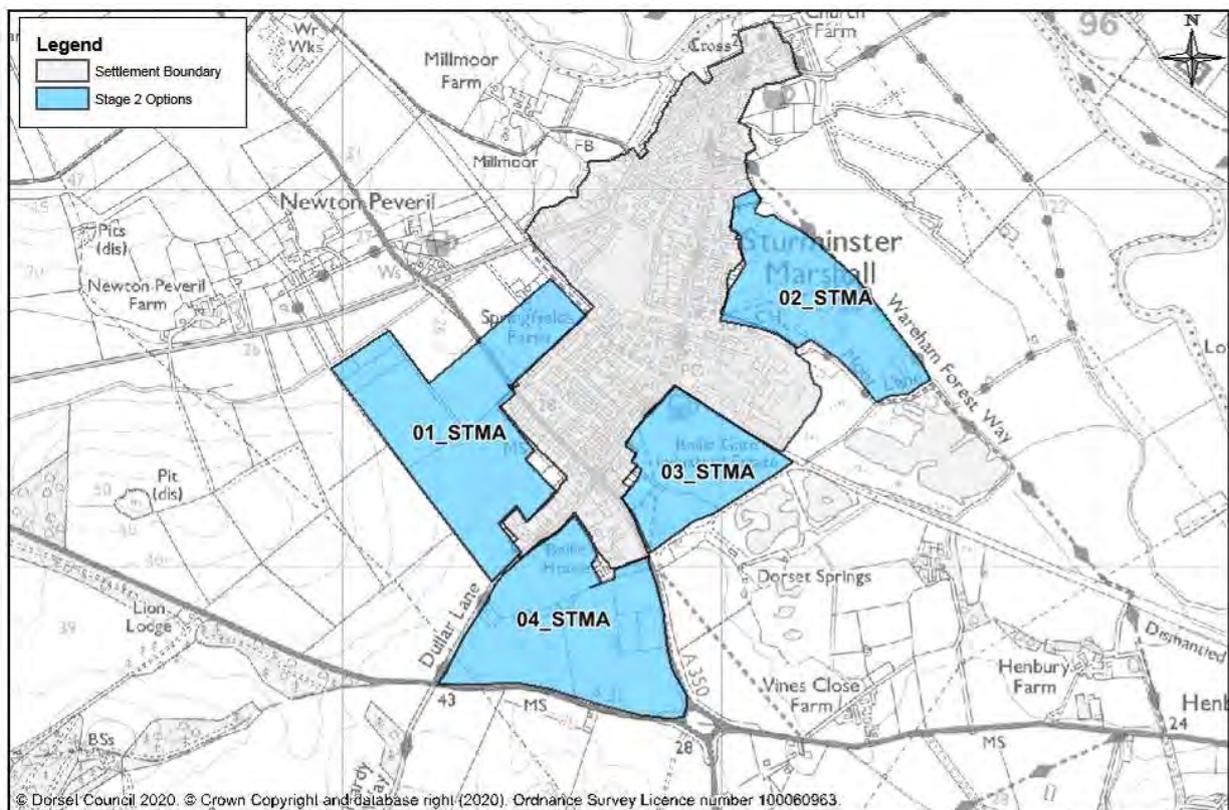
8.13.8 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the evidence, including the potential environmental, social and economic issues identified

during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.

8.13.9 This resulted in the following areas being identified as reasonable options for development around Sturminster Marshall (Figure 8.76):

- 01_STMA: Springfields Farm;
- 02_STMA: Golf Course;
- 03_STMA: East of Station Road; and
- 04_STMA: Land at Sturminster Marshall (site 1).

Figure 8.76: A map showing the options for development sites in Sturminster Marshall



8.13.10 The sustainability impacts of delivering development in each of these sites around Sturminster Marshall were assessed and evaluated.

8.13.11 The sustainability impacts associated with these site options are summarised in Figure 8.77, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.77: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Sturminster Marshall

Sustainability Objective	01_STMA			02_STMA			03_STMA			04_STMA		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-
Soil	--	--	--	0	0	0	--	--	--	--	--	--
Water	-	-	-	-	-	-	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	-	-	-	0	0	0	-	-	-
Flooding & Coastal Change	-	-	-	0	0	-	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	-	-	-	-	-	-	0	0	0	-	-	-
Community	+	+	+	+	+	+	+	+	+	+	+	+
Housing	++	++	++	+	+	+	+	+	+	++	++	++
Economy	+	+	+	0	0	0	0	0	0	+	+	+
Preferred option?	✓			✓			✓			✗		
Reason for selecting or rejecting the option	The part of this site with low potential for harm upon the greenbelt will be taken forward for development.			The site has a medium landscape sensitivity and low heritage sensitivity.			This site has a moderate potential for harm upon the greenbelt, which is lower than surrounding sites.			This site is more remote from the existing services and facilities in the town centre.		

SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

8.13.12 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Sturminster Marshall Chapter of the Dorset Council Local Plan.

8.13.13 The findings of the sustainability appraisal of the draft policies for the proposed additional allocations in the Sturminster Marshall Chapter of the Dorset Council Local Plan is presented in Figure 8.78. Further details of the analysis is presented in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.78: A table summarising the findings of the sustainability appraisal of the draft policies for the proposed additional allocations at Sturminster Marshall

	STMA2 Land at Station Road			STMA3 Springfield Farm			STMA4 Sturminster Marshall Golf Course		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	--	--	--	--	--	--	--	--	--
Soil	--	--	--	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	-
Landscape	-	-	-	0	0	0	-	-	-
Historic Environment	0	0	0	-	-	-	-	-	-
Community	++	++	++	++	++	++	++	++	++
Housing	+	+	+	0	0	0	0	0	0
Economy	0	0	0	0	0	0	0	0	0

MITIGATION

8.13.14 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Sturminster Marshall Chapter of the Dorset Council Local Plan at the options stage are summarised in Figure 8.79.

Figure 8.79: Suggested mitigation measures for the Sturminster Marshall Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
STMR 2 Land at Station Road	<p>The Agricultural Land Classification system classifies land into five grades. The best and most versatile agricultural land, according to National Planning Policy Guidance, is defined as grades 1 (Excellent) and 2 (Very Good).</p> <p>The highest grades of agricultural land have the most potential to contribute to local food production, providing food security and helping to achieve more sustainable agriculture in Dorset.</p> <p>An area on the southernmost corner of the site is classified as grade 2 ('Very Good') agricultural land.</p>

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
	<p>The policy provides open space on the southern site boundary to minimise the effects on the fishing lakes adjacent and to the south of the site. This open space could be extended to include the southernmost corner of the site, preventing the permanent loss of high grade agricultural land.</p> <p>This allocation is within the 400m to 5km zone around the Dorset Heaths. Development of the scale proposed is likely to require a HIP in order to ensure that the potential adverse effects of development as a result of additional recreational pressure upon the Dorset Heathlands are mitigated.</p>
<p>STMR 3 Springfield Farm</p>	<p>The Sturminster Marshall Conservation Area is approximately 160m from the site. Whilst the approach to the Conservation Area from the south is less remarkable than from the north⁷, the policy could require development at this site to preserve or enhance the character, appearance and experience of the conservation area.</p> <p>This development would also require a HIP in order to mitigate against the potential adverse effects of additional recreational pressure upon the Dorset Heathlands.</p>
<p>STMR 4 Sturminster Marshall Golf Course</p>	<p>The northern site boundary is marked by an area of Zone 2 (Medium probability) flood risk as a result of fluvial flooding from the River Winterborne.</p> <p>The Government's climate change projections⁸ suggest an increased chance of wetter winters, and indicate an increase in the frequency and intensity of extreme weather events. In order to make full allowance for climate change and ensure that the development does not expose people and property to flooding in the long term, the development could avoid the northernmost extent of the site or require a Flood Management Plan to ensure resilience to the effects of climate change.</p> <p>The allocation is approximately 310m to the south of the Scheduled Monument titled 'A shrunken medieval village and earlier prehistoric settlement remains at Walnut Tree Field' and approximately 90m from the Sturminster Marshall Conservation Area. Given the sensitive heritage setting of the site, the policy could require development to preserve or enhance the character and appearance of the conservation area and other heritage assets.</p> <p>A HIP is required to mitigate against the potential adverse effects of additional recreational pressure upon the Dorset Heathlands.</p>

⁷ SPG13 Conservation Areas in East Dorset: Sturminster Marshall; East Dorset District Council Policy Planning Division Supplementary Planning Guidance; April 2006

⁸ UK Climate Projections 2018 (UKCP18). Met Office Hadley Centre Climate Programme, Department of Business, Energy and Industrial Strategy (BEIS) and the Department for Environment, Food and Rural Affairs (Defra).

8.14. WOOL

INTRODUCTION

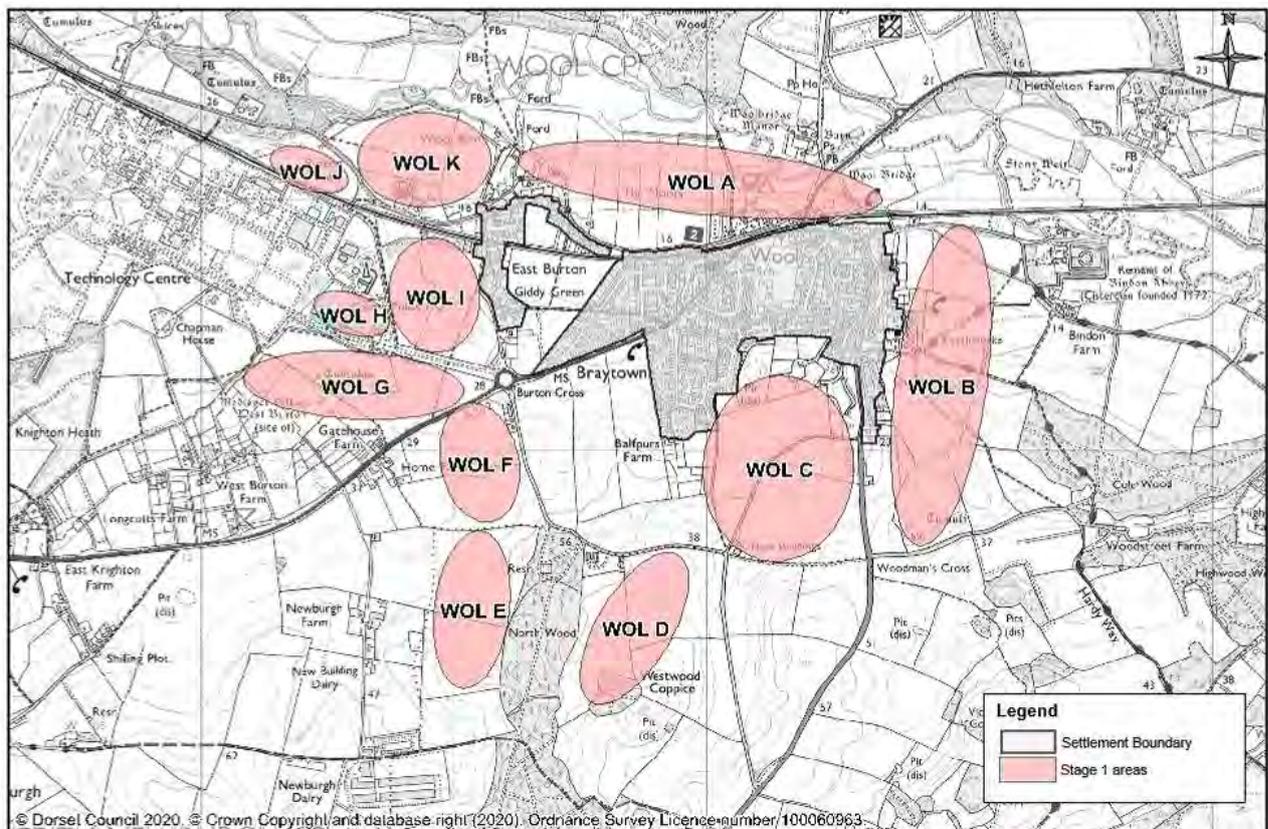
- 8.14.1 Wool is a large rural village on the Weymouth to London Waterloo railway line.
- 8.14.2 The proposed allocations in the emerging Purbeck Local Plan (2018-2034) at Wool, which will be carried forward for the Dorset Council Local Plan, include residential development to the west of the existing village delivering around 470 new homes in total and a 65 unit extra care facility.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Wool

- 8.14.3 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Wool (Figure 8.80).
- 8.14.4 This stage takes a strategic view at the general directions for growth around Wool, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 8.80: A map showing the general areas for development surrounding Wool which were considered in the sustainability appraisal



- 8.14.5 The sustainability impacts of delivering development in each of these general areas for growth around Wool were assessed and evaluated.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

8.14.6 The sustainability impacts associated with these options are summarised in Figure 8.81, with further details provided in the Appendix.

Figure 8.81: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Wool

Sustainability Objective	WOL A			WOL B			WOL C			WOL D			WOL E			WOL F		
	Short	Medium	Long															
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	--	--	--	--	--	--	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	--	--	--	--	--	--	0	0	-	0	0	0	0	0	0	0	0	0
Landscape	-	-	-	-	-	-	-	-	--	--	--	--	--	--	-	-	-	-
Historic Environment	-	-	-	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Community	++	++	++	+	+	+	+	+	+	-	-	-	-	-	-	0	0	0
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Sustainability Objective	WOL G			WOL H			WOL I			WOL J			WOL K		
	Short	Medium	Long												
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	--	--	--	--	--	--	-	-	-	--	--	--
Flooding & Coastal Change	--	--	--	--	--	--	--	--	--	0	0	0	0	0	-
Landscape	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0
Historic Environment	--	--	--	--	--	--	-	-	-	-	-	-	0	0	0
Community	0	0	0	0	0	0	0	0	0	-	-	-	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

8.14.7 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 8.82.

Figure 8.82: A table showing the reasons for either retaining or discounting the general areas for development surrounding Wool

Option	Decision	Reason for decision
WOL A	✗	Risk of flooding at this site.
WOL B	✗	Potential for significant landscape and heritage impacts.
WOL C	✓	No significant landscape and heritage sensitivities were identified at this stage and therefore this area for growth was taken forward for further consideration.
WOL D	✗	These areas are within the Dorset AONB and more detached and remote from the existing settlement of Wool.
WOL E	✗	

Sustainability Appraisal Options Stage

Dorset Council Local Plan

WOL F	✓	No significant landscape and heritage sensitivities were identified at this stage and therefore this area for growth was taken forward for further consideration.
WOL G	✓	The western half of the site has been discounted on heritage grounds. No significant landscape impacts were identified in the remaining area. Whilst there is a degree of heritage sensitivity in the remaining area, this will be explored further at the next stage.
WOL H	✓	No significant landscape impacts were identified. Whilst there is a degree of heritage sensitivity in these areas, this will be explored further at the next stage.
WOL I	✓	
WOL J	✓	No significant heritage impacts were identified. Whilst there is a degree of landscape sensitivity in this area, this will be explored further at the next stage.
WOL K	✓	No significant landscape impacts were identified. Whilst there is a degree of heritage sensitivity in this area, this will be explored further at the next stage.

Stage 2: Development Options around Wool

- 8.14.8 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Wool and explained which areas which should be taken forward for further consideration.
- 8.14.9 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the evidence, including the potential environmental, social and economic issues identified during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.
- 8.14.10 This resulted in the following areas being identified as reasonable options for development around Wool (Figure 8.83):
- 01_WOOL: South of Colliers Lane;
 - 02_WOOL: New Buildings;
 - 03_WOOL: Land at Monterey Avenue; and
 - 04_WOOL: Seven Stars Inn.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.84: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Wool

Sustainability Objective	01_WOOL			02_WOOL			03_WOOL			04_WOOL		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-	--	--	--
Soil	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	-	-	-	--	--	--	--	--	--
Flooding & Coastal Change	0	0	-	0	0	0	0	0	-	--	--	--
Landscape	-	-	-	-	-	-	-	-	-	0	0	0
Historic Environment	--	--	--	--	--	--	--	--	--	-	-	-
Community	+	+	+	0	0	0	0	0	0	0	0	0
Housing	++	++	++	++	++	++	++	++	++	++	++	++
Economy	+	+	+	+	+	+	+	+	+	+	+	+
Preferred option?	✓			✗			✓			✗		
Reason for selecting or rejecting the option	This site is considered to have some limited capacity for development adjacent to the existing urban edge.			Moderate to high landscape sensitivity, partly due to the Dorset AONB adjacent and to the south of the site.			The northern part of the site has been selected as it reduces the impact upon the setting of the AONB and is closer to the existing settlement.			This site has high heritage sensitivity and is adjacent to a SSSI.		

SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

8.14.13 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Wool Chapter of the Dorset Council Local Plan.

8.14.14 The findings of the sustainability appraisal of the draft policies in the Wool Chapter of the Dorset Council Local Plan is presented in Figure 8.85. Further details of the analysis is presented in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 8.85: A table summarising the findings of the sustainability appraisal of the draft policies for the proposed additional allocations at Wool

	WOOL2 Land to the west of East Burton			Optional Additional Site Land to the South of Hillside Road		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	--	--	--	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	-	-	-	0	0	0
Flooding & Coastal Change	--	--	--	0	0	0
Landscape	-	-	-	0	0	0
Historic Environment	--	--	--	-	-	-
Community	++	++	++	++	++	++
Housing	+	+	+	0	0	0
Economy	0	0	0	0	0	0

MITIGATION

8.14.15 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Wool Chapter of the Dorset Council Local Plan at the options stage are summarised in Figure 8.86.

Figure 8.86: Suggested mitigation measures for the Wool Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
WOOL2 Land to the west of East Burton	<p>The southern area of the site includes the priority habitat titled 'other lowland dry acid grassland'. In order to conserve and enhance this priority habitat, the policy could ensure that development does not result in the loss of this habitat and could secure the long term management of this area of importance to wildlife.</p> <p>This allocation is within the 400m to 5km zone around the Dorset Heaths. Development of the scale proposed is likely to require a HIP in order to ensure that the potential adverse effects of development as a result of additional recreational pressure upon the Dorset Heathlands are mitigated.</p> <p>In addition, the Scheduled Monuments titled 'Bowl barrow 350m north west of Gatehouse Farm' and 'Medieval settlement 350m east of West Burton</p>

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
	<p>Dairy' approx. 110m and 210m to the west of the site. Furthermore, the settlement of East Burton, to the east of the plan area, contains several listed buildings which may be affected. Given the sensitive heritage setting of the site, the policy could require development to preserve or enhance the character and appearance of the conservation area and other heritage assets.</p> <p>The development is within a Zone 3 (High Risk) Flood Zone as a result of fluvial flooding from the drain on the northern section of the site. The policy could require a Flood Management Plan for the site to ensure that people and property are not exposed to flooding and provide resilience to the effects of climate change.</p>
<p>Optional Additional Site Land to the south of Hillside Road</p>	<p>Development is in close proximity to the Scheduled Monument titled 'Romano-British settlement site' The policy could ensure that the development preserves or enhances the character, appearance and experience of the Scheduled Monument, in addition to the existing requirement for the development to respond positively to the nearby conservation area, listed buildings and non-designated heritage assets.</p>

9 Central Dorset Functional Area

9.0. INTRODUCTION

9.0.1 This functional area is centred on the two large built-up areas of Dorchester and Weymouth in the central southern part of Dorset. It also includes the town of Chickerell to the west of Weymouth and the Isle of Portland, which has eight identified settlements.

9.1. DORCHESTER

INTRODUCTION

9.1.1 Dorchester is the county town of rural Dorset and the second largest town in the plan area.

9.1.2 The sites currently allocated in the adopted West Dorset, Weymouth & Portland Local Plan (2015) in Dorchester will be taken forward for the Dorset Council Local Plan, and include:

- Sites allocated and consented that will help achieve the vision for the town include:
- Poundbury urban extension and the continuation of the urban extension to the west of the town providing a mix of homes, jobs and community facilities;
- Development of sites off St. George's Road and Allington Avenue together will provide around 115 homes;
- Conversion and development of the former Dorchester Prison site to provide around 185 homes;
- Development of land South of Castle Park to provide around 100 homes;
- Development and expansion of Kingston Maurward College;
- Consolidation and expansion of the Dorset County Hospital site as a centre for acute, emergency and planned health service provision in the west of the county. This would include provision of car parking and potentially key worker accommodation; and
- Major expansion to the north of Dorchester, north of the River Frome providing around 3,500 homes 10 ha of employment land, as well as new schools and open space.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

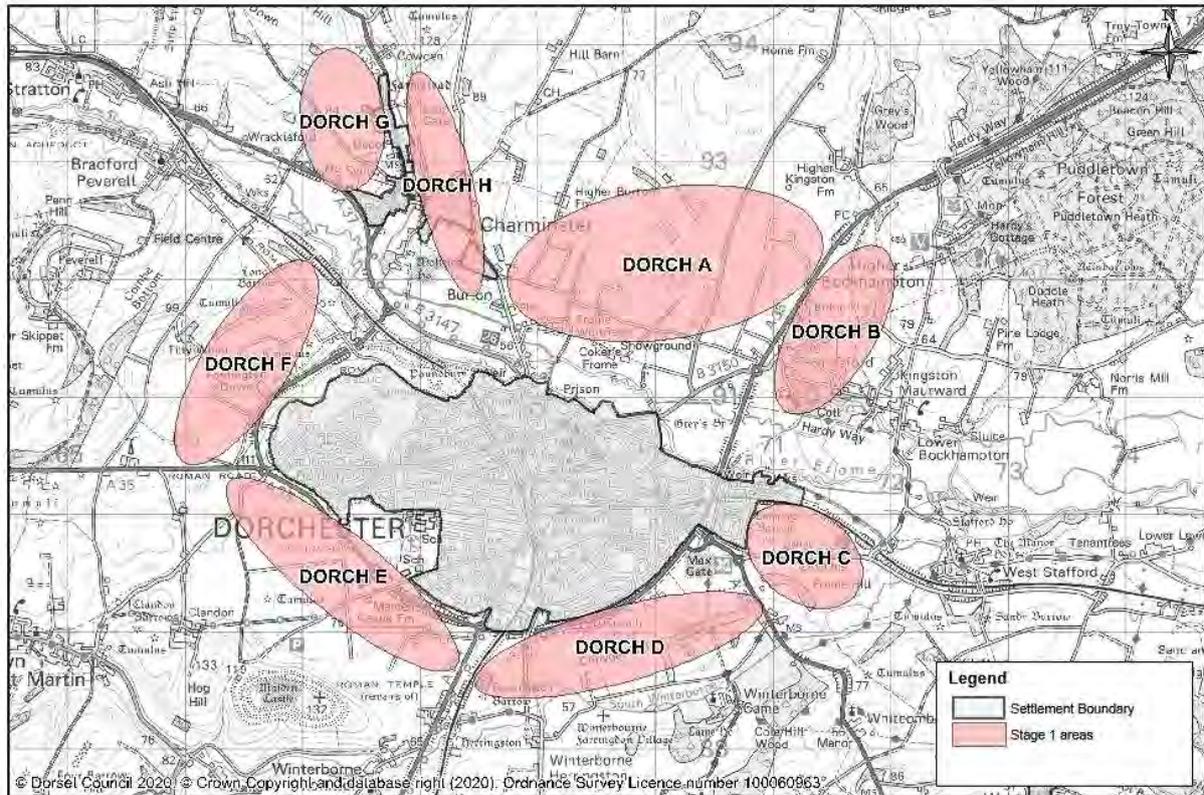
Stage 1: General Directions for Growth around Dorchester

9.1.3 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Dorchester (Figure 9.1).

9.1.4 This stage takes a strategic view at the general directions for growth around Dorchester, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Sustainability Appraisal Options Stage

Figure 9.1: A map showing the general areas for development surrounding Dorchester which were considered in the sustainability appraisal



- 9.1.5 The sustainability impacts of delivering development in each of these general areas for growth around Dorchester were assessed and evaluated.
- 9.1.6 The sustainability impacts associated with these options are summarised in Figure 9.2, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 9.2: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Dorchester

Sustainability Objective	DORCH A			DORCH B			DORCH C			DORCH D			DORCH E			DORCH F			DORCH G			DORCH H		
	Short	Medium	Long																					
Biodiversity	-	-	-	-	-	-	--	--	--	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	--	--	--	--	--	--	0	0	0	0	0	0	--	--	--	--	--	--	0	0	0	0	0	0
Water	--	--	--	0	0	0	-	-	-	-	-	-	-	-	-	-	-	--	--	--	--	--	--	--
Air	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Climate Change	--	--	--	--	--	--	--	--	--	--	--	--	-	-	-	-	-	-	-	-	-	--	--	--
Flooding & Coastal Change	0	0	-	--	--	--	0	0	-	--	--	--	0	0	0	0	0	0	0	0	0	--	--	--
Landscape	0	0	0	0	0	0	-	-	-	--	--	--	--	--	--	--	--	--	0	0	0	0	0	0
Historic Environment	-	-	-	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-	-	-	--	--	--
Community	+	+	+	++	++	++	+	+	+	+	+	+	+	+	+	+	+	-	-	-	+	+	+	
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

9.1.7 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 9.3.

Figure 9.3: A table showing the reasons for either retaining or discounting the general areas for development surrounding Dorchester

Area	Decision	Reason for decision
A	✓	Whilst development has the potential for significant impacts upon landscape, heritage assets and water quality which must be addressed, it may be possible to mitigate these impacts sufficiently to consider development in this area.
B	✗	Development is likely to result in unacceptable impacts upon heritage assets, including Scheduled Monuments, Historic Park and Garden, and Conservation Area, which cannot be adequately mitigated to enable development to occur here.
C	✗	Development is likely to result in unacceptable impacts upon the scheduled monument which occupies the northern section of this area, and this cannot be adequately mitigated to enable development to occur here.
D	✓	Potential for some development on the north eastern area of this section, adjacent to the Dorchester Bypass, avoiding the potentially significant impacts upon the Scheduled Monuments and Site of Nature Conservation within this area, both of which were identified in the sustainability appraisal.
E	✓	Whilst development has the potential for significant impacts upon the landscape and the heritage assets within this area, it may be possible to address this by considering development on the northern section of this area, within the Dorchester Bypass.
F	✓	Potential for some development on the southern part of this section, avoiding the Scheduled Monuments on the northern part.
G	✓	Whilst there are potentially significant impacts upon water quality which must be addressed, it is considered possible to mitigate these impacts sufficiently to enable development to occur in this area.
H	✓	Potential for some development on the southern area of this section, reducing the impacts upon the Scheduled Monument and SNCI on the northern section of this area which were identified in the sustainability appraisal.

Stage 2: Development Options around Dorchester

9.1.8 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Dorchester and explained which areas which should be taken forward for further consideration.

9.1.9 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering factors such as the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal, physical features such as field boundaries and roads,

Sustainability Appraisal Options Stage

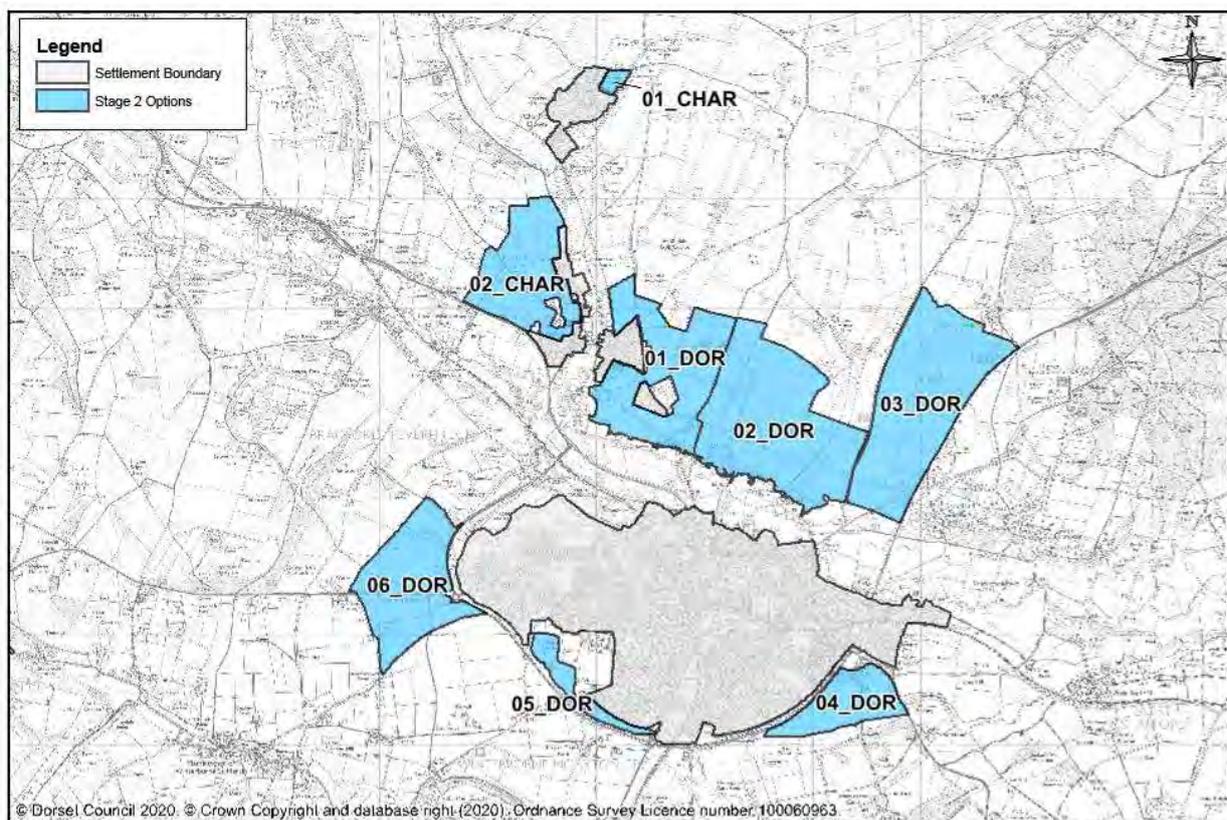
Dorset Council Local Plan

and previous consultations such as the Options and Preferred Options stages of the West Dorset, Weymouth & Portland Dorset Council Local Plan.

9.1.10 This resulted in the following areas being identified as reasonable options for development around Dorchester (shown in Figure 9.4):

- 01_DOR: Higher Burton Farm;
- 02_DOR: North of Dorchester, west of Slyer's Lane;
- 03_DOR: North of Dorchester (west of A35);
- 04_DOR: South east of Dorchester;
- 05_DOR: South west of Dorchester within bypass;
- 06_DOR: West of Poundbury;
- 01_CHAR: Forston Clinic; and
- 02_CHAR: West of Charminster.

Figure 9.4: A map showing the options for development sites in Dorchester



9.1.11 The sustainability impacts associated with these site options, and the reasons for rejecting the site options which were deemed unsuitable and for selecting the preferred site options which were taken forward for the draft Dorset Council Local Plan are summarised in Figure 9.5, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

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Figure 9.5: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Dorchester

Sustainability Objective	01_DOR			02_DOR			03_DOR			04_DOR			05_DOR			06_DOR			01_CHAR			02_CHAR		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	--	--	--	--	--	--	0	0	0	--	--	--	0	0	0	0	0	0	0	0	0
Water	--	--	--	--	--	--	--	--	--	-	-	-	-	-	-	-	-	-	-	-	-	--	--	--
Air	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Climate Change	--	--	--	--	--	--	--	--	--	-	-	-	-	-	-	-	-	-	0	0	0	-	-	-
Flooding & Coastal Change	--	--	--	--	--	--	--	--	--	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	-	-	-	0	0	0	0	0	0	-	-	-	--	--	--	--	--	--	-	-	-	0	0	0
Historic Environment	-	-	-	-	-	-	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Community	++	++	++	+	+	+	++	++	++	+	+	+	++	++	++	+	+	+	0	0	0	+	+	+
Housing	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	+	+	+	++	++	++
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	0	0	0	+	+	+
Preferred option?	✓			✓			✓			✗			✓			✗			✓			✓		
Reason for selecting or rejecting the option	Significant contribution to the supply of housing and employment land. Potential adverse impacts may be adequately mitigated, discounting the western area of 01_DOR where there is the potential for significant adverse heritage impacts.									Land not available for development due to land ownership.			Potential adverse impacts may be adequately mitigated.			Unacceptable landscape and heritage impacts.			Potential adverse impacts may be adequately mitigated.			Partly under construction. Eastern section has development potential.		

Sustainability Appraisal Options Stage

Dorset Council Local Plan

SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

9.1.12 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Dorchester Chapter of the draft Dorset Council Local Plan.

9.1.13 The findings of the sustainability appraisal are presented in Figure 9.6 and the Appendix.

Figure 9.6: A table summarising the findings of the sustainability appraisal of the draft policies for Dorchester

	DOR10 Land South of Castle Park			DOR13 Land to the North of Dorchester			DOR14 Land to the west of Charminster			DOR15 Forston Clinic, Charlton Down		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0	-	-	-	-	-	-
Soil	0	0	0	--	--	--	0	0	0	0	0	0
Water	0	0	0	0	0	0	--	--	--	0	0	0
Air	0	0	0	0	0	0	0	0	0	-	-	-
Climate Change	0	0	0	-	-	-	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0
Community	++	++	++	++	++	++	++	++	++	0	0	0
Housing	0	0	0	++	++	++	+	+	+	0	0	0
Economy	0	0	0	++	++	++	0	0	0	0	0	0

MITIGATION

9.1.14 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Dorchester Chapter of the draft Dorset Council Local Plan are shown in Figure 9.7.

Figure 9.7: Suggested mitigation measures for the Dorchester Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
DOR13 Land to the North of Dorchester	The Agricultural Land Classification system classifies land into five grades. The best and most versatile agricultural land, according to National Planning Policy Guidance, is defined as grades 1 (Excellent) and 2 (Very Good).

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
	<p>The highest grades of agricultural land have the most potential to contribute to local food production, providing food security and helping to achieve more sustainable agriculture in Dorset.</p> <p>A large area of the northeast of this allocation is classified as grade 2 ('Very Good') agricultural land.</p> <p>The policy could require the provision of facilities for local food production in the northeast of the site, perhaps by providing allotments or a community garden which would provide opportunities for volunteering and education. This would enable healthy lifestyles and promoting wellbeing, in addition to encouraging social interaction and a more inclusive society.</p> <p>Development of this scale may provide opportunities for strategic scale climate change mitigation, for example by delivering district heating schemes and community renewable energy schemes.</p>
<p>DOR14 Land to the west of Charminster</p>	<p>Large areas to the northwest of Dorchester, including Charminster, are within an area of high risk of foul sewer inundation. The inundation of groundwater into the foul drainage network, particularly following a high rainfall event, can cause them to become inundated with water. If left unmanaged, this can cause the drains to fail leading to pollution and a deterioration in groundwater quality, and may also result in the foul drainage sewers flooding in downstream properties.</p> <p>Furthermore, the site is within a Zone 1 Groundwater Source Protection Zone. Groundwater Source Protection Zones show the risk of contamination of a public drinking water supply from any activities that might cause pollution. A Zone 1 Groundwater Source Protection Zone is the most vulnerable area to a pollution event, since there is just a 50 day travel time for a pollutant to reach the drinking water supply.</p> <p>Given the potential for pollution as a result of foul sewer inundation and the sensitivity of the site to a pollution event, the policy could require the proposals to be accompanied by a hydrogeological risk assessment to demonstrate that development will not compromise groundwater quality or its abstraction.</p>
<p>DOR15 Forston Clinic, Charlton Down</p>	<p>An Air Quality Management Area (AQMA) was designated at High East Street, Dorchester, in 2009 in response to exceedances in the concentration of nitrogen dioxide at this location. The main source of this air pollution is vehicle emissions as a result of factors such as vehicle speed, traffic congestion and topographical features.</p> <p>The proposed development is approximately 45 minutes from Dorchester by public transport. Whilst this enables some accessibility to and connectivity with the services and facilities in Dorchester, the proposed development may consider the potential for establishing improved cycle links to facilitate ease of travel to Dorchester by alternatives to the car. This will help to minimise traffic and the associated impacts upon air quality at the AQMA at High East Street, Dorchester.</p>

9.2. WEYMOUTH

INTRODUCTION

9.2.1 Weymouth has a population of just over 53,000 and is the largest town in the plan area.

9.2.2 The sites currently allocated in the adopted West Dorset, Weymouth & Portland Local Plan (2015) in Weymouth will be taken forward for the Dorset Council Local Plan, and include:

- The regeneration of Weymouth town centre – development will help to meet the town's needs for homes, services and facilities whilst supporting economic growth and providing opportunities for employment. Regeneration will also lead to improvements in the quality of the built environment;
- An urban extension to the north of Littlemoor – will provide a significant area of growth, including a business park and around 600 homes;
- Land off Louviers Road – will provide around 100 homes;
- Land at Wey Valley, west of Dorchester Road – which has planning permission for around 350 homes;
- Land at Markham and Little Francis – currently benefits from planning consent and will deliver around 500 homes with supporting infrastructure; and
- Value House to deliver around 37 homes.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Weymouth

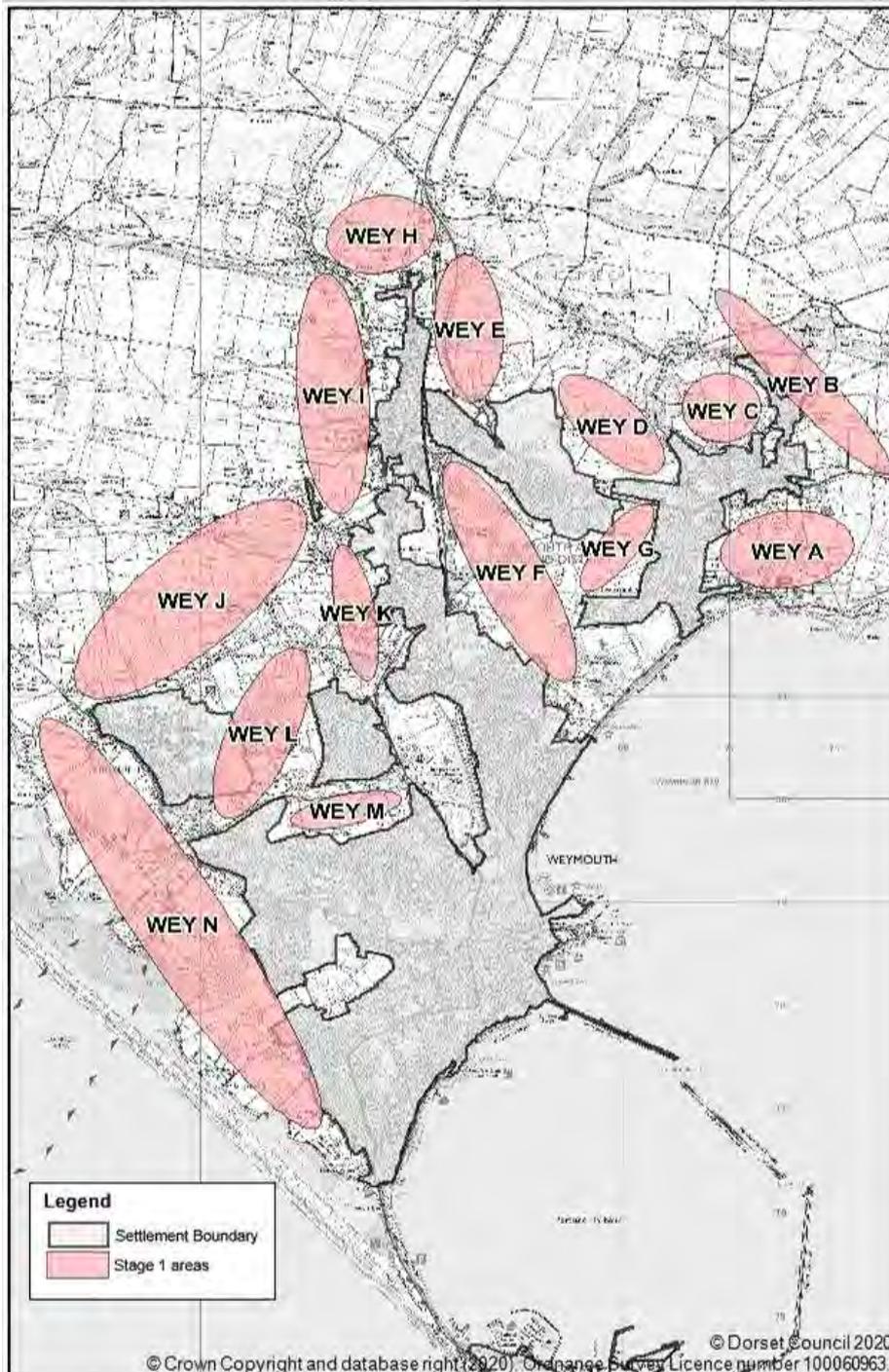
9.2.3 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Weymouth (Figure 9.8).

9.2.4 This stage takes a strategic view at the general directions for growth around Weymouth, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 9.8: A map showing the general areas for development surrounding Weymouth which were considered in the sustainability appraisal



- 9.2.5 The sustainability impacts of delivering development in each of these general areas for growth around Weymouth were assessed and evaluated.
- 9.2.6 Please note that sites WEY J, WEY L and WEY N are considered in the Chickerell Chapter of the sustainability appraisal.
- 9.2.7 The sustainability impacts associated with these options are summarised in Figure 9.9, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 9.9: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Weymouth

Sustainability Objective	WEY A			WEY B			WEY C			WEY D			WEY E			WEY F		
	Short	Medium	Long															
Biodiversity	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Soil	-	-	-	-	-	-	--	--	--	-	-	-	-	-	-	0	0	0
Water	0	0	0	--	--	--	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	--	--	--	-	-	-	-	-	-	-	-	-	--	--	--
Flooding & Coastal Change	--	--	--	--	--	--	0	0	0	0	0	0	0	0	0	--	--	--
Landscape	-	-	-	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	--	--	--	--	--	--	--	--	--	-	-	-	-	-	-
Community	+	+	+	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Sustainability Objective	WEY G			WEY H			WEY I			WEY K			WEY M		
	Short	Medium	Long												
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0
Water	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	-	-	-	0	0	0	-	-	-	-	-	-	0	0	-
Landscape	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0
Historic Environment	0	0	0	-	-	-	-	-	-	-	-	-	0	0	0
Community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

9.2.8 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 9.10.

Figure 9.10: A table showing the reasons for either retaining or discounting the general areas for development surrounding Weymouth

Option	Decision	Reason for decision
WEY A	✗	This area is considered unsuitable for development as it is likely to result in unacceptable impacts upon National and European Wildlife Sites, an internationally important geological site, and the Dorset and East Devon World Heritage Site. This area is also subject to coastal change.
WEY B	✗	Development in this area has the potential for unacceptable impacts upon national wildlife designations, an internationally important geological site, and the Conservation Area.
WEY C	✗	Development in this area is likely to result in unacceptable impacts upon a Scheduled Monument, an important open gap, national wildlife site.
WEY D	✗	Development in this area is likely to result in unacceptable impacts upon a Scheduled Monument, an important open gap, national wildlife site.
WEY E	✓	There is the potential for small scale development adjacent to the existing settlement to minimise the landscape impacts identified and away from the national and local wildlife designations to reduce biodiversity impacts. Traffic impacts also.
WEY F	✗	Development in this area is likely to result in unacceptable impacts upon a national wildlife designation.
WEY G	✓	Potential for small scale development in the south eastern section of this area incorporating mitigation against potential impacts upon wildlife and landscape.
WEY H	✗	Development in this area has the potential to result in unacceptable impacts upon a national wildlife designation and Conservation Area.
WEY I	✗	Development in this area may result in unacceptable impacts as a result of flooding and upon the conservation area.
WEY K	✓	Potential for small scale development positioned away from the flood zone and conservation area, which retains the gap between Radipole and Nottington.

Sustainability Appraisal Options Stage

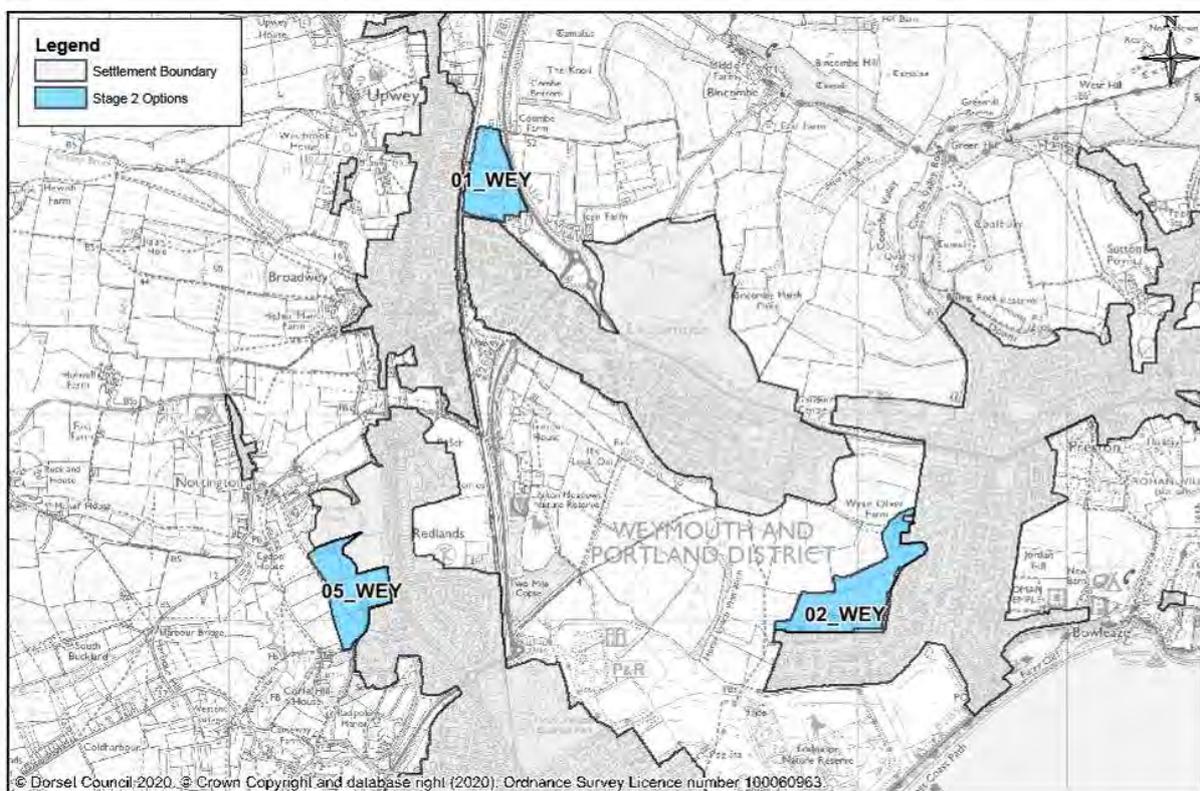
Dorset Council Local Plan

WEY M	X	Development in this area is likely to result in unacceptable impacts upon national wildlife designation and the loss of the golf course which acts as a recreational facility.
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Stage 2: Development Options around Weymouth

- 9.2.9 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Weymouth and explained which areas which should be taken forward for further consideration.
- 9.2.10 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering factors such as the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal, physical features such as field boundaries and roads, and previous consultations such as the Options and Preferred Options stages of the West Dorset, Weymouth & Portland Dorset Council Local Plan.
- 9.2.11 This resulted in the following areas being identified as reasonable options for development around Weymouth (shown in Figure 9.11):
- 01_WEY: West of Relief Road;
 - 02_WEY: Wyke Oliver Farm (South); and
 - 05_WEY: South of Wey Valley.

Figure 9.11: A map showing the options for development sites in Weymouth



Sustainability Appraisal Options Stage

Dorset Council Local Plan

- 9.2.12 The sustainability impacts of delivering development in each of these sites around Weymouth were assessed and evaluated.
- 9.2.13 The sustainability impacts associated with these site options, and the reasons for rejecting the site options which were deemed unsuitable and for selecting the preferred site options which were taken forward for the draft Dorset Council Local Plan are summarised in Figure 9.12, with further details provided in the Appendix.

Figure 9.12: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Weymouth

Sustainability Objective	01_WEY			02_WEY			05_WEY		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0
Landscape	-	-	-	-	-	-	0	0	0
Historic Environment	-	-	-	0	0	0	-	-	-
Community	+	+	+	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+
Economy	0	0	0	0	0	0	0	0	0
Preferred option?	✘			✘			✔		
Reason for selecting or rejecting the option	Development at this site would result in potentially adverse impacts upon the Dorset AONB			Potential effects relating to biodiversity, access and surface water flooding.			This site would extend the Wey Valley allocation southwards whilst retaining the open gap and wildlife corridor.		

SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

- 9.2.14 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Weymouth Chapter of the Dorset Council Local Plan.
- 9.2.15 The findings of the sustainability appraisal are presented in Figure 9.13 and the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 9.13: A table summarising the findings of the sustainability appraisal of the draft policies for Weymouth

	WEY14 Land South of Wey Valley		
	Short	Medium	Long
Biodiversity	0	0	0
Soil	0	0	0
Water	0	0	0
Air	0	0	0
Climate Change	0	0	0
Flooding & Coastal Change	0	0	0
Landscape	0	0	0
Historic Environment	0	0	0
Community	++	++	++
Housing	+	+	+
Economy	0	0	0

MITIGATION

- 9.2.1 There are no suggested measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Weymouth Chapter of the Dorset Council Local Plan at the options stage.

9.3. CHICKERELL

INTRODUCTION

- 9.3.1 The town of Chickerell lies inland of Chesil Beach and the Fleet, and to the north-west of Weymouth.
- 9.3.2 The sites currently allocated in the adopted West Dorset, Weymouth & Portland Local Plan (2015) in Chickerell will be taken forward for the Dorset Council Local Plan, include:
- Land at Putton Lane – planning permission was granted in 2011 to develop this site for housing, employment and community uses;
 - Link Park off Chickerell Link Road – the site has planning permission for B-class employment uses and in recent years a number of new units including food retailing have been accommodated here; and

- Chickerell Urban Extension – provides scope for considerable residential development to the north and east of the town including the provision of a new primary school and community facilities.

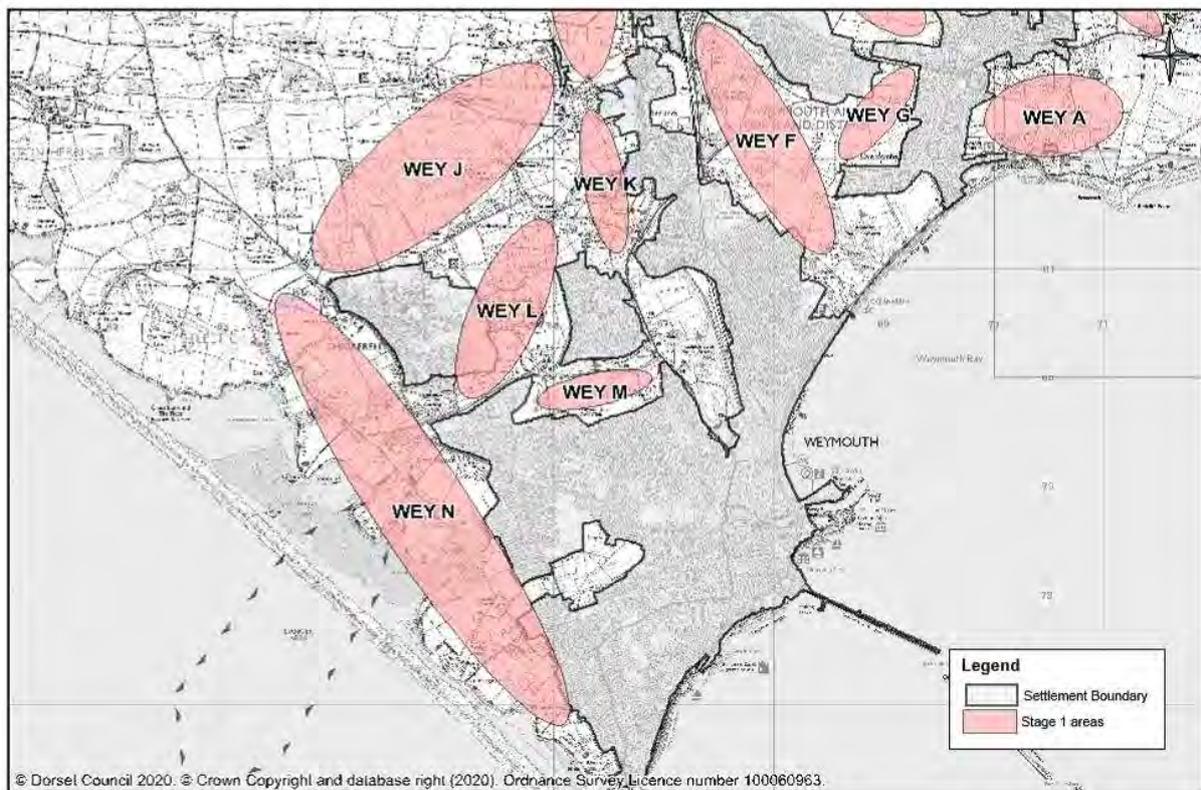
SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Chickerell

9.3.3 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Chickerell (Figure 9.14).

9.3.4 This stage takes a strategic view at the general directions for growth around Chickerell, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 9.14: A map showing the general areas for development surrounding Chickerell which were considered in the sustainability appraisal



9.3.5 The sustainability impacts of delivering development in each of these general areas for growth around Chickerell were assessed and evaluated.

9.3.6 The sustainability impacts associated with these options are summarised in Figure 9.15, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 9.15: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Chickerell

Sustainability Objective	WEY J			WEY L			WEY N		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	--	--	--	--	--	--	--	--	--
Soil	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	-	-	-	--	--	--
Flooding & Coastal Change	--	--	--	0	0	0	--	--	--
Landscape	-	-	-	0	0	0	--	--	--
Historic Environment	-	-	-	-	-	-	-	-	-
Community	++	++	++	++	++	++	++	++	++
Housing	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+

9.3.7 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 9.16.

Figure 9.16: A table showing the reasons for either retaining or discounting the general areas for development surrounding Chickerell

Option	Decision	Reason for decision
WEY J	✗	Development in this area is likely to result in unacceptable impacts upon the World Heritage Site and Dorset AONB.
WEY L	✓	Potential for small scale development which retains the wildlife corridor between the European and national wildlife designations.
WEY N	✓	Potential for small scale development adjacent to the existing settlement which reduces the magnitude of the impacts upon the World Heritage Site and European Wildlife Site.

Stage 2: Development Options around Chickerell

9.3.8 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Chickerell and explained which areas which should be taken forward for further consideration.

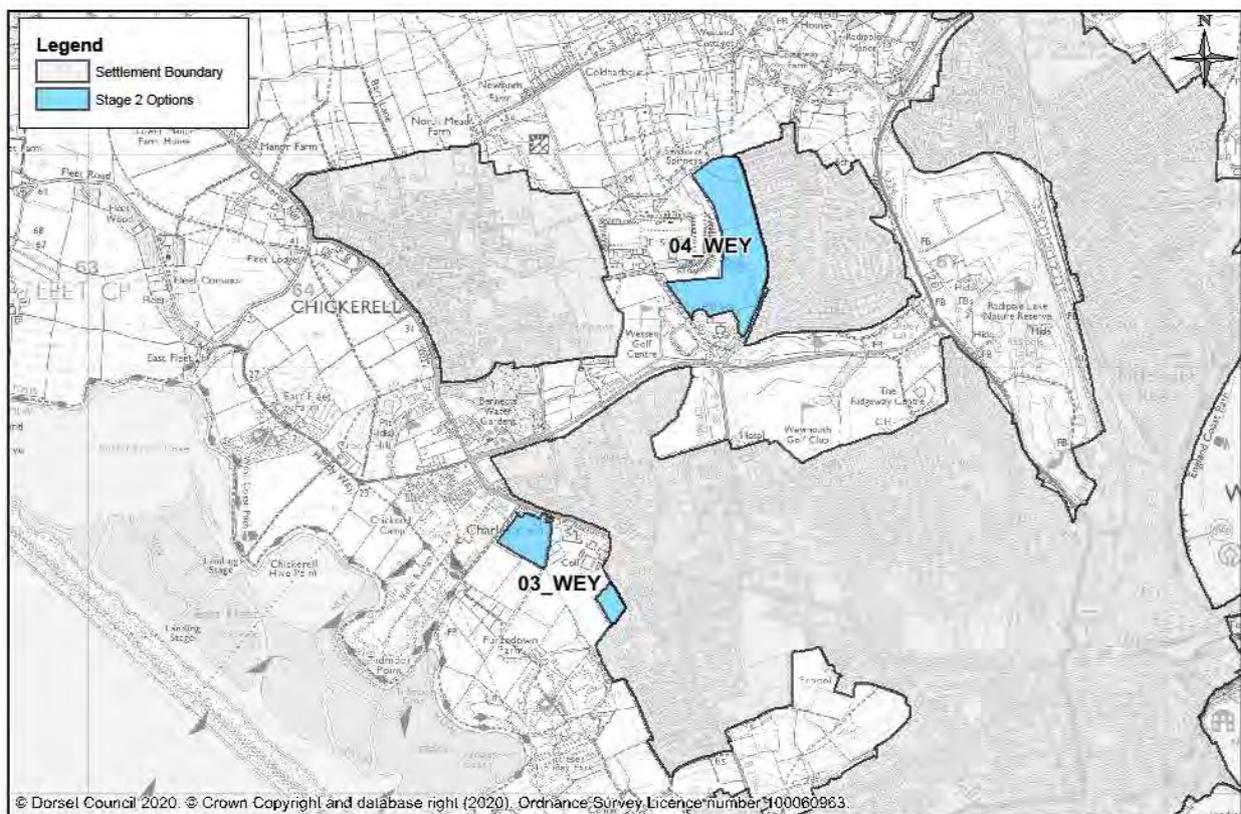
Sustainability Appraisal Options Stage

9.3.9 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering factors such as the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal, physical features such as field boundaries and roads, and previous consultations such as the Options and Preferred Options stages of the West Dorset, Weymouth & Portland Dorset Council Local Plan.

9.3.10 This resulted in the following areas being identified as reasonable options for development around Chickerell (shown in Figure 9.17):

- 03_WEY: Adjacent to Budmouth College; and
- 04_WEY: West of Southill.

Figure 9.17: A map showing the options for development sites in Chickerell



9.3.11 The sustainability impacts of delivering development in each of these sites around Chickerell were assessed and evaluated.

9.3.12 The sustainability impacts associated with these site options, and the reasons for rejecting the site options which were deemed unsuitable and for selecting the preferred site options which were taken forward for the draft Dorset Council Local Plan are summarised in Figure 9.18, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 9.18: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Chickerell

Sustainability Objective	03_WEY			04_WEY		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	-	-	-	0	0	0
Historic Environment	0	0	0	-	-	-
Community	++	++	++	+	+	+
Housing	+	+	+	++	++	++
Economy	0	0	0	+	+	+
Preferred option?	✘			✔		
Reason for selecting or rejecting the option	Areas will have an impact on the openness of the Heritage Coast			Suitable subject to appropriate landscape mitigation		

SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

9.3.13 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Chickerell Chapter of the Dorset Council Local Plan.

9.3.14 The findings of the sustainability appraisal are presented in Figure 9.19 and the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 9.19: A table summarising the findings of the sustainability appraisal of the draft policies for Chickerell

	WEY15 Land West of Southill		
	Short	Medium	Long
Biodiversity	--	--	--
Soil	0	0	0
Water	0	0	0
Air	0	0	0
Climate Change	0	0	0
Flooding & Coastal Change	0	0	0
Landscape	0	0	0
Historic Environment	-	-	-
Community	++	++	++
Housing	+	+	+
Economy	0	0	0

MITIGATION

9.3.15 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Chickerell Chapter of the draft Dorset Council Local Plan are shown in Figure 9.20.

Figure 9.20: Suggested mitigation measures for the Chickerell Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
CHIC 4 Land West of Southill	<p>The Radipole Lake SSSI lies in close proximity to the south of the site. The Radipole Lake SSSI is the former estuary of the River Wey, and comprises a variety of wetland habitats of great importance for birds as a breeding, wintering and passage site.</p> <p>Development at this site would result in the wildlife corridor, which links the Radipole Lake SSSI with the open countryside to the north, being significantly reduced in size.</p> <p>The policy requires the development to provide open space, and strong peripheral planting to the west of the site to mitigate against coalescence of the built form with Chickerell. The policy could ensure that the open space</p>

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
	<p>and planting on the western boundary is designed so as to provide a continuous corridor through the site running north to south which is suitable for those species likely to use the corridor.</p> <p>The site is adjacent and to the southwest of the Radipole Conservation Area. In order to preserve the historic environment, the policy could require development at this site to preserve or enhance the character, appearance and experience of the Radipole Conservation Area.</p>

9.4. PORTLAND

INTRODUCTION

- 9.4.1 Portland is located to the south of Weymouth with the only link a single-carriageway road on the causeway adjacent to Chesil Beach and The Fleet.
- 9.4.2 The sites currently allocated in the adopted West Dorset, Weymouth & Portland Local Plan (2015) in Portland will be taken forward for the Dorset Council Local Plan, and include:
- Portland Port is a major employment site with planning consent for port-related and B1, B2 & B8 uses. The employment uses are protected as a key employment site;
 - Osprey Quay has various planning consents for a mix of uses, including employment, leisure, retail and housing development. Only a small area of the site remains undeveloped or does not benefit from detailed planning permission;
 - The former Hardy Complex is a site with planning consent which comprises the conversion of former Navy accommodation and new build for housing to provide 554 new homes, 348 of which are still to be implemented;
 - Bumpers Lane is a housing site for 71 new homes;
 - Former Masonry works, Bottomcoombe (Windmills phase III) is a housing site for 62 new homes;
 - Underhill Community Junior School will deliver 20 new homes; and
 - Southwell School has consent for 58 new homes.
- 9.4.3 The Portland Neighbourhood Plan does not propose any new sites for development concluding that there is sufficient capacity within existing development boundaries and extant permissions.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

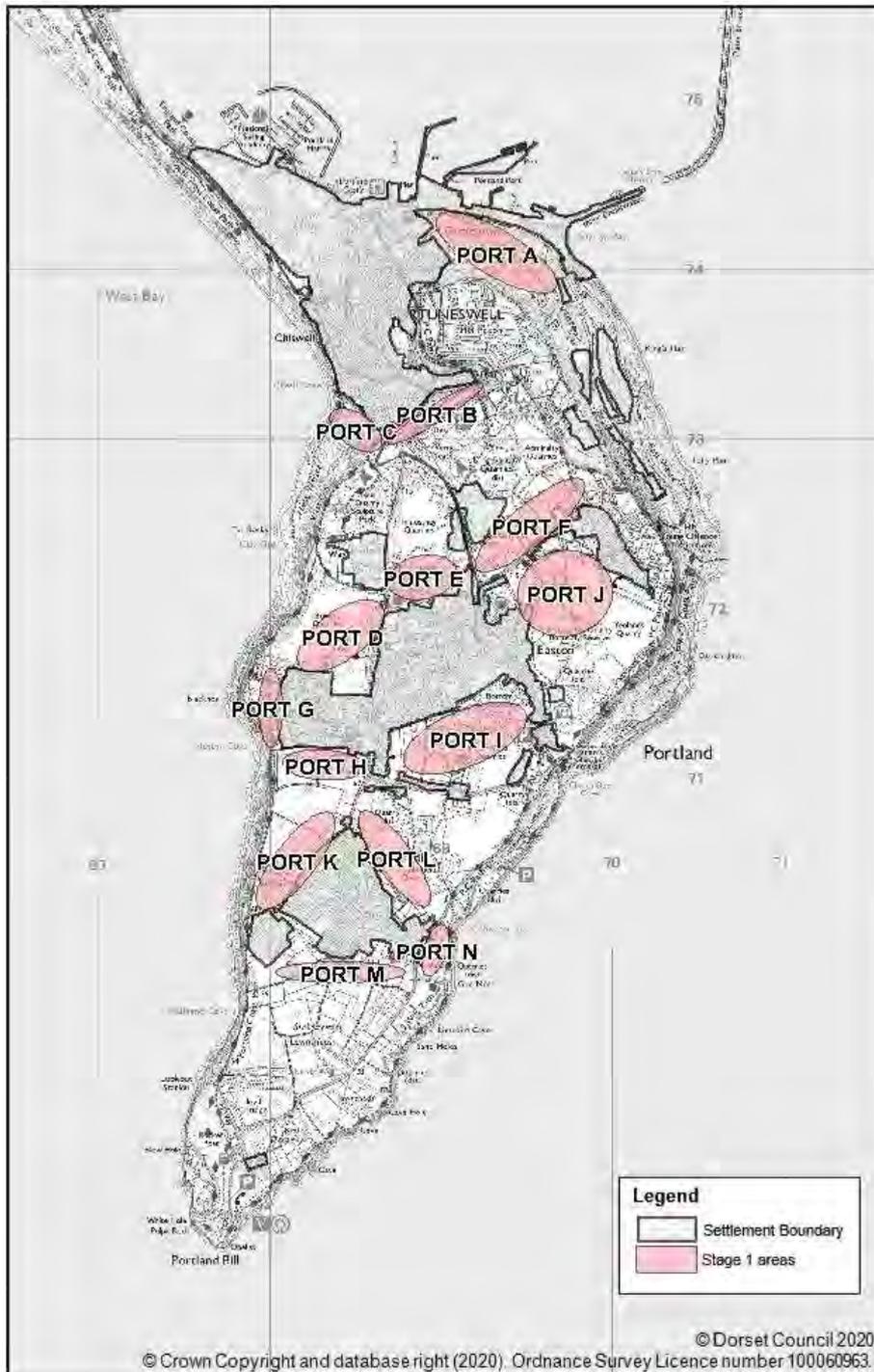
Stage 1: General Directions for Growth around Portland

- 9.4.4 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Weymouth (Figure 9.21) as explained in Chapter 2.4.

Sustainability Appraisal Options Stage

9.4.5 This stage takes a strategic view at the general directions for growth around Weymouth, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 9.21: A map showing the general areas for development surrounding Portland which were considered in the sustainability appraisal



9.4.6 The sustainability impacts associated with these options are summarised in Figure 9.22, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 9.22: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Portland

Sustainability Objective	PORT A			PORT B			PORT C			PORT D			PORT E			PORT F			PORT G					
	Short	Medium	Long																					
Biodiversity	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Soil	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	--	--	--	--	--	--	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	--	--	--	--	--	--	--	--	--	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	-	-	-	--	--	--	-	-	-	-	-	-	-	-	-	--	--	--	--	--	--
Historic Environment	--	--	--	--	--	--	-	-	-	--	--	--	--	--	--	--	--	--	-	-	-	-	-	-
Community	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Sustainability Objective	PORT H			PORT I			PORT J			PORT K			PORT L			PORT M			PORT N		
	Short	Medium	Long																		
Biodiversity	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Soil	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	--	--	--	-	-	-	-	-	-	-	-	-	--	--	--
Flooding & Coastal Change	0	0	0	0	0	0	--	--	--	0	0	0	0	0	0	0	0	0	--	--	--
Landscape	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	--	--	--
Historic Environment	--	--	--	--	--	--	-	-	-	-	-	-	-	-	-	--	--	--	--	--	--
Community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

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9.4.7 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 9.23.

Figure 9.23: A table showing the reasons for either retaining or discounting the general areas for development surrounding Portland

Option	Decision	Reason for decision
PORT A	✗	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest, in addition to Scheduled Monuments.
PORT B	✗	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and Isle of Portland Site of Special Scientific Interest, and this area is subject to coastal erosion.
PORT C	✗	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest, and the East Devon and Dorset World Heritage Site.
PORT D	✗	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest.
PORT E	✗	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest.
PORT F	✗	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest.
PORT G	✗	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest, and the East Devon and Dorset World Heritage Site. This area is subject to cliff top recession also.
PORT H	✗	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest, and the East Devon and Dorset World Heritage Site. This area is subject to cliff top recession.
PORT I	✓	Whilst development in some sections of this area may result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation

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		and the Isle of Portland Site of Special Scientific Interest, and parts of this area is subject to cliff top recession, there is some potential for development.
PORT J	✗	Development in this area may result in unacceptable impacts upon the SSSI and European site and the Important Open Gap.
PORT K	✗	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest, and the East Devon and Dorset World Heritage Site. This area is subject to cliff top recession.
PORT L	✗	This area is subject of a planning application for minerals extraction.
PORT M	✓	Potential for development associated with the existing development at Southwell, reducing the impacts upon the environmental designations to the south and east.
PORT N	✗	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest, and the East Devon and Dorset World Heritage Site. This area is subject to cliff top recession.

Stage 2: Development Options around Portland

- 9.4.8 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Portland and explained which areas which should be taken forward for further consideration.
- 9.4.9 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering factors such as the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal, physical features such as field boundaries and roads, and previous consultations such as the Options and Preferred Options stages of the West Dorset, Weymouth & Portland Dorset Council Local Plan.
- 9.4.10 This resulted in the following areas being identified as reasonable options for development around Portland (shown in Figure 9.24):
- 01_PORT: Eastern end of Weston Street; and
 - 02_PORT: South of Southwell.

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Figure 9.24: A map showing the options for development sites in Portland



9.4.11 The sustainability impacts of delivering development in each of these sites around Portland were assessed and evaluated.

9.4.12 The sustainability impacts associated with these site options, and the reasons for rejecting the site options which were deemed unsuitable and for selecting the preferred site options which were taken forward for the draft Dorset Council Local Plan are summarised in Figure 9.25, with further details provided in the Appendix.

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Figure 9.25: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Portland

Sustainability Objective	01_PORT			02_PORT		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	--	--	--	--	--	--
Soil	--	--	--	--	--	--
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	-	-	-	-	-	-
Historic Environment	-	-	-	--	--	--
Community	+	+	+	++	++	++
Housing	0	0	0	+	+	+
Economy	0	0	0	0	0	0
Preferred option?	x			x		
Reason for selecting or rejecting the option	These site options were considered unsuitable largely due to the significant environmental constraints, particularly with respect to International Wildlife Site, World Heritage Site, sites of historic interest, and areas of geological conservation interest. Furthermore, there is a significant amount of brownfield land available for development on Portland which should be developed first.					

9.4.13 Since the stage 2 development options at Portland were found to be unsuitable for development growth and discounted from further consideration, there were no proposed additional allocations for development identified in Portland.

9.5. CROSSWAYS

INTRODUCTION

9.5.1 Crossways is a large village with a comparatively short history, having developed from a World War II fighter base which operated until 1946. It has grown rapidly in recent years and now has a population of about 2,260.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

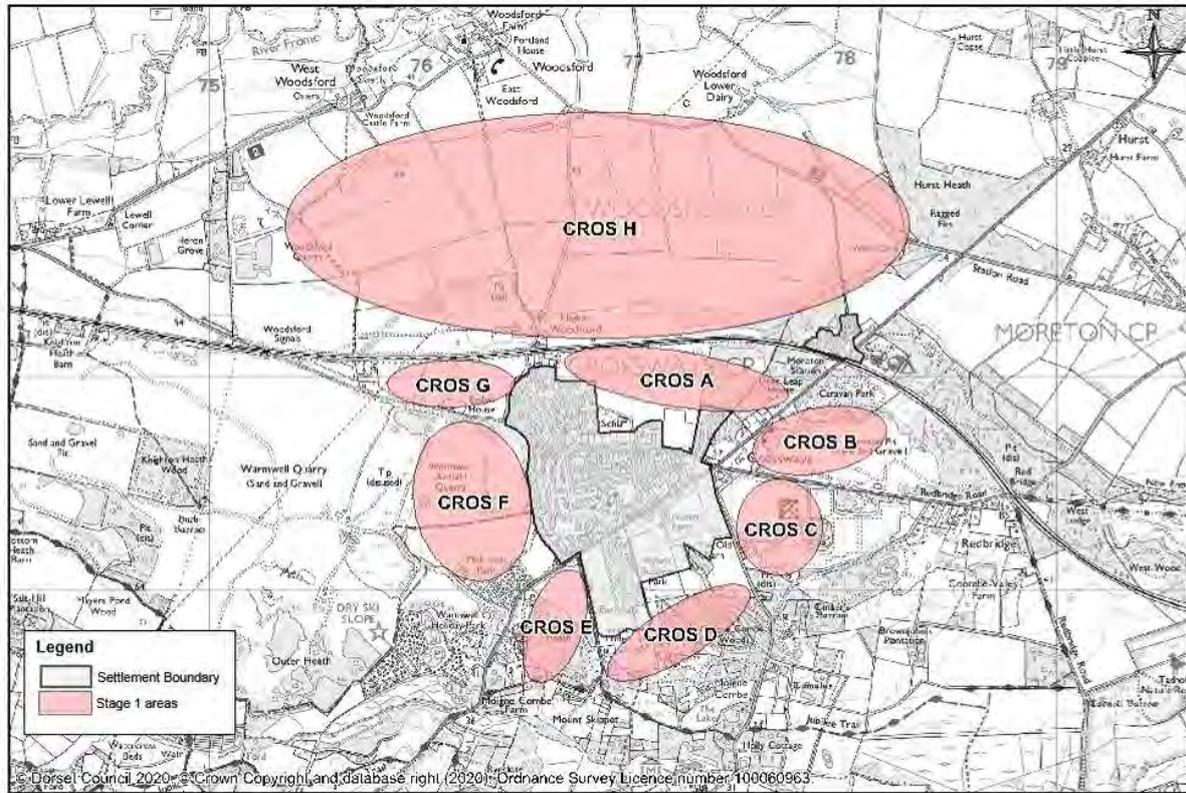
Stage 1: General Directions for Growth around Crossways

9.5.2 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Crossways (Figure 9.26) as explained in Chapter 2.4.

Sustainability Appraisal Options Stage

9.5.3 This stage takes a strategic view at the general directions for growth around Crossways, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 9.26: A map showing the general areas for development surrounding Crossways which were considered in the sustainability appraisal



9.5.4 The sustainability impacts of delivering development in each of these general areas for growth around Crossways were assessed and evaluated.

9.5.5 The sustainability impacts associated with these options are summarised in Figure 9.27, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 9.27: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Crossways

Sustainability Objective	CROS A			CROS B			CROS C			CROS D			CROS E			CROS F			CROS G			CROS H			
	Short	Medium	Long																						
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0	0	0	0	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0
Community	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

9.5.6 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 9.28.

Figure 9.28: A table showing the reasons for either retaining or discounting the general areas for development surrounding Crossways

Option	Decision	Reason for decision
CROS A	✓	Whilst development in this area may result in significant adverse impacts upon the Dorset Heathlands European Site, it may be possible to mitigate these potential impacts to enable development to occur here.
CROS B	✗	Existing allocation at this site.
CROS C	✓	It is considered possible to mitigate the potentially significant impacts upon the European site to enable development to occur here.
CROS D	✗	This area is designated as Suitable Alternative Natural Greenspace (SANG) for the development to the north of area D, which has planning consent, to prevent impacts upon the Dorset Heathlands European Site.
CROS E	✗	This area is within a SNCI and closer than the other site options around Crossways to the Dorset Heathlands European Site, with part of this area within the 400m buffer zone around the designation.
CROS F	✓	Whilst development in this area may result in significant adverse impacts upon the Dorset Heathlands European Site, it may be possible to mitigate these potential impacts to enable development to occur here.
CROS G	✓	This site has development consent. A policy will be included to ensure that appropriate development comes forward at this site, for example should the development consent lapse.
CROS H	✗	Development beyond the railway line would restrict access to the services and facilities at Crossways and may result in the loss of high grade agricultural land.

Stage 2: Development Options around Crossways

9.5.7 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Crossways and explained which areas which should be taken forward for further consideration.

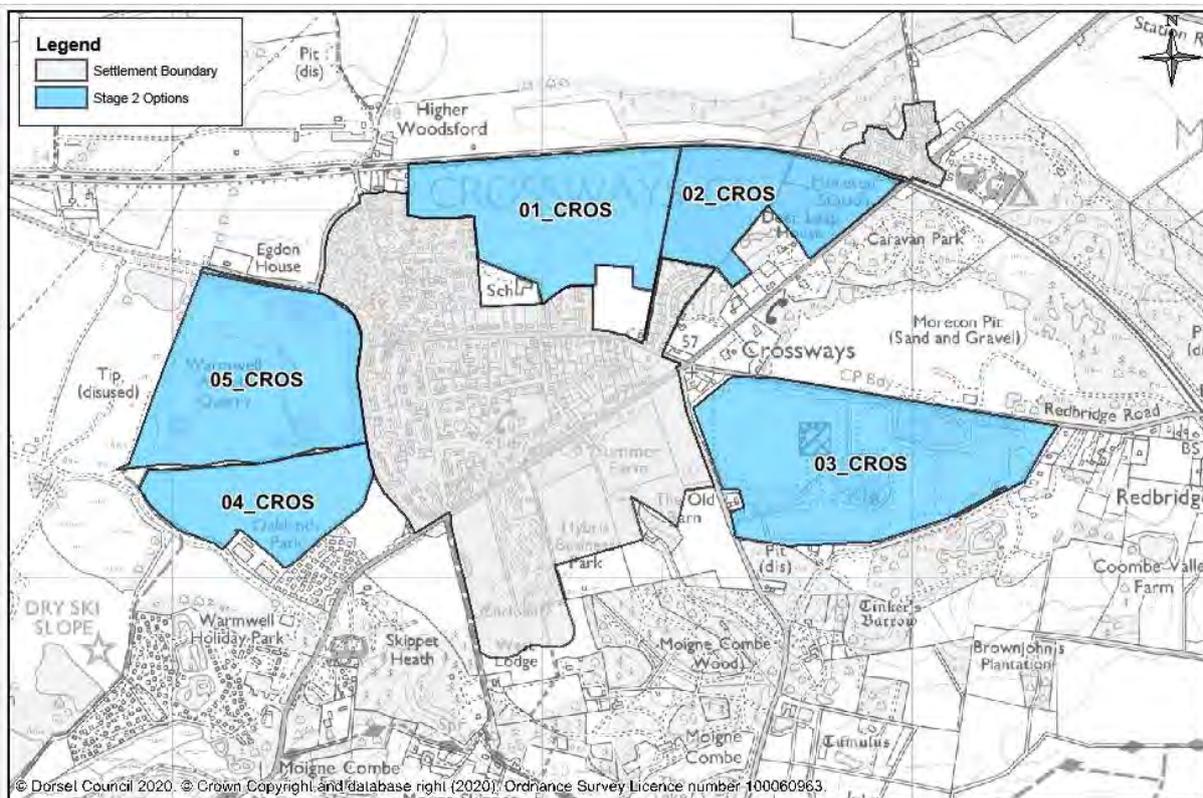
9.5.8 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering factors such as the potential environmental, social and economic issues identified during

stage 1 the sustainability appraisal, physical features such as field boundaries and roads, and previous consultations such as the Options and Preferred Options stages of the West Dorset, Weymouth & Portland Dorset Council Local Plan.

9.5.9 This resulted in the following areas being identified as reasonable options for development around Crossways (shown in Figure 9.29):

- 01_CROS: Woodsford Fields;
- 02_CROS: Land adj Deer Leap House;
- 03_CROS: South of Redbridge Road;
- 04_CROS: Land West of Crossways (Site 1); and
- 05_CROS: Land West of Crossways (Site 2).

Figure 9.29: A map showing the options for development sites in Crossways



9.5.10 The sustainability impacts of delivering development in each of these sites around Crossways were assessed and evaluated.

9.5.11 The sustainability impacts associated with these site options, and the reasons for rejecting the site options which were deemed unsuitable and for selecting the preferred site options which were taken forward for the draft Dorset Council Local Plan are summarised in Figure 9.30, with further details provided in the Appendix.

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Figure 9.30: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Crossways

Sustainability Objective	01_CROS			02_CROS			03_CROS			04_CROS			05_CROS		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	-	-	-	0	0	0	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0	0	0	0	-	-	-	0	0	0
Community	0	0	0	0	0	0	+	+	+	0	0	0	+	+	+
Housing	++	++	++	+	+	+	++	++	++	+	+	+	++	++	++
Economy	+	+	+	0	0	0	+	+	+	0	0	0	+	+	+
Preferred option?	✓			✓			✗			✓			✗		
Reason for selecting or rejecting the option	Close proximity to the sustainable transport link provided by the railway station. Potential adverse impacts, for example related to recreational pressure at the Dorset Heaths, may be mitigated.						The permission on the solar farm runs until 2036, and therefore this site is not considered available.			Area considered suitable for development as potential adverse impacts may be mitigated.			Due to the presence of protected species at the site, this area will be preserved for nature conservation interest.		

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SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

9.5.12 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Crossways Chapter of the Dorset Council Local Plan.

9.5.13 The findings of the sustainability appraisal are presented in Figure 9.31 and the Appendix.

Figure 9.31: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Crossways

	CRS4 Land West of Frome Valley Road			CRS5 Land at Woodsford Fields			CRS6 Land to the west of Crossways			CRS7 Land adjacent to Deer Leap House		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	0	0	0	0	0	0	0	0	0
Soil	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0
Community	++	++	++	++	++	++	++	++	++	++	++	++
Housing	0	0	0	++	++	++	+	+	+	0	0	0
Economy	0	0	0	0	0	0	0	0	0	0	0	0

MITIGATION

9.5.14 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Crossways Chapter of the draft Dorset Council Local Plan are shown in Figure 9.32.

Figure 9.32: Suggested mitigation measures for the Crossways Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
CRS4	The site is within the 400m to 5km buffer surrounding the Dorset Heaths European Site. Whilst the preamble to the policy mentions that the current outline planning permission includes a SANG, and mentions that the

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Policy	Sustainability Appraisal recommendation
Land to the west of Frome Valley Road	plantation may form part of a SANG, the policy should state the requirement for the development to mitigate any adverse effects upon the Dorset Heathlands. This will ensure that any potential effects resulting from additional recreational pressure upon the Dorset Heaths are fully addressed.

10 Northern Dorset Functional Area

10.0. INTRODUCTION

10.0.1 The North Dorset functional area is within the 'A303 corridor' economic area which extends into Somerset and Wiltshire and includes the large built up areas of Yeovil and Salisbury.

10.0.2 In Dorset, the North Dorset functional area includes the towns of Gillingham, Shaftesbury, Sherborne, Stalbridge and Sturminster Newton and influences the housing market as well as the local economy.

10.1. CARE FACILITIES WITHIN NORTHERN DORSET

10.1.1 The findings of the sustainability appraisal of policy **NORD1: Care Facilities within Northern Dorset** is presented in Figure 10.1, with further details provided in the Appendix.

Figure 10.1: A table summarising the potential sustainability impacts for care facilities within Northern Dorset

Sustainability Objective	NORD1: Care Facilities within Northern Dorset		
	Short	Medium	Long
Biodiversity	0	0	0
Soil	-	-	-
Water	0	0	0
Air	+	+	+
Climate Change	+	+	+
Flooding & Coastal Change	0	0	0
Landscape	-	-	-
Historic Environment	-	-	-
Community	0	0	0
Housing	++	++	++
Economy	+	+	+

10.1.2 Policy **NORD1: Care Facilities within Northern Dorset** supports proposals for care hubs in the Gillingham and Shaftesbury area. The policy will meet the need for additional care provision in this area by providing extra care units including affordable care units, key worker affordable housing, community space and a nursing home. The areas surrounding Gillingham and Shaftesbury which may be affected by a new care home include the Cranborne Chase AONB which wraps around the northern, eastern and southern sides of Shaftesbury, a number of sensitive heritage assets and high grade agricultural land to the south of Shaftesbury. Providing the care home in an accessible location is likely to reduce

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travel by motor vehicles which in turn will improve air quality, decrease greenhouse gas emissions and help to mitigate against future climate change.

10.1.3 The possible measure to reduce the adverse effects and maximise the beneficial effects of the draft policy **NORD1: Care Facilities within Northern Dorset** are shown in Figure 10.2.

Figure 10.2: A table showing the suggested mitigation measures for the policy NORD1: Care Facilities within Northern Dorset in the South East Dorset Functional Area Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
NORD1 Care Facilities within Northern Dorset	The areas surrounding Gillingham and Shaftesbury include the Cranborne Chase AONB, a number of heritage assets and Grade 2 ('very good') agricultural land. In order to prevent adverse impacts upon these environmental receptors, the policy could ensure that the development preserves or enhances the character and appearance of the Cranborne Chase AONB and heritage assets. In addition, the policy could ensure that development does not result in the substantial loss of natural resources through development on high grade agricultural land.

10.2. GILLINGHAM

INTRODUCTION

10.2.1 Gillingham is Dorset's most northerly town with a population of just over 12,000 people.

10.2.2 The existing development opportunities in Gillingham, some of which are sites allocated through the North Dorset Council Local Plan Part 1 (2016) and carried forward for the Dorset Council Local Plan, include:

- An additional 1,800 homes as part of the planned southern extension. Outline planning permission has been submitted for the homes and it is hoped that first completions will begin in 2022;
- Land at Barnaby Mead providing 50 new homes;
- St Martins on Queen Street providing 55 extra-care homes;
- The largest industrial estate is Brickfields Industrial Estate, which has around 11.5 ha of undeveloped land available for employment uses. Currently there are a wide range of employers in the town including Merck (chemicals and pharmaceuticals), Dextra (lighting products) and Neal's Yard (health and beauty products); and
- Opportunities for the regeneration of the Station Road area to provide enhanced town centre uses and around 200 additional homes.

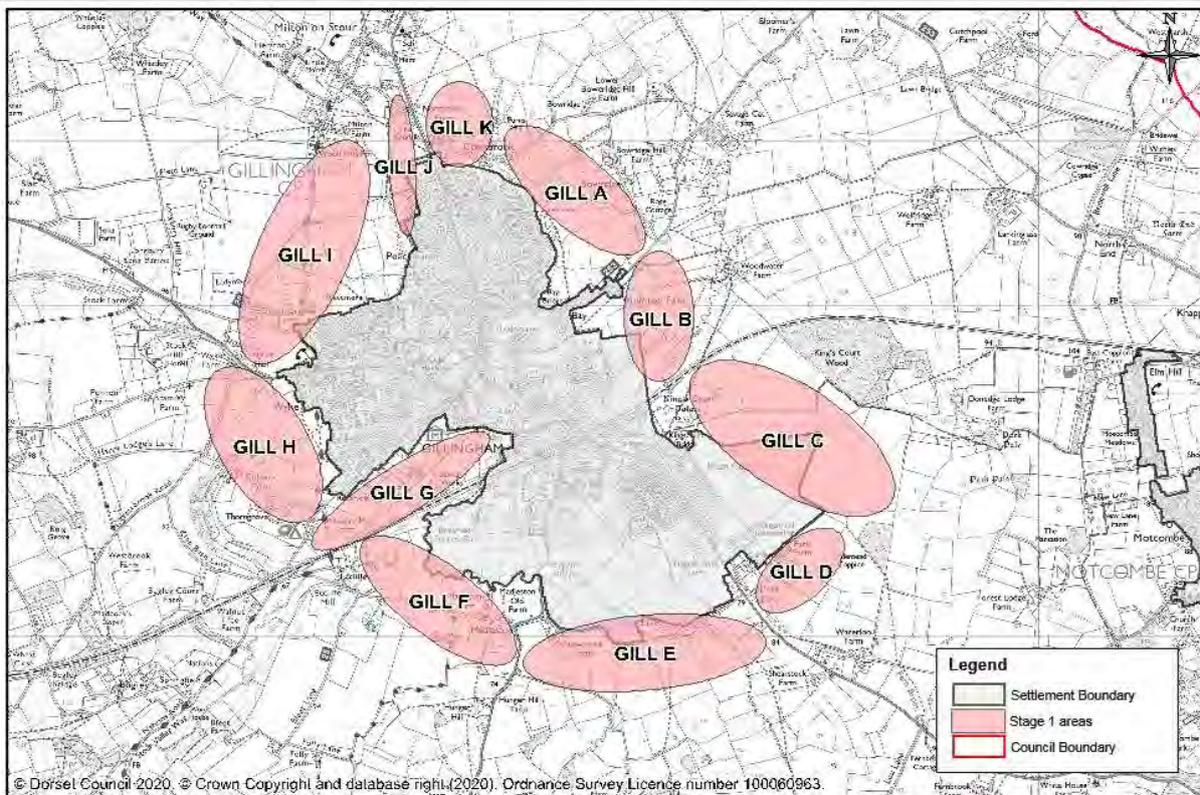
10.2.3 The Gillingham Neighbourhood Plan (2016-2031), was 'made' (adopted) in July 2018 and contains a number of policies to influence development in the town. However, it does not contain any allocations for additional development.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Gillingham

- 10.2.4 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Gillingham (Figure 10.3).
- 10.2.5 This stage takes a strategic view at the general directions for growth around Gillingham, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 10.3: A map showing the general areas for development surrounding Gillingham which were considered in the sustainability appraisal



- 10.2.6 The sustainability impacts of delivering development in each of these general areas for growth around Gillingham were assessed and evaluated.
- 10.2.7 The sustainability impacts associated with these options are summarised in Figure 10.4, with further details provided in the Appendix.

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Figure 10.4: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Gillingham

Sustainability Objective	GILL A			GILL B			GILL C			GILL D			GILL E			GILL F		
	Short	Medium	Long															
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	--	--	--	--	--	--	-	-	-	--	--	--	--	--	--
Flooding & Coastal Change	--	--	--	--	--	--	--	--	--	0	0	0	-	-	-	--	--	--
Landscape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Historic Environment	--	--	--	--	--	--	--	--	--	0	0	0	0	0	0	0	0	0
Community	+	+	+	++	++	++	+	+	+	+	+	+	+	+	+	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

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Sustainability Objective	GILL G			GILL H			GILL I			GILL J			GILL K		
	Short	Medium	Long												
Biodiversity	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Flooding & Coastal Change	--	--	--	--	--	--	--	--	--	0	0	-	--	--	--
Landscape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Historic Environment	-	-	-	--	--	--	--	--	--	-	-	-	--	--	--
Community	++	++	++	+	+	+	+	+	+	++	++	++	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

10.2.8 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 10.5.

Figure 10.5: A table showing the reasons for either retaining or discounting the general areas for development surrounding Gillingham

Option	Decision	Reason for decision
GILL A	X	Discounted due to the risk of flooding.
GILL B	X	Part of the site is at risk of flooding. Landscape and heritage issues at this site.
GILL C	X	Discounted on the grounds of the potential for significant impacts upon heritage assets.
GILL D	X	Discounted on the grounds of the potential for significant impacts upon heritage assets.

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GILL E	✗	Area has been rejected as result of the moderate to high landscape sensitivity, as a result of the semi-natural features and the role which the area plays in maintaining the sense of separation between settlements.
GILL F	✗	Area has been rejected as result of the risk of flooding and moderate to high landscape sensitivity, as a result of the semi-natural features and the role which it plays in maintaining the sense of separation between settlements.
GILL G	✗	Discounted due to the risk of flooding.
GILL H	✓	This area has a lower landscape sensitivity than other areas around Gillingham. Whilst it has a higher heritage sensitivity than other areas, this is largely confined to the northern section of this area which is adjacent to the conservation area. The southern part of this area is considered to have development potential.
GILL I	✓	Whilst the northern and southern part of this area is adjacent to the conservation area, resulting in a moderate to high heritage sensitivity, and there is the risk of flooding to the north of the area, the central area is considered to have the potential for development.
GILL J	✗	Area discounted on the basis of the medium to high sensitivity in terms of landscape and heritage.
GILL K	✗	Discounted on the grounds of the potential for significant impacts upon heritage assets.

Stage 2: Development Options around Gillingham

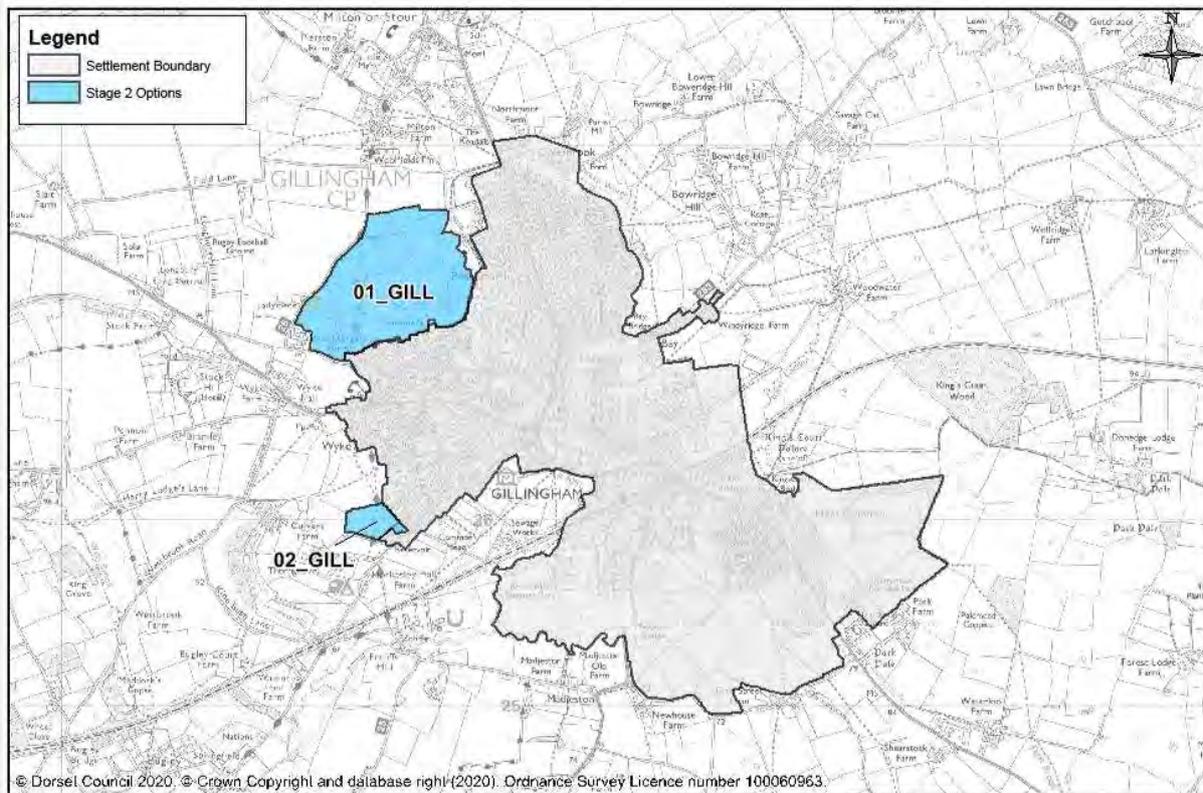
10.2.9 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Gillingham and explained which areas which should be taken forward for further consideration.

10.2.10 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the evidence, including the potential environmental, social and economic issues identified during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.

10.2.11 This resulted in the following areas being identified as reasonable options for development around Gillingham (Figure 10.6):

- 01_GILL: West of Peacemarsh, Gillingham; and
- 02_GILL: Common Mead Lane.

Figure 10.6: A map showing the options for development sites in Gillingham



10.2.12 The sustainability impacts of delivering development in each of these sites around Gillingham were assessed and evaluated.

10.2.13 The sustainability impacts associated with these site options are summarised in Figure 10.7, with further details provided in the Appendix.

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Figure 10.7: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Gillingham

Sustainability Objective	01_GILL			02_GILL		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	--	--	--	0	0	0
Flooding & Coastal Change	--	--	--	0	0	0
Landscape	0	0	0	0	0	0
Historic Environment	-	-	-	-	-	-
Community	+	+	+	+	+	+
Housing	++	++	++	0	0	0
Economy	+	+	+	0	0	0
Preferred option?	✓			✓		
Reason for selecting or rejecting the option	The potential for this site as an urban extension will be considered.			No significant issues have been identified for this site which therefore is considered to have development potential.		

SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

- 10.2.14 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Gillingham Chapter of the Dorset Council Local Plan.
- 10.2.15 The findings of the sustainability appraisal of the draft policies for the proposed additional allocations in the Gillingham Chapter of the Dorset Council Local Plan is presented in Figure 10.8. Further details of the analysis is presented in the Appendix.

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Figure 10.8: A table summarising the findings of the sustainability appraisal of the draft policies for the proposed additional allocations at Gillingham

	GILL3 Land at Common Mead Lane			Optional Urban Extension West of Peacemarsh, Gillingham		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	--	--	--
Flooding & Coastal Change	0	0	0	--	--	--
Landscape	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0
Community	++	++	++	++	++	++
Housing	0	0	0	++	++	++
Economy	0	0	0	+	+	+

MITIGATION

10.2.16 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Gillingham Chapter of the Dorset Council Local Plan at the options stage are summarised in Figure 10.9.

Figure 10.9: Suggested mitigation measures for the draft policies for development at Gillingham

Policy	Sustainability Appraisal recommendation
Optional Urban Extension West of Peacemarsh, Gillingham	<p>The eastern area of the site is within a Zone 3 (high risk) flood zone as a result of fluvial flooding from the River Stour. it is recommended that a flood mitigation strategy is delivered at the site to reduce the risk of flooding affected people and property at the site and surrounding areas.</p> <p>Development of this scale may provide opportunities for strategic scale climate change mitigation, for example by delivering district heating schemes and community renewable energy schemes.</p>

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10.3. SHAFTESBURY

INTRODUCTION

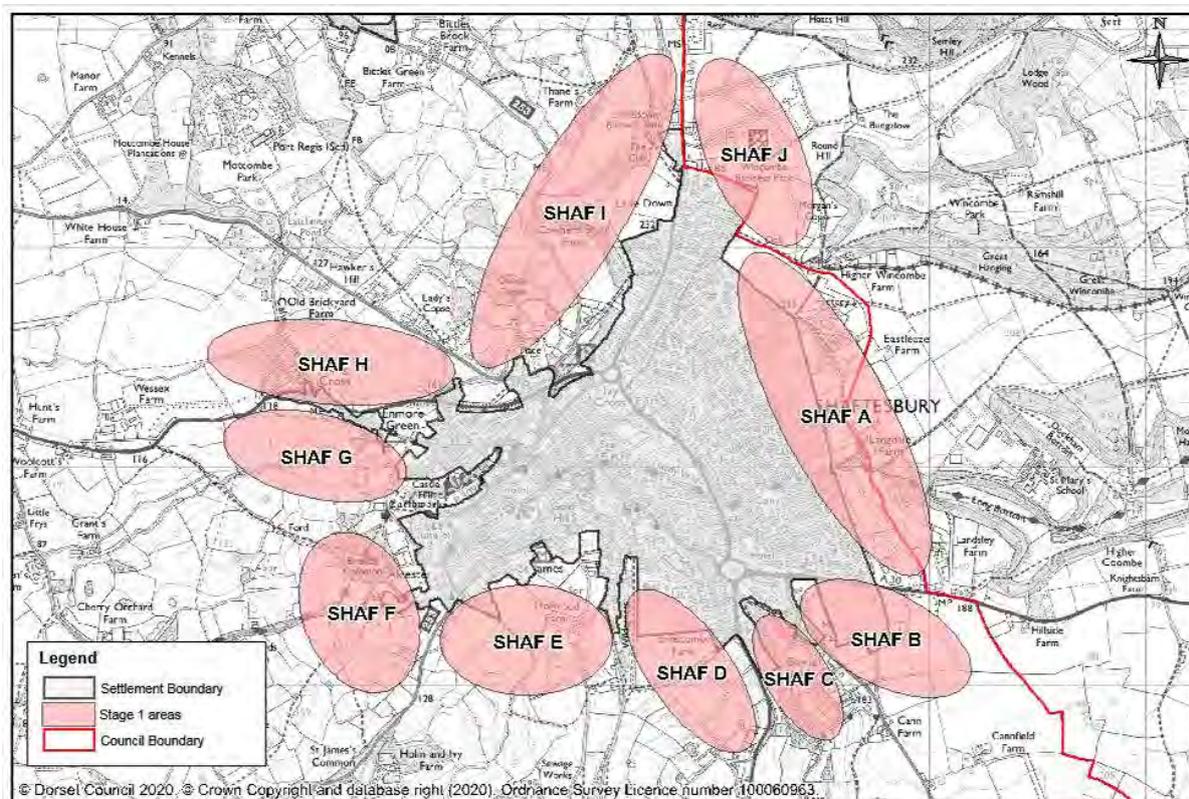
- 10.3.1 Shaftesbury provides services and facilities that serve residents who live in the northern part of Dorset and parts of Wiltshire immediately east of the town.
- 10.3.2 The town council has prepared and submitted a neighbourhood plan which is now awaiting referendum. The plan includes policies relating to the town centre, housing and employment, green infrastructure and other developments but it does not include any new allocations for additional development.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Shaftesbury

- 10.3.3 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Shaftesbury (Figure 10.10).
- 10.3.4 This stage takes a strategic view at the general directions for growth around Shaftesbury, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 10.10: A map showing the general areas for development surrounding Shaftesbury which were considered in the sustainability appraisal



- 10.3.5 The sustainability impacts of delivering development in each of these general areas for growth around Shaftesbury were assessed and evaluated.

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10.3.6 The sustainability impacts associated with these options are summarised in Figure 10.11, with further details provided in the Appendix.

Figure 10.11: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Shaftesbury

Sustainability Objective	SHAF A			SHAF B			SHAF C			SHAF D			SHAF E		
	Short	Medium	Long												
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0
Water	0	0	0	-	-	-	-	-	-	-	-	-	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0	0	0	0	-	-	-	-	-	-
Community	++	++	++	+	+	+	+	+	+	++	++	++	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

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Sustainability Objective	SHAF F			SHAF G			SHAF H			SHAF I			SHAF J		
	Short	Medium	Long												
Biodiversity	--	--	--	--	--	--	--	--	--	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0	--	--	--	--	--	--
Historic Environment	--	--	--	--	--	--	--	--	--	0	0	0	0	0	0
Community	+	+	+	+	+	+	+	+	+	++	++	++	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

10.3.7 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for further consideration. The decisions made and the reasons for these decisions are presented in Figure 10.12.

Figure 10.12: A table showing the reasons for either retaining or discounting the general areas for development surrounding Shaftesbury

Option	Decision	Reason for decision
SHAF A	✓	Whilst there are landscape sensitivities associated with the setting of the AONB and heritage sensitivities around the setting of the listed farmhouse, there is considered to be some development potential within this area.
SHAF B	✗	This area will be retained for employment purposes in order to supply of land for businesses.
SHAF C	✗	This area will be excluded on heritage and landscape grounds.
SHAF D	✗	Excluded as a result of high landscape sensitivity.

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SHAF E	X	This area will be excluded on heritage grounds.
SHAF F	X	This area will be excluded on heritage and landscape grounds, and the proximity of the Breach Fields SSSI.
SHAF G	X	This area will be excluded on heritage and landscape grounds, and the proximity of the Breach Fields SSSI.
SHAF H	X	This area will be excluded on heritage grounds.
SHAF I	X	This area will be excluded on landscape grounds, and partially on heritage grounds.
SHAF J	X	This area is largely beyond the Dorset Council boundary.

Stage 2: Development Options around Shaftesbury

10.3.8 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Shaftesbury and explained which areas which should be taken forward for further consideration.

10.3.9 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal and taking account of physical features such as field boundaries and roads.

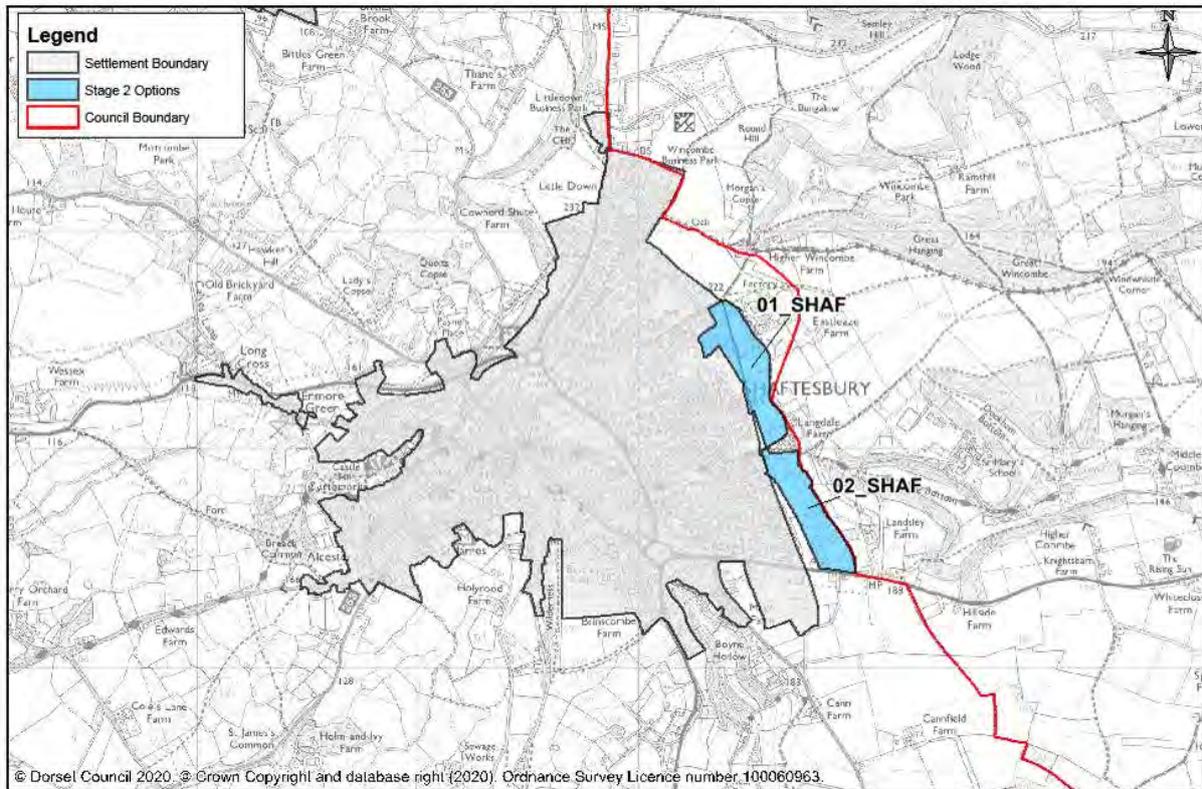
10.3.10 This resulted in the following areas being identified as reasonable options for development around Shaftesbury (Figure 10.13):

- 01_SHAF: Land north of Mampitts Lane; and
- 02_SHAF: Land south of Mampitts Lane and north of Salisbury Road (A30).

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Figure 10.13: A map showing the options for development sites in Shaftesbury



10.3.11 The sustainability impacts of delivering development in each of these sites around Shaftesbury were assessed and evaluated.

10.3.12 The sustainability impacts associated with these site options are summarised in Figure 10.14, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

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Figure 10.14: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Shaftesbury

Sustainability Objective	01_SHAF			02_SHAF		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-
Soil	--	--	--	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	-	-	-	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	-	-	-	-	-	-
Historic Environment	0	0	0	0	0	0
Community	++	++	++	++	++	++
Housing	++	++	++	+	+	+
Economy	+	+	+	0	0	0
Preferred option?	✘			✘		
Reason for selecting or rejecting the option	Development in this area would prejudice the future implementation of the proposed A350 bypass.					

10.4. SHERBORNE

INTRODUCTION

10.4.1 The historic market town of Sherborne, with a population of around 9,900, has strong links with Yeovil (in South Somerset) to the west and Wincanton (also in South Somerset) to the north, but also has good connections with Dorchester to the south and Sturminster Newton and Shaftesbury to the east.

10.4.2 The existing allocations in the West Dorset, Weymouth & Portland Local Plan (2015) include Existing allocated sites in Sherborne include:

- Land at Barton Farm – the continued development of the site currently under construction for housing, employment (as a key employment site) and community uses;
- Land at Sherborne Hotel – as an important gateway site to the town. The site now benefits from planning permission for a 24 bedroom hotel and 119 extra care units;
- Former gasworks site, Gas House Hill – the site is a brownfield site well located close to the town centre and railway station. It has not been developed for a number of reasons linked to viability and access. Some of the remediation work is now

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complete and a mixed use development is considered the most feasible solution to redeveloping this brownfield site.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Sherborne (and Yeovil)

- 10.4.3 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Sherborne (Figure 10.15) and Yeovil (Figure 10.16).
- 10.4.4 This stage takes a strategic view at the general directions for growth around Sherborne and Yeovil, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 10.15: A map showing the general areas for development surrounding Sherborne which were considered in the sustainability appraisal

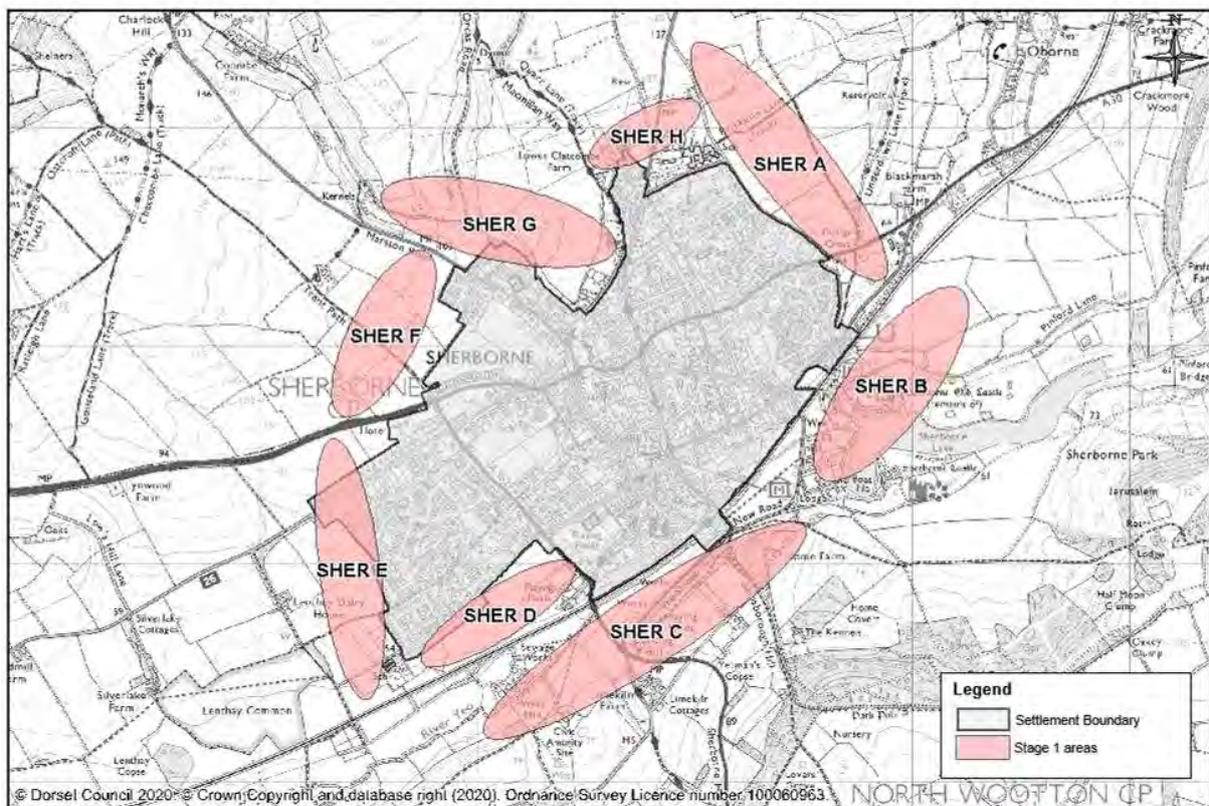
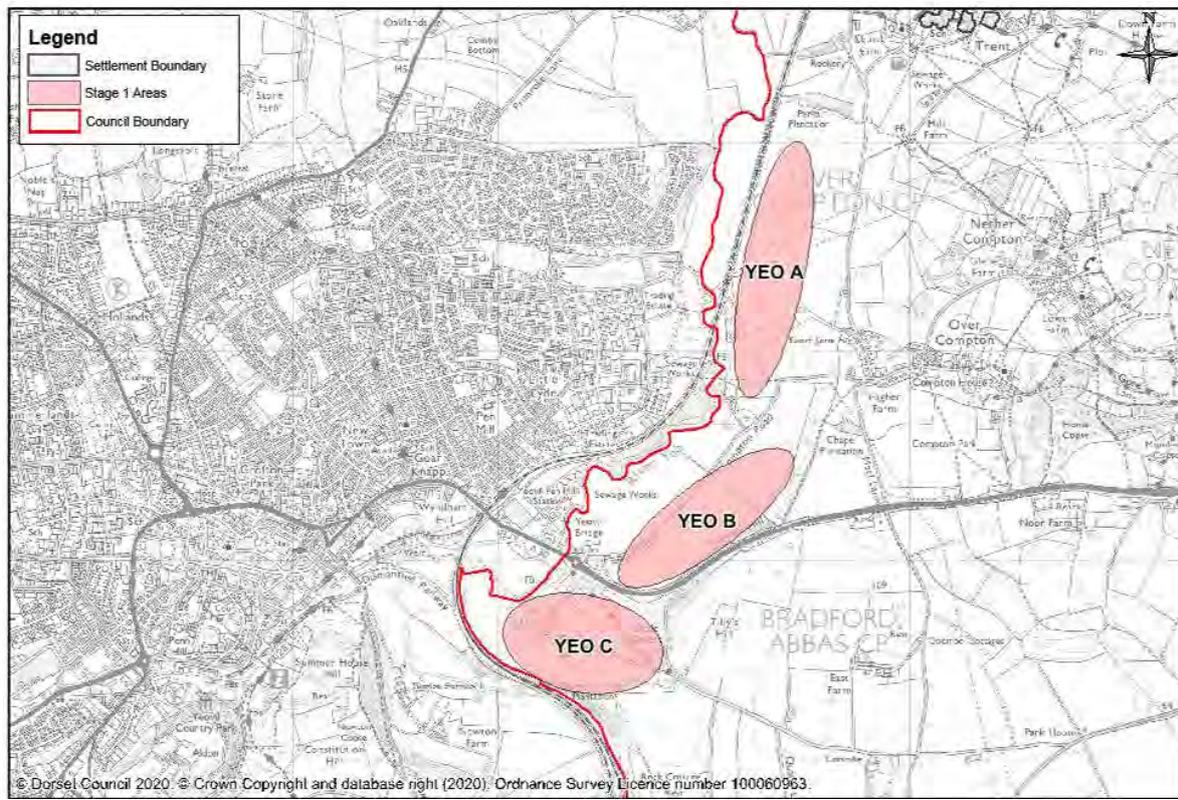


Figure 10.16: A map showing the general areas for development surrounding Yeovil which were considered in the sustainability appraisal



- 10.4.5 The sustainability impacts of delivering development in each of these general areas for growth around Sherborne and Yeovil were assessed and evaluated.
- 10.4.6 The sustainability impacts associated with these options are summarised in Figure 10.17 for Sherborne and Figure 10.18 for Yeovil, with further details provided in the Appendix.

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Figure 10.17: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Sherborne

Sustainability Objective	SHER A			SHER B			SHER C			SHER D			SHER E			SHER F			SHER G			SHER H		
	Short	Medium	Long																					
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	-	-	-	0	0	0	--	--	--	-	-	-	0	0	0	0	0	0	--	--	--	-	-	-
Water	-	-	-	--	--	--	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	--	--	--	--	--	--	--	--	--	-	-	-	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	--	--	--	--	--	--	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Historic Environment	-	-	-	--	--	--	--	--	--	-	-	-	0	0	0	0	0	0	-	-	-	0	0	0
Community	++	++	++	++	++	++	++	++	++	+	+	+	+	+	+	++	++	++	++	++	++	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

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Figure 10.18: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Yeovil

Sustainability Objective	YEO A			YEO B			YEO C		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	--	--	--	-	-	-
Soil	--	--	--	--	--	--	0	0	0
Water	-	-	-	-	-	-	0	0	0
Air	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	--	--	--	--	--	--
Flooding & Coastal Change	0	0	-	0	0	-	0	0	-
Landscape	0	0	0	0	0	0	0	0	0
Historic Environment	0	0	0	-	-	-	0	0	0
Community	++	++	++	++	++	++	++	++	++
Housing	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+

10.4.7 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for further consideration. The decisions made and the reasons for these decisions are presented in Figure 10.19.

Figure 10.19: A table showing the reasons for either retaining or discounting the general areas for development surrounding Sherborne and Yeovil

Option	Decision	Reason for decision
SHER A	✓	Whilst development in this area has the potential for significant impacts upon the landscape due to the land rising to the north, the setting of heritage assets to the south, and issues with water quality and flooding with respect to the river to the south, it may be possible to mitigate these impacts by considering an area which avoids the river to the south and the higher ground to the north of this area.
SHER B	✗	Development in this area is likely to result in unacceptable impacts upon the heritage assets on this site.
SHER C	✗	Development in this area is likely to result in unacceptable impacts upon the heritage assets to the east and significant landscape impacts. In

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		addition, there is also potential for flooding, and problems with access to essential services and facilities as a result of flooding and the railway line. Development in this area would also result in the loss of a sports field which provides an important recreational facility for the community. There are potential issues with the topography in parts of this area, with the site sloping steeply to the south.
SHER D	✗	Development in this area is likely to result in unacceptable impacts upon the adjacent Conservation Area, flooding issues, and the loss of a school sports field which provides an important recreational facility for the community.
SHER E	✓	Potential for development on the northern section of this area, preventing the loss of the sports field and reducing the impact on the water course on the southern boundary of this area.
SHER F	✓	Whilst development has the potential for significant impacts upon landscape which must be addressed, it is considered possible to mitigate these impacts sufficiently to enable development to occur in this area.
SHER G	✗	Development in this area is likely to result in unacceptable impacts upon local wildlife designations and an internationally important geological site.
SHER H	✗	This land rises steeply to the north and development in this area of local landscape importance is likely to be visually prominent and affect the setting of Sherborne, resulting in unacceptable landscape impacts and the loss of a sports field as an important community facility.
YEO A	✗	The potential for impacts upon water quality, landscape (as the land rises steeply to the east), and is separated from access to the services and facilities in Yeovil due to flooding and the railway.
YEO B	✓	Whilst development in this area may result in impacts upon water quality and areas of geological importance, there is the potential for development in this area.
YEO C	✗	Development in this area may result in the loss of the golf course, and unacceptable impacts upon the areas of geological importance due to the Site of Special Scientific Interest within this area.

Stage 2: Development Options around Sherborne (and Yeovil)

10.4.8 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Sherborne and Yeovil and explained which areas which should be taken forward for further consideration.

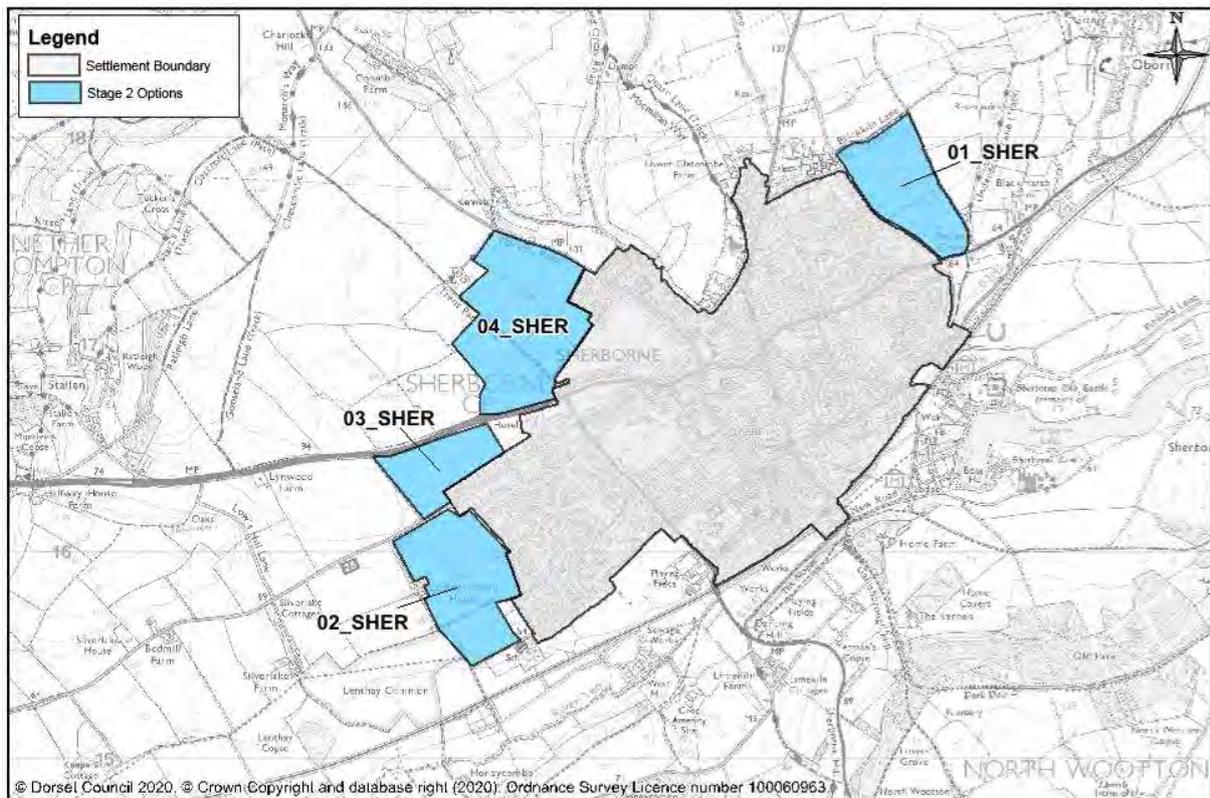
10.4.9 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering factors such as the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal, physical features such as field boundaries and roads, and previous consultations such as the Options and Preferred Options stages of the West Dorset, Weymouth & Portland Dorset Council Local Plan.

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10.4.10 This resulted in the following areas being identified as reasonable options for development around Sherborne and Yeovil (shown in Figures 10.20 and 10.21):

- 01_SHER: East of Castle Town Way;
- 02_SHER: West of Sherborne (south of Bradford Road);
- 03_SHER: West of Sherborne (north of Bradford Road);
- 04_SHER: Barton Farm Extension; and
- 01_YEO: East of Yeovil (within Bradford Abbas).

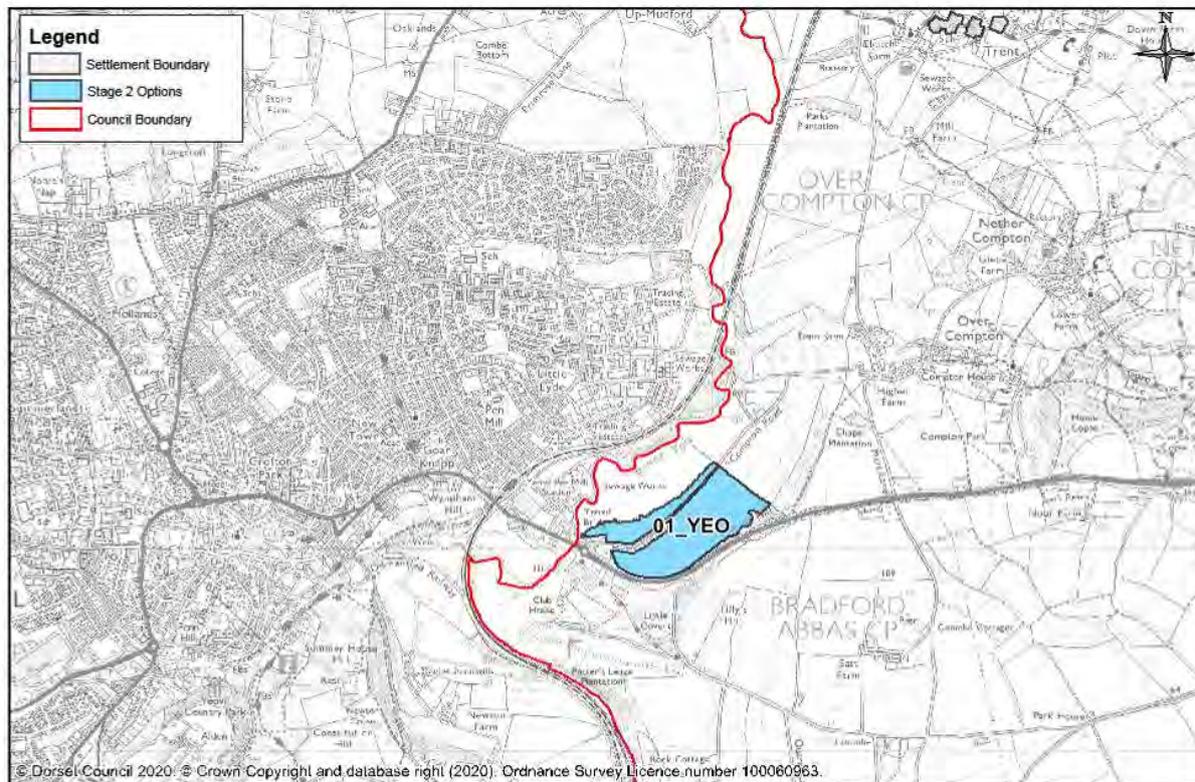
Figure 10.20: A map showing the options for development sites in Sherborne



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Figure 10.21: A map showing the options for development sites in Yeovil



10.4.11 The sustainability impacts of delivering development in each of these sites around Sherborne and Yeovil were assessed and evaluated.

10.4.12 The sustainability impacts associated with these site options are summarised in Figure 10.22, with further details provided in the Appendix.

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Figure 10.22: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Sherborne and Yeovil

Sustainability Objective	01_SHER			02_SHER			03_SHER			04_SHER			01_YEO		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	-	-	-	-	-	-
Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
Landscape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0	0	0	0	-	-	-	-	-	-
Community	++	++	++	+	+	+	+	+	+	++	++	++	++	++	++
Housing	++	++	++	++	++	++	+	+	+	++	++	++	++	++	++
Economy	+	+	+	+	+	+	0	0	0	+	+	+	+	+	+
Preferred option?	✘			✓			✓			✓			✘		
Reason for selecting or rejecting the option	Unacceptable landscape and heritage impacts.			Area is considered suitable for development due to the absence of unacceptable impacts			Area is considered suitable for development due to the absence of unacceptable impacts			Southern part of the area considered suitable for development, minimizing adverse landscape impacts.			Development may result in unacceptable impacts upon the transport network.		

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SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

10.4.13 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Sherborne Chapter of the Dorset Council Local Plan.

10.4.14 The findings of the sustainability appraisal of the draft policies for the proposed additional allocations in the Sherborne Chapter of the Dorset Council Local Plan is presented in Figure 10.23. Further details of the analysis is presented in the Appendix.

Figure 10.23: A table summarising the findings of the sustainability appraisal of the draft policies for the Sherborne Chapter

	SHER4 Barton Farm Extension			SHER5 Land north of Bradford Road			SHER6 Land south of Bradford Road		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	-	-	-
Air	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0	0	0	0
Community	++	++	++	++	++	++	++	++	++
Housing	0	0	0	0	0	0	++	++	++
Economy	+	+	+	+	+	+	++	++	++

MITIGATION

10.4.15 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Sherborne Chapter of the Dorset Council Local Plan at the options stage are summarised in Figure 10.24.

Figure 10.24: Suggested mitigation measures for the draft policies for development at Sherborne

Policy	Sustainability Appraisal recommendation
SHER4	Sherborne is located within the hydrological catchment of the Somerset Levels.

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Policy	Sustainability Appraisal recommendation
<p>Barton Farm Extension</p> <p>SHER5</p> <p>Land north of Bradford Road</p> <p>SHER6</p> <p>Land south of Bradford Road</p>	<p>The Somerset Levels and Moors contain the largest area of lowland wet grassland in England, contributing to 21% of this habitat type.</p> <p>Water dominates the landscape of the Somerset Levels and a complex network of watercourses is evidence of a long history of drainage to reclaim productive farmland from marshland.</p> <p>The Somerset Levels and Moors European Site occupies an area of approximately 6,400ha, representing approximately 12% of the total floodplain area.</p> <p>The Somerset Levels and Moors Ramsar Site is designated for its internationally important wetland features, in particular the diverse fauna and invertebrate species of the ditches within the designation. The meadows include more than 60 species of plant in a single field and ditches supporting a unique assemblage of rare invertebrates, 17 of which are British Red Data Book species.</p> <p>Monitoring of the condition of the European site undertaken by Natural England has shown that elevated concentrations of phosphates within the water bodies at the European site are resulting in algal dominance and a decrease in plant diversity, resulting partly from a decline in vascular plants. This has resulted in some areas within the European site being classified as ‘unfavourable declining’.</p> <p>Natural England consider the interest features of the Somerset Levels and Moors Ramsar Site to be at risk from the effects of eutrophication as a result of additional nutrients from new development.</p> <p>Development within the Somerset Levels catchment has the potential to result in additional phosphate entering the sewage treatment works and contribute to the issue of eutrophication at the Somerset Levels and Moors Ramsar.</p> <p>It is therefore recommended that new development in Sherborne is phosphate neutral in order to prevent adverse effects upon the Somerset Levels European Site.</p>
<p>SHER6</p> <p>Land south of Bradford Road</p>	<p>Groundwater Source Protection Zones show the risk of contamination of a public drinking water supply from any activities that might cause pollution.</p> <p>The site is within a Zone 2 Groundwater Source Protection Zone. This zone is a 400 day travel time of pollutant to source, which is approximately 1.6km to the southwest of the site.</p> <p>Given that the allocation includes employment land, there is a greater potential for a pollution event for example through the handling of potential pollutants during industrial and commercial processes. The policy could therefore require the proposals to be accompanied by a hydrogeological risk assessment to demonstrate that development will not compromise groundwater quality or its abstraction.</p>

Sustainability Appraisal Options Stage

Dorset Council Local Plan

10.5. STALBRIDGE

INTRODUCTION

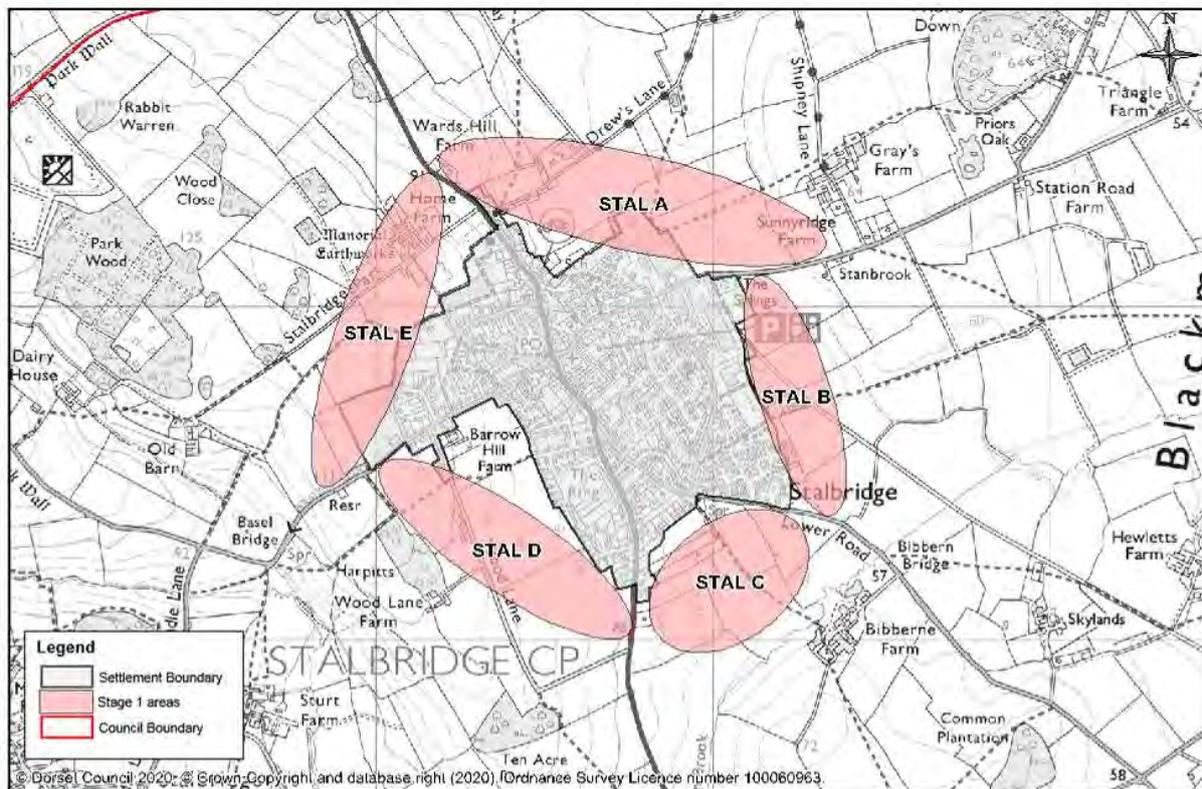
- 10.5.1 Stalbridge has a population of around 3,500 people and is located close to the boundary between Dorset Council and South Somerset District Council.
- 10.5.2 The development opportunities in Stalbridge includes 'Land to the east of Thornhill Road' which has planning permission for 60 homes.

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Stalbridge

- 10.5.3 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Stalbridge (Figure 10.25).
- 10.5.4 This stage takes a strategic view at the general directions for growth around Stalbridge, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 10.25: A map showing the general areas for development surrounding Stalbridge which were considered in the sustainability appraisal



- 10.5.5 The sustainability impacts of delivering development in each of these general areas for growth around Stalbridge were assessed and evaluated.

The sustainability impacts associated with these options are summarised in Figure 10.26, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 10.26: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Stalbridge

Sustainability Objective	STAL A			STAL B			STAL C			STAL D			STAL E		
	Short	Medium	Long												
Biodiversity	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	--	--	--	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Historic Environment	--	--	--	0	0	0	-	-	-	--	--	--	--	--	--
Community	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

10.5.6 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for further consideration. The decisions made and the reasons for these decisions are presented in Figure 10.27.

Figure 10.27: A table showing the reasons for either retaining or discounting the general areas for development surrounding Stalbridge

Option	Decision	Reason for decision
STAL A	✗	This area has a medium to high landscape sensitivity and high heritage sensitivity and is therefore not considered to have development potential.
STAL B	✓	This area has a medium landscape sensitivity and low heritage sensitivity and is therefore not considered to have development potential. Part of this area already has planning permission (Land North of Lower Road, which has permission for 120 homes), and therefore the remaining area will be considered at stage 2.
STAL C	✓	This area has a medium landscape sensitivity and low to medium heritage sensitivity. Whilst the southern section of the site has been excluded due to flooding, the northern section of the site is considered to have the potential for development.
STAL D	✗	This area has been excluded on heritage grounds.
STAL E	✗	This area has been excluded on landscape and heritage grounds.

Stage 2: Development Options around Stalbridge

10.5.7 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Stalbridge and explained which areas which should be taken forward for further consideration.

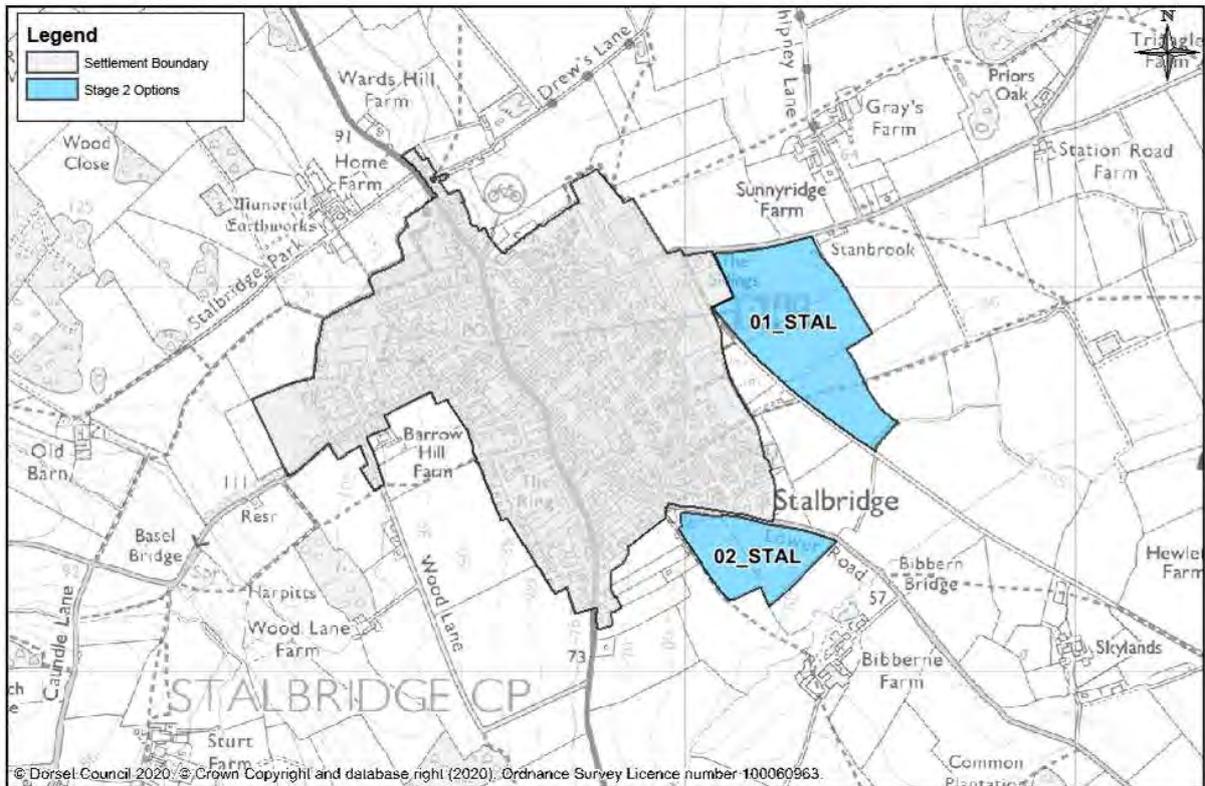
10.5.8 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the evidence, including the potential environmental, social and economic issues identified during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.

10.5.9 This resulted in the following areas being identified as reasonable options for development around Stalbridge (Figure 10.28):

- 01_STAL: South of Station Road; and
- 02_STAL: South of Lower Road.

Sustainability Appraisal Options Stage

Figure 10.28: A map showing the options for development sites in Stalbridge



10.5.10 The sustainability impacts of delivering development in each of these sites around Stalbridge were assessed and evaluated.

10.5.11 The sustainability impacts associated with these site options are summarised in Figure 10.29, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 10.29: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Stalbridge

Sustainability Objective	01_STAL			02_STAL		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	0	0	0	0	0	0
Historic Environment	0	0	0	-	-	-
Community	++	++	++	++	++	++
Housing	+	+	+	+	+	+
Economy	0	0	0	0	0	0
Preferred option?	✓			✓		
Reason for selecting or rejecting the option	Due to the absence of significant potential environmental, social and economic impacts, these areas are considered suitable for development.					

SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

- 10.5.12 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Stalbridge Chapter of the Dorset Council Local Plan.
- 10.5.13 The findings of the sustainability appraisal of the draft policies for the proposed additional allocations in the Stalbridge Chapter of the Dorset Council Local Plan is presented in Figure 10.30. Further details of the analysis is presented in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 10.30: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Stalbridge

	STAL3 Land to the south of Station Road			STAL5 Land to the south of Lower Road		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0
Community	++	++	++	++	++	++
Housing	+	+	+	0	0	0
Economy	0	0	0	0	0	0

MITIGATION

10.5.14 There are no suggested measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Stalbridge Chapter of the Dorset Council Local Plan at the options stage.

10.6. STURMINSTER NEWTON

INTRODUCTION

10.6.1 Sturminster Newton has a population of around 4,500 and is located to the north-west of Blandford.

10.6.2 The Sturminster Newton Neighbourhood Plan makes provision for around 300 new homes around the town. These sites include:

- Market Field site, east of Bath Road which is capable of delivering around 80 homes;
- North of Honeymead Fields with capacity for around 100 homes;
- North of Manston Road allocated for around 30 homes; and
- Land South and East of Elm Close capable of delivering around 98 homes.

Sustainability Appraisal Options Stage

10.6.3 The neighbourhood plan also identifies a number of smaller sites that could be developed to provide new homes. As the neighbourhood plan forms part of the development plan, there is no need to repeat its policies in the local plan.

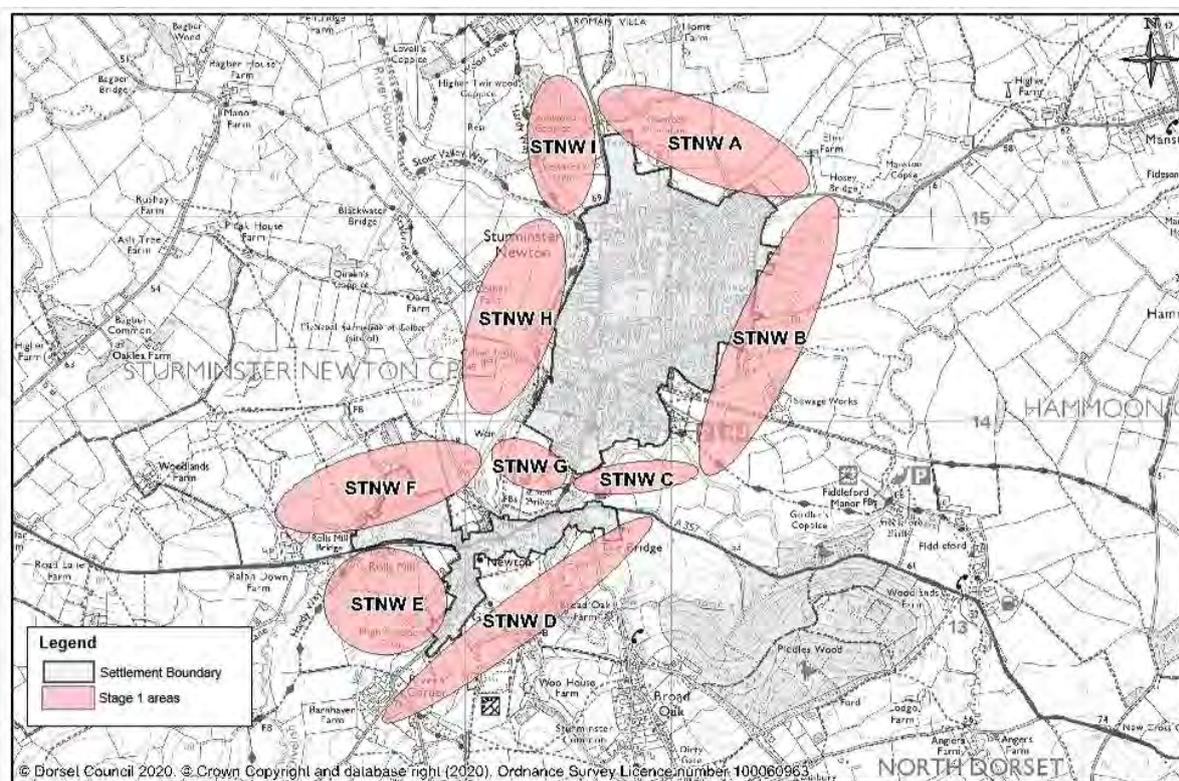
SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Sturminster Newton

10.6.4 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Sturminster Newton (Figure 10.31).

10.6.5 This stage takes a strategic view at the general directions for growth around Sturminster Newton, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 10.31: A map showing the general areas for development surrounding Sturminster Newton which were considered in the sustainability appraisal



10.6.6 The sustainability impacts of delivering development in each of these general areas for growth around Sturminster Newton were assessed and evaluated.

10.6.7 The sustainability impacts associated with these options are summarised in Figure 10.32, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 10.32: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Sturminster Newton

Sustainability Objective	STNW A			STNW B			STNW C			STNW D			STNW E			STNW F			STNW G			STNW H			STNW I		
	Short	Medium	Long																								
Biodiversity	0	0	0	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	--	--	--	--	--	--	-	-	-	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Flooding & Coastal Change	0	0	0	--	--	--	--	--	--	0	0	0	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Landscape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Historic Environment	-	-	-	-	-	-	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-	-	-
Community	+	+	+	+	+	+	+	+	+	++	++	++	++	++	++	++	++	++	+	+	+	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

10.6.8 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted and which should be taken forward for further consideration. The decisions made and the reasons for these decisions are presented in Figure 10.33.

Figure 10.33: A table showing the reasons for either retaining or discounting the general areas for development surrounding Sturminster Newton

Option	Decision	Reason for decision
STNW A	×	The existing allocation through the Sturminster Newton Neighbourhood Plan will provide a growth in this area.
STNW B	×	This area has a medium to high landscape sensitivity and high heritage sensitivity.
STNW C	×	Discounted due to the risk of flooding.
STNW D	×	Area is excluded on landscape and also partially heritage grounds. Also potential for impacts upon biodiversity.
STNW E	×	Land impacts and poor accessibility to local services and facilities situated within the town centre.
STNW F	×	This area has a medium to high landscape sensitivity and high heritage sensitivity.
STNW G	×	Area is excluded on landscape and heritage grounds, in addition to the risk of flooding.
STNW H	×	Discounted due to the risk of flooding.
STNW I	×	Impacts on biodiversity, the landscape, and heritage assets. A small part of this area is also at risk of flooding.

10.6.1 Since the general areas for growth around Sturminster Newton were found to be unsuitable for growth and discounted from further consideration, there were no reasonable development options identified in Sturminster Newton.

11 Western Dorset Functional Area

11.0.1 The Western Dorset Functional Housing and Economic Area is centred on the historic market town of Bridport and includes the small market town of Beaminster and the coastal resort of Lyme Regis.

11.1. BEAMINSTER

INTRODUCTION

11.1.1 Beaminster is a small rural market town which provides services and facilities to the surrounding rural area.

11.1.2 The existing allocations for development at Beaminster will be taken forward for the Dorset Council Local Plan and include:

- Land to the north of Broadwindsor Road, west of Beaminster, with the capacity to provide around 170 homes and which is subject to outline planning consents for a combined total of up to around 160 units;
- Land at Land End Farm off Tunnel Road, north of Beaminster, with the potential to provide 0.7 ha of employment land;

SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Beaminster

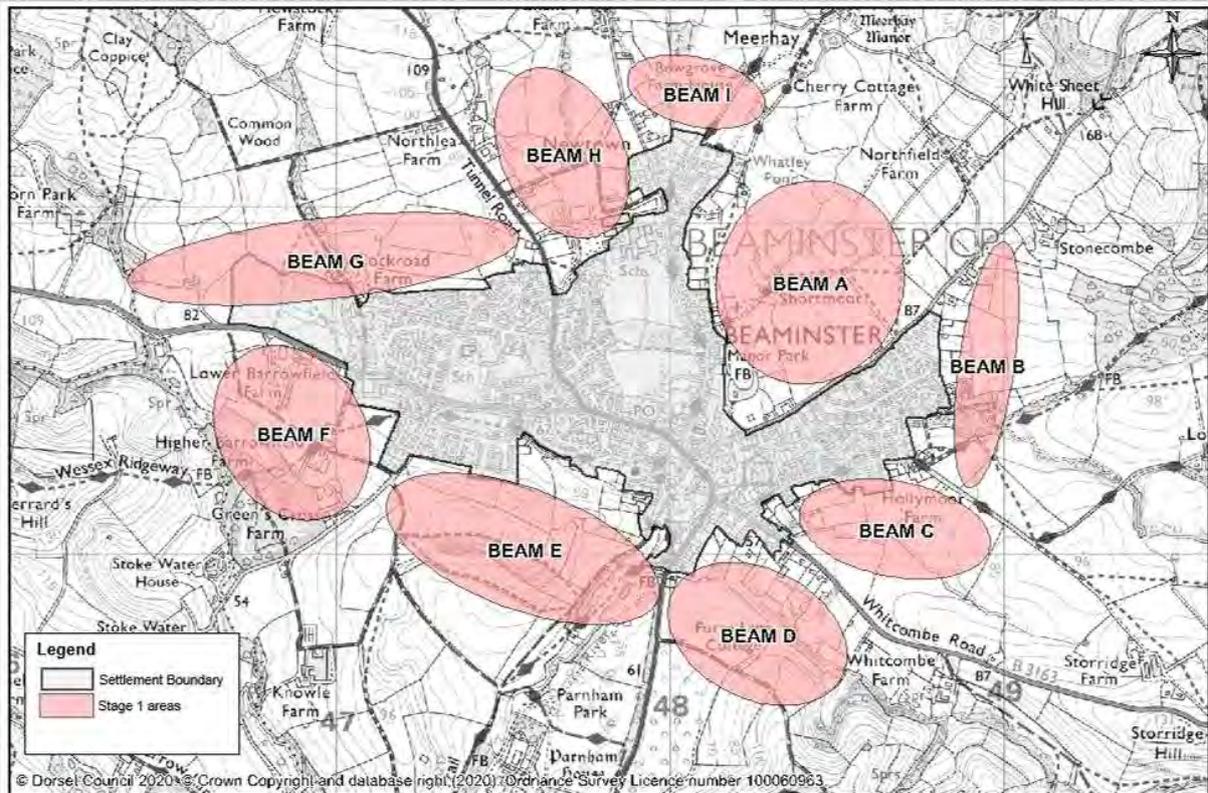
11.1.3 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Beaminster (Figure 11.1).

11.1.4 This stage takes a strategic view at the general directions for growth around Beaminster, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 11.1: A map showing the general areas for development surrounding Beaminster which were considered in the sustainability appraisal



- 11.1.5 The sustainability impacts of delivering development in each of these general areas for growth around Beaminster were assessed and evaluated.
- 11.1.6 The sustainability impacts associated with these options are summarised in Figure 11.2, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 11.2: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Beaminster

Sustainability Objective	BEAM A			BEAM B			BEAM C			BEAM D			BEAM E			BEAM F			BEAM G			BEAM H			BEAM I					
	Short	Medium	Long																											
Biodiversity	0	0	0	-	-	-	0	0	0	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soil	0	0	0	0	0	0	0	0	0	--	--	--	--	--	--	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	--	--	--	-	-	-	--	--	--	--	--	--	-	-	-	-	-	-	--	--	--	-	-	-	-	-	-
Flooding & Coastal Change	0	0	-	--	--	--	0	0	0	--	--	--	--	--	--	0	0	0	0	0	0	--	--	--	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	0	0	0	-	-	-	-	-	-	--	--	--	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0
Community	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Options Stage

11.1.7 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 11.3.

Figure 11.3: A table showing the reasons for either retaining or discounting the general areas for development surrounding Beaminster following the sustainability appraisal

Option	Decision	Reason for decision
A	X	Development may result in unacceptable impacts upon the landscape, Historic Park and Garden and setting of the Conservation Area
B	✓	Whilst development in this area may have adverse impacts upon the landscape, Historic Park and Garden and Site of Nature Conservation Interest, there is some potential for development to the very south of this area.
C	✓	Whilst development in this area may have adverse impacts upon the landscape, conservation area, there is some potential for development to the north of this area.
D	X	Development may result in unacceptable impacts upon the landscape, adjacent Historic Park and Garden and Conservation Area, and this area is susceptible to flooding.
E	X	Development may result in unacceptable impacts upon the landscape, biodiversity and heritage assets, and this area is susceptible to flooding.
F	✓	Whilst development in this area may result in landscape impacts, as a result of its location the Dorset AONB, and impacts upon the Scheduled Monument at Waddon Hill there is the potential for development in this area.
G	✓	Whilst development in this area may result in landscape impacts, as a result of its location the Dorset AONB, and impacts upon the Scheduled Monument at Waddon Hill there is the potential for development in this area.
H	✓	Whilst development in this area may result in landscape impacts, as a result of its location the Dorset AONB, and this area is susceptible for flooding, there is the potential for development in this area.
I	✓	Whilst development in this area may result in landscape impacts, as a result of its location the Dorset AONB, there is the potential for development in this area.

Stage 2: Development Options around Beaminster

11.1.8 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Beaminster and explained which areas which should be taken

Sustainability Appraisal Options Stage

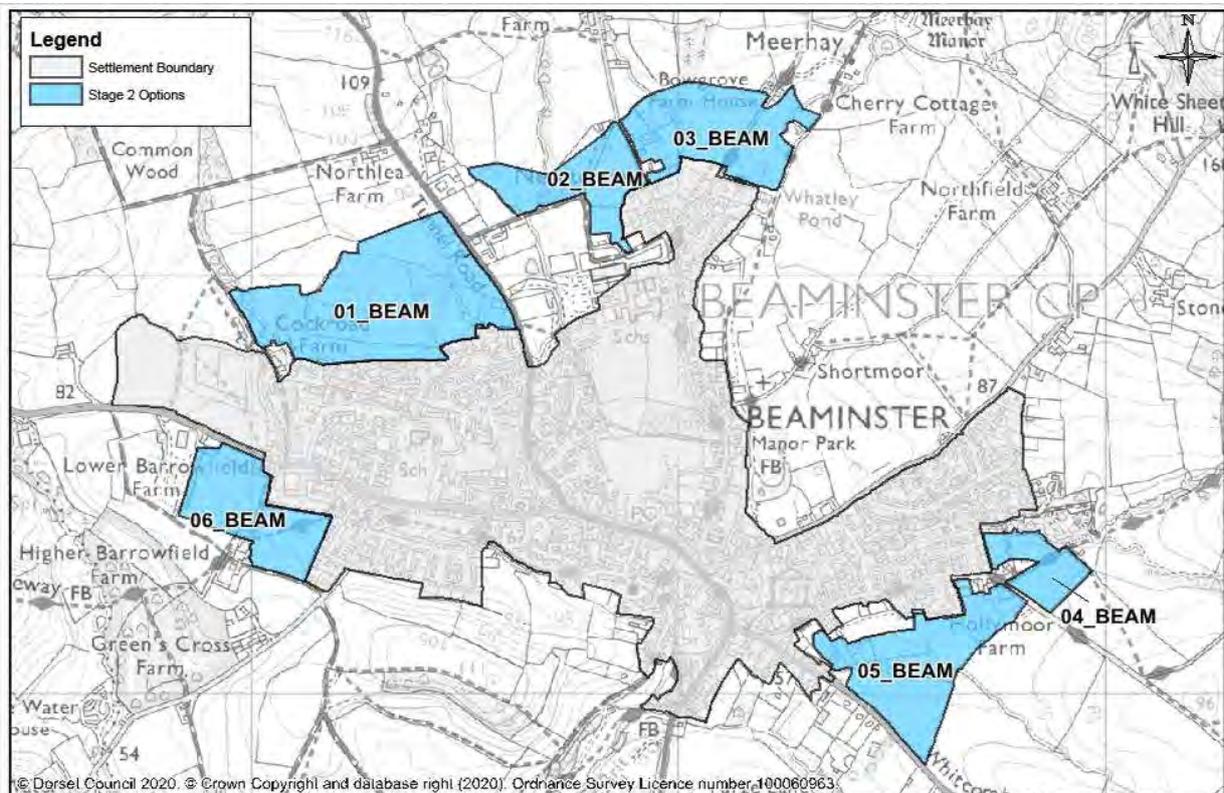
forward for further consideration.

11.1.9 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering factors such as the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal, physical features such as field boundaries and roads, and previous consultations such as the Options and Preferred Options stages of the West Dorset, Weymouth & Portland Dorset Council Local Plan.

11.1.10 This resulted in the following areas being identified as reasonable options for development around Beaminster (shown in Figure 11.4):

- 01_BEAM: West of Tunnel Road;
- 02_BEAM: Lane End Farm;
- 03_BEAM: Cherry Cottage Farm (Site 3);
- 04_BEAM: Land at Hollymoor Lane;
- 05_BEAM: East of Whitcombe Road; and
- 06_BEAM: South of Broadwindsor Road.

Figure 11.4: A map showing the options for development sites in Beaminster



11.1.11 The sustainability impacts associated with these site options are summarised in Figure 11.5, with further details provided in the Appendix.

Sustainability Appraisal Options Stage

Dorset Council Local Plan

Figure 11.5: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Beaminster

Sustainability Objective	01_BEAM			02_BEAM			03_BEAM			04_BEAM			05_BEAM			06_BEAM		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	-	-	-	-	-	-	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	-	0	0	-	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	-	-	-	0	0	0	0	0	0	--	--	--	-	-	-	-	-	-
Community	++	++	++	++	++	++	+	+	+	++	++	++	++	++	++	++	++	++
Housing	+	+	+	0	0	0	+	+	+	+	+	+	0	0	0	+	+	+
Economy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preferred option?	✓			✗			✗			✗			✗			✓		
Reason for selecting or rejecting the option	Suitable for development as potential landscape impacts may be mitigated.			These sites cannot be accessed easily, and are subject to unacceptable landscape impacts.			These sites cannot be accessed easily, and are subject to unacceptable landscape impacts.			These sites cannot be accessed easily, and are subject to unacceptable landscape and heritage impacts.			These sites cannot be accessed easily, and are subject to unacceptable landscape and heritage impacts.			Suitable for development as potential landscape impacts may be mitigated.		

Sustainability Appraisal Options Stage

Dorset Council Local Plan

SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

11.1.12 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Beaminster Chapter of the draft Dorset Council Local Plan.

11.1.13 The findings of the sustainability appraisal are presented in Figure 11.6 and the Appendices.

Figure 11.6: A table summarising the findings of the sustainability appraisal of the draft policies for Beaminster

	BEAM 3 Land to the West of Tunnel Road			BEAM 4 Land to the South of Broadwindsor Road		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0
Community	++	++	++	++	++	++
Housing	0	0	0	0	0	0
Economy	0	0	0	+	+	+

MITIGATION

11.1.14 There are no suggested measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Beaminster Chapter of the Dorset Council Local Plan at the options stage.

11.2. BRIDPORT

INTRODUCTION

11.2.1 Bridport and the adjoining parishes that form part of the built area of the town have a population of over 13,900 and represent the main service centre for the western part of the plan area.

Sustainability Appraisal Options Stage

11.2.2 The sites for development allocated through the West Dorset, Weymouth & Portland Local Plan (2015) will be carried forward for the Dorset Council Local Plan include:

- Vearse Farm urban extension to the west of Bridport – which has the capacity for a mixture of homes, jobs and community facilities, including a new school and approximately 4ha employment land;
- Land east of Bredy Veterinary Centre – a small site that could come forward within the early part of the plan period, with the capacity for about 40 homes;
- St Michael’s Trading Estate – the regeneration of this site just outside the town centre through mixed use redevelopment will help to secure the retention of the historic buildings and provide local jobs; and
- Bridport Gateway Care Village – Redevelopment of redundant Dorset Council land and buildings off South Street to deliver a care village and key worker affordable homes.

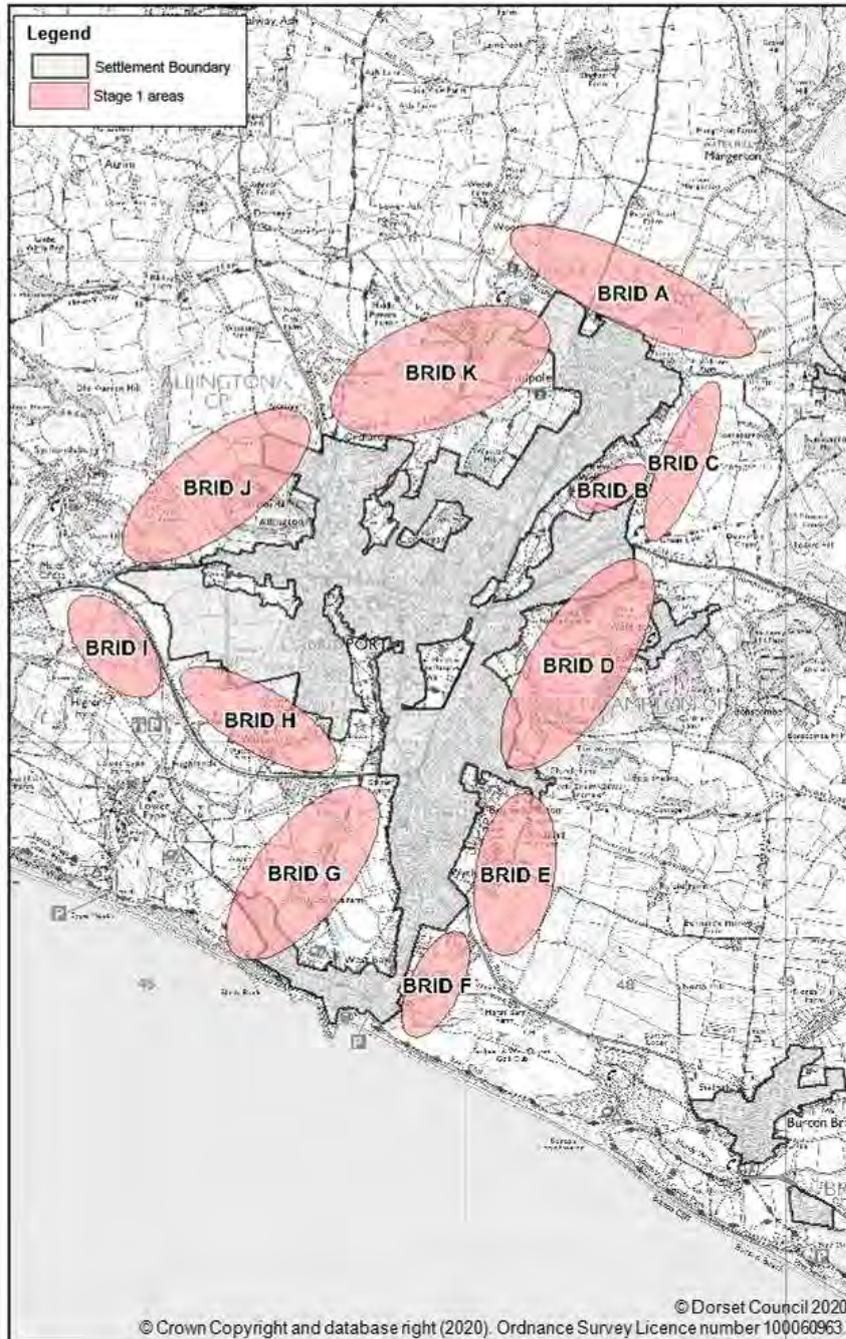
SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Bridport

11.2.3 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Bridport (Figure 11.7).

11.2.4 This stage takes a strategic view at the general directions for growth around Bridport, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 11.7: A map showing the general areas for development surrounding Bridport which were considered in the sustainability appraisal



- 11.2.5 The sustainability impacts of delivering development in each of these general areas for growth around Bridport were assessed and evaluated.
- 11.2.6 The sustainability impacts associated with these options are summarised in Figure 11.8, with further details provided in the Appendix.

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Figure 11.8: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Bridport

Sustainability Objective	BRID A			BRID B			BRID C			BRID D			BRID E			BRID F		
	Short	Medium	Long															
Biodiversity	0	0	0	0	0	0	0	0	0	-	-	-	-	-	-	-	-	-
Soil	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-	-	-
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0
Climate Change	--	--	--	-	-	-	--	--	--	--	--	--	--	--	--	--	--	--
Flooding & Coastal Change	--	--	--	0	0	0	--	--	--	--	--	--	--	--	--	--	--	--
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	-	-	-	-	-	-	--	--	--	--	--	--	-	-	-
Community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

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Sustainability Objective	BRID G			BRID H			BRID I			BRID J			BRID K		
	Short	Medium	Long												
Biodiversity	--	--	--	0	0	0	0	0	0	0	0	0	-	-	-
Soil	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	--	-	-	-	-	-	-	--	--	--	--	--	--
Flooding & Coastal Change	--	--	--	0	0	0	0	0	0	--	--	--	--	--	--
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	-	-	-	-	-	-	-	-	-	0	0	0
Community	+	+	+	++	++	++	+	+	+	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

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11.2.7 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 11.9.

Figure 11.9: A table showing the reasons for either retaining or discounting the general areas for development surrounding Bridport following the sustainability appraisal

Option	Decision	Reason for decision
A	✓	Whilst there is potential for significant adverse impacts upon the landscape, since the site is within the Dorset AONB, and flooding, there may be some potential for development within this area.
B	✓	Whilst there is potential for significant adverse landscape impacts, since the site is within the Dorset AONB, there may be some potential for development within this area.
C	✓	Whilst there is potential for significant adverse impacts upon the landscape, since the site is within the Dorset AONB, and flooding, there may be some potential for development within this area.
D	✗	Development is likely to result in unacceptable environmental impacts upon biodiversity, significant impacts upon biodiversity, landscape, and heritage assets.
E	✓	Whilst there is potential for significant adverse impacts upon biodiversity and the landscape, since the site is within the Dorset AONB, there may be some potential for development within this area.
F	✓	Whilst there is potential for significant adverse impacts upon biodiversity and flooding in the south of this area, and the landscape due to the Dorset AONB, there may be some potential for development on the northern section this area.
G	✗	Development upon this site is likely to result in unacceptable impacts due to land instability and flooding, the European wildlife designation, and landscape since it is within the Dorset AONB.
H	✓	Whilst there is potential for significant adverse impacts upon biodiversity and flooding in the south of this area, and the landscape due to the Dorset AONB, there may be some potential for development on the northern section this area.
I	✗	Development upon this site is likely to result in unacceptable impacts upon the landscape since it is within the Dorset AONB and, due to topographic features, is in an elevated position making development here highly visible.

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J	✓	Whilst development upon this site may result in unacceptable impacts upon the landscape, since it is within the Dorset AONB and highly elevated, there is some potential for some development in the northeast corner.
K	✓	Whilst development upon this site may result in unacceptable impacts upon the landscape, since it is within the Dorset AONB and highly elevated, there may be some potential for development in the southwest corner.

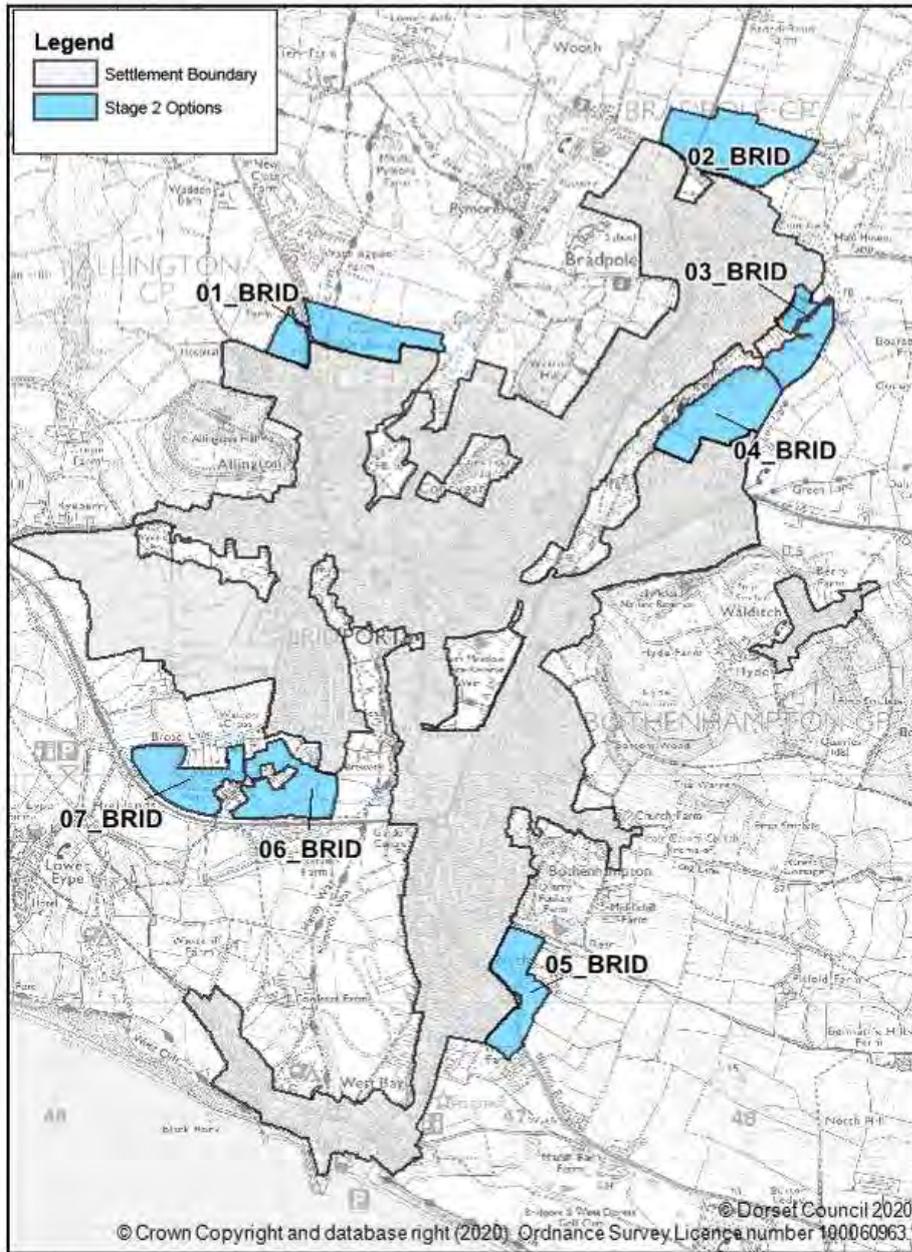
Stage 2: Development Options around Bridport

- 11.2.8 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Bridport and explained which areas which should be taken forward for further consideration.
- 11.2.9 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering factors such as the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal, physical features such as field boundaries and roads, and previous consultations such as the Options and Preferred Options stages of the West Dorset, Weymouth & Portland Dorset Council Local Plan.
- 11.2.10 This resulted in the following areas being identified as reasonable options for development around Bridport (shown in Figure 11.10):
- 01_BRID: East of Dottery Road;
 - 02_BRID: Land north of Gore Lane;
 - 03_BRID: Home Farm, Bridport, Bradpole;
 - 04_BRID: Land adj Happy Island Way;
 - 05_BRID: Wych Farm (north);
 - 06_BRID: Land off Broad Lane (east of Watton Lane); and
 - 07_BRID: Land off Broad Lane (west of Watton Lane).

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Figure 11.10: A map showing the options for development sites in Bridport



11.2.11 The sustainability impacts of delivering development in each of these sites around Bridport were assessed and evaluated (see Figure 11.11, with further details provided in the Appendix).

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Figure 11.11: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Bridport

Sustainability Objective	01_BRID			02_BRID			03_BRID			04_BRID			05_BRID			06_BRID			07_BRID		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	0	0	0	0	0	0
Soil	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Flooding & Coastal Change	0	0	-	0	0	0	-	-	-	-	-	-	0	0	-	0	0	-	0	0	0
Landscape	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Historic Environment	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0
Community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	++	++	++	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preferred option?	✘			✘			✘			✘			✘			✘			✘		
Reason for selecting or rejecting the option	Potentially unacceptable impacts upon Dorset AONB and heritage coast.			Potentially unacceptable impacts upon Dorset AONB and heritage assets.			Potentially unacceptable impacts upon Dorset AONB, and highways issues.			Potentially unacceptable impacts upon Dorset AONB, and remote from the town centre			Potentially unacceptable impacts upon Dorset AONB, and highways issues			Potentially unacceptable impacts upon Dorset AONB, and highways issues			Potentially unacceptable impacts upon Dorset AONB, and remote from the town centre		

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SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

11.2.13 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Bridport Chapter of the draft Dorset Council Local Plan.

11.2.14 The findings of the sustainability appraisal are presented in Figure 11.12 and the Appendix.

Figure 11.12: A table summarising the findings of the sustainability appraisal of the draft policies for Bridport

Sustainability Objective	BRID5 Bridport Gateway Care Village		
	Short	Medium	Long
Biodiversity	0	0	0
Soil	0	0	0
Water	0	0	0
Air	0	0	0
Climate Change	-	-	-
Flooding & Coastal Change	--	--	--
Landscape	0	0	0
Historic Environment	0	0	0
Community	++	++	++
Housing	+	+	+
Economy	+	+	+

MITIGATION

11.2.15 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Bridport Chapter of the Dorset Council Local Plan at the options stage are summarised in Figure 11.13.

Figure 11.13: Suggested mitigation measures for the Bridport Chapter of the Dorset Council Local Plan

Policy	Sustainability Appraisal recommendation
BRID5	Parts of the site may be subject to flooding as a result of fluvial flooding from the River Brit to the west of the site. The policy could require a Flood

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Policy	Sustainability Appraisal recommendation
Bridport Gateway Care Village	Management Plan for the site to ensure that people and property are not exposed to flooding and provide resilience to the effects of climate change.

11.3. LYME REGIS

INTRODUCTION

11.3.1 The historic coastal town of Lyme Regis has a resident population of around 3,600 with about 1,700 people living in the adjoining village of Uplyme in East Devon.

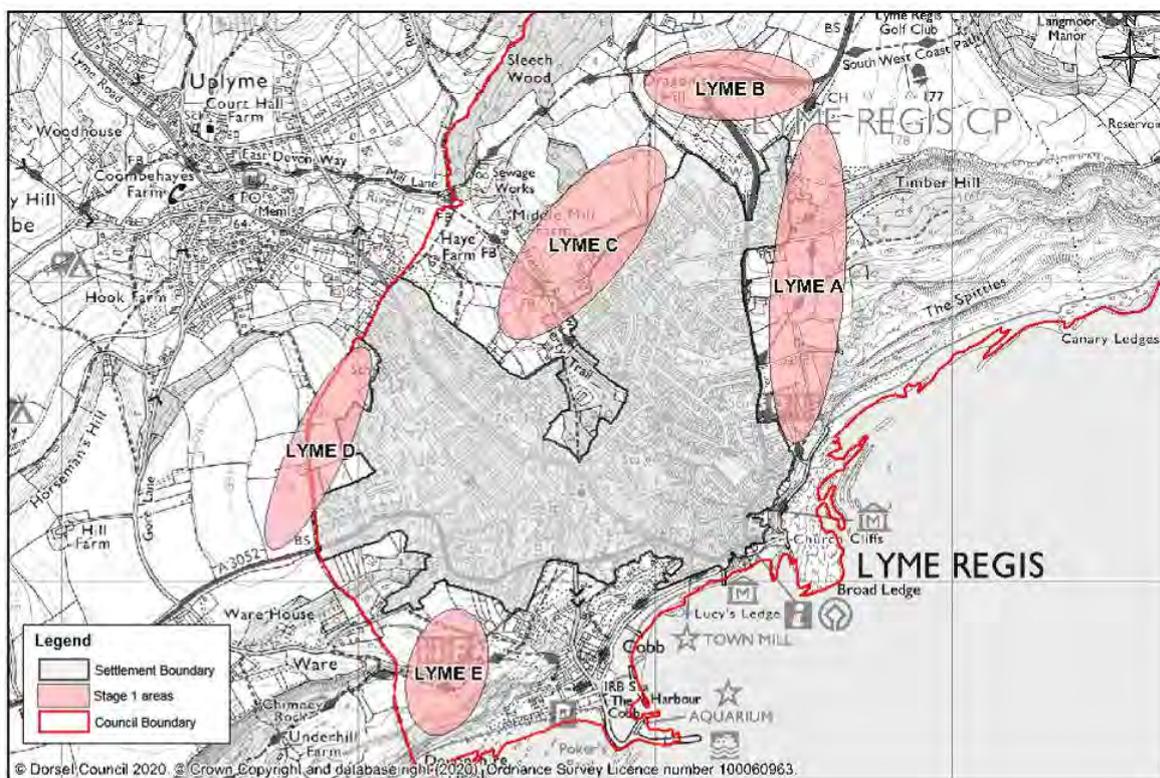
SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

Stage 1: General Directions for Growth around Lyme Regis

11.3.2 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Lyme Regis (Figure 11.14).

11.3.3 This stage takes a strategic view at the general directions for growth around Lyme Regis, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 11.14: A map showing the general areas for development surrounding Lyme Regis which were considered in the sustainability appraisal



11.3.4 The sustainability impacts of delivering development in each of these general areas for growth around Lyme Regis were assessed and evaluated.

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11.3.5 The sustainability impacts associated with these options are summarised in Figure 11.15, with further details provided in the Appendix.

Figure 11.15: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Lyme Regis

Sustainability Objective	LYME A			LYME B			LYME C			LYME D			LYME E		
	Short	Medium	Long												
Biodiversity	--	--	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	--	--	-	0	0	0	0	0	0	0	0	0	-	-	-
Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	--	--	-	-	-	-	--	--	--	-	-	-	--	--	--
Flooding & Coastal Change	--	--	-	0	0	0	--	--	--	0	0	0	--	--	--
Landscape	--	--	-	--	--	-	--	--	--	--	--	-	--	--	-
Historic Environment	-	-	-	0	0	0	0	0	0	0	0	0	-	-	-
Community	++	++	++	+	+	+	++	++	++	++	++	++	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

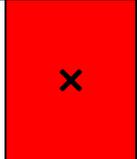
11.3.6 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 11.16.

Figure 11.16: A table showing the reasons for either retaining or discounting the general areas for development surrounding Lyme Regis

Option	Decision	Reason for decision
A	X	Development in this area is likely to result in unacceptable impacts upon the European wildlife designation, national wildlife designation and internationally important geological site, East Devon and Dorset World Heritage Site, and is subject to cliff top recession.
B	✓	Whilst there is potential for adverse impacts upon biodiversity, geodiversity, and the site is within the Dorset AONB, there may be some potential for development within this area.
C	✓	Whilst there is potential for adverse impacts upon landscape, geodiversity and flooding, there may be some potential for development within this area.
D	-	This area is largely located within East Devon and therefore cannot be allocated in the Local Plan.

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E		Development in this area is likely to result in unacceptable impacts upon the European wildlife designation, national wildlife designation and internationally important geological site, East Devon and Dorset World Heritage Site, and is subject to cliff top recession.
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Stage 2: Development Options around Lyme Regis

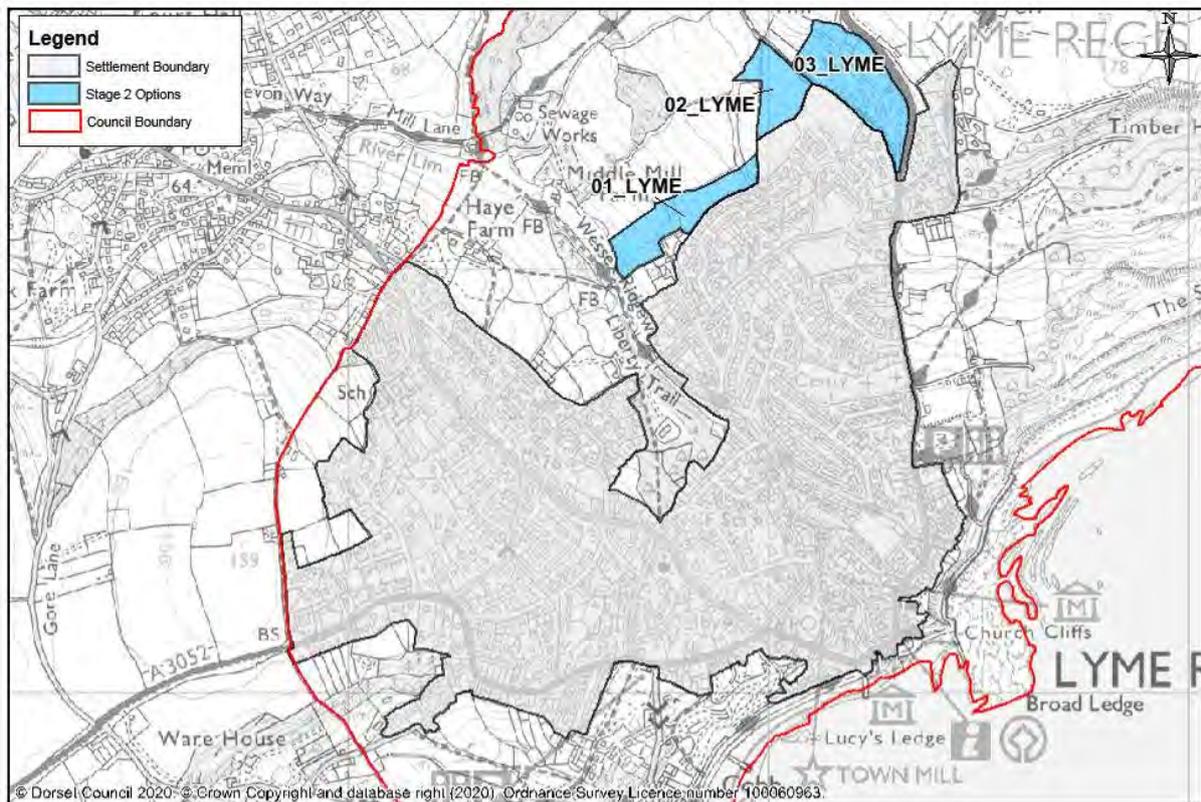
11.3.7 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Lyme Regis and explained which areas which should be taken forward for further consideration.

11.3.8 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering factors such as the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal, physical features such as field boundaries and roads, and previous consultations such as the Options and Preferred Options stages of the West Dorset, Weymouth & Portland Dorset Council Local Plan.

11.3.9 This resulted in the following areas being identified as reasonable options for development around Lyme Regis (shown in Figure 11.17):

- 01_LYME: North of Lyme Regis;
- 02_LYME: West of Woodbury Down; and
- 03_LYME: Timbervale.

Figure 11.17: A map showing the options for development sites in Lyme Regis



Sustainability Appraisal Options Stage

11.3.10 The sustainability impacts of delivering development in each of these sites around Lyme Regis were assessed and evaluated.

11.3.11 The sustainability impacts associated with these site options are summarised in Figure 11.18, with further details provided in the Appendix.

Figure 11.18: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Lyme Regis

Sustainability Objective	01_LYME			02_LYME			03_LYME		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	-	-	-
Landscape	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	0	0	0	0	0	0
Community	++	++	++	+	+	+	++	++	++
Housing	0	0	0	0	0	0	0	0	0
Economy	0	0	0	0	0	0	0	0	0
Preferred option?	✘			✓			✘		
Reason for selecting or rejecting the option	There is inadequate access to the site.			Potential for a small scale extension to the Woodberry Down allocation.			Significant land instability issues. Land ownership issues.		

SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

11.3.12 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Lyme Regis Chapter of the draft Dorset Council Local Plan.

11.3.13 The findings of the sustainability appraisal are presented in Figure 11.19 and the Appendix.

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Figure 11.19: A table summarising the findings of the sustainability appraisal of the draft policies for Lyme Regis

	LYME 1 Woodberry Down Extension		
	Short	Medium	Long
Biodiversity	0	0	0
Soil	0	0	0
Water	0	0	0
Air	0	0	0
Climate Change	0	0	0
Flooding & Coastal Change	0	0	0
Landscape	0	0	0
Historic Environment	0	0	0
Community	++	++	++
Housing	0	0	0
Economy	0	0	0

MITIGATION

11.3.14 There are no suggested measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Lyme Regis Chapter of the Dorset Council Local Plan at the options stage