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East Dorset Local Plan Review Options Consultation

Sustainability Appraisal Report - Appendices

Prepared by LUC
July 2018



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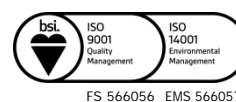
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Site ID code: LPR-REG18-62

Site area (hectares): 17.01

ID codes of constituent sites: 39; 60

Proposed uses of constituent sites: SANG (11ha) & Residential (1.5ha) (inc. on-site SANG): Duplicate Site

Proposed/estimated capacity > 10 dwellings: Yes

SA objective/ sub-objective	SA score	Justification
SA1(a): Biodiversity/ geodiversity other than Dorset Heathlands international designated biodiversity assets	-?	Site is between 250m and 1km of Cranborne Common SSSI and within an Impact Risk Zone for this SSSI where residential development could potentially have adverse effects. It is also within this distance of ancient woodland and numerous SINC. The local footpath network provides good access from the site to the SSSI.
SA1(b): Biodiversity - Dorset Heathlands international designated biodiversity assets	-?	Site is within the Dorset Heathlands 400m-5km consultation zone but SANG provision has been proposed, therefore biodiversity score upgraded from '-?' to '-?'
SA2: Landscape	--?	Western corner of site is within 250m of the Woodlands AGLV.
SA3: Historic environment	-?	Site lies approximately 525m to the south of a Scheduled Monument, Length of deer park bank and ditch at Alderholt, which survives comparatively well. The site is screened from the Scheduled Monument by the built up area of Alderholt and the woodland surrounding the feature. A variety of more distant designated heritage assets are present within 5km of the site although residential development at the site is judged unlikely to significantly effect their settings due to limited intervisibility.
SA4: Built environment	0	Greenfield site.
SA5: Land and soils	--?	A large proportion (>50%) of this greenfield site is on Grade 3 agricultural land, while a smaller proportion is on Grade 4 agricultural land and an ever smaller proportion on Grade 5 agricultural land.
SA6(a) Resource efficiency: Minerals safeguarding	-	Most of the site is within a Minerals Safeguarding Area, while the remainder of the site is within 250m of a Minerals Safeguarding Area.
SA6(b) Resource efficiency: Brownfield development	-	Greenfield site.
SA7(a) Pollution: Source Protection Zones	0	Site is not within a Source Protection Zone.
SA7(b) Pollution: Sustainable transport	+	Site is within 800m of bus stops in Alderholt.
SA7(c) Pollution: Proximity to sensitive receptors or sources of pollution	-	Site is not surrounded by existing residential development or other sensitive receptors but dwellings in Alderholt are within 100m of its boundary. These could be subject to temporary noise and disturbance effects during construction at this site.
SA8: Climate change mitigation	+	Site is within 800m of bus stops in Alderholt.
SA9: Flood risk	-	Greenfield site that is not in flood zone 3.
SA10: Sustainable travel	+	Site is within 800m of bus stops in Alderholt.
SA11: Access to services	0	Site is at the Rural Service Centre of Alderholt.
SA12: Safety	0	Not a coastal site.
SA13: Health	++	Site is within 800m of a healthcare facility, open space, a sports facility, and public rights of way.
SA14: Housing	++	Proposed or estimated capacity for more than 10 dwellings.
SA15: Economy	+?	Site is within 800m of bus stops in Alderholt.

Site ID code: LPR-REG18-104**Site area (hectares):** 32.64**ID codes of constituent sites:** 39; 40; 60**Proposed uses of constituent sites:** SANG (11ha) & Residential (1.5ha) (inc. on-site SANG); Residential; Duplicate Site**Proposed/estimated capacity > 10 dwellings:** Yes

SA objective/ sub-objective	SA score	Justification
SA1(a): Biodiversity/ geodiversity other than Dorset Heathlands international designated biodiversity assets	-?	Western parcel of the site is within 250m-1km of Cranborne Common SSSI and both parcels are within an Impact Risk Zone for this SSSI where residential development could potentially have adverse effects. Site is also within this distance of ancient woodland and a number of SINCs. The local footpath network provides good access from the site to many of these designated biodiversity assets, however a barrier effect caused by the intervening built up area of Alderholt may limit the potential impact of development on the site upon the northerly assets.
SA1(b): Biodiversity - Dorset Heathlands international designated biodiversity assets	-?	Site is within the Dorset Heathlands 400m-5km consultation zone. SANG provision has been proposed therefore the score has been upgraded from "--?" to "-?".
SA2: Landscape	--?	Western parcel of site is within 250m of the Woodlands AGLV. This is also a large site on greenfield land.
SA3: Historic environment	-?	Site is within 5km of listed buildings, Scheduled Monuments, and the western parcel is within this distance of Registered Parks and Gardens and Conservation Areas. However, residential development at the site is judged unlikely to be capable of significantly affecting their settings due to their separation distances, sites close relationship with the existing built up area of Alderholt and limited intervisibility.
SA4: Built environment	0	Greenfield site.
SA5: Land and soils	--?	Greenfield site mainly on Grade 3 agricultural land, with the remainder Grade 4 and 5 agricultural land.
SA6(a) Resource efficiency: Minerals safeguarding	-	Majority of site is within a Minerals Safeguarding Area and the remainder is within 250m of it.
SA6(b) Resource efficiency: Brownfield development	-	Greenfield site.
SA7(a) Pollution: Source Protection Zones	0	Site is not within a Source Protection Zone.
SA7(b) Pollution: Sustainable transport	+	Site is within 800m of bus stops in Alderholt.
SA7(c) Pollution: Proximity to sensitive receptors or sources of pollution	-	Site is adjacent to existing residential areas which could be subject to temporary noise and disturbance effects during construction of this site.
SA8: Climate change mitigation	+	Site is within 800m of bus stops in Alderholt.
SA9: Flood risk	-	Greenfield site that is not in flood zone 3.
SA10: Sustainable travel	+	Site is within 800m of bus stops in Alderholt.
SA11: Access to services	0	This site is at the Rural Service Centre of Alderholt.
SA12: Safety	0	Not a coastal site.

SA13: Health	++	Site is within 800m of healthcare facilities, open space, sports facilities, and public rights of way.
SA14: Housing	++	Proposed or estimated capacity for more than 10 dwellings.
SA15: Economy	+?	Site is within 800m of bus stops in Alderholt.

Site ID code: LPR-REG18-129

Site area (hectares): 8.98

ID codes of constituent sites: 124; 125

Proposed uses of constituent sites: Residential; Residential

Proposed/estimated capacity > 10 dwellings: Yes

SA objective/ sub-objective	SA score	Justification
SA1(a): Biodiversity/ geodiversity other than Dorset Heathlands international designated biodiversity assets	--?	The northern parcel of site is adjacent to a SINC and the southern parcel is partially within 250m of it. The northern parcel is also within 250m and the southern parcel is within 1km of ancient woodland. Site is within 250m-1km of Cranborne Common SSSI and within an Impact Risk Zone for this SSSI where residential development could potentially have adverse effects. The local footpath network provides good access from the site to these designated biodiversity assets, however a barrier effects caused by intervening woodland may limit the potential impact of development on the site upon the SSSI.
SA1(b): Biodiversity - Dorset Heathlands international designated biodiversity assets	--?	Site is predominantly within the Dorset Heathlands 400m-5km consultation zone and no SANG provision has been made, however it is noted that approximately 60m ² of the southern corner of the southernmost parcel within this site is within the Dorset Heathlands 400m consultation zone.
SA2: Landscape	--?	Northern parcel is within and southern parcel is adjacent to the Woodlands AGLV; this is also a large site on greenfield land.
SA3: Historic environment	-?	The northern parcel of site is located approximately 150m south of the length of deer park bank and ditch at Alderholt Scheduled Monument. This has survived comparatively well, including in its overall landscape context, however the woodland surrounding this feature screens it from the site. Site is also within 5km of listed buildings, a Registered Park and Garden and a Conservation Area. However, residential development at the site is judged unlikely to be capable of significantly affecting their settings due to their separation distances, sites close relationship with the existing built up area of Alderholt and limited intervisibility.
SA4: Built environment	0	Greenfield site.
SA5: Land and soils	-	Greenfield site on Grade 4 (southern parcel) and 5 (northern parcel) agricultural land.
SA6(a) Resource efficiency: Minerals safeguarding	-	The majority of site is within a Minerals Safeguarding Area and the remainder is within 250m of it.
SA6(b) Resource efficiency: Brownfield development	-	Greenfield site.
SA7(a) Pollution: Source Protection Zones	0	Site is not within a Source Protection Zone.
SA7(b) Pollution: Sustainable transport	+	Site is within 800m of bus stops in Alderholt.
SA7(c) Pollution: Proximity to sensitive receptors or sources of pollution	-	Site adjacent to existing residential receptors which could be subject to temporary noise and disturbance effects during construction of this site.

SA8: Climate change mitigation	+	Site is within 800m of bus stops in Alderholt.
SA9: Flood risk	-	Greenfield site outside of flood zone 3.
SA10: Sustainable travel	+	Site is within 800m of bus stops in Alderholt.
SA11: Access to services	0/-	This site is at the Rural Service Centre of Alderholt however the northern parcel of this site is separated from its boundary by approximately 200m along the B3078. Therefore a mixed effect score is given.
SA12: Safety	0	Not a coastal site.
SA13: Health	++	Site is within 800m of open space and public rights of way and the southern parcel of site is also within 800m of healthcare facilities.
SA14: Housing	++	Proposed or estimated capacity for more than 10 dwellings.
SA15: Economy	+?	Site is within 800m of bus stops in Alderholt.