



Dorset Council Local Plan: Regulation 18 Local Plan

Sustainability Appraisal Report

Dorset Council

Final report

Prepared by LUC

August 2025

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Dorset Council Local Plan: Regulation 18 Local Plan

Contents

Chapter 1	5
Introduction	
The Plan area	5
Introducing the Local Plan	7
Sustainability Appraisal and Strategic Environmental Assessment	8
Habitats Regulations Assessment	10
Structure of the SA Report	10
Requirements of the SEA Regulations and where they are met in this report	11
 Chapter 2	 15
Methodology	
SA Stage A: Scoping	15
SA Stage B: Developing and refining options and assessing effects	19
SA Stage C: Preparing the Sustainability Appraisal report	24
SA Stage D: Consultation on the Local Plan and the SA Report	24
SA Stage E: Monitoring implementation of the Local Plan	24
Difficulties and data limitations	25
 Chapter 3	 27
Sustainability Context	
Relationship with Other Relevant Plans or Programmes	27
Policy Context	28
Environmental and social considerations	33
Economic considerations	38
Baseline information	40
Key Sustainability Issues for Dorset and their Likely Evolution in the Absence of the Dorset Local Plan	42
The SA Framework	50
 Chapter 4	 55

Appraisal findings for overall strategy in Dorset and site options

Strategy for sustainable development	55
Summary of SA findings for the site options	58

Chapter 5 **120**

Appraisal findings for topic based policy options

Vision and Strategic Priorities	120
Housing delivery strategy	123
Employment strategy	128
Town centre development	130
Brownfield land	132
Green belt	133
Self-build and custom-build housing	133
Neighbourhood Plans	134
Gypsies, Travellers and Travelling Showpeople	134
Strategic Heathland Recreation Mitigation	137
Wind, solar and battery storage	141
North of Dorchester Masterplan	146
Weymouth Town Centre Masterplan	151

Chapter 6 **152**

Conclusions and next steps

Next steps	154
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References **155**

Chapter 1

Introduction

1.1 Dorset Council commissioned LUC in May 2025 to undertake a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the Dorset Council Local Plan.

1.2 This report relates to the Dorset Council Local Plan Options Consultation (Regulation 18) and it should be read in conjunction with that document.

The Plan area

1.3 Dorset is an administrative county located on the south-west coast of England, as presented in **Figure 1.1**. Approximately half of the county's population live in the south-east Dorset conurbation, which contains three of the county's largest settlements: Bournemouth, Poole, and Christchurch. The remainder of the county is predominately rural, covering some 2,653 km². For local plan making purposes, the administrative county is divided up into two unitary authority areas – the Dorset Council area, which is the subject of this plan, and the Bournemouth, Poole, and Christchurch area. Figure 1.1 shows the two unitary authority areas.

1.4 Dorset is bordered by the local authorities of Devon to the west, Somerset to the north-west, Hampshire to the east, Wiltshire to the north, the Isle of Wight, across the Solent to the south-east, and the English Channel to the south. The county's population is heavily concentrated in the south-east Dorset conurbation, which lies along the south coast. The northern and western edges of the county remain predominantly rural. The rural landscape forms the setting for the rural settlements and villages which characterise a vast number of the county's settlements.

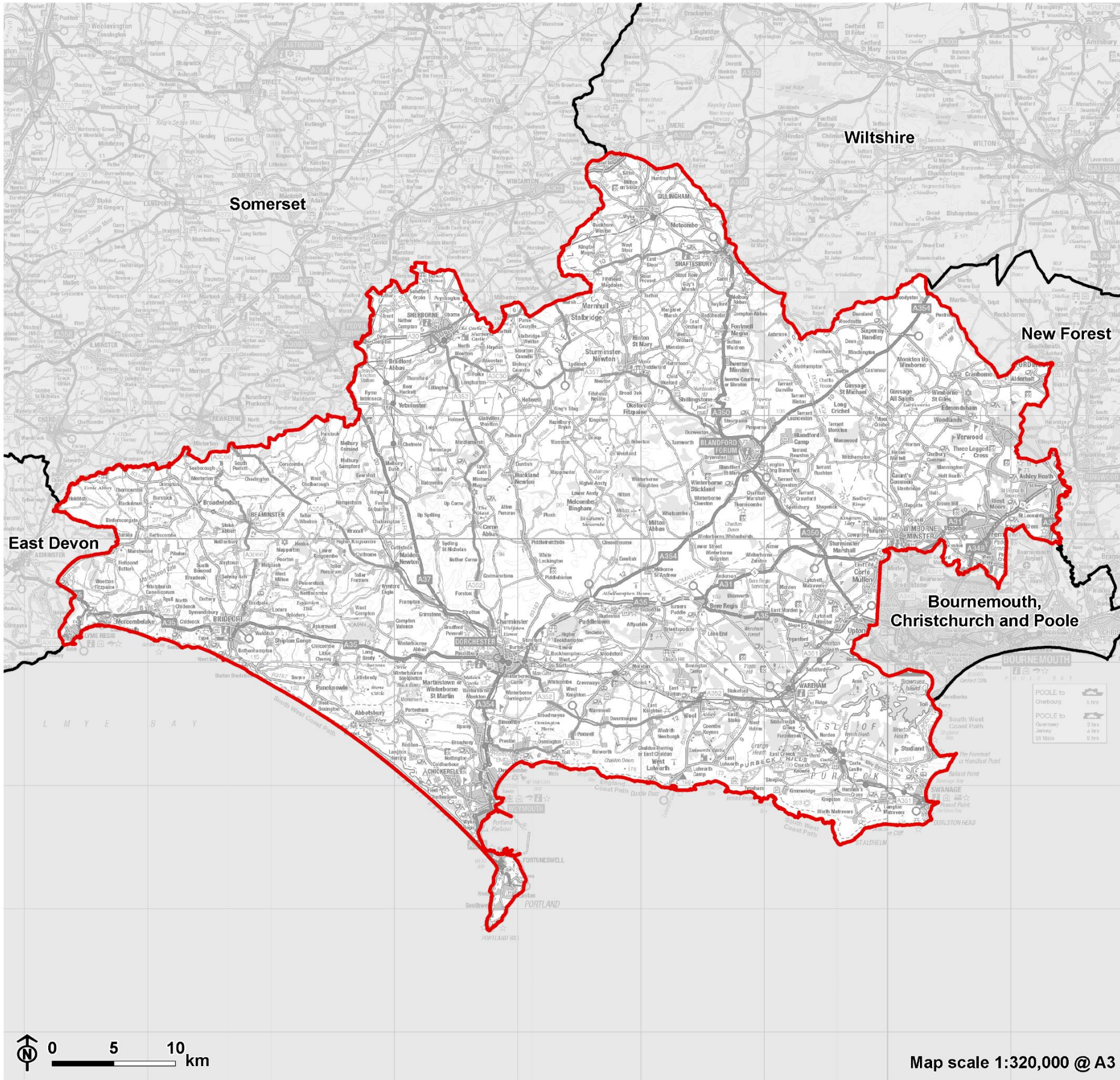
Figure 1.1: Dorset Council Local Plan area

Dorset Council Local Plan (Regulation 18)
Sustainability Appraisal Report
Dorset Council



Figure 1.1: Location of Dorset Local Plan Area

- Dorset Council boundary
- Neighbouring local authority



Introducing the Local Plan

1.5 Dorset Council was created as a unitary authority in April 2019, replacing the previous administrative areas of East Dorset, North Dorset, Purbeck, West Dorset and Weymouth and Portland.

1.6 The adopted Local Plans for the former Council areas are in place until the Dorset Council Local Plan is adopted.

1.7 Dorset Council initially consulted on a draft Local Plan in early 2021. However, the plan's preparation encountered significant delays due to Natural England's updated guidance in relation to nutrient neutrality (Spring 2022) [\[See reference 1\]](#) and the subsequent publication of the revised National Planning Policy Framework (NPPF) in December 2024. In response to these changes, the Council has restarted the Local Plan process, with a revised target adoption date of May 2027.

1.8 The Dorset Council Local Plan will replace the adopted Local Plan documents for the former Council areas. The Dorset Council Local Plan is being prepared in accordance with the approved Local Development Scheme. The Local Plan is a Dorset Council area-wide plan that will coordinate the development and growth requirements of the area over a period of 15 to 20 years.

1.9 The Council is at an early stage in the development of the Dorset Council Local Plan, and thus far have undertaken a call for sites between November and December 2024 to help identify potential sites that may be able to help meet the Dorset Council area's development needs in the future. The current stage is a Regulation 18 Local Plan which is outlined below.

Outline of the Local Plan

1.10 The Dorset Council Local Plan: Regulation 18 Local Plan Options Consultation ('Regulation 18 Local Plan') presents the options for the potential strategy that will be used to guide decisions on planning applications and set out the locations for future development across the Dorset Council area.

1.11 The Regulation 18 Local Plan comprises the following elements:

- An introduction to the plan, the purpose of consultation, the timetable and work completed to date.

- A spatial portrait setting out the conditions that exist in Dorset and the issues to be addressed through the plan.
- A Vision and Strategic Priorities setting out what Dorset will be like at the end of the plan period to 2043, and how this will be achieved.
- An overarching strategy for managing growth.
- Housing delivery strategy (site options plus a flexible settlements policy for smaller sites).
- Employment strategy.
- Policy options for:
 - Town Centre development
 - Brownfield land
 - Green belt
 - Self-build and custom-build housing
 - Neighbourhood Plans
 - Gypsies, Travellers and Travelling Showpeople
 - Strategic Heathland Mitigation
 - Wind, solar and battery storage
 - North of Dorchester Masterplan
 - Weymouth Town Centre Masterplan.

Sustainability Appraisal and Strategic Environmental Assessment

1.12 The Planning and Compulsory Purchase Act 2004 **[See reference 2]** requires Local Plans to be subject to SA. SA is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely environmental, social and economic effects of the policies and proposals within a plan from the outset of its development.

1.13 SEA is also a statutory assessment process, originally required under the European SEA Directive **[See reference 3]**, transposed in the UK by the SEA Regulations and amended by the Environmental Assessments and

Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232). As set out in the explanatory Memorandum accompanying the Brexit amendments [\[See reference 4\]](#), they are necessary to ensure that the law functions correctly following the UK's exit from the EU. No substantive changes were made by this instrument to the way the SEA regime currently operates. Therefore, the SEA Regulations remain in force, and it is a legal requirement for the Dorset Council Local Plan to be subject to SA and SEA throughout its preparation.

1.14 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan; whilst SA focuses on the social and economic effects of a plan, in addition to environmental effects. The Government's Planning Practice Guidance (PPG) [\[See reference 5\]](#) shows how it is possible to satisfy both requirements by undertaking a joint SA and SEA process, and to present an SA Report that incorporates the requirements of the SEA Regulations. The SA and SEA of the Dorset Council Local Plan is being undertaken using this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to SA incorporating the requirements of 'SEA'.

1.15 The SA process comprises five stages, as shown below:

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope.
- Stage B: Developing and refining options and assessing effects.
- Stage C: Preparing the Sustainability Appraisal Report.
- Stage D: Consulting on the Local Plan and the SA Report.
- Stage E: Monitoring the significant effects of implementing the Local Plan.

1.16 The 2023 Levelling-up and Regeneration Act [\[See reference 6\]](#) set out in detail the Government's proposals for reforming the planning system. Among other things, the Act set the intention for reform of the current system for strategic environmental assessments by providing instead for "Environmental Outcomes Reports" designed to streamline the process for identifying and assessing the environmental impact of plans and projects. The specific requirements are still to be set out in forthcoming legislation, along with information about transition arrangements but for now, the requirement for SEA remains, as set out in existing legislation. Any changes to the legal framework

for carrying out SA/SEA will be addressed as appropriate as the Local Plan is prepared and documented as required, in either subsequent SA Reports or Environmental Outcomes Reports.

Habitats Regulations Assessment

1.17 The requirement to undertake Habitats Regulations Assessment (HRA) is set out in The Conservation of Habitats and Species Regulations 2017, as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 [See reference 7] (hereafter referred to as the “Habitats Regulations”). When preparing a land-use plan, the competent authority (in this case Dorset Council) is therefore required by law to carry out an HRA. The competent authority can commission consultants to undertake HRA work on its behalf which is then reported to and considered by the competent authority.

1.18 The purpose of HRA is to assess the impacts of a land-use plan against the conservation objectives of specific designated nature conservation sites (i.e. Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar wetlands) and to ascertain whether it would adversely affect the integrity of that site. The competent authority will consider the HRA and may only progress the land-use plan if it considers that it will not adversely affect the integrity of any SAC, SPA or Ramsar site (more recently referred to as ‘Habitats Sites’) or have a significant effect on qualifying habitats or species for which the sites are designated, or if Imperative Reasons of Overriding Public Interest (IROPI) are identified.

1.19 The HRA is being undertaken separately but the findings, once available, will be considered in the SA where relevant, for example to inform judgements about the likely effects of potential development locations on biodiversity.

Structure of the SA Report

1.20 This chapter describes the background to the production of the Dorset Council Local Plan and the requirement to undertake SA and other assessment processes. The remainder of this SA Report is structured into the following sections:

- **Chapter 2** explains the approach that is being taken to the SA of the Dorset Council Local Plan.
- **Chapter 3** describes the relationship between the Local Plan and other relevant plans, policies and programmes; summarises the social,

economic and environmental characteristics of the Dorset Council area; identifies the key sustainability issues and their likely evolution in the absence of the Local Plan.

- **Chapter 4** sets out the SA findings for the ‘reasonable alternative’ options for the spatial distribution of housing and employment development presented in the Regulation 18 Local Plan as well as individual site options being considered for allocation.
- **Chapter 5** sets out the SA findings for the ‘reasonable alternative’ options for the various topic-based policy approaches presented in the Regulation 18 Local Plan.
- **Chapter 6** describes the next steps to be undertaken for the Local Plan and the SA.
- **Appendix A** presents site assessment criteria that have been used in the to appraise the sites options considered for inclusion in the Local Plan.
- **Appendix B**, under separate cover, presents the updated Scoping Report which was originally prepared in 2019.
- **Appendix C** presents the consultation comments received in relation to the SA work completed to in 2021 and explains how they have been addressed.

Requirements of the SEA Regulations and where they are met in this report

1.21 The relevant sections of this SA Report that meet the various requirements of the SEA Regulations are signposted in the following section (relevant parts of the SEA Regulations are referred to in brackets). This information will be included in the SA Report at each stage of plan preparation to show how the requirements of the SEA Regulations have been met through the SA process.

Preparation of an environmental report

1.22 Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated (Reg. 12). The information to be given is (Schedule 2):

- a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.
 - Covered in **Chapter 1**, **Chapter 3** and **Appendix B** of this SA Report.
- b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.
 - Covered in **Chapter 3** and **Appendix B** of this SA Report.
- c) The environmental characteristics of areas likely to be significantly affected.
 - Covered in **Chapter 3** and **Appendix B** of this SA Report.
- d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.
 - Covered in **Chapter 3** and **Appendix B** of this SA Report.
- e) The environmental protection, objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.
 - Covered in **Chapter 3** and **Appendix B** of this SA Report.
- f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.)
 - Covered in **Chapter 4** of this SA Report.
- g) The measures envisaged to prevent, reduce and as fully possible offset any significant adverse effects on the environment of implementing the plan or programme.
 - To be covered in the next iteration of the SA Report.
- h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.

- Covered in **Chapter 2** of this SA Report.
- i) A description of measures envisaged concerning monitoring in accordance with Reg. 17.
 - To be covered in the next iteration of the SA Report.
- j) A non-technical summary of the information provided under the above headings.
 - A separate non-technical summary document will be prepared to accompany the SA Report for the Regulation 19 Local Plan.
- The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Reg. 12(3)).
 - Addressed throughout this SA Report.

Consultation requirements

- Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Reg. 12(5)).
 - Focussed consultation on the scope and level of detail of the SA was carried out with the Environment Agency, Historic England, and Natural England for 5 weeks during 2019.
- Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Reg. 13).
 - Consultation on the Local Plan Reg 18 will take place for a period of eight weeks between August and October 2025. The consultation documents are accompanied by this SA Report.
- Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Reg. 14).

- The Local Plan is not expected to have significant effects on other EU Member States.

Taking the environmental report and the results of the consultations into account in decision-making (Reg. 16)

Provision of information on the decision

1.23 When the plan or programme is adopted, the public and any countries consulted under Reg. 14 must be informed and the following made available to those so informed:

- The plan or programme as adopted;
- A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report, the opinions expressed, and the results of consultations entered into have been taken into account, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and
- The measures decided concerning monitoring.
 - To be addressed after the Local Plan is adopted.

Monitoring

- Monitoring of the significant environmental effects of the plan's or programme's implementation (Reg. 17).
 - To be addressed after the Local Plan is adopted.

Quality assurance

- Environmental reports should be of a sufficient standard to meet the requirements of the SEA Regulations.
 - This report has been produced in line with current guidance and good practice for SEA/SA and this section demonstrates where the requirements of the SEA Regulations have been met.

Chapter 2

Methodology

2.1 In addition to complying with legal requirements, the approach being taken to the SA of the Dorset Council Local Plan is based on current good practice and the guidance on SA/SEA set out in the Government's PPG. This calls for SA to be carried out as an integral part of the plan-making process and **Figure 2.1** overleaf sets out the main stages of the plan-making process and shows how these correspond to the SA process.

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

SA Stage A: Scoping

2.3 The Scoping stage of SA involves understanding the social, economic and environmental baseline for the plan area, as well as the sustainability policy context and key sustainability issues. This process is used to design the framework of sustainability objectives against which the Local Plan will be assessed. The Scoping Report (November 2019) was prepared in-house by the Dorset Council planning team. LUC completed a review of the Report in June 2025, integrating revised baseline data and policy changes directly into the relevant sections of the Scoping Report (presented in Appendix B to this report).

2.4 Details of the main components of the scoping stage are set out below. Each component was initially presented by the Council team in 2019. It was subsequently updated in 2025 as part of the preparation of this report by the LUC SA team. LUC has also checked that the SA framework in the Scoping Report is still fit for purpose and can confirm this to be the case; no material amendments have been made to it. For these reasons it was not considered necessary to reconsult on the Scoping Report.

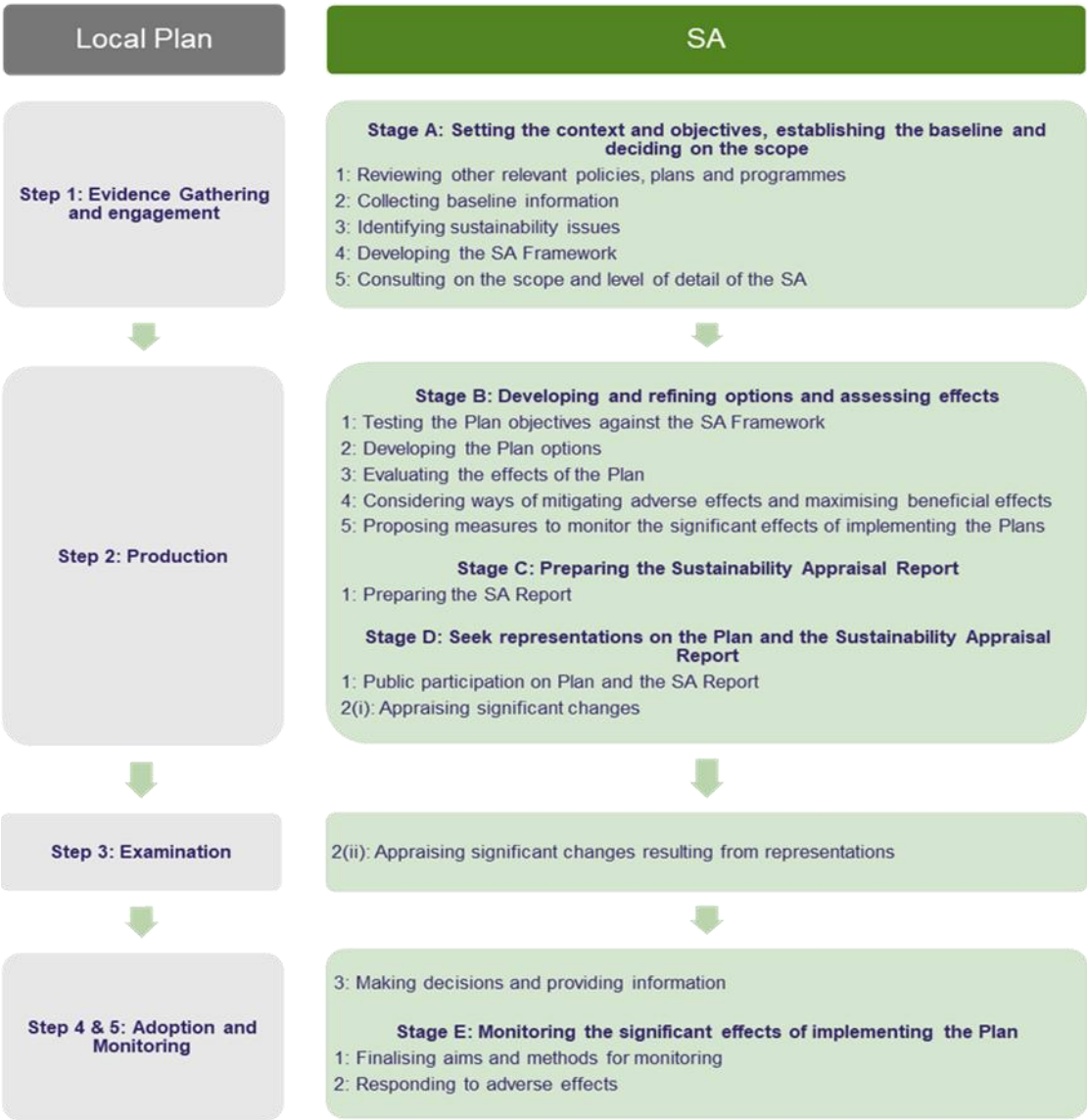
Review other relevant policies, plans and programmes to establish policy context

2.5 The Local Plan is not prepared in isolation; rather it is prepared within the context of other policies, plans and programmes. The SEA Regulations require the Environmental Report to describe the relationship of the plan with other

relevant plans and programmes. It should also be consistent with environmental protection legislation and support attainment of sustainability objectives that have been established at the international, national, and regional/sub-regional levels.

2.6 A review was therefore undertaken of other policies, plans, and programmes at the international, national, regional and sub-regional levels that were considered to be relevant to the scope of the Dorset Council Local Plan. The review is presented in **Appendix B**.

Figure 2.1: Corresponding stages in plan-making and SA



Collect baseline information to establish sustainability context

2.7 Information on existing environmental, social and economic conditions in the plan area provides the baseline against which the plan's effects can be assessed in the SA and monitored during the plan's implementation.

2.8 Baseline information can also be combined with an understanding of drivers of change that are likely to persist regardless of the Local Plan to understand the likely future sustainability conditions in the absence of the plan.

2.9 The SEA Regulations require the Environmental Report to describe relevant aspects of the current state of the environment and how they are likely to evolve without the plan. An understanding of this likely future, together with the assessed effects of the plan itself, additionally allows the SA to report on cumulative effects, another requirement of the SEA Regulations.

2.10 The SEA Regulations require assessment of effects in relation to the following 'SEA topics': biodiversity, population, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape, and the inter-relationship between these. Baseline information was therefore collected in relation to the SEA topics and additional sustainability topics were also addressed, covering broader socio-economic issues such as housing, access to services, crime and safety, education and employment. This reflects the integrated approach that is being taken to the SA and SEA processes. Baseline information for the Dorset Council area has been updated as part of the preparation of the SA report and is presented in **Appendix B**.

2.11 SEA Guidance recognises that data gaps will exist but suggests that where baseline information is unavailable or unsatisfactory, authorities should consider how it will affect their assessments and determine how to improve it for use in the assessment of future plans. Where there are data gaps in the baseline and forthcoming reports, these are highlighted in the text. The collection and analysis of baseline data is regarded as a continual and evolving process, given that information can change or be updated on a regular basis. Relevant baseline information will be updated during the appraisal process as and when data are published.

Identify key sustainability issues

2.12 The baseline information also allows the identification of existing sustainability issues, including problems, as required by the SEA Regulations.

2.13 Key sustainability issues facing Dorset and their likely evolution without the Local Plan are detailed in **Appendix B** and summarised in **Chapter 3**. These key sustainability issues were originally presented in the SA Scoping Report (November 2019). A small number of changes were made to the key sustainability issues presented in this report, based on consultation comments received in response to the SA Scoping Report (see **Appendix C**).

Develop the SA framework

2.14 The relevant sustainability objectives identified by the review of international, national and regional policies, plans, and programmes as well as those applicable to Dorset were considered alongside the key sustainability issues facing the Dorset Council area, identified by the collection and review of baseline information. This review work helped to inform the development of a set of sustainability objectives (the 'SA framework') against which the effects of the plan would be assessed. These objectives also take into account the types of issues that are capable of being affected by the land use planning system.

2.15 Development of the SA framework is not a requirement of the SEA Regulations but is a recognised way in which the likely sustainability effects of a plan can be transparently and consistently described, analysed and compared. The SA framework comprises a series of sustainability objectives and supporting criteria that are used to guide the appraisal of the policies and proposals within a plan. The SA framework that has been used in this way for the Dorset Council Local Plan is presented in **Chapter 3**.

Consult on the scope and level of detail of the SA

2.16 Public and stakeholder participation is an important element of the SA and wider plan-making processes. It helps to ensure that the SA report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development.

2.17 The SEA Regulations require the statutory consultation bodies (the Environment Agency, Historic England, and Natural England) to be consulted "when deciding on the scope and level of detail of the information that must be

included” in the SA report. The scope and level of detail of the SA is governed by the SA framework and the statutory consultees have therefore been consulted on this when it was developed as part of the scoping process for the SA Report [See reference 8]. This consultation on the SA Scoping Report was undertaken for a five week period during 2019.

2.18 Appendix C lists the comments that were received on the SA Scoping Report during this period of consultation and describes how each one has been addressed. In light of the comments received, a small number of amendments were made to the review of policies, plans, and programmes, the baseline information, key sustainability issues and the SA framework.

SA Stage B: Developing and refining options and assessing effects

2.19 Developing options (or alternatives) for a plan is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation responses and the SA can help to identify where there may be other ‘reasonable alternatives’ to be considered for a plan.

2.20 In relation to the SA report, Part 3 of the SEA Regulations 12 (2) requires that:

“The report must identify, describe and evaluate the likely significant effects on the environment of—

(a) implementing the plan or programme; and

(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme.”

2.21 Schedule 2 (h) of the SEA Regulations requires that the Environmental Report includes a description of:

“(h) an outline of the reasons for selecting the alternatives dealt with.”

2.22 The SEA Regulations stipulate that the plan alternatives that are subject to SA need to be ‘reasonable’, therefore alternatives (or options) that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the

plan or national policy (e.g. the National Planning Policy Framework (NPPF)) or site allocation options that are unavailable or undeliverable.

2.23 The SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. There will often be an equal number of positive or negative effects identified by the SA for each option, such that it is not possible to rank them based on sustainability performance in order to select a preferred option. Factors such as public opinion (such as feedback on the Local Plan consultation), deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.

Options considered to date

Overall strategy options

2.24 The 2021 Dorset Council Local Plan contained a chapter on the Development Strategy, which included the spatial strategy and policy approaches for meeting the need for housing and employment land in Dorset. These were all appraised in the 2021 SA report.

2.25 The current Regulation 18 Local Plan also includes a proposed approach for the potential distribution of new housing and employment development in the plan area, which is largely similar to that proposed in 2021. The approach is as follows:

■ Approach for new housing:

- Identifying 4 distinct Functional Areas, with growth in each focused around the largest settlements (tiers 1-3)
- New settlements
- Flexible settlements policy

■ Approach for new employment:

- Protecting important existing employment sites.
- New locations for employment.

Site options

2.26 In the 2021 SA report, options for land for development were identified by the Council through a two stage approach:

- **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 as 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 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 options considered in the 2021 draft Dorset Council Local Plan. These general areas for growth were developed into site options by the Council 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.

2.27 Since the work in 2021, a number of site options put forward through the Call for Sites exercise have also been considered by the Council through their Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Study. Those sites considered to be ‘reasonable alternatives’ as explained in the Council’s ‘Background Paper: Housing, Employment and Travellers Site Selection’ have also been subject to sustainability appraisal, as presented in **Chapter 4** of this SA report.

Policy options

2.28 The 2021 Dorset Council Local Plan included a number of policy options and draft policies in topic chapters covering the Environment and Climate Change, Housing, Economy and Community Infrastructure. The 2021 SA report included assessment of the alternative policy approaches in Chapters 3 to 7, along with an assessment of the potential sustainability impacts associated with the draft policies in the Dorset Council Local Plan.

2.29 The current Regulation 18 Local Plan includes reference to a number of similar policy approaches and poses questions for consultees to consider regarding if there is support for particular approaches, and which might be the most appropriate approach. Where the approaches outlined in the Regulation 18 Local Plan document and/or the consultation questions can be interpreted as

options for particular policies, these have been appraised and the findings are presented in **Chapter 5**.

Appraisal methodology

2.30 The options identified through the review of the Regulation 18 Local Plan were appraised against the SA objectives in the SA framework (see **Chapter 3**), with symbols attributed to indicate likely effects on each SA objective, as shown in **Table 2.1**. (The colours used to display the range of the effects were chosen to allow as many people as possible to read and understand the outputs of the assessment work. This includes people with visual impairments such as colour blindness.)

2.31 The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -), this is because the effect of an option or policy on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect, taking into account other factors that may influence the achievement of that objective.

2.32 Many potential effects of spatial options were subject to a degree of uncertainty, e.g. due to the particular development design and site layout that is not known at this stage. For example, the distance of developments from a nearby sensitive receptor or service or facility would be uncertain. This is shown by presenting the relevant effect (e.g. +, ++, - or --) combined with an uncertain effect (i.e. ?). The effect is colour coded as per the potential positive, negligible or negative effect (green, blue, orange, etc.). In some instances, the level of uncertainty was so great that it was not possible to come to a judgement on the likely effect, in which case the score is shown as “?”.

2.33 Where uncertainty was recorded in relation to any of the SA objectives for the options appraised, the reasons for this were explained in the findings.

Table 2.1: Key to symbols and colour coding used in the SA

Symbol and Colour Coding	Description
++	Significant positive effect likely.
++/-	Mixed significant positive and minor negative effects likely.

Symbol and Colour Coding	Description
+	Minor positive effect likely.
+/-	Mixed minor effects likely.
++/--	Mixed significant effects likely.
-	Minor negative effect likely.
--/+	Mixed significant negative and minor positive effects likely.
--	Significant negative effect likely.
0	Negligible effect likely.
?	Likely effect uncertain.

2.34 The high-level nature of many of the options in the Regulation 18 Local Plan means that, at this early stage in the SA process, it is difficult to appraise their likely effects in detail or draw distinct differences between some of the options in relation to many of the SA objectives.

Site assessment criteria

2.35 SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency and transparency in the appraisal of the site options, a detailed set of criteria was developed and applied. These criteria define clear, mostly spatial, parameters within which different effects would be identified, based on factors such as the distance of site options from sensitive environmental receptors (e.g. designated biodiversity sites or areas of higher landscape sensitivity) or their distance to key services and facilities (e.g. service centres or public transport links). The criteria are presented in **Appendix A** of this SA Report. They were applied through the use of a Geographical Information System (GIS) and appropriate digital data.

SA Stage C: Preparing the Sustainability Appraisal report

2.36 This SA Report describes the process that has been undertaken to date in carrying out the appraisal of the new Dorset Council Local Plan. It also sets out the findings of the appraisal of various options included in the Regulation 18 Local Plan. Likely significant effects, both positive and negative, have been presented, taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects.

2.37 The SA findings for the Regulation 18 Local Plan are set out in **Chapters 4** and **5** of this SA Report. The options for the policies for inclusion in the Local Plan are at an early stage of development with choices still to be made about the final policy direction to be taken. As such, the likely total effects of the plan and the cumulative effects of the plan considered alongside other plans for the surroundings and region will be included in the next iteration of the SA Report.

SA Stage D: Consultation on the Local Plan and the SA Report

2.38 Information about consultation on the SA that has already taken place at earlier stages of plan-making has been provided in **Appendix C**.

2.39 Dorset Council is now inviting comments on the Local Plan and this SA Report, both of which are being published on the Council's website. Consultation comments on this SA Report will be taken into account in the remaining stages of the SA.

SA Stage E: Monitoring implementation of the Local Plan

2.40 The SEA Regulations require that:

“the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action” and that the environmental report

should provide information on “a description of the measures envisaged concerning monitoring”.

2.41 Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.

2.42 Monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and on the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken.

2.43 The new Dorset Council Local Plan is at an early stage with the further detail to be incorporated for many of the policy approaches at the next stage of Local Plan preparation. As such, the likely significant effects identified might be subject to change at a later stage in the plan preparation process. Also as the likely total effects of the plan and the cumulative effects of the plan will be considered during the Regulation 19 stage, recommendations for monitoring the likely significant social, environmental and economic effects of implementing the Dorset Council Local Plan will be made in the next iteration of the SA Report.

Difficulties and data limitations

2.44 The SEA Regulations, Schedule 2(8) require the Environmental Report to include:

“...a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.”

2.45 At this stage of the preparation of the Local Plan and the SA process the policy options being considered by the Council are relatively high level in nature. The lack of detail within many of the options subject to appraisal made it difficult to fully identify their likely sustainability effects, as they will be dependent on the specific requirements set out in the more detailed policies. At the next stage of plan-making, as the draft policies are prepared in more detail, a more detailed appraisal against each SA objective will be undertaken.

2.46 The early stage of plan making means evidence being prepared to support its development is still emerging. As updated evidence is made available by the Council, this will be reflected in future iterations of the SA Report.

Chapter 3

Sustainability Context

3.1 Schedule 2 of the SEA Regulations requires:

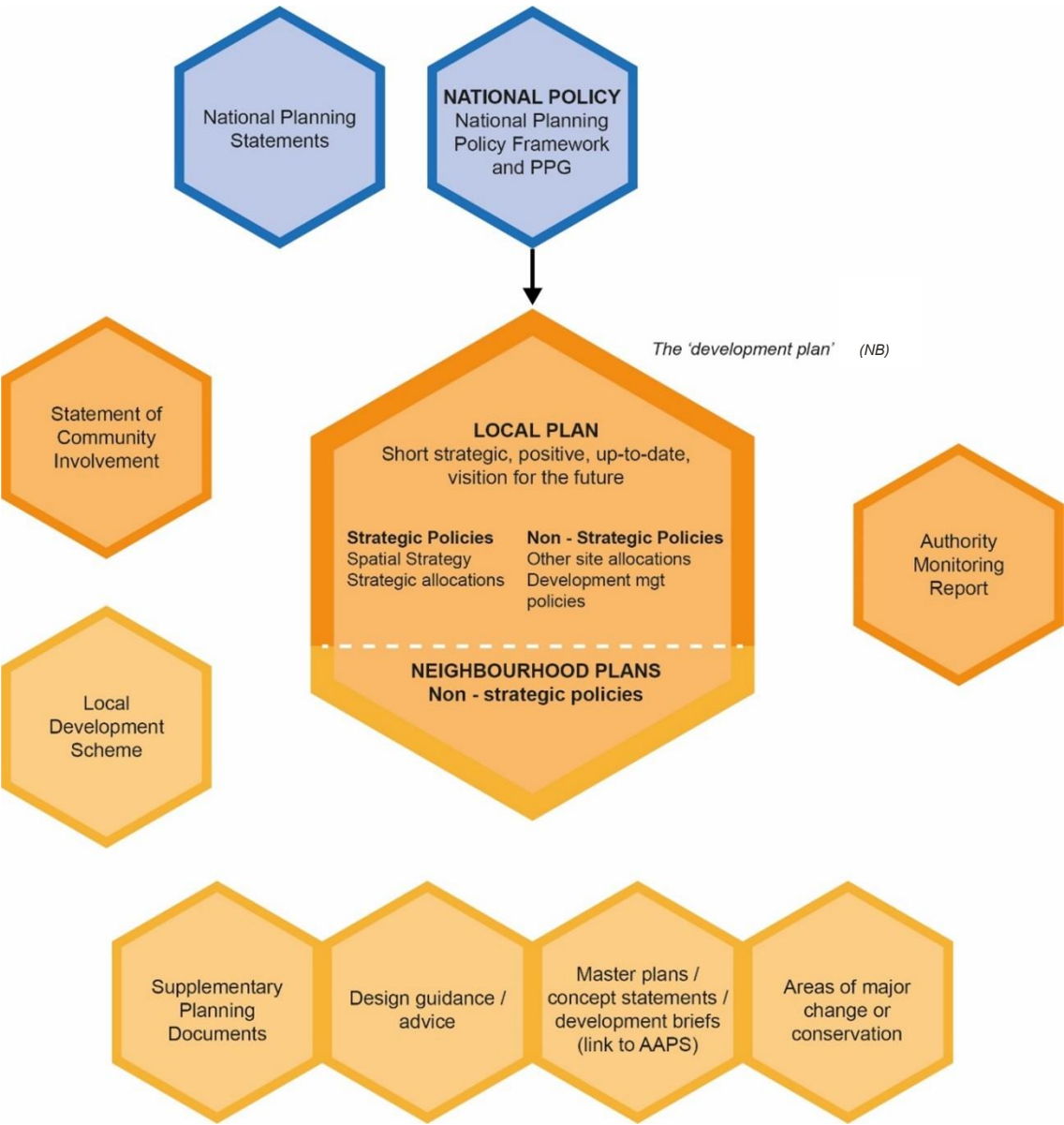
- a) “an outline of the contents and main objectives of the Plan and its relationship with other relevant plans or programmes” and
- b) “the environmental protection objectives established at International, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation”.

3.2 In order to establish a clear scope for the SA it is necessary to review and develop an understanding of the environmental, social and economic objectives contained within international and national policies, plans and strategies that are of relevance to the new Dorset Council Local Plan. Given the SEA Regulations requirements above, it is also necessary to consider the relationship between the Dorset Council Local Plan and other relevant plans, policies and programmes. This is briefly addressed in the remainder of this chapter but is addressed in full in the SA Scoping Report 2025 which accompanies this SA.

Relationship with Other Relevant Plans or Programmes

3.3 The Dorset Council Local Plan is not prepared in isolation and must be in conformity with a range of international and national plans and programmes as show in Figure 3.1 overleaf. In addition, the Local Plan for Dorset comprises any ‘made’ Neighbourhood Plans within the local plan area and the minerals and waste plans covering the area. It is supported by other documents such as the Statement of Community Involvement, Local Development Scheme, Authority Monitoring Report and Supplementary Planning Documents.

Figure 3.1: Local Plan relationship with other relevant plans and programmes



NB. The development plan also includes the minerals and waste plans covering the local plan area

Policy Context

3.4 This section sets out the policy context within which the Local Plan must operate in relation to the various sustainability themes covered by the SA. This context informed consideration of what constitutes policy options for the Plan

and reasonable alternatives, as well as the design of the framework of sustainability objectives against which the Plan was appraised. A more detailed review of the relevant documents is set out in Appendix B.

3.5 It should be noted that the policy context is inherently uncertain as the current framework outlined here is likely to change in response to a number of key factors:

- New Government – the new Labour Government elected in July 2024 is proposing sweeping changes to existing planning policy. An updated version of the National Planning Framework was published in December 2024 and includes a new standard method for assessing housing needs.
- Levelling-up and Regeneration Act 2023 – The Act sets out various planning reforms including the replacement of the SA/SEA regime with ‘Environmental Outcomes Reports’; replacement of the CIL process and much of the Section 106 payments system with a new National Infrastructure Levy; a shared framework of National Development Management Policies, removing much of this detail from Local Plans; replacement of Supplementary Planning Documents with Supplementary Plans that carry more weight and but would be subject to Examination; repeal of the Duty to Cooperate; a duty on public bodies and infrastructure providers to assist the Local Plan-making process; a speeded up plan-making process (plans to be prepared and adopted within 30 months); a strengthened role for the ‘National Model Design Code’; replacement of Neighbourhood Plans with Neighbourhood Priorities Statements; removal of the current NPPF requirement to demonstrate a rolling five-year supply of housing land, provided that the Local Plan is up-to-date; removal of the ‘soundness test’ for Local Plans to be ‘justified’. The change in Government could affect how the Act is implemented.
- Slow economic growth in the UK economy – The UK experienced a technical recession in the second half of 2023, and the Organisation for Economic Co-operation and Development has predicted that the UK will be one of the slowest growing economies in the G20 in 2025 and 2026 [\[See reference 9\]](#). However, since April 2024 the UK economy has started to grow slowly with small levels of growth over the summer months, which represented the strongest rate of quarterly growth since the end of

2021. Forecasters expect the UK to grow slowly this year as a result of continuously high interest rates and last year's inflation surge.

- **Brexit** – Following the UK's departure from the European Union on 31 January 2020, it entered a transition period which ended on 31 December 2020. From January 2021, directly applicable EU law no longer applies to the UK and the UK is free to repeal EU law that has been transposed into UK law. Relevant EU legislation has still been referred to in this report.
- **Planning and Infrastructure Bill** – The Bill was introduced in March 2025, the Bill aims to accelerate the delivery of housing and infrastructure development by reforming the planning system. Key proposals include streamlining approval processes, introducing a nature restoration levy and reforming compulsory purchase rules.

3.6 It is also possible that UK and sub-national climate change policy may change as public awareness and prioritisation of the threat of climate change grows, as illustrated by the increasing number of local authorities, including Dorset Council, that have declared a climate emergency.

International

3.7 At the international level, there is a wide range of plans and programmes which act to inform and shape national level legislation. Planning policy in England at a national and local level (i.e. the NPPF and Local Plan) should be aware of and in conformity with the relevant legislation. The main sustainability objectives of international plans and programmes which are of most relevance for the Local Plan and the SA are provided in Appendix B.

National

3.8 There is an extensive range of national policies, plans and programmes that are relevant to the Local Plan and the SA process. A pragmatic and proportionate approach has been taken with regards to the identification of key national policies, plans and programmes, focusing on those that are of most relevance. A summary of the main objectives of the National Planning Policy

Framework and Planning Practice Guidance of relevance to the Local Plan and the SA is provided below. In addition, the main sustainability objectives of other national plans and programmes which are of most relevance to the Local Plan and SA are provided in Appendix B.

3.9 There is also a suite of legislation that directs processes within the planning system. Recent relevant legislation includes the Levelling-up and Regeneration Act 2023 [See reference 10]. This includes a series of provisions, with part three focusing on planning, and chapter two focusing on development plans. Schedule seven outlines specific expectations with respect to plan making.

The National Planning Policy Framework and Planning Practice Guidance

3.10 The National Planning Policy Framework (NPPF) [See reference 11] is the overarching planning framework which provides national planning policy and principles for the planning system in England. The NPPF was originally published in March 2012 and has been revised several times since, with the most recent version being published in December 2024 and updated in February 2025.

3.11 The three overarching objectives of the planning system are set out in paragraph 8 of the NPPF, which should be pursued in mutually supportive ways so that net gains are achieved across each of the different objectives:

“a) 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;

b) 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

3.12 The Local Plan must be consistent with the requirements of the NPPF, which states:

“Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”

3.13 Paragraph 20 of the NPPF states the need for strategic policies in plan-making, which set out the overall strategy for the pattern, scale and design quality of places, making sufficient provision for:

“a) homes (including affordable housing), employment, retail, leisure and other commercial development;

b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

c) community facilities (such as health, education and cultural infrastructure); and

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”

3.14 The overarching nature of the NPPF means that its implications for the SA relate to multiple topics which this report seeks to address. Considering the importance of the NPPF to the English planning system, the relevance of the

framework and its implications for the plan-making process and the SA is provided in more detail below.

Environmental and social considerations

3.15 Climate change adaption and mitigation, energy efficiency and waste minimisation measures for new development, including through the promotion of renewable energy schemes, are supported through the NPPF. One of the core planning principles is to “support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.” Furthermore, local planning authorities should adopt a proactive approach to mitigate and adapt to climate change, taking full account of flood risk, coastal change, water supply, biodiversity and landscapes and the risk of overheating and drought from rising temperatures.

3.16 The NPPF requires plans to take a proactive approach in adapting to climate change, stating that “Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.” As mentioned above, local planning authorities should take full account of overheating from rising temperatures. As temperatures increase, there will be more demand for energy used for cooling, and so policies in the Local Plan should include design measures that minimise overheating and energy demand for cooling.

3.17 The NPPF requires **transport** issues to be considered from the earliest stages of plan-making so that opportunities to promote walking, cycling and public transport use are identified and pursued, which will help reduce reliance on the private car and associated emissions. According to the NPPF,

"Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health." Further to this, the NPPF requires planning policies to "support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities".

3.18 The SA can consider the contribution that the alternatives make to climate change mitigation and adaptation, including through reducing transport-related emissions. Climate change adaptation is crucial to the health and wellbeing of residents, which is also considered through the SA.

3.19 In relation to **health and wellbeing**, healthy, inclusive and safe places which promote social integration, are safe and accessible and enable and support healthy lifestyles are supported through the framework. The Building for a Healthy Life design toolkit [\[See reference 12\]](#) can be used by local authorities to assist in the creation of places that are better for people and nature.

3.20 One of the core planning principles is to "take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community". It is identified in the NPPF that "Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities". Furthermore, the retention and development of accessible local services and community facilities in rural areas, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship is supported. Importantly, Local Plans should "contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible". Additionally, larger scale developments such as new settlements or significant extensions to existing villages and towns are required by the NPPF to be guided by policies set within a vision that looks at least 30 years ahead³. The need for policies to reflect this longer time period is intended to take account of the likely timescale for delivery. According to the NPPF, larger scale development offers an opportunity to minimise the number and length of journeys needed for employment, shopping, leisure, education and other

activities. Further to this, there is a need to locate development in sustainable, accessible locations that limit the need to travel and offer a genuine choice of transport modes, as this can have positive effects on people's physical health and mental well-being. Safe cycling and walking routes also play an important role in encouraging active travel.

3.21 The delivery of new housing is considered to support local communities by meeting housing needs and addressing shortages. The Dorset Council Local Plan can have a significant influence on addressing inequalities, including those relating to health, and will need to consider the appropriate siting of new development, particularly large development sites that are likely to include new service and facility provisions. The Local Plan can ensure that new development is located in areas which can improve accessibility for existing as well as new residents and ensure that future development does not exacerbate existing inequalities. The SA process can support the identification and refinement of options that can contribute to reducing inequalities and support the development of policy approaches that cumulatively improve the well-being of local communities.

3.22 The NPPF sets out the approach Local Plans should have in relation to **biodiversity** and states that plans should “identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation”. Plans should also promote conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity. A strategic approach to maintaining and enhancing networks of habitats and green infrastructure is to be supported through planning policies.

3.23 The Dorset Council Local Plan should seek to maximise any opportunities arising for local economies, communities and health as well as biodiversity. This should include approaches which support enhancing the connectivity of green infrastructure and promoting the achievement of biodiversity net gain. The SA

process should support the identification and maximisation of potential benefits through the consideration of alternatives and assessment of significant effects, both negative and positive.

3.24 In relation to **landscape**, the NPPF sets the planning principles of recognising the intrinsic character and beauty of the countryside as well as protecting and enhancing valued landscapes. Reference is included with regards to this purpose at National Parks, The Broads and National Landscapes.

3.25 The Local Plan should be supportive of an approach to development which would protect the landscape character of Dorset and its surrounds. Where appropriate it should also seek to protect the identity of the built-up areas of Dorset. The SA should identify those alternatives which contribute positively to landscape and townscape character.

3.26 The NPPF states that in relation to the **historic environment** plans should “set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats”. Where appropriate, plans should seek to sustain and enhance the significance of heritage assets and local character and distinctiveness, while viable uses of assets should be considered. Plans should take into account the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring. They should also consider the contribution the historic environment can make to the character of a place. The framework places a focus on making ‘beautiful’ and ‘sustainable’ places. The use of plans, design policy, guidance and codes are encouraged.

3.27 The Local Plan can offer enhanced protection for both designated and non-designated heritage assets and their settings, including any potential archaeological finds in line with heritage protection and enhancement plans. The SA has a role to play by identifying which alternatives could offer opportunities to secure the protection and enhancement of assets as well as those which might have significant impacts in terms of their appropriate use and setting.

3.28 The Code for Sustainable Homes was officially withdrawn in March 2015 as part of a broader effort to streamline housing standards and reduce complexity for developers. Since then, Local Plans can no longer require developments to achieve certain levels of the Code for Sustainable Homes. However, they can promote the Home Quality Mark to support residents in understanding the quality and performance of new build homes and under the Planning and Energy Act 2008, can also set targets for developers to provide for a given percentage of energy used by a new development to come from on-site renewable or low carbon technologies. There are regulations in place that seek to reduce emissions, namely the Building Regulations etc. (Amendment) (England) Regulations 2023 [\[See reference 13\]](#) and Future Homes Standard [\[See reference 14\]](#), which require CO₂ emissions from new build homes and other buildings, including offices and shops, to be 30% lower than current standards. Further to this, a 2023 court ruling⁶ clarified that councils can set higher new home energy efficiency standards in Local Plans provided they convince a Planning Inspector that the policies are viable and that the homes can be delivered. Local Plan policies can support the development of renewable energy technologies where appropriate, in line with climate change mitigation strategies and targets. The UK Green Building Council has produced a resource pack which is designed to help local authorities improve the sustainability of new homes. The New Homes Policy Playbook⁷ sets out minimum requirements for sustainability in new homes that local authorities should introduce, as well as proposed stretching requirements should local authorities wish to go further. For non-residential uses BREEAM assessments can be used by local authorities to ensure buildings meet sustainability objectives.

3.29 The NPPF states that new and existing development should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by, pollutions including **water and air pollution**. Inappropriate development in areas at risk of flooding should be avoided. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for water supply. Furthermore, strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for infrastructure for water supply and wastewater.

3.30 The Dorset Council Local Plan presents an opportunity to consider incorporating up-to-date targets for water efficiency and the level of water consumption and grey water recycling in any new development. The Local Plan also can ensure that development is sited away from areas of high flood probability and that appropriate water drainage is in place in line with flood risk strategies. The SA process should seek to identify and address potential negative effects on water resources and water quality, including implications relating to wastewater.

3.31 The NPPF states that the planning system should protect and enhance soils in a manner commensurate with their statutory status or identified quality in the development plan, while also encouraging the reuse of **previously developed land**. The Dorset Council Local Plan should seek to protect soil quality, including best and most versatile agricultural land. Further to this, the Local Plan should ensure that new development does not conflict with current minerals operations, as well as long-term mineral resource plans. The [SA/ISA/IIA/IA] process should inform the development of the Dorset Council Local Plan by helping to identify alternatives which would avoid areas of highest soil quality and best and most versatile agricultural land

Economic considerations

3.32 The framework sets out that in terms of **economic growth** the role of the planning system is to contribute towards building a “strong, responsive and competitive economy” by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity. There is also a requirement for the planning system to identify and coordinate the provision of infrastructure. Furthermore, planning policies should address the specific locational requirements of different sectors, with an emphasis on clusters or networks of knowledge and data-driven, creative or high technology industries.

3.33 Local planning authorities should incorporate planning policies which “support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation”. Local

Plans are required to “set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration”.

3.34 The Local Plan should seek to maximise the potential benefits of nearby strategic growth, while at the same time ensuring the vitality and viability of smaller localised economies. Ensuring that services and facilities within town and local centres are maintained and enhanced is also important and will also provide support for local communities. The SA process can support the development of the Dorset Council Local Plan to ensure that its policies consider impacts on the economy in the Dorset Council Local Plan area. The SA can also be used to demonstrate that impacts on the viability of town and local centres have been considered.

3.35 The NPPF encourages local planning authorities to consider **transport** issues from the earliest stages of plan-making so that opportunities to promote walking, cycling and public transport use are identified and pursued; the environmental impacts of traffic and transport infrastructure can be identified and assessed; and opportunities from existing or proposed transport infrastructure and changing transport technology and usage are realised. The framework also states that the planning system should actively manage growth patterns in support of these objectives.

3.36 Growth will inevitably increase traffic on the roads which also has implications for **air quality**. The Dorset Council Local Plan can seek to minimise effects of this nature through appropriately siting new development, identifying where mitigation may be needed and requiring the necessary transport provisions and contributions from new development. The Local Plan, as supported by the SA, should seek to identify opportunities to maximise the potential for alternative modes of transport to private motor vehicles which use internal combustion engines, as these contribute towards air pollution. [This is particularly the case in the Dorset Council Local Plan area, much of which is rural in nature.] It is noted, however, that air pollution levels are likely to be reduced by the previous Government's commitment to ban the sale of all new

petrol and diesel cars by 2035, the increasing uptake of electric vehicles and the gradual rollout of electric vehicle charging networks. Electric vehicles do, however, contribute to non-exhaust emissions through particulates from tyres. It is therefore also important to reduce the need to travel, or the need to travel so far, as this will help reduce emissions, through the consideration of alternatives and assessment of significant effects. This includes potential opportunities that may arise as a result of the delivery of new infrastructure.

Other National Policies, Plans and Programmes

3.37 Numerous other policies, plans and programmes (PPPs) at a national level are of relevance to the preparation of the Local Plan and the SA. Unlike the NPPF, most of the documents are focussed on a specific topic area which the SA will consider. There will be some overlap between SA topics covered by these plans and programmes where those documents contain more overarching objectives. In line with the requirements of the SEA Regulations, relevant international, national, regional, sub-regional and local plans have been reviewed in detail in relation to their objectives, targets and indicators and their implications for the Local Plan and the SA. The full review can be seen in Appendix B.

Sub National

3.38 Below the national level there are further plans and programmes which are relevant to the Local Plan and the SA process. These plans and programmes sit mostly at the sub-regional, administrative county (i.e. Dorset Council and Bournemouth, Christchurch and Poole unitary authority) and former district level and details are provided in Appendix B.

Baseline information

3.39 Baseline information provides the context for assessing the sustainability of proposals in the Local Plan and it provides the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes. Baseline

data must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records that are sufficient to identify trends.

3.40 Schedule 2 of the SEA Regulations requires that the Environmental Report includes descriptions of:

- (2) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.
- (3) The environmental characteristics of areas likely to be significantly affected.
- (4) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 2009/147/EC [the 'Birds Directive'] and 92/43/EEC [the 'Habitats Directive'].

3.41 Schedule 2(6) of the SEA Regulations requires the likely significant effects of the plan on the environment to be assessed in relation to: biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage including architectural and archaeological heritage; landscape; and the inter-relationship between these. As an integrated SA and SEA is being carried out, baseline information relating to other 'sustainability' topics has also been included, for example, information about housing, social inclusiveness, transport, energy, waste and economic growth.

3.42 Information on existing environmental, social and economic conditions in the plan area provides the baseline against which the plan's effects can be assessed in the SA and monitored during the plan's implementation. Baseline information can also be combined with an understanding of drivers of change that are likely to persist regardless of the Dorset Council Local Plan to understand the likely future sustainability conditions in the absence of the local plan.

3.43 SEA guidance recognises that data gaps will exist but suggests that where baseline information is unavailable or unsatisfactory, authorities should consider how it will affect their assessments and determine how to improve it for use in the assessment of future plans. Where there are data gaps in the baseline, or reports not yet published, these are highlighted in the text. The collection and analysis of baseline data is regarded as a continual and evolving process, given that information can change or be updated on a regular basis. Relevant baseline information have been updated during the SA process as and when data have been published.

3.44 The baseline information for the Dorset Council Local Plan area is presented in Appendix B.

Key Sustainability Issues for Dorset and their Likely Evolution in the Absence of the Dorset Local Plan

3.45 Key sustainability issues for the Dorset Council Local Plan area were originally identified in the SA Scoping Report (November 2019).

3.46 It is also a requirement of the SEA Regulations that consideration is given to the likely evolution of the environment in the plan area (in this case the Dorset Council Local Plan area) if the Dorset Council Local Plan was not to be implemented. This analysis is also presented below in relation to each of the key sustainability issues.

3.47 The information below shows that, in general, the current trends in relation to the various environmental, social and economic issues affecting the Plan area would be more likely to continue without the implementation of the Dorset Council Local Plan, although external regulatory mechanisms would still go some way towards addressing many of the issues. In most cases, the Dorset Council Local Plan offers opportunities to affect existing trends directly and strongly in a positive way, through an up-to-date Plan which reflects the requirements of the NPPF.

Biodiversity and geodiversity

Key sustainability issues

3.48 The Dorset Council Local Plan area contains and is in close proximity to a number of both designated and non-designated natural habitats, biodiversity and geodiversity sites. These sites include those designated for their national and international importance. While these natural habitats are essential for maintaining flora and fauna, Dorset faces challenges in relation to air quality. Future population growth, increased development, and traffic congestion could worsen air quality, impacting biodiversity and ecosystem health. Poor air quality can lead to imbalances in ecosystems, and habitat degradation.

3.49 Indirectly related to population growth is the issue of coastal squeeze, with growing recreational pressure and impacts on functionally related land being associated challenges.

3.50 These issues often lead to the loss of wildlife corridors which provide important links between habitats. This results in a loss of connectivity between habitats, preventing species from freely migrating and causing populations to become isolated. This is likely to be a greater issue in future as the effects of climate change are realised, as wildlife sites connected by corridors allow species to freely migrate to a more suitable climate.

Likely evolution of the issues without the Local Plan

3.51 Without the Local Plan, there is a risk of uncoordinated development that could negatively impact these important natural areas, leading to potential loss of biodiversity, harm to geodiversity sites, and diminished environmental quality across the Local Plan area. However, it should be noted that development also offers the opportunity to support landscape-scale nature recovery. The Dorset Council Local Plan provides an opportunity to manage development pressures on designated sites, and to evaluate the condition of the habitats and employ measures to ensure that future growth does not adversely affect their current condition but where possible contributes to their enhancement, extension and connection.

Soils

Key sustainability issues

3.52 Development on brownfield land or land at risk of contamination could cause the release of contaminants into groundwater or surface waters. Contaminants could impact on environmental receptors such as nature conservation sites or watercourses. There are productive soils (Grades 2 and 3) in the Local Plan area, mainly situated north of Bridport, to the west of Sherborne, and to the north of Blandford Forum. Development could potentially affect this good quality agricultural land, reducing the amount of land in the Dorset Council area available for agriculture.

3.53 Continued industrial activities could release contaminants into the environment through pollution incidents such as release of chemicals or dust from quarrying. Often quarries are closely related to RIGS, which are also important geological conservation sites. There is a need for the protection and maintenance of the integrity of RIGS, particularly those that may be affected by nearby development.

Likely evolution of the issues without the Local Plan

3.54 The Dorset Council Local Plan provides an opportunity to ensure that land is not compromised by future growth by directing development away from contaminated land and that appropriate measures are required to ensure risks of contaminants are minimised. The Dorset Council Local Plan provides the opportunity to prioritise the development of brownfield land over greenfield land and poorer agricultural land over the best and most versatile.

3.55 The Dorset Council Local Plan provides an opportunity to manage development pressures on designated sites such as RIGS, ensuring their protection.

Water

Key sustainability issues

3.56 The ecological and chemical status of most of the water bodies in Dorset are classified as 'poor' or 'bad'. Further deterioration of the chemical, quantitative, and ecological status of the water environment could potentially

occur as a result of development, for example through the input of nutrients, pollution and a change in land use.

3.57 Large areas across the central section of the Dorset Council Local Plan area are classified as groundwater source protection zones. These areas are important for supplying drinking water and therefore the consequences of pollution in these areas are more significant. New development could result in pollution and land use change, compromising the drinking water quality in these areas.

3.58 The infiltration of groundwater into the sewer network, particularly following a rainfall event, may cause it to become inundated with flood water. This can lead to flows of sewerage from the foul drain leading to pollution and a deterioration in water quality generally. This is an issue in some areas of the Dorset Council Local Plan, including those areas to the south of Blandford Forum, to the southwest and north of Dorchester, Yetminster, and within the Piddle Valley.

3.59 The quantitative status of the central parts of the plan area is classified as 'poor'. New development could affect the quantity of groundwater, for example through changes in the drainage characteristics of the area and abstraction from rivers and lakes.

Likely evolution of the issues without the Local Plan

3.60 The Dorset Council Local Plan provides the opportunity to direct development away from areas of highest flood risk, reducing increased pressure on significant water resources. The Dorset Council Local Plan also offers an opportunity to ensure appropriate mitigation, including sustainable drainage systems (SuDS), is required as part of proposed development to help mitigate any potential impacts on water resources.

3.61 The Dorset Council Local Plan has the potential to secure long term sustainable development, which will be essential in ensuring that all new development implements water efficiency standards.

3.62 The Dorset Council Local Plan can also contribute to the mitigation necessary to achieve nutrient neutrality as well as bringing marine habitat sites into a favourable condition as part of a broader strategy.

Air

Key sustainability issues

3.63 There is one Air Quality Management Area (AQMA) in the Dorset Council Local Plan area: the Chideock AQMA. Main air quality issues are linked to emissions from road traffic, which highlights the significant impact of vehicular activity on local air pollution levels. Greater pressures on air quality may occur in the future through increases in the population of the Dorset Council Local Plan area, greater development and increased traffic congestion. This could lead to a deterioration in air quality, with implications on human health such as increases in cardiovascular and respiratory diseases, and implications on the health and biodiversity of flora and fauna. A deterioration in air quality could also lead to the declaration of more AQMAs to address these local impacts on air quality.

Likely evolution of the issues without the Local Plan

3.64 The Dorset Council Local Plan provides an opportunity to plan development and supporting infrastructure sustainably to minimise deterioration in air quality without inhibiting the need for growth.

Flooding and coastal change

Key sustainability issues

3.65 Hotter, drier summers and warmer and wetter winters are expected as a result of ongoing and accelerating climate change, which have the potential for adverse effects on human health and the natural environment.

3.66 The frequency and severity of flood events which is predicted to increase as a result of climate change. The challenge is to deliver housing and development whilst not increasing and where possible reducing the risk of flooding to people and properties.

Likely evolution of the issues without the Local Plan

3.67 In addition to other Council plans and strategies, the Local Plan offers another opportunity to update the Local Plan area's approach to managing the

effects of the changing climate and associated weather events, particularly in the location of and in the design of new buildings, whole developments and blue and green infrastructure. Therefore, without the Dorset Council Local Plan, this issue is likely to be less well addressed.

Landscape

Key sustainability issues

3.68 The key sustainability issue affecting landscape character and quality within the Dorset Council Local Plan area is the pressure of new development within the National Landscapes and their settings, alongside issues such as poor design quality and inappropriate scales of development, and the effects this has on the preservation of the key landscape characteristics. This in turn effects levels of tranquillity, particularly in the rural areas of the Local Plan area, as well as the distinctive character of the National Landscapes and their special characters. Dorset contains two National Landscapes: Dorset National Landscape, and Cranborne Chase and Wiltshire National Landscape, which could be significantly harmed by inappropriate development. As well as loss of undeveloped land to development, indirect effects of development can also erode landscape character, such as noise and light pollution, recreational pressure, changes the water environment, and pressure on habitats and biodiversity.

Likely evolution of the issues without the Local Plan

3.69 The Dorset Council Local Plan offers an opportunity to ensure that sensitive landscapes are protected and enhanced as appropriate and that development is designed to take account of the variation in character and sensitivity across the Dorset Council area, through the inclusion of up to date policies which reflect the most recent evidence. Without the Dorset Council Local Plan, this issue is less likely to be addressed as it is more likely that piecemeal and ad hoc developments would come forward.

Cultural heritage

Key sustainability issues

3.70 The Dorset Council Local Plan area contains a rich historic and built heritage, including Scheduled Monument, Conservation, Historic Parks and Gardens, and Listed Buildings. There are 208 heritage assets identified as ‘at risk’ due to being in poor or unsatisfactory condition, or having extensive significant problems. There is a risk that adverse impacts could arise from development in the future. Any development that has the potential to affect these assets should not detract from their historic setting and should aim to enhance the historic character of the area.

Likely evolution of the issues without the Local Plan

3.71 Without the Local Plan, it is possible that heritage assets would be adversely affected by inappropriate development. This is because the Local Plan will be developed on the basis of a different baseline of expected growth, which may put these assets (including their settings) under increased pressure. The Local Plan offers an opportunity to limit development in more historically sensitive areas and to ensure that development does not result in adverse effects, whilst also providing an opportunity to conserve and enhance the historic environment as well as improve the accessibility and interpretation of it.

Human health and population

Key sustainability issues

3.72 There are some areas of deprivation within Dorset, creating disparity. There are also a number of health issues that affect the community which increases vulnerability of the population and places further demands on community services and facilities.

3.73 The Dorset Council Local Plan area has a slightly older population than the national average. The population of those aged over 65 grew by 21,000 between 2103 and 2023. As life expectancy continues to rise, the projected increase in population of those aged over 65 years old will increase from 30% of the total population to 36% in 2033. This could result in increased pressures on certain services and facilities such as GP surgeries and hospitals, as well as housing and transport infrastructure.

Likely evolution of the issues without the Local Plan

3.74 The Dorset Council Local Plan offers an opportunity to reduce the gap between the most and least deprived by providing for, or encouraging access to, healthcare facilities, well designed and located development and opportunities to exercise, all of which will support health and wellbeing.

3.75 The Dorset Council Local Plan offers an opportunity to improve access to and increase availability of such services and facilities. Without the Dorset Council Local Plan, there is likely to be an increasing strain on services and facilities which do not meet local demand.

Material assets

Key sustainability issues

3.76 A growing population will create a substantial need for further housing (including affordable housing), education facilities, and improved social, leisure and transportation infrastructure. This growing population will place increased demand on a range of community services and facilities, and also increase competition for jobs. Pressure also arises from a higher population density.

3.77 Parts of Dorset are not served well by public transport, which is reflected by the fact that car ownership is higher in the more isolated, rural parts of Dorset than the national average. Residents in these more remote areas are unlikely to be able to access services and facilities by more sustainable transport modes.

Likely evolution of the issues without the Local Plan

3.78 Without the Dorset Council Local Plan, the required housing, facilities and infrastructure is less likely to be delivered and/or be delivered in less sustainable locations.

3.79 The Dorset Council Local Plan could help reduce greater pressure on the transport network by supporting the use of sustainable modes of travel by ensuring development is supported by sustainable infrastructure and that amenities, services and jobs are located within a reasonable walking and cycling distance.

The SA Framework

3.80 The sustainability appraisal process involves assessing the performance of Local Plan policy against a series of sustainability objectives which are aimed at promoting sustainable development.

3.81 The sustainability framework consists of eleven sustainability objectives, each with decision-making criteria which provide a basis of assessing sustainability effects, which are set out in Table 3.1.

3.82 The sustainability objectives for the Dorset Council Local Plan were informed by the findings of the review of plans and programmes, the characteristics of the plan area, and the key issues within the plan area, all of which are presented in the Sustainability Appraisal Scoping Report. This ensures that the sustainability framework is relevant and specific to the Local Plan and addresses the key sustainability concerns.

Table 3.1: 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

Sustainability objective	Decision making criteria	Main Sustainability Themes
	<ul style="list-style-type: none"> ■ Pursue opportunities for securing net gains for biodiversity. 	
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

Sustainability objective	Decision making criteria	Main Sustainability Themes
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
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 	Landscape

Sustainability objective	Decision making criteria	Main Sustainability Themes
	<p>distinctive landscapes and associated features.</p> <ul style="list-style-type: none"> ■ 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 purposes of the Green Belt. 	
8. Conserve and enhance heritage assets and the historic environment	<ul style="list-style-type: none"> ■ Safeguard, protect, and where appropriate enhance the significance of heritage assets and their setting. ■ 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, 	Human Health, population

Sustainability objective	Decision making criteria	Main Sustainability Themes
	do not undermine quality of life or community cohesion.	
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

Chapter 4

Appraisal findings for overall strategy in Dorset and site options

Strategy for sustainable development

4.1 The 2021 SA recognises the starting point for deriving the spatial strategy of the Local Plan, namely that the more sustainable locations tend to be the larger settlements in terms of population size, which have greater existing facilities and are more accessible. It also recognises the fact that, whilst the spatial strategies of the four former boroughs and districts in the Dorset Council plan area generally direct growth to the larger, more sustainable settlements, slightly different approaches to the settlement hierarchies had been taken. This meant that each adopted local plan had a different ‘cut off point’ for determining which settlements do or do not have a settlement boundary. Whilst the largest settlements were assigned to tiers 1 and 2, the 2021 SA appraised four approaches to determining tiers 3 and 4 of the settlement hierarchy. The four options that were appraised are as follows:

- 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+.

4.2 The 2021 SA found that Options 1 and 3 would have multiple minor negative effects and no positive effects. Option 2 would have some minor positive effects but Option 4 would have multiple minor or significant positive effects, therefore was considered to be the preferred option.

4.3 The 2021 SA also grouped settlements into four broad functional areas. This has been carried forward into the Regulation 18 Local Plan (see below), with this part of the spatial strategy being complemented by a Flexible Settlements policy which is appraised in Chapter 5.

4.4 The Regulation 18 Local Plan explains that the strategy for managing growth recognises that different parts of Dorset function separately from each other. Accordingly, it splits Dorset into four broad functional areas (FAs):

- South Eastern FA – the fringe of the built-up area of Bournemouth and Poole.
- Central FA – the corridor between Portland, Weymouth and Dorchester and the settlements close to them.
- Northern FA – the strategic rail and road corridor between Yeovil in Somerset and Salisbury in Wiltshire.
- Western FA – a largely rural area generally lacking connectivity.

4.5 Within each functional area, the Regulation 18 Local Plan identifies the relevant settlement and which tier of the settlement hierarchy each sits in. Separately it identifies the option of delivering growth through a new or significantly expanded settlement. **Table 4.1** shows the likely effects of development in each of the functional areas and of a new settlement option (in an unknown location at this stage).

Table 4.1: SA findings for the strategy for sustainable development

Objective	South East FA	Central FA	Northern FA	Western FA	New settlement
SA1: Biodiversity	--	--	--	--	--
SA2: Soil quality and geology	--	--	--	--	--
SA3: Water quality	--	--	--	--	--
SA4: Air quality	0	--	0	-	0
SA5: Climate change	-	-	-	-	-
SA6: Flooding &	-	-	-	-	-

Objective	South East FA	Central FA	Northern FA	Western FA	New settlement
coastal change					
SA7: Landscapes	--	--	--	--	--
SA8: Historic environment	-	-	-	-	-
SA9: Health & wellbeing	+	+	+	+	+/-
SA10: High quality homes & infrastructure	++	++	++	++	++/--
SA11: Economy	++	++	++	++	++/--

4.6 The spatial strategies for the functional areas will deliver housing and employment in sustainable locations which are close to the main built-up areas (Tier 1 and 2 settlements) and larger villages (Tier 3 settlements), thereby having significant positive effects on **SA objectives 10: High quality homes and infrastructure** and **11: Economy**. However, such development has the potential for adverse environmental impacts due to the scale of development needed, and the necessity to develop on greenfield sites around the Tier 1, 2 and 3 settlements. While some effects may be avoided depending on specific locations around these settlements, and some may be able to be mitigated through sustainable design and construction techniques and other mitigation that might be required through detailed policies once they are drafted, this has not been able to be taken into account in appraising the overall spatial strategy options. Areas of importance for wildlife and geodiversity (**SA objectives 1: Biodiversity** and **2: Soil quality and geology**), water quality (**SA objective 3: Water quality**), landscape (**SA objective 7: Landscapes**) and the historic environment (**SA objective 8: Historic environment**) occupy large parts of all of the four functional areas, with development having the potential to result in differing levels of adverse impact upon these features of environmental importance. Potential exposure to flooding could have adverse impacts (**SA**

objective 6: Flooding and coastal change), particularly in the Western Dorset Functional Area where large sections of the coast are prone to land instability and 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. Such effects may only be realised in the medium or long term.

4.7 A new settlement would have the same effects for all environmental objectives (SA objectives 1-8) as across the four functional areas. The social and economic effects are likely to be different however, based on the lead time to deliver such major development, which would only be expected to be completed over the medium or long term. Specifically, the minor positive effect on health and wellbeing (**SA objective 9: Health and wellbeing**) is assessed as being mixed as the ability to access town centre services and open spaces for sport and recreation is uncertain depending on whether or when such provision is made at a new settlement. Similarly, the significant positive effect of access to new housing and infrastructure (**SA objective 10: High quality homes and infrastructure**) could be mixed if there is no access to local healthcare facilities and schools within the new settlement or such provision is delayed until later phases of the development (which would likely be at or beyond the very end of the plan period, with the effects worsening over time). The same principle applies to employment (**SA objective 11: Economy**) with the significant positive effects being mixed, depending on when new employment is provided as part of the new settlement.

Summary of SA findings for the site options

4.8 This section summarises the SA findings for the reasonable alternative site options that have been considered by the Council for potential allocation in the Dorset Council Local Plan. A total of 253 residential sites, 129 employment sites, 40 Gypsy and Traveller sites, and five mixed-use sites have been appraised, using the site assessment criteria for each SA objective developed by LUC (as explained in **Appendix B**). The sites are distributed as follows:

- South Eastern Dorset Functional Area (167 sites in total): 104 residential sites, 52 employment sites, nine Gypsy and Traveller sites, and two mixed-use sites;
- Central Dorset Functional Area (111 sites in total): 68 residential sites, 30 employment sites, eleven Gypsy and Traveller sites, and two mixed-use sites;

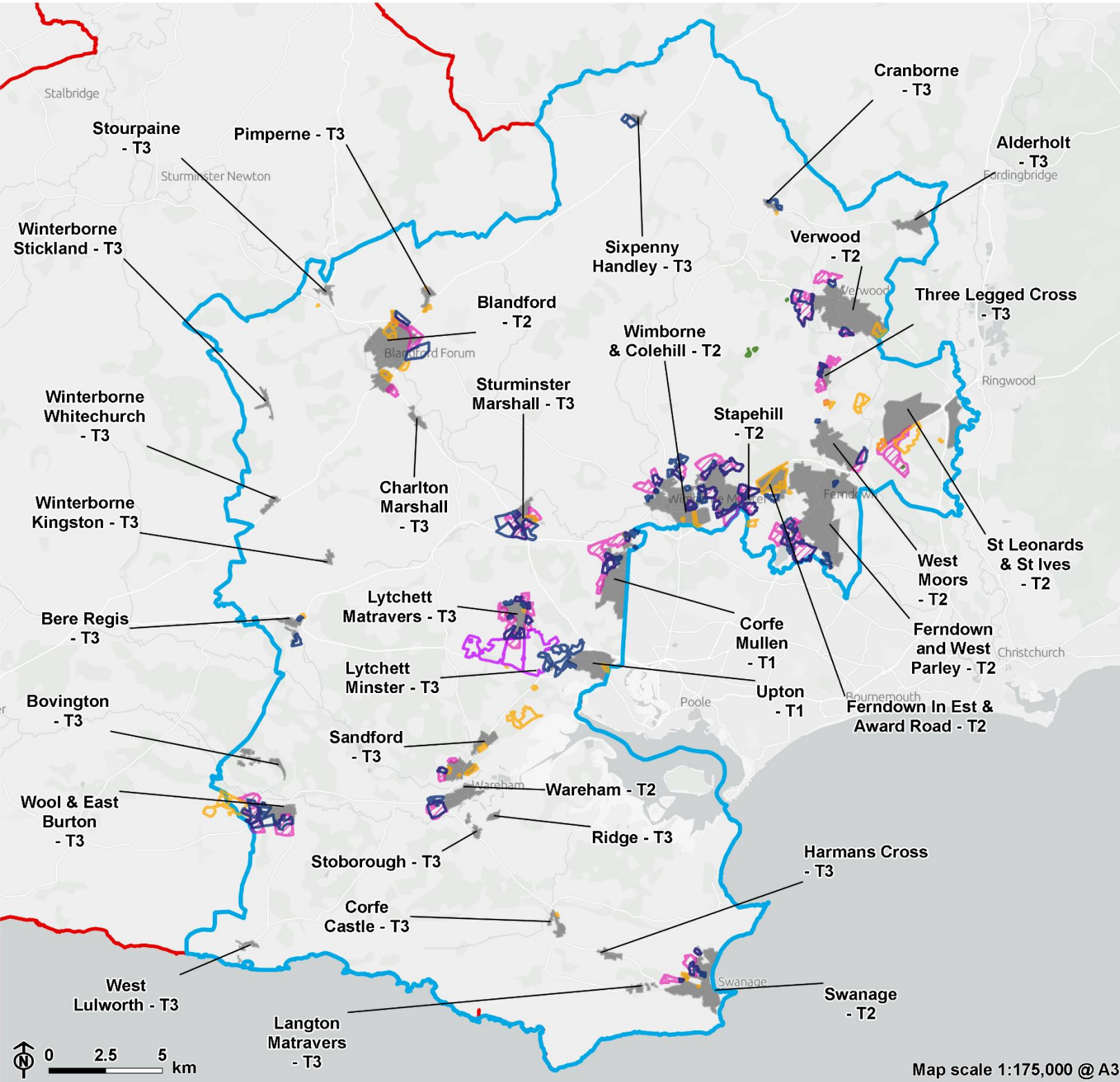
- Northern Dorset Functional Area (102 sites in total): 51 residential sites, 33 employment sites, 17 Gypsy and Traveller sites, and one mixed-use site;
- Western Dorset Functional Area (48 sites in total): 30 residential sites, 14 employment sites, three Gypsy and Traveller sites, and one mixed-use site.

4.9 The employment sites include existing (developed) employment sites that are being considered for protection for ongoing commercial activities. The 129 employment sites consist of 103 existing employment sites and 26 new employment options.

South Eastern Dorset Functional Area

4.10 **Figure 4.1** shows the extent of the functional area and the location of the site options by land use type. **Table 4.2** overleaf summarises the SA findings for the reasonable alternative site options at the South Eastern Dorset Functional Area.

Figure 4.1: South Eastern Dorset Functional Area and location of site options



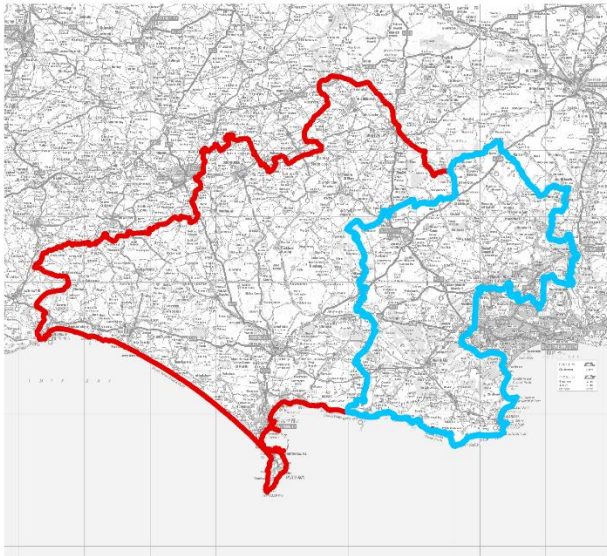
Dorset Council Local Plan (Regulation 18)
Sustainability Appraisal Report
Dorset Council



Figure 4.1: South Eastern Dorset Functional Area site options

- Dorset Council boundary
- South Eastern Dorset functional area
- South Eastern Dorset Settlement boundary*
- 2021 Stage 2 option
- Site Option
 - Employment
 - Gypsy and Traveller
 - Mixed-use
 - Residential

* 'T' stands for 'tier' and indicates the settlement hierarchy, ranging from T1 for larger towns to T3 for villages.



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Table 4.2: Summary of SA findings for the South Eastern Dorset Functional Area site options

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
LA/ARNE/002,005,008	Little Farm	Residential	--	-	--	-	+	0	--?	--	+	++	0
LA/ARNE/003	Field west of railway line at Worgret	Residential	--	-	--	-	+	0	--?	--	+	+	0
LA/ARNE/004	Worgret Manor Farm	Residential	--	-	--	-	+	0	--?	--	+	++	0
LA/BERE/003	Land bounded by Snow Hill Lane (NP allocation_	Residential	-	-	--	-	-	0	-?	--	+	+	+
LA/BERE/010	Land South of Bere Regis - southern site	Residential	--	-	--	-	-	0	-?	--	+	++	+
LA/CMUL/002,010	Coventry Lodge and West of Pardy's Hill	Residential	--	-	--	-	-	0	-?	--	+	+	+
LA/CMUL/003	Hillview and Moonfleet	Residential	--	-	-	-	-	0	-?	--	+	0	-
LA/CMUL/005	Lake Farm	Residential	--	-	-	-	+	0	-?	--	+	-	+
LA/CMUL/007	Land at Blandford Road	Residential	--	-	-	-	+	0	-?	--	+	+	-
LA/CMUL/012/a	Land East of Haywards Lane	Residential	--	-	-	-	+	0	-?	--	+	+	-
LA/CMUL/014	Land West of Haywards Lane	Residential	--	-	-	-	-	0	-?	--	+	+	-
LA/CMUL/022	Part of Candys Farm (DC)	Residential	--	-	-	-	+	0	-?	--	+	+	+
LA/CMUL/026	Land east of Pine Road	Residential	--	-	-	-	-	0	-?	--	+	-	+

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
CM2	Lockyer's School and Land North of Corfe Mullen (South of Wimborne Road)	Residential	--	++	-	-	+	0	0?	-	+	+	-
LA/COLE/001	Cottage Farm	Residential	--	-	0	-	+	0	-?	--	+	-	0
LA/COLE/002	Canford Bottom & Udden's (east)	Residential	-	-	0	-	+	0	-?	--	+	+	-
LA/COLE/004,017,033	Land Adjacent to Pilford Heath Road	Residential	--	-	0	-	-	0	-?	--	+	+	+
LA/COLE/006	Land at Canford Bottom	Residential	-	-	0	-	+	0	-?	--	+	-	+
LA/COLE/007,011,012	Land at Colehill	Residential	-	-	0	-	-	0	-?	--	+	+	0
LA/COLE/008,026/a	South of Colehill Lane	Residential	--	-	0	-	-	0	-?	--	+	+	+
LA/COLE/009	Land at Northleigh Lane (South)	Residential	-	-	0	-	+	0	-?	--	+	-	0
LA/COLE/010	Land at Northleigh Lane (North)	Residential	--	-	0	-	-	0	-?	--	+	+	0
LA/COLE/013	Land North of Wimborne Road	Residential	-	-	-	-	+	0	-?	--	+	+	0
LA/COLE/014	Land off Willow Drive	Residential	-	-	0	-	+	0	-?	--	+	+	+
LA/COLE/016	Land south of Leigh Road	Residential	-	-	-	-	+	-	-?	--	+	+	0
LA/COLE/018	Walford Farm & Longhow (West)	Residential	-	-	-	-	-	0	-?	--	+	++	0
LA/COLE/019,023,024/a	Land south west of Smugglers Lane	Residential	-	-	-	-	-	0	-?	--	+	+	0

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
LA/COLE/020	Walford Farm & Longhow (East)	Residential	-	-	-	-	-	0	-?	--	+	++	0
LA/COLE/022	East Dorset Council Offices	Residential	-	++	-	-	-	0	0?	0	+	-	-
LA/COLE/028	92-120A Wimborne Road West	Residential	-	++	-	-	+	0	0?	0	+	-	-
LA/COLE/032	Land to the west of Cranborne Road	Residential	--	-	--	-	-	0	--?	--	+	++	0
LA/COLE/034	Land at Leigh Road	Residential	--	-	0	-	-	0	-?	--	+	+	0
LA/CRAN/001	Grugs Lane	Residential	--	-	-	-	-	0	--?	--	+	++	-
LA/CRAN/002	Recreation Ground	Residential	--	-	-	-	-	0	--?	--	+	++	-
LA/CRAN/004	Land north of Hibberds Field	Residential	--	-	--	-	-	0	--?	--	+	++	-
LA/FERN/002,007,032	south west of Longham roundabout	Residential	--	--	-	-	+	0	-?	--	+	+	-
LA/FERN/003	Land opposite Dudsbury Golf Course	Residential	--	-	0	-	-	0	-?	--	+	-	-
LA/FERN/011,012,015	North west of Longham roundabouts	Residential	--	-	0	-	+	0	-?	--	+	+	-
LA/FERN/016,029,039	South east of Longham roundabouts	Residential	--	-	--	-	+	--	-?	--	+	+	-
LA/FERN/019,031	Land to north of Ham Lane, Colehill	Residential	--	-	--	-	+	0	-?	--	+	+	0
LA/FERN/023, 024, 025,025a	Land between Award Road and Stapehill Road	Residential	--	-	0	-	+	0	-?	--	+	+	-

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
LA/FERN/027	Land south of Canford Bottom Junction	Residential	-	-	--	-	+	0	-?	--	+	-	0
LA/FERN/033	Misty Meadows	Residential	0	++	-	-	-	0	-?	--	+	-	-
FWP7	Land west of New Road, West Parley, Ferndown	Residential	--	-	-	-	+	0	-?	--	+	-	0
LIS_F17	Land at Green Worlds	Residential	--	-	0	-	+	0	0?	0	+	+	-
LA/HOLT/002	Jades Farm	Residential	-	++	0	-	-	0	-?	--	+	-	-
LA/HORT/002	Crane Valley Golf Club	Residential	--	-	-	-	-	0	-?	--	+	+	-
LA/LALB/001	Land north of Wimborne Road	Residential	-	-	--	-	+	0	--?	--	+	++	0
LA/LMAT/001	Land south of Middle Road	Residential	-	-	--	-	-	0	-?	--	+	++	0
LA/LMAT/003,012,020,024,027	South of Deans Drove	Residential	--	-	--	-	-	0	-?	--	+	++	-
LA/LMAT/004	Dyetts Fields	Residential	--	-	--	-	-	0	-?	--	+	+	-
LA/LMAT/005,013	West of Wareham Road	Residential	-	-	--	-	-	0	-?	--	+	++	-
LA/LMAT/007	Land at Blaneys Corner	Residential	-	-	--	-	-	0	-?	--	+	+	-
LA/LMAT/009	Land east of Foxhills Road	Residential	--	-	--	-	-	0	-?	--	+	+	-
LA/LMAT/015	Castle Farm Road	Residential	-	-	-	-	-	0	-?	--	+	0	-
LA/LMAT/029	North of Halls Road. Land south of LMAT 13 (inc lmat/026)	Residential	-	-	--	-	-	0	-?	--	+	++	0
LYMT2	East of Wareham Road, Lytchett Matravers	Residential	--	-	--	-	-	0	-?	-	+	+	-

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
LYMT3	Blaney's Corner, Lytchett Matravers	Residential	-	-	--	-	-	0	-?	--	+	+	-
LYMT4	East of Flowers Drove, Lytchett Matravers	Residential	-	-	--	-	-	0	-?	--	+	+	-
LA/LMUP/002	Frenches Farm	Residential	--	-	--	-	-	0	-?	--	+	++	0
LA/LMUP/008	Post Green Farm	Residential	--	-	--	-	-	0	--?	--	+	0	0
LA/LMUP/012	Land at Lytchett Minster & Bere Farm (Parcel 4)	Residential	--	-	--	-	+	0	-?	--	+	+	0
LA/LMUP/013	Land at Lytchett Minster & Bere Farm (Parcel 5)	Residential	--	-	--	-	+	0	-?	--	+	++	0
LA/LMUP/014	Land at Lytchett Minster & Bere Farm (Parcel 6)	Residential	--	-	--	-	+	0	--?	--	+	+	0
LA/LMUP/015	Land at Lytchett Minster & Bere Farm (Parcel 7)	Residential	--	-	--	-	+	0	--?	--	+	+	0
LA/LMUP/016,017	Land at Lytchett Minster & Bere Farm	Residential	--	-	--	-	+	0	-?	--	+	++	0
LA/LMUP/022	Land at Lytchett Minster & Bere Farm (Parcel 10)	Residential	--	-	--	-	+	--	-?	--	+	+	0
LA/LMUP/LM1	Land east of New Rd - LM1 greenbelt review	Residential	--	-	--	-	+	0	-?	--	+	0	0
LA/PAMP/004	Land adjacnet to eastern entrance of Stone Park	Residential	-	++	-	-	+	0	--?	--	+	++	-
LA/PIMP/006/a	Hammetts Farm	Residential	-	--	0	-	+	0	--?	-	+	-	-
LA/SIXP/001	Land along Back Lane	Residential	-	-	-	-	-	0	--?	--	+	+	+

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
LA/SIXP/003	Land off Common Road	Residential	0	-	-	-	-	0	--?	--	+	+	+
LA/SMAR/001,003,011	East of Station Road	Residential	--	-	0	-	-	0	-?	--	+	+	-
LA/SMAR/004	Land Adjacent to the A350	Residential	-	-	--	-	-	--	-?	--	+	0	-
LA/SMAR/005,006,007	Land at Sturminster Marshall	Residential	-	--	0	-	-	0	-?	--	+	+	-
LA/SMAR/009	Springfield Farm	Residential	-	-	--	-	-	--	-?	--	+	0	-
LA/SMAR/014	Land west of A350	Residential	-	-	--	-	-	0	-?	--	+	+	-
LA/SMAR/015	Land east of Poole Road	Residential	-	--	0	-	-	0	-?	-	+	-	-
LA/SWAN/002,007	Cauldron Barn (Note this would form part of the proposed SWAN3 allocation - land west of Prospect Allotments)	Residential	--	++	0	-	-	0	--?	--	+	++	0
LA/SWAN/005	Land north of High Street	Residential	--	-	0	-	+	0	--?	--	+	++	-
LA/SWAN/015	Land to the west of Cauldron Barn Park	Residential	-	-	0	-	-	0	--?	--	+	+	0
LA/SWAN/016	Purbeck View School	Residential	--	++	0	-	+	0	--?	-	+	+	-
LA/SWAN/017	Harrow House	Residential	--	++	0	-	-	0	--?	--	+	+	-
LA/SWAN/018	Swanage Farm - land north of Washpond Lane and west of Darkie Lane	Residential	--	-	0	-	-	0	--?	--	+	+	0
LA/VERW/013,017,019	North of Edmondsham Road	Residential	--	-	0	-	+	0	-?	-	+	++	+
LA/VERW/016,021	Land West of Manor Road, Land West of Manor Road	Residential	--	-	-	-	+	0	-?	--	+	++	+

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
LA/VERW/024	Land to the west of Albany Drive	Residential	--	-	0	-	-	0	-?	-	+	+	-
UPTON	Land at Policemans lane, Upton (phase 2)	Residential	--	-	--	-	+	0	-?	--	+	++	+
LA/WARE/011	Land West of Westminster Road Industrial Estate	Residential	--	-	--	-	+	0	-?	--	+	+	-
LA/WIMI/003	Leigh Farm (site 1)	Residential	-	-	0	-	+	0	-?	--	+	++	0
LA/WIMI/004	Northleigh Lane	Residential	--	-	0	-	+	-	-?	--	+	0	-
LA/WIMI/014	Leigh Farm (site 2)	Residential	-	-	0	-	+	-	-?	--	+	+	-
WMC1	St Margarets Hill, Wimborne	Residential	-	-	-	-	+	0	--?	--	+	++	-
WMC6	Stone Lane, Wimborne (WMC6)	Residential	-	++	--	-	+	0	--?	-	+	++	--
LA/WMOO/002	Land north of Azalea roundabout	Residential	--	-	-	-	+	--	-?	0	+	+	+
LA/WMOO/004	Land to the south of Gulliver's Farm	Residential	--	-	--	-	-	0	-?	0	+	0	-
LA/WOOL/001	Brayton Plot	Residential	--	-	--	-	+	0	-?	--	+	+	-
LA/WOOL/006	Chalk Pitt	Residential	-	-	--	-	+	0	--?	--	+	+	-
LA/WOOL/007,009	Land west of Burton Cross roundabout	Residential	--	-	--	-	+	0	--?	--	+	+	-
LA/WOOL/010	Land north of Azalea roundabout	Residential	--	-	--	-	+	0	-?	--	+	+	-
LA/WOOL/013	Land to the south of Gulliver's Farm	Residential	-	-	--	-	+	0	--?	--	+	+	-

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LA/WOOL/014	Brayton Plot	Residential	--	-	--	-	+	0	--?	--	+	++	-
LA/WOOL/015	Land at Wool 4	Residential	--	++	--	-	+	0	-?	--	+	-	-
Policy H5 Wool	Combined WOOL1 and WOOL3 sites	Residential	--	-	--	-	++	0	--?	--	+	+	-
EL/BERE/002	Townsend Business Park, North Street	Employment	-	-	--	-	-	0	-?	--	0	N/A	+
EL/BLFO/001	Land north of Blandford Bypass	Employment	-	--	0	-	+	0	--?	0	+	N/A	+
EL/BLFO/002	Holland Way	Employment	-	++	0	-	+	0	--?	--	+	N/A	+
EL/BLFO/003	Blandford Heights and Clump Farm	Employment	-	++	0	-	+	0	--?	-	+	N/A	+
EL/BLFO/004	Sunrise Business Park	Employment	0	++	0	-	+	0	--?	0	+	N/A	+
EL/BLFO/005	Land off Shaftesbury Lane	Employment	-	++	0	-	+	0	--?	0	+	N/A	+
EL/BLSM/001	The Brewery	Employment	-	++	-	-	+	0	--?	--	+	N/A	+
EL/BLSM/002	Stour Park	Employment	-	++	0	-	+	0	--?	--	+	N/A	+
EL/CCAS/002	Old Milk Depot	Employment	--	++	--	-	+	-	--?	--	+	N/A	+
EL/CRAN/001	Former Sawmill Site - Castle Hill	Employment	--	-	--	-	-	0	--?	--	+	N/A	+
EL/DURW/001	Old brewery workshops	Employment	-	++	0	-	+	0	--?	--	-	N/A	++
EL/FERN/001	Ferndown Industrial Estate	Employment	--	++	0	-	+	0	0?	0	+	N/A	+
EL/FERN/002	Blunt's Farm Employment Allocation	Employment	--	-	0	-	+	0	0?	0	+	N/A	+

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EL/FERN/003	Land East of Cobham Road	Employment	--	++	0	-	-	0	0?	0	+	N/A	+
EL/FERN/013	Land at Ticketts Nursery, Hilltop	Employment	--	-	0	-	-	0	-?	--	+	N/A	+
EL/FERN/014	Stourbank Park, Wimborne	Employment	--	--	--	-	+	0	--?	--	-	N/A	+
EL/LALB/002	Land south of Wimborne Road	Employment	-	-	--	-	+	0	--?	--	+	N/A	+
EL/LMAT/002	Freeland Busienss Park, Wareham Road	Employment	-	++	--	-	-	0	0?	-	+	N/A	+
EL/LMAT/003	Axium Centre	Employment	--	++	--	-	-	0	--?	--	-	N/A	+
EL/LMUP/001	Factory Road Trading Estate	Employment	--	++	--	0	+	0	0?	0	+	N/A	+
EL/PIMP/001	Blandford Road	Employment	-	++	--	-	+	--	--?	--	-	N/A	+
EL/PIMP/002	Down Road	Employment	0	++	-	-	-	0	--?	--	+	N/A	+
EL/PIMP/003	Land north of Yarde Lane	Employment	0	-	--	-	+	0	--?	--	+	N/A	+
EL/SLSI/001	Military Vehicle Testing Ground	Employment	--	++	0	-	--	0	--?	-	+	N/A	+
EL/SLSI/003	Land at Brocks Pine	Employment	--	-	--	-	+	0	-?	-	+	N/A	+
EL/SLSI/004	Guppy's Yard	Employment	--	++	0	-	-	0	-?	0	+	N/A	+
EL/SMAR/001	Bailie Gate Industrial Estate	Employment	-	++	0	-	-	0	0?	0	+	N/A	+
EL/SMAR/002	Bailie Gate Employment Allocation	Employment	-	-	0	-	-	0	0?	0	+	N/A	+
EL/SWAN/001	Prospect Business Park	Employment	--	++	--	-	+	0	--?	0	+	N/A	+
EL/SWAN/002	Victoria Avenue Estate	Employment	--	++	--	-	+	0	--?	-	+	N/A	+

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EL/SWAN/003	Kings Court Business Centre	Employment	--	++	--	-	+	0	--?	--	+	N/A	+
EL/VERW/003	Ebblake Industrial Estate	Employment	--	++	0	-	-	0	0?	-	+	N/A	+
EL/VERW/004	Ebblake Industrial Estate	Employment	--	-	0	-	-	0	0?	0	+	N/A	+
EL/VERW/005	Woolsbridge Employment Allocation	Employment	--	++	-	-	+	0	0?	0	+	N/A	+
EL/VERW/007	Woolsbridge Industrial Estate	Employment	--	++	0	-	-	0	0?	0	-	N/A	+
EL/WARE/001	Sandford Lane Estate	Employment	--	++	--	-	++	0	--?	--	+	N/A	++
EL/WARE/002	Land at Sandford Lane	Employment	--	-	--	-	+	0	--?	--	+	N/A	++
EL/WARE/003	John's Road Industrial Estate	Employment	--	++	--	-	++	-	0?	--	+	N/A	++
EL/WARE/004	Westminster Road Industrial Estate	Employment	--	++	--	-	++	0	0?	0	+	N/A	++
EL/WASM/001	Holton Heath Trading Park	Employment	--	++	--	-	+	0	--?	--	-	N/A	+
EL/WASM/002	Admiralty Park	Employment	--	++	--	-	++	0	--?	--	-	N/A	+
EL/WASM/004	Romany Works Estate	Employment	--	++	--	-	+	0	--?	--	-	N/A	+
EL/WASM/006	Camp Farm	Employment	--	-	--	-	+	0	--?	--	+	N/A	+
EL/WIMI/001	Brook Road	Employment	-	++	--	-	+	-	0?	0	+	N/A	++
EL/WIMI/002	Brook Road (north)	Employment	-	++	-	-	+	-	0?	-	+	N/A	++
EL/WIMI/005	Riverside Industrial Estate	Employment	-	++	0	-	+	0	0?	--	+	N/A	++
EL/WINF/001	Dorset Innovation Park	Employment	--	++	--	-	+	0	--?	--	-	N/A	+
EL/WINF/002	Monterey Avenue (Dorset Innovation Park)	Employment	--	++	--	-	-	0	--?	--	-	N/A	+

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EL/WINF/003	Enterprise Zone	Employment	--	++	--	-	+	0	--?	--	-	N/A	+
EL/WINF/004	Playing field at Monterey Avenue	Employment	--	-	--	-	-	0	--?	--	+	N/A	+
EL/WMOO/001	Gundrymoor Industrial Estate	Employment	--	++	0	-	-	0	0?	0	+	N/A	+
EL/WMOO/004	Land adjacent to Stanford House	Employment	--	-	0	-	-	0	-?	-	+	N/A	+
GT/CMUL/001	County Farm - Candy's Lane	Gypsy and Traveller	--	-	-	-	-	0	-?	--	+	-	+
GT/FERN/001	Site off Pomeys Lane	Gypsy and Traveller	--	++	0	-	+	0	--?	--	+	0	-
GT/HORT/001	Twin Acorn (or Acorn Business Park? Or Twin Accord as referenced in 1027 GTAA)	Gypsy and Traveller	--	++	0	-	--	0	--?	--	-	--	-
GT/HORT/002	Land at Wigbeth Farm	Gypsy and Traveller	--	++	0	-	--	0	--?	--	+	--	-
GT/LMUP/001	Land adjacent to Telephone Exchange	Gypsy and Traveller	--	-	--	-	+	0	--?	--	+	+	0
GT/PAMP/001	Land at St. Margaret's Hill	Gypsy and Traveller	-	-	-	-	+	0	--?	--	+	++	-
GT/SLSI/001	51 Wayside	Gypsy and Traveller	--	++	0	-	--	0	--?	-	-	--	-
GT/WLAN/001	Chipping Depot Woodlands	Gypsy and Traveller	--	++	0	-	-	0	-?	--	+	--	-
GT/WOOL/001	Land between Meadow View and Lancrese	Gypsy and Traveller	--	++	--	-	+	0	-?	--	+	+	-

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LA/LMUP/001,005,009,010	Bere Farm (West)	Mixed-use	+	-	+	-	-	0	-?	+	+	+	0
LA/LMUP/004,011	Bere Farm (East)	Mixed-use	+	-	+	-	+	0	-?	+	+	++	-

Summary of SA findings for the South Eastern Dorset Functional Area site options

4.11 Much of the South Eastern Dorset Functional Area is highly constrained in relation to sensitive biodiversity assets, particularly the Dorset Heathlands, which are designated as Sites of Special Scientific Interest (SSSIs), Special Protection Areas (SPAs), and Special Areas of Conservation (SACs). The heathlands cover large areas in the southern part of the South Eastern Dorset Functional Area. Additionally, the Solent and Dorset Coast SPA lies along the southern boundary of the functional area. There are a number of Priority Habitats throughout the functional area, particularly concentrated in the south of the South Eastern Dorset Functional Area, where they are associated with the Dorset Heathlands, such as lowland heathlands and purple moor grass and rush pasture. There are also areas of Ancient Woodland scattered across the functional area. Approximately 64% of the 167 sites are likely to have to significant negative effects in relation to **SA objective 1: Biodiversity**. This includes 64 of the residential sites (62%), 33 of the employment sites (63%), 8 of the Gypsy and Traveller sites (89%), and both of the mixed-use sites. These effects arise from a range of biodiversity constraints, including sites located within 400m of the Dorset Heathlands, within 250m of other internationally or nationally designated biodiversity or geodiversity sites, or where sites intersect with a Local Wildlife Site, Local Nature Reserve, Priority Habitat, or area of Ancient Woodland. Approximately 33% of the 167 site options are identified as having minor negative effects in relation to this objective. This comprises 38 out of the residential sites (36%), 16 out of the employment sites (31%), and one of the Gypsy and Traveller sites (11%). This is because they are either within 400m of a Priority Habitat or Ancient Woodland, between 400-1,000m from the Dorset Heaths SAC, or within 250-1,000m of other internationally or nationally designated sites. Five of the 171 sites (sites EL/BLFO/004: Sunrise Business Park, EL/PIMP/002: Down Road, EL/PIMP/003: Land north of Yarde Lane, LA/FERN/033: Misty Meadows, and LA/SIXP/003: Land off Common Road) are expected to have negligible effects in relation to this objective as they not within close proximity of any biodiversity or geodiversity assets.

4.12 Over half of the site options in this functional area are greenfield sites, and some of these are located within Grade 3 (Good to Moderate) agricultural land, which covers the majority of the Local Plan area, including large parts of the South Eastern Functional Area. As such, 107 out of the 167 site options (64%), are expected to have minor negative effects in relation to **SA objective 2: Soil quality and geology**. This comprises 89 of the residential sites (86%), 14 of the employment sites (25%), three of the Gypsy and Traveller sites (33%), and both of the mixed-use sites. Approximately 32% of the 167 site options are expected to have significant positive

effects on the SA objective as they comprise brownfield land. These sites are largely allocated for employment purposes, with 37 of the 52 employment sites (71%) receiving significant positive effects against the SA objective.

4.13 The vast majority of the coastline within the Dorset Council Local Plan is part of the Dorset and East Devon Coast (Jurassic Coast) UNESCO and World Heritage Site. However, the designation only includes the undeveloped areas of coast and therefore omits the urbanised sections of coastline such as Swanage. As such, none of the site options lie within close proximity to the designated Dorset and East Devon (Jurassic Coast) coastline and therefore will not have an adverse effect on geology.

4.14 Source Protection Zones (SPZs) provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may impact upon drinking water abstraction. The SPZs are largely located across the central area of the Dorset Council Local Plan area, encompassing large areas of the South Eastern Dorset Functional Area. As such, a quarter of the 167 site options lie with more than 25% of their area within SPZ 2 or SPZ 3. Additionally, 64 of the 167 site options (approximately 38%), either contain or are located within 100m of a watercourse or water body classified as having 'poor' or 'bad' ecological or chemical status. A number of these water bodies are part of the Dorset Stour hydrological catchment, which is subject to significant water quality pressures and where numerous rivers and streams fail to meet 'good' status under the Water Framework Directive. Therefore, 77 of the 167 site options (46%) are expected to have significant negative effects in relation to **SA objective 3: Water quality**. This comprises 46 of the residential sites (44%), 27 of the employment sites (52%), two of the Gypsy and Traveller sites (22%), and both of the mixed-use sites. An additional 19% of the 171 sites are identified as having minor negative effects, largely due to their partial location within SPZ2 or SPZ3, or proximity (within 100m) to water bodies with moderate or good ecological or chemical status. This comprises 28 of the residential sites (27%), four of the employment sites (8%), and two of the Gypsy and Traveller sites (22%). The remaining site options are expected to have negligible effects on this objective, as they do not fall within an SPZ or near watercourses or water bodies with notable ecological or chemical sensitivity.

4.15 None of the site options are close to Air Quality Management Areas (AQMA), given that the only AQMA in the Local Plan area, Chideok AQMA, is located within the Western Dorset Functional Area. However, the whole of the South Eastern Dorset Functional Area experiences PM_{2.5} pollution concentrations ranging between 5 and 20 µg/m³. Given this baseline level of air pollution, which, in some locations, exceeds the World Health Organisation (WHO) annual mean guideline limit of 5µg/m³ and the UK air quality objective of 10 µg/m³ or lower, a minor negative effect has been identified for all site options in relation to **SA objective 4: Air quality**.

4.16 The South Eastern Dorset Functional Area interacts strongly with the key towns of Bournemouth, Christchurch, and Poole, which are well-served by the South Western Main Line. Within the functional area, six railway stations, mainly concentrated in the south around Wareham and Swanage, provide local rail access. However, despite these stations, 132 of the 167 site options (approximately 79%) are located more than 2,000m from a railway station, limiting direct rail access for most sites. However, 80% of the site options are within 300m of a bus stop. Cycling access is more variable across the functional area, with 40% of sites located within 200m of a cycle route, and 32% of sites located over 800m away, mostly in the northern part of the functional area. These factors contribute to minor positive effects for 53% of sites and minor negative effects for 42% of sites in relation to **SA objective 5: Climate Change**.

4.17 Six of the 171 site options are located within areas where either 25% or more of the site falls within Flood Zone 3, or where 25% or more falls within Flood Zone 2, and therefore are expected to have significant negative effects in relation to **SA objective 6: Flooding and coastal change**. These sites are largely centred around Winbourne Minster, in the east of the functional area. This reflects the characteristics of the Dorset Stour catchment, which includes the River Stour and its tributaries such as the Tarrant, Winterbourne and Lodden, which are subject to multiple flood risks, including river and surface water flooding. In areas such as Wimborne Minster and Sixpenny Handley, there is also a risk of groundwater flooding. However, the majority of the site options (92%) are not located within either Flood Zones 2 and 3, and therefore receive negligible effects in relation to **SA objective 6: Flooding and coastal change**. Additionally, only one of the employment site options (EL/WARE/003: John's Road Industrial Estate) is located on land with a 1 in 100 year risk of surface water flooding.

4.18 Approximately 63% of the site options are located on the edge of a settlement, whilst 14% are located outside of a settlement. These sites demonstrate moderate to high sensitivity due to their location in rural areas. The Dorset National Landscape is located in the south of the South Eastern Dorset Functional Area, whilst the Cranbourne Chase National Landscape is located to the north of the functional area. These designations recognise the outstanding scenic quality and significant landscape value of both areas. Approximately 48 of the 167 site options are contained within either of the National Landscape. Due to their distance from settlements and their location within either designated landscape, 65 of the 167 site options (approximately 40%), are likely to have significant negative effects in relation to **SA objective 7: Landscape**. Approximately 49% of the site options receive minor negative effects in relation to the SA objective due to their location on the edge of a settlement. All effects are recorded as uncertain, as the actual effects will depend on the final design, scale and layout of development.

4.19 Much like the rest of the Local Plan area, the South Eastern Dorset Functional Area is highly constrained by heritage assets. There are numerous Conservation Areas, listed buildings and Scheduled Monuments scattered throughout South Eastern Dorset. 128 of the 167 site options (77%) are located within 500m of historic assets, and therefore have potential to have substantial harm on heritage assets. As such, development at these sites could have significant negative effects on **SA objective 8: Historic environment**. Approximately 10% of the sites have the potential to have less than substantial harm on heritage assets if development was to occur. Therefore, minor negative effects have been identified for these sites on **SA objective 8: Historic environment**. These sites are largely located to the east of the functional area, near to Verwood and West Moors.

4.20 There are numerous open space access points centred around the towns of Wareham, Swanage, Wimborne Minster and Blandford Forum, where the majority of the site options are located. There is good access to Public Rights of Way (PROW) throughout the functional area, with approximately 64% of the 167 site options located within 200m from a PROW, and 36% located between 201-400m from a PROW. Nine sites are exposed to significantly high noise levels during the day and/or night, largely due to their location adjacent to major roads such as the A35, with many of these sites clustered around Lytchett Minster, located in the east of the functional area. Approximately 53% of the site options are located within 200m of a Tier 2 settlement, primarily concentrated on the eastern side of the functional area. These settlements provide an extensive range of services and facilities. The close proximity of these sites to such settlements would ensure that residents and employees at the sites would have good access to the services and facilities in those areas. Taking all of these factors together, 153 of the 167 site options (approximately 92%) are likely to have minor positive effects in relation to **SA objective 9: Health and wellbeing**.

4.21 47 of the 104 residential sites are expected to deliver over 100 dwellings. The remaining 57 residential site options are expected to contribute to the delivery of less than 100 dwellings. Approximately 40% of the residential site options are located within 400m of at least one existing primary school, while only 13% are located within 500m of at least one existing secondary school. Almost half of the residential site options are located over 2,000m from a secondary school. This indicates poor access to secondary education facilities across much of the area. However, it should be noted that one of the sites, LA/CMUL/007: Land at Blandford Road, is a care home, where proximity to schools is not relevant.

4.22 Access to healthcare facilities varies significantly. Approximately 42% of the residential site options are located more than 1,200m from the nearest GP surgery, while 18% are within 400m, and 14% fall within the 401–800m range. GP surgeries

tend to be concentrated around the main towns in the South Eastern Dorset Functional Area, reflecting the more urban centres, whereas some parts of the area, particularly to the north and west, remain rural with more limited access to healthcare services. Consequently, 26% of the residential site options are expected to have significant positive effects in relation to **SA objective 10: High quality homes and infrastructure**, while 55% are expected to have minor positive effects, and minor negative effects are received for 15% of the residential site options in relation to **SA objective 10**.

4.23 All of the nine Gypsy and Traveller site options are expected to deliver fewer than 100 pitches. Four of the site options are located over 1,200m from the nearest existing primary school, over 2,000m from the nearest secondary school, and 1,200m from the nearest GP surgery, reflecting their relative isolation and limited access to essential local services and amenities. As such, these four sites receive significant negative effects in relation to **SA objective 10: High quality homes and infrastructure**. One site (GT/PAMP/001: Land at St. Margaret's Hill) receives a significant positive effect in relation to the objective, reflecting its close proximity to both a primary and secondary school, and GP surgery. The remaining Gypsy and Traveller site options receive a mix of minor positive, minor negative, and negligible effects. However, it is noted that site option GT/PAMP/001: Land at St. Margaret's Hill was screened out during the selection of opportunity sites for consultation. This is because it has been allocated for housing for the settled community under Policy WMC5 of the Christchurch and East Dorset Core Strategy, and is therefore unavailable for Traveller use.

4.24 The two mixed-use site options (LA/LMUP/001,005,009,010: Bere Farm (West) and LA/LMUP/004,011: Bere Farm (East)) are each expected to deliver over 100 dwellings. Both sites are also located within 400m of an existing primary school. Site LA/LMUP/001,005,009,010: Bere Farm (West) lies 1,000-2,000m from a secondary school and over 2,000m from a GP surgery, resulting in a minor positive effect for **SA Objective 10: High quality homes and infrastructure**. In contrast, Site LA/LMUP/004,011: Bere Farm (East) is within 500m of a secondary school and 801-1,200m from a GP surgery, resulting in a significant positive effect for the same objective.

4.25 The location of employment site options is unlikely to have a direct effect on **SA objective 10: High quality homes and infrastructure**.

4.26 Of the 52 employment site options, approximately 58% are 3ha or larger, while 42% are smaller than 3ha. Seven of the employment sites have 25% or more of their area located within one of the 20-40% most deprived areas nationally. As such, approximately 45 of the 52 employment site options are likely to have minor positive

effects in relation to **SA objective 11: Economy**. In relation to the remaining 115 site options (residential, Gypsy and Traveller, and mixed-use), 38 site options are located in Lower Super Output Areas (LSOAS) that fall within the 80-100 percentile for job density across the Dorset Council area, indicating areas with relatively low job density and therefore poorer access to employment opportunities. An additional 23 site options fall within the 60 to 80 percentile, also reflecting below-average access to jobs. As such, a little over half of the site options (55%) receive minor negative effects in relation to **SA objective 11: Economy**.

Conclusion

4.27 The most significant negative effects identified for the South Eastern Dorset Functional Area are associated with 11 residential sites, each expected to have four significant negative effects in relation to the SA objectives:

- LA/ARNE/002,005,008: Little Farm
- LA/ARNE/003: Field west of railway line at Worgret
- LA/ARNE/004: Worgret Manor Farm
- LA/COLE/032: Land to the west of Cranborne Road
- LA/CRAN/004: Land north of Hibberds Field
- LA/FERN/016,029,039: South east of Longham roundabouts
- LA/LMUP/014: Land at Lytchett Minster & Bere Farm (Parcel 6)
- LA/LMUP/015: Land at Lytchett Minster & Bere Farm (Parcel 7)
- LA/LMUP/022: Land at Lytchett Minster & Bere Farm (Parcel 10)
- Policy H5 WOOL: Combined WOOL1 and WOOL3 sites
- LA/WOOL/015: Land west of Burton Cross roundabout

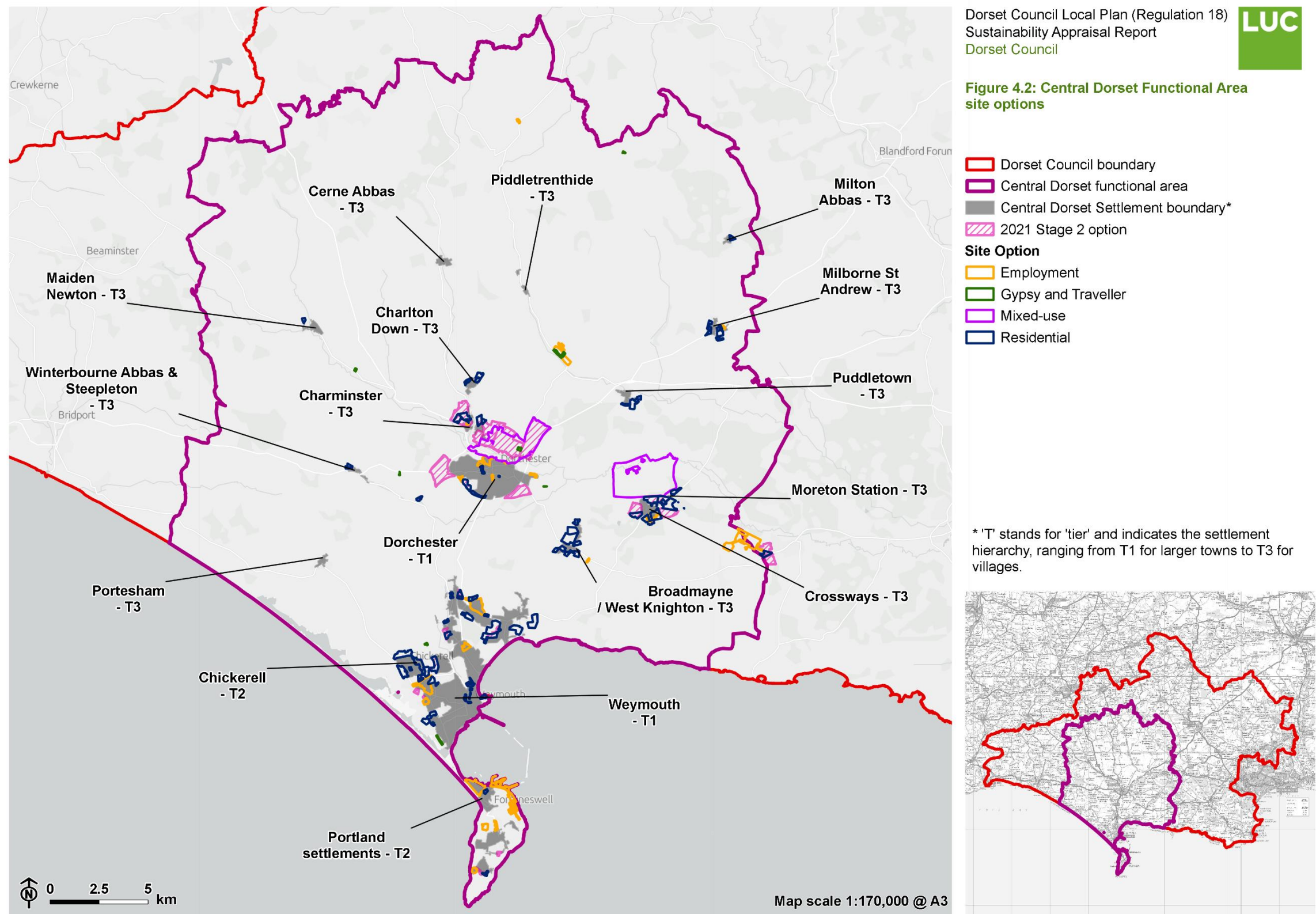
4.28 These sites all lie relatively close to biodiversity assets (particularly the Dorset Heathlands), land identified as having high landscape value and heritage assets. The majority of the sites also contain higher-grade agricultural land, while development at LA/LMUP/022, would be at risk of flooding, with 25% or more of the land falling within Flood Zones 2 or 3. Employment site EL/FERN/014: Stourbank Park, Wimborne, and Gypsy and Traveller sites GT/HORT/001: Twin Acorn, and GT/HORT/002: Land at Wigbeth Farm are expected to have significant negative effects across five SA objectives. These effects are largely due to their proximity to sensitive environmental and heritage features, including designated biodiversity assets, high-grade agricultural land, nationally valued landscapes, and heritage assets.

4.29 The most significant positive effects identified for the South Eastern Dorset Functional Area are associated with residential sites LA/PAMP/004: Land adjacent to eastern entrance of Stone Park, LA/SWAN/002, LA/SWAN/007: Cauldron Barn, and WMC6: Stone Lane, Wimborne (WMC6), which are expected to have two likely significant positive effects on the SA objectives. Additionally, three employment sites located in Wareham (EL/WARE/001: Sandford Lane Estate, EL/WARE/003: John's Road Industrial Estate, and EL/WARE/004: Westminster Road Industrial Estate) are expected to have three significant positive effects on the SA objectives.

Central Dorset Functional Area

4.30 Figure 4.2 overleaf shows the extent of the functional area and the location of the site options by land use type. **Table 4.3** overleaf summarises the SA findings for the reasonable alternative site options at the Central Dorset Functional Area.

Figure 4.2: Central Dorset Functional Area and location of site options



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13458_Main_Report_July_2025/002_Fig4.2_Central_Dorset_Function_r2_A3L 21/07/2025

Table 4.3: Summary of SA findings for the Central Dorset Functional Area site options

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
LA/BINC/001	8 Acre Field Icen Lane	Residential	-	-	0	-	+	0	--?	-	+	0	0
LA/BINC/002	Land north of Icen Lane (site 1)	Residential	--	-	0	-	++	0	--?	--	+	+	0
LA/BINC/003	Land north of Icen Lane (site 2)	Residential	--	-	0	-	++	0	--?	--	+	-	0
LA/BINC/004	The Willows	Residential	-	-	0	-	++	0	--?	-	+	0	0
LA/BRWK/003,006	Land at 3 South Drove	Residential	0	-	--	-	--	0	--?	--	+	--	+
LA/BRWK/004	Land between Osmington Drove & Friarmayne Farm	Residential	-	-	--	-	-	0	--?	--	+	+	+
LA/BRWK/007,012	Land south west of Recreation ground	Residential	-	-	--	-	-	0	--?	--	+	-	+
LA/BRWK/009	Land off Knighton Lane	Residential	-	-	--	-	-	0	--?	--	+	0	+
LA/BRWK/014	Land to the West of Knigton Lane (A)	Residential	-	-	--	-	-	0	-?	--	+	+	+
LA/BRWK/015	Land to the West of Knighton Lane (B)	Residential	-	-	--	-	-	0	--?	--	+	+	+
CHIC2	CHIC2: Chickerell Urban Extension East	Residential	--	-	0	-	+	0	0?	--	+	++	-
CHIC3	CHIC3: Land off Rashley Road	Residential	--	++	0	-	+	0	--?	--	+	++	+

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
LA/CHIC/002/a,004/a	Land at Chickerell	Residential	--	-	--	-	+	0	--?	--	+	++	+
LA/CHIC/009/a	North Bank Farm	Residential	-	-	--	-	-	0	--?	--	+	++	-
LA/CHIC/011	Former Training Camp	Residential	--	++	--	-	-	0	-?	--	+	+	-
LA/CHIC/014	Land west of Southill	Residential	--	-	0	-	+	0	-?	--	+	++	-
LA/CHIC/016,017	Land at Mandeville Road (combined)	Residential	--	-	--	-	-	0	-?	--	+	++	-
LA/CHIC/019	Land East of Putton Lane	Residential	--	-	0	-	+	0	-?	--	+	++	-
LA/CHIC/024	Wessex Golf Centre	Residential	--	-	0	-	+	0	-?	--	+	++	-
LA/CHIC/025	Land off Putton Lane	Residential	--	-	0	-	+	0	-?	--	+	+	-
LA/CHTR/002	Land at Herrison (Parcel B)	Residential	-	-	--	-	-	0	--?	--	+	--	-
LA/CHTR/003,004	Land west of Charminster	Residential	-	-	--	-	+	0	-?	--	+	+	+
LA/CHTR/008	Forston Clinic	Residential	--	++	--	-	-	0	--?	--	+	--	-
LA/CHTR/009/a	Land at Herrison (Parcel A)	Residential	-	-	--	-	-	0	--?	--	+	--	+
LA/CHTR/014	Land at Winchard Lane (Phase 5)	Residential	-	-	--	-	+	0	--?	--	+	+	+
LA/CHTR/015	Ellerslie Close	Residential	-	-	--	-	+	0	-?	--	+	+	+
LA/CHTR/016	Dorchester Vineyard	Residential	-	-	--	-	-	0	-?	--	+	-	-
LA/CHTR/017	Charminster Depot	Residential	-	++	--	-	+	0	-?	--	+	0	-
CRS1	Land at Crossways	Residential	--	-	--	-	+	0	0?	--	+	++	-

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
CRS2	Redbridge Pit, Moreton Station	Residential	--	++	--	-	+	0	-?	--	+	+	-
LA/CROS/002	Land West of Crossways	Residential	--	-	--	-	-	0	-?	--	+	++	-
LA/CROS/004	Woodsford Fields	Residential	-	-	--	-	+	0	-?	-	+	++	+
LA/DORC/001	South of Castle Park	Residential	-	-	--	-	+	0	--?	--	+	++	-
LA/DORC/004	Damers School Site, Trust HQ & West Annex, Dorset County Hospital	Residential	0	++	--	-	+	0	0?	--	+	++	0
DOR6	Maltings and Maltings Mews, Brewery Square, Dorchester	Residential	--	++	--	-	++	0	0?	--	+	++	--
LA/DORC/012	Wessex Water Site	Residential	-	++	--	-	+	0	0?	--	+	++	-
LA/DORC/016	South-West of Dorchester within bypass	Residential	0	-	--	-	+	0	--?	--	+	++	-
LA/FRVA/001	Land betwixt former Railway and Chilfrome Lane	Residential	--	-	--	-	+	0	--?	--	+	+	+
LITT1	Littlemoor east	Residential	--	-	0	-	+	0	--?	0	+	++	+
LA/MILB/001	Land west of Milton Road Close	Residential	-	-	--	-	-	0	-?	--	+	++	0
LA/MILB/003	Land south of Blandford Hill	Residential	-	-	--	-	-	0	-?	--	+	+	0
LA/MILB/005, /010	Combined LA/MILB/005 and LA/MILB/010	Residential	--	-	--	-	-	0	-?	--	+	++	0
LA/MILB/006	Land west of Bladen View	Residential	-	-	--	-	-	0	-?	--	+	++	0

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
LA/MILB/007	Land west of Bladen View	Residential	-	-	--	-	-	0	-?	--	+	++	0
LA/MILB/009	Farm buildings and Land at Manor Farm	Residential	0	-	--	-	-	0	-?	--	+	+	0
LA/MILT/004	Land at Catherines Well	Residential	-	-	--	-	-	0	--?	--	+	0	-
LA/MORE/003	Land adjacent to Deer Leap House	Residential	--	-	--	-	+	0	-?	--	+	+	+
LA/MORE/007	Land west of Station Road	Residential	-	-	--	-	++	0	-?	--	+	-	-
LA/PORT/003	Portland Hospital	Residential	--	++	0	-	+	0	0?	--	+	++	-
LA/PORT/017/a	South of Southwell	Residential	--	--	0	-	-	0	-?	--	+	++	0
LA/PUDD/001	Athelhampton Road (adjoining Chapel Ground)	Residential	-	-	--	-	-	0	-?	--	+	++	+
LA/PUDD/005	Land off Athelhampton Road (Rod Hill Lane)	Residential	-	-	--	-	-	0	-?	--	+	++	+
LA/PUDD/007	The Coombe	Residential	-	-	--	-	-	0	-?	--	+	++	+
LA/WEKN/003	Land west of Highgate Lane	Residential	-	-	--	-	-	0	-?	--	+	-	+
LA/WEYM/003	Land South of Beverley Road (East)	Residential	--	-	0	-	++	0	--?	--	+	++	-
LA/WEYM/006	Westhaven Hospital	Residential	--	++	0	-	+	0	0?	0	+	++	-
LA/WEYM/009	Land East of Deutzia Cottage	Residential	--	-	-	-	++	0	-?	--	+	0	-
LA/WEYM/012	Wyke Oliver Farm (North)	Residential	--	-	0	-	+	0	--?	--	+	++	+
LA/WEYM/013	Wyke Oliver Farm (South)	Residential	--	-	0	-	+	0	-?	--	+	+	+

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
LA/WEYM/021	Land at Mountbatten Close	Residential	--	-	--	-	-	0	-?	--	+	++	+
LA/WEYM/022	Land at Redlands Farm	Residential	--	-	0	-	+	0	-?	--	+	+	-
LA/WEYM/024	Land at Lanehouse Rock Road	Residential	--	-	--	-	-	0	-?	--	+	++	-
LA/WEYM/060	Land at Weymouth Golf Course	Residential	--	-	0	-	+	0	-?	-	+	++	-
LA/WEYM/066	West of Dorchester Road (1)	Residential	--	-	0	-	+	0	--?	--	+	-	+
LA/WEYM/070	Land south of Preston Road	Residential	-	-	0	-	-	0	--?	--	+	-	-
LA/WEYM/071	Land north of Bowleaze Coveway	Residential	--	-	0	-	+	0	--?	--	+	++	+
LA/WIAB/002,003,004	North west of Winterbourne Abbas	Residential	-	-	--	-	-	0	--?	--	+	0	0
LA/WSTM/002	North of Park Farm	Residential	-	-	--	-	+	0	--?	--	+	--	0
EL/BRWK/001	Roman Hill Business Park	Employment	-	++	--	-	-	0	--?	-	-	N/A	+
EL/CHIC/001	Granby Industrial Estate	Employment	--	++	0	-	+	0	0?	0	+	N/A	++
EL/CHIC/004	Lynch Lane Industrial Estate	Employment	--	++	0	-	+	0	0?	0	+	N/A	++
EL/CHIC/005	Link Park	Employment	--	++	--	-	+	0	0?	-	+	N/A	+
EL/CHTR/001	Charminster Farm	Employment	-	++	--	-	+	0	-?	--	+	N/A	+
EL/CROS/001	Land at Crossways	Employment	--	-	--	-	+	0	0?	--	+	N/A	+

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
EL/CROS/002	Hybris Business Park	Employment	--	++	--	-	-	0	0?	--	+	N/A	+
EL/DORC/002	Marabout and The Grove Industrial Estate	Employment	--	++	--	-	++	0	0?	--	+	N/A	+
EL/DORC/004	Poundbury West Industrial Estate	Employment	-	++	--	-	++	0	0?	--	+	N/A	+
EL/DORC/005	Parkway Farm Business Park	Employment	0	++	--	-	+	0	--?	0	+	N/A	++
EL/DORC/006	Loudsmill Industrial Estate	Employment	--	++	--	-	+	-	0?	--	+	N/A	+
EL/DORC/010	Great Western Industrial Estate	Employment	-	++	--	-	++	0	0?	--	+	N/A	+
EL/DORC/012	Railway Triangle	Employment	-	++	--	-	+	0	0?	--	+	N/A	+
EL/DORC/013	Casterbridge	Employment	--	++	--	-	++	-	0?	--	+	N/A	++
EL/DORC/015	Poundbury Parkway Farm Business Site Extension	Employment	0	--	--	-	+	0	--?	0	+	N/A	++
EL/MILB/001	Blandford Road	Employment	-	++	--	-	-	0	0?	-	+	N/A	+
EL/PIWL/002	Land adj Enterprise Park (Site 1)	Employment	-	-	--	-	-	0	--?	--	-	N/A	+
EL/PIWL/003	Enterprise Park	Employment	-	++	--	-	-	0	--?	--	-	N/A	+
EL/PIWL/004	Land east of Enterprise Park	Employment	-	-	--	-	-	0	--?	--	-	N/A	+
EL/PORT/002	Portland Port	Employment	--	++	0	-	-	0	0?	--	+	N/A	++
EL/PORT/003	Tradecroft Industrial Estate	Employment	--	++	0	-	-	0	--?	--	+	N/A	++

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
EL/PORT/004	Southwell Business Park	Employment	--	++	0	-	+	0	0?	0	+	N/A	+
EL/PORT/005	Inmosthay Industrial Estate	Employment	--	++	0	-	+	0	-?	--	+	N/A	++
EL/PORT/007	Osprey Quay	Employment	--	++	0	-	+	--	0?	--	+	N/A	++
EL/PORT/010	Stone Firms Masonary Works, 99 Easton St	Employment	--	++	0	-	-	0	-?	--	+	N/A	++
EL/PORT/011	Additional Land at Portland Port	Employment	--	++	0	-	-	0	-?	--	+	N/A	++
EL/PULH/001	Pulham Saw Mills Site	Employment	0	++	0	-	-	0	--?	-	-	N/A	+
EL/WEYM/001	Littlemoor Urban Extension	Employment	--	-	0	-	++	0	--?	0	+	N/A	+
EL/WEYM/002	Land at Icen and Weyside Farms	Employment	0	++	0	-	++	0	--?	-	+	N/A	+
EL/WEYM/004	Mount Pleasant Business Park, Weymouth	Employment	--	++	0	-	+	0	0?	0	+	N/A	+
GT/CHIC/002	Land at Martleaves Farm	Gypsy and Traveller	--	-	--	-	+	0	-?	--	+	++	0
GT/CHIC/003	Coldharbour Farm	Gypsy and Traveller	--	++	0	-	--	0	--?	--	+	-	-
GT/FRAM/001	Land to the north west of Marl House	Gypsy and Traveller	-	-	--	-	-	0	--?	--	-	--	0
GT/PIWL/001	Piddlehinton Gypsy Site	Gypsy and Traveller	--	++	--	-	-	0	--?	--	+	--	-
GT/PIWL/002	Former guard house	Gypsy and Traveller	-	-	--	-	-	0	--?	--	-	--	-

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
GT/PIWL/004	Transit traveller site, Piddlehinton	Gypsy and Traveller	--	++	--	-	-	0	--?	--	-	--	-
GT/STLB/001	North of Dorchester	Gypsy and Traveller	--	++	--	-	+	0	--?	-	+	-	-
GT/STWA/001	Copper Beach	Gypsy and Traveller	-	++	0	-	--	0	--?	--	-	--	0
GT/WEYM/003	Redundant Army Camp, Wyke Regis	Gypsy and Traveller	--	++	--	-	-	0	-?	--	+	+	-
GT/WSTA/002	Former highway north of B road	Gypsy and Traveller	--	++	--	-	-	0	--?	--	+	--	+
GT/WSTM/001	Valley View, Land south of Bridport Road	Gypsy and Traveller	-	++	--	-	--	0	--?	--	-	--	0
LA/STLB/006	North of Dorchester	Mixed-use	--	--	--	-	++	0	--?	--	+	+	-
LA/WOOD/001	Upper Woodsfords	Mixed-use	--	--	--	-	++	0	-?	--	+	++	+

Summary of SA findings for the Central Dorset Functional Area site options

4.31 The Central Dorset Functional Area is constrained by sensitive biodiversity assets, particularly to the south of the functional area due to the presence of Chesil and The Fleet, which is designated as a Special Area of Conservation (SAC), Special Protection Area (SPA), Site of Special Scientific Interest (SSSI). Additional designations in the area include the Studland to Portland SAC, Isle of Portland SSSI, Lyme Bay and Torbay SAC, and small parts of the Dorset Heathlands, which are designated as SACs, SPAs, and SSSIs. There are also a number of Priority Habitats and areas of Ancient Woodland scattered across the functional area. Over half of the 111 site options (53%) are expected to have significant negative effects in relation to **SA objective 1: Biodiversity**, as they are located either within 400m of the Dorset Heathlands, 250m of one or more internationally or nationally designated biodiversity or geodiversity sites, and/or intersect with a Local Wildlife Site, Local Nature Reserve, Priority Habitat or area of Ancient Woodland. These includes 33 of the residential sites (49%), 17 of the employment sites (57%), seven of the Gypsy and Traveller sites (64%), and both of the mixed use sites. 46 of the 126 site options (37%) are identified as having minor negative effects in relation to the objective as they are either between 400-1,000m from the Dorset Heaths SAC, 250-1,000m from one or more internationally or nationally designated biodiversity or geodiversity sites, or are within 400m of a Priority Habitat or Ancient Woodland.

4.32 The southwest coastline is part of the Dorset and East Devon Coast (Jurassic Coast) UNESCO and World Heritage site, and the Isle of Portland, which contains a number of site options, is designated for its regional importance for geological interest. Consequently, eight of the sites are located within close proximity to these designated areas. Over half of the site options in the Central Dorset Functional Area are greenfield sites (54%), with some of these are located within Grade 3 (Good to Moderate) agricultural land, which covers the majority of the Dorset Council Local Plan area, including a substantial part of the functional area. These sites are largely allocated for residential purposes. As such, 64 out of the 126 sites (58%) of the site options are expected to have minor negative effects in relation to **SA objective 2: Soil quality and geology**. Approximately 39% of the site options are expected to have significant positive effects given that they contain mostly brownfield land.

4.33 Source Protection Zones (SPZs) occupy the majority of the Central Dorset Functional Area, with 34 of the 111 sites falling within SPZ 2 or SPZ 3, particularly centred around Dorchester, and Milbourne St Andrew. Additionally, the Central Dorset Functional Area is largely situated within the Frome and Piddle catchment,

which extend across much of Central Dorset into the coastal areas near the western boundary of the Dorset Council Local Plan area. Parts of the West Dorset hydrological catchment intersect with the functional area, covering Weymouth and the Isle of Portland. Many of the watercourses in these catchment areas are subject to significant water quality pressures, with numerous rivers and streams fail to meet 'good' status under the Water Framework Directive. Approximately 66% of the site options either contain or are located within 100m of a watercourse or water body classified as having 'poor' or 'bad' ecological or chemical status. Notably, all of the sites that fall within a SPZ either contain or are located within 100m of such watercourses. Therefore, 66% of the site options are expected to have significant negative effects in relation to **SA objective 3: Water quality**.

4.34 The Central Dorset Functional Area is largely rural, although Dorchester, Weymouth, and Portland form its largest settlements, with Weymouth being the largest town outside of the South Eastern Functional Area. The area has a number of rail stations, with good rail connections to the South Eastern Dorset Functional Area and to Bristol. However, only 8% of the 111 site options are within 500m of a railway station, and 15% of the sites are located between 501-1,000m of a railway station. These sites are largely concentrated around Dorchester and Weymouth. Approximately 62% of the site options are located over 2,000m from a railway station, reflecting the relative rural nature and relative isolation of much of the functional area with regards to railway access. However, the majority of the site options (83%) are within 300m of a bus stop. Access to cycle routes is more variable across the functional area, with the main cycle routes located towards the south of Central Dorset Functional Area, particularly around Weymouth and Dorchester. Of the 111 sites, 41 (37%) are located within 200m of a cycle route, mostly clustered around the urban settlements. Conversely, 44 of the 111 sites (40%) are located over 800m from a cycle route, reflecting the more limited cycling infrastructure in the central and northern parts of the functional area. These factors contribute to significant positive effects for 14% of the 111 sites in relation to **SA objective 5: Climate change**. In addition, 41% of the sites are expected to have minor positive effects, while another 41% are anticipated to have minor negative effects against the same objective.

4.35 One of the 111 site options are located in areas where 25% or more of the site falls within Flood Zone 3 (EL/PORT/007: Osprey Quay), whilst two of the sites are located in areas where 25% or more of the site falls within Flood Zone 2 (EL/DORC/006: Loudsmill Industrial Estate, and EL/DORC/013: Casterbridge). As such, one of the site options are expected to have significant negative effects in relation to **SA objective 6: Flooding and coastal change** (EL/PORT/007: Osprey Quay), and two site options (EL/DORC/006: Loudsmill Industrial Estate, and EL/DORC/013: Casterbridge) are expected to have minor negative effects in relation

to the objective. The sites are located in Portland, and Dorchester, reflecting local flood risks associated with key river systems. In Dorchester, flood risk is linked to the River Frome, which comprises part of the Frome and Piddle catchment. In Portland, flood risk is primarily associated with coastal and surface water sources. Tidal flooding from the English Channel pose considerable risks, compounded by the low-lying nature of Portland. However, the majority of the site options (97%) are not located within either Flood Zones 2 and 3, and are not at risk of surface water flooding, and therefore receive negligible effects in relation to **SA objective 6: Flooding and coastal change**.

4.36 The Central Dorset Functional Area is dominated by a vast swathe of chalk, prominent escarpments, and ridge tops offering wide panoramic views, with undulating farmland that defines much of its distinctive landscape character. Over half of the 126 site options (59%) are located on the edge of a settlement, whilst 16% are located outside of a settlement. The Dorset National Landscape, designated for its outstanding scenic quality and significant landscape value, covers large areas of the north, south and west of the Central Dorset Functional Area. Due to their distance from settlements and their location within the National Landscape, 48 of the 111 site options (43%) are likely to have significant negative effects in relation to **SA objective 7: Landscapes**. Approximately 36% of the site options are expected to receive minor negative effects in relation to the SA objective, as although there are not located within close proximity to the Dorset National Landscape, they are located on the edge of a settlement. All effects are recorded as uncertain, as the actual effects will depend on the final design, scale and layout of development.

4.37 There are a significant number of heritage assets concentrated across the Central Dorset Functional Area, including numerous Conservation Areas, listed buildings and Scheduled Monuments. 92 of the 111 site options (83%) are either located within existing settlements and within 100m of historic assets, or are outside settlements but within 500m of such assets, and therefore are likely to have substantial harm on heritage assets. Therefore, development at these sites could have significant negative effects on **SA objective 8: Historic environment**. Approximately 9% of the site options have the potential to have less than substantial harm on heritage assets if development was to occur. Therefore, minor negative effects have been identified for these sites on **SA objective 8: Historic environment**.

4.38 The Central Dorset Functional Area contains numerous open space access points, with a significant concentration around the main towns of Weymouth, Dorchester, and the Isle of Portland, where the majority of the site options are located. These urban areas are also surrounded by extensive areas of open space. However, 23 of the 111 site options, particularly around Weymouth, comprise more

than 25% open space, including sports and recreation facilities, open countryside, and registered common land. As a result, development on these sites would likely lead to the loss of open space. There is good access to Public Rights of Way (PROW) throughout the functional area, with approximately 67% of the 111 site options located within 200m of a PROW, and 33% located between 201-400m from a PROW. Nine of the 111 site options, largely located in and around Dorchester and Weymouth, are exposed to high levels of road and rail noise during the day and/or nighttime, reflecting their proximity to the trunk road network. This reflects their proximity to the trunk road network, areas of traffic congestion, and activity associated with the busy urban centres. Approximately 52% of the site options are located within 400m from a Tier 1 settlement, or within 200m from a Tier 2 settlement, reflecting the concentration of site options around the main settlements of Portland, Weymouth and Dorchester. These settlements provide an extensive range of services and facilities. The close proximity of these sites to such settlements would ensure that residents and employees at the sites would have good access to the services and facilities in those areas. 101 of the 111 site options (approximately 91%) are likely to have minor positive effects in relation to **SA objective 9: Health and wellbeing**.

4.39 29 of the 68 residential site options are expected to deliver over 100 dwellings. The remaining 39 residential sites are expected to deliver less than 100 dwellings. 32 of the 68 residential site options (47%) are located within 400m of at least one existing primary school, whilst approximately 32% are located between 401-800m of at least one existing primary school. These site options are largely located around the settlements of Dorchester and Weymouth. Just 10 of the 68 residential options are located between 501-1,000m from a secondary school, whilst over half of the residential site options (69%), are located over 2,000m from a secondary school, indicating poor access to secondary education facilities across much of the area. Access to healthcare facilities is similarly concentrated around the main urban centres of Dorchester and Weymouth, with 31% of the 68 residential site options located within 400m from the nearest GP surgery, and 24% located between 401-800m. Approximately 32% of the residential site options are located over 1,200m from the nearest GP surgery, reflecting the more isolated and rural nature of the north and central parts of the functional area. These factors contribute to significant positive effects for 49% of the residential site options in relation to **SA objective 10: High quality homes and infrastructure**. Approximately 24% of the residential site options are expected to have minor positive effects whilst 10% are expected to have minor negative effects in relation to the SA objective.

4.40 All eleven of the Gypsy and Traveller site options are expected to deliver fewer than 100 pitches. Of the eleven Gypsy and Traveller site options, eight are located over 1,200m from at least one existing primary school, and nine are located over

2,000m from the nearest secondary school. Additionally, eight of the 11 site options (72%) are located over 1,200m from the nearest GP surgery, reflecting their relative isolation and limited access to essential local services and amenities. As such, seven of the 11 Gypsy and Traveller site options (64%) are expected to have significant negative effects in relation to **SA objective 10: High quality homes and infrastructure**. One of the Gypsy and Traveller site options, GT/CHIC/002: Land at Martleaves Farm, is expected to have a significant positive effect in relation to the objective as it is located within 400m of a primary school, between 501-1,000m of a secondary school, and between 401-800m from the nearest GP surgery.

4.41 The two mixed-use sites are both expected to deliver over 100 dwellings and are located between 401-800m from the nearest GP surgery. In terms of education provision, Site LA/WOOD/001: Upper Woodsfords is situated within 400m of at least one existing primary school, but more than 2,000m from the nearest secondary school. Site LA/STLB/006: North of Dorchester, on the other hand, lies between 801-1,200m from a primary school and 1,001-2,000m from a secondary school. These distances are reflected in the significant positive effect received by Site LA/WOOD/001: Upper Woodsfords, and the minor positive effect for Site LA/STLB/006: North of Dorchester, in relation to **SA Objective 10: High quality homes and infrastructure**.

4.42 The location of employment site options is unlikely to have a direct effect on **SA objective 10: High quality homes and infrastructure**.

4.43 Approximately 63% of the 30 employment site options are 3ha or larger, while the remaining 37% are smaller than 3ha. Ten of the 30 employment site options have 25% or more of their area located within one of the 20-40% most deprived areas nationally, and therefore are expected to have significant positive effects in relation to **SA objective 11: Economy**. 19 of the 30 employment sites (63%) are expected to have minor positive effects in relation to the SA objective. In relation to the remaining 81 site options (residential, Gypsy and Traveller, and mixed-use), Three of the site options are located within one of the 20% most deprived areas nationally (DOR6: Maltings and Maltings Mews, Brewery Square, Dorchester, LA/PORT/003: Portland Hospital, and LA/WEYM/003: Land South of Beverley Road (East)). 24 of the site options are located in Lower Super Output Areas (LSOAS) that fall within the 20-40 percentile for job density across the Dorset Council area, indicating areas with relatively high job density, and therefore better access to employment opportunities. However, 18 of the 81 site options fall within a LSOA that is in the 80-100 percentile job density across the Dorset Council area, reflecting varied access to employment opportunities across the functional area. These factors contribute to minor positive effects for 33% of the 81 site options in relation to **SA objective 11: Economy**, while

52% of the site options are expected to have minor negative effects in relation to this objective.

Conclusion

The most significant negative effects identified for the Central Dorset Functional Area are associated with two of the residential sites, one of the mixed-use sites, and two of the Gypsy and Traveller sites, which are expected to have significant negative effects across five SA objectives:

LA/BRWK/003,006: Land at 3 South Drive

LA/CHTR/008: Forston Clinic

LA/STLB/006: North of Dorchester

GT/WSTA/002: Former highway north of B road

GT/WSTM/001: Valley View, Land south of Bridport Road

These effects are largely due to their proximity to sensitive environmental and heritage assets, including designated biodiversity assets, watercourses with poor or bad chemical or ecological status, nationally valued landscapes and heritage assets. If any of these site options are taken forward in the Local Plan, particular consideration should be given to mitigation.

4.44 The most significant positive effects identified for the Central Dorset Functional Area are associated with one residential site: DOR6: Maltings and Maltings Mews, Brewery Square, Dorchester, which is expected to have significant positive effects across three SA objectives. These effects are attributed to the site being located on brownfield land, in close proximity to public transport and active travel networks, as well as educational and healthcare facilities. However, the site also receives significant negative effects for four SA objectives, and as such, particular consideration should be given to mitigation, should this site option be taken forward in the Dorset Council Local Plan.

Northern Dorset Functional Area

Figure 4.3 overleaf shows the extent of the functional area and the location of the site options by land use type. **Table 4.4** overleaf summarises the SA findings for the reasonable alternative site options at the Northern Dorset Functional Area.

Figure 4.3: Northern Dorset Functional Area and location of site options

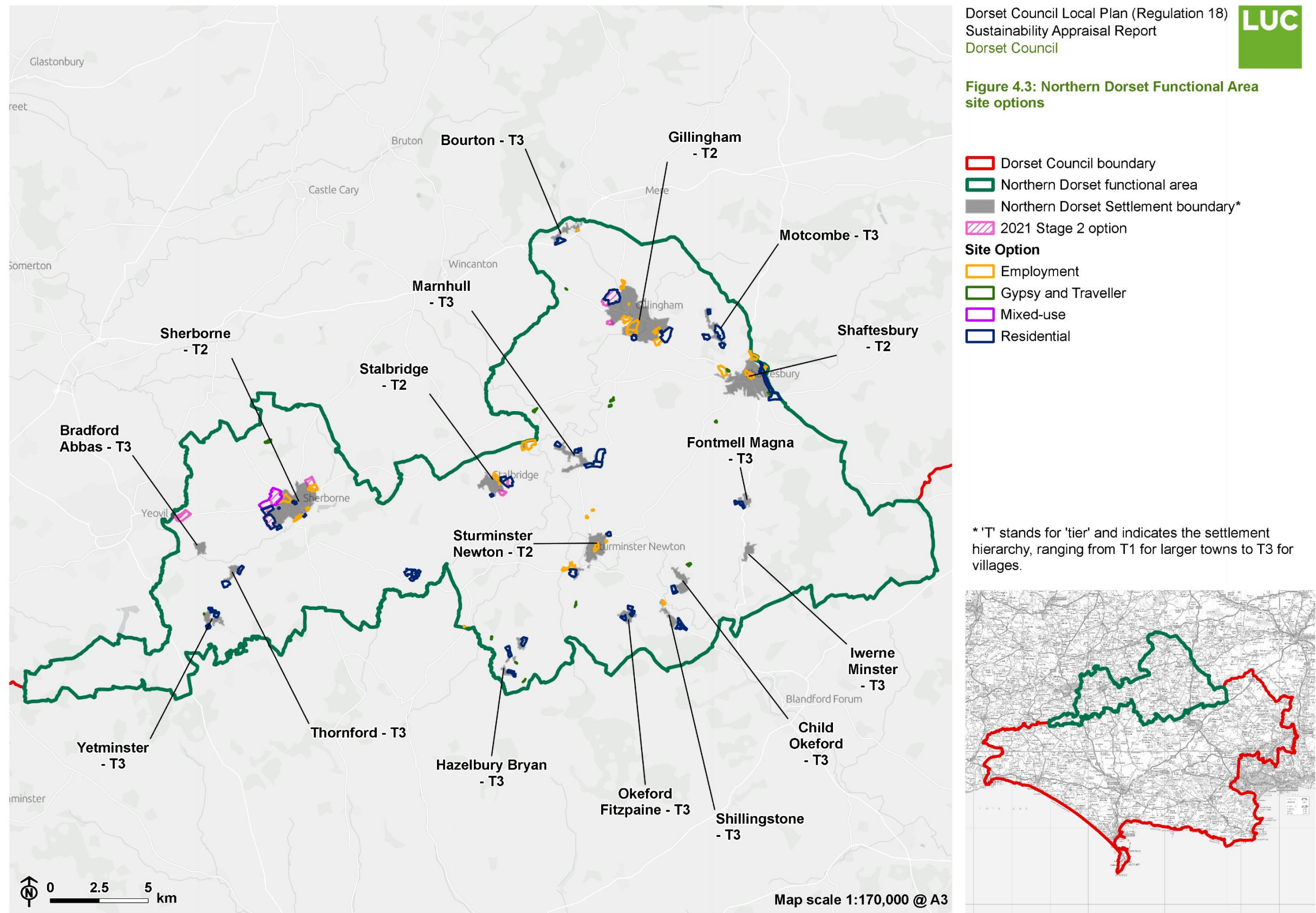


Table 4.4: Summary of SA findings for the Northern Dorset Functional Area site options

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
LA/BISH/002	Land east of Holt Lane	Residential	-	-	0	-	-	0	-?	--	+	+	-
LA/BISH/003	Land east of Stony Lane	Residential	-	-	0	-	-	0	-?	--	+	0	-
LA/BISH/004	Land north of Brown Street	Residential	-	-	0	-	-	0	-?	--	+	0	-
LA/BISH/005	Land east of Giles Lane	Residential	0	-	0	-	-	0	-?	--	+	0	-
LA/BOUR/002,003	Land between West Bourton Road, Brickyard Land and the A303	Residential	-	-	0	-	-	0	-?	--	+	++	+
LA/CANN/003	Land at Cannfield Farm	Residential	-	--	--	-	-	0	--?	--	+	+	0
LA/CHOK/008a	Land on the north side of Hayward Lane	Residential	--	--	0	-	+	0	--?	--	+	++	-
LA/FONT/003,004	Land south of West Street and west fo Old Crown Road	Residential	--	-	0	-	+	0	--?	--	+	+	0
LA/GILL/005	Land North of Wavering Lane	Residential	0	-	--	-	+	0	-?	--	+	++	0
LA/GILL/009	Land east of Madjeston Farm	Residential	-	-	--	-	+	--	-?	--	+	+	+
LA/GILL/022	Park Farm (East)	Residential	-	-	0	-	-	0	-?	--	+	+	-
LA/HAZE/003	Land south of Churchfoot Lane	Residential	-	-	0	-	-	0	--?	--	+	-	0
LA/HAZE/004	Land east of the Causeway, Pidney	Residential	-	-	0	-	-	0	-?	--	+	-	0

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
LA/HAZE/008	The Ferns, Kingston	Residential	--	-	0	-	-	0	-?	--	+	-	0
LA/HAZE/017	Land north of Churchfoot Lane	Residential	-	-	0	-	-	0	-?	--	+	-	0
LA/MARN/001	Land at Church Farm	Residential	-	-	0	-	+	0	-?	--	+	++	0
LA/MARN/006	Land south of Mill Lane	Residential	-	-	0	-	-	0	-?	--	+	-	0
LA/MARN/007	Land east of Salisbury Street	Residential	-	-	0	-	+	0	-?	--	+	+	0
LA/MARN/009	Land between Love Lane and Nash Lane, north of the recreation ground	Residential	-	-	0	-	+	0	-?	--	+	+	0
LA/MOTC/001	Land at Elm Hill	Residential	-	-	0	-	+	0	-?	--	+	-	-
LA/MOTC/002	Land at Church Road	Residential	-	-	0	-	+	0	-?	--	+	+	-
LA/MOTC/008	Frog Lane Farm	Residential	-	-	0	-	+	0	-?	--	+	+	-
LA/MOTC/009a	Land north of Ryal's Plantation	Residential	-	-	0	-	+	0	-?	--	+	-	-
LA/OKEF/001	Land east of Castle Lane	Residential	-	-	0	-	-	0	--?	--	+	0	+
LA/OKEF/002	Land at Pleydells Farm	Residential	-	-	0	-	-	0	--?	--	+	0	+
LA/OKEF/007	Land West of Castle Lane, north of Comerwicke	Residential	-	-	0	-	-	0	--?	--	+	0	+
LA/SHAF/004	Land between Higher Wincombe Farm and Wildflower Lane	Residential	-	-	--	-	-	0	--?	-	+	+	-
LA/SHAF/007	Wessex Saleground, north of Salisbury Road	Residential	-	++	--	-	-	0	--?	--	+	+	-
LA/SHAF/010	Land south of Mampitts Lane	Residential	-	--	--	-	-	0	--?	--	+	+	-

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
LA/SHAF/011	Land north of Mampitts Lane	Residential	-	--	--	-	-	0	--?	-	+	+	-
LA/SHAF/014	Land south of Wincombe Lane	Residential	-	-	--	-	-	0	--?	-	+	++	-
LA/SHER/004	Land north of Bradford Road	Residential	--	-	--	-	+	0	-?	--	+	+	-
SHER4	SHER4: Former Gasworks	Residential	--	++	--	-	++	0	0?	--	+	+	-
LA/SHER/005,007	Land south of Bradford Road	Residential	--	-	--	-	+	0	-?	--	+	+	-
LA/SHER/006,008	Land south of Lenthay Road	Residential	-	-	--	-	+	0	-?	--	+	0	-
LA/SHER/010a	Yeatman Hospital and Newell House	Residential	--	++	--	-	++	0	0?	--	+	++	-
LA/SHER/011	Aldhelmsted East School	Residential	-	++	--	-	+	0	0?	--	+	-	-
LA/SHIL/003a	Land east of Shillingstone, north of Holloway Lane	Residential	-	--	0	-	+	0	--?	--	+	0	0
LA/SHIL/003b	Land east of Shillingstone, north of Blandford Road and south of Holloway Lane	Residential	--	--	0	-	+	0	--?	--	+	0	0
LA/SHIL/003c	Land east of Shillingstone, south of Blandford Road	Residential	--	--	0	-	+	0	--?	--	+	0	0
LA/SNEW/004,016	Land west of Glue Hill	Residential	--	-	0	-	-	0	-?	--	+	+	-
LA/SNEW/020	North of Manston Road	Residential	-	-	0	-	-	0	-?	-	+	0	-
LA/STAL/005	Land South of Station Road	Residential	-	-	0	-	-	0	-?	--	+	+	-
LA/STAL/006a	Land west of Waterlake	Residential	-	-	0	-	-	0	-?	--	+	-	-

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
LA/STAL/008,010	Land east of Stalbridge Nature Reserve	Residential	-	-	0	-	-	0	-?	--	+	+	-
LA/THOR/003	Land at Longford Road	Residential	-	-	--	-	-	0	-?	--	+	+	-
LA/THOR/004	Land at Pound Road	Residential	0	-	--	-	--	0	-?	--	+	0	-
LA/YETM/001	Land east of Thornford Road	Residential	0	--	--	-	+	0	-?	--	+	+	0
LA/YETM/002	Land North of Chapel Meadow	Residential	-	--	--	-	+	0	-?	--	+	++	0
LA/YETM/004	Land west of Melbury Road	Residential	-	-	--	-	-	0	-?	--	+	+	0
[Blank]	Land SE of Wincombe Lane	Residential	-	-	--	-	-	0	--?	0	+	++	-
EL/BOUR/001	South of Lilac Cottage	Employment	--	-	0	-	-	0	0?	--	0	N/A	+
EL/GILL/001	Brickfields business park	Employment	-	++	--	-	++	0	0?	-	+	N/A	++
EL/GILL/002	Southern Extension, Brickfields	Employment	-	-	--	-	++	0	0?	0	+	N/A	++
EL/GILL/004	Peacemarsh	Employment	-	++	0	-	+	0	0?	--	+	N/A	+
EL/GILL/005	Park Farm	Employment	-	++	0	-	-	0	0?	--	+	N/A	+
EL/GILL/006	Higher Ham Farm	Employment	0	++	0	-	-	0	0?	-	+	N/A	+
EL/GILL/008	Gilbury Yard	Employment	-	++	0	-	-	--	0?	-	+	N/A	+
EL/GILL/011	Chantry Fields, land at South of Le Neubourg Way	Employment	-	-	--	-	++	0	-?	--	-	N/A	+
EL/GILL/013	Tomlins Lane	Employment	0	++	0	-	++	0	0?	--	+	N/A	++
EL/GILL/015	Land to the west of Colesbrook Farm	Employment	-	-	0	-	+	0	-?	--	+	N/A	+

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
EL/GILL/016	Park Farm (West)	Employment	-	-	0	-	-	0	-?	--	+	N/A	+
EL/HISM/001	Bartlett's Yard	Employment	-	++	0	-	-	0	--?	--	-	N/A	+
EL/HISM/002	Old Estate Yard/White and Sons/Nicholsons Yard	Employment	-	++	0	-	-	0	--?	--	0	N/A	+
EL/LYDL/001	Holwell Road	Employment	--	++	0	-	-	0	--?	--	-	N/A	+
EL/SHAF/001	Land North of Blackmore Vale Dairy	Employment	-	-	--	-	-	0	--?	-	+	N/A	+
EL/SHAF/002	Wincombe Business Park	Employment	-	++	--	-	-	0	--?	0	+	N/A	+
EL/SHAF/003	C B Morgan Ltd	Employment	-	++	--	-	-	0	--?	0	+	N/A	+
EL/SHAF/004	Blackmore Creamery	Employment	-	++	--	-	-	0	--?	-	+	N/A	+
EL/SHAF/006	Longmead Industrial Estate	Employment	-	++	-	-	+	0	--?	--	+	N/A	++
EL/SHAF/009	Land at Enmore Green	Employment	--	-	0	-	-	0	-?	--	+	N/A	+
EL/SHER/002	Land at Barton Farm	Employment	--	++	--	-	++	0	0?	--	+	N/A	+
EL/SHER/003	South Western Business Park	Employment	-	++	--	-	++	--	0?	--	+	N/A	+
EL/SHER/004	Coldharbour Business Park	Employment	-	++	--	-	+	0	0?	-	+	N/A	++
EL/SHER/006	Hunts Depot	Employment	-	++	--	-	++	0	0?	--	+	N/A	+
EL/SHER/009	Land adj Coldharbour	Employment	-	-	--	-	+	0	-?	--	+	N/A	++
EL/SHIL/001	St Patricks Industrial Estate	Employment	-	++	-	-	+	0	0?	--	+	N/A	+
EL/SNEW/001	North Dorset Business Park	Employment	-	++	--	-	-	0	-?	--	+	N/A	+

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
EL/SNEW/002	Butts Pond Industrial Estate	Employment	-	++	0	-	+	0	0?	-	+	N/A	+
EL/SNEW/006	Manston Road	Employment	-	++	0	-	-	0	0?	0	+	N/A	+
EL/SNEW/008	Knotts Industrial Land	Employment	-	-	--	-	--	0	--?	--	+	N/A	+
EL/STAL/001	Station Road	Employment	-	++	0	-	-	0	0?	--	+	N/A	+
EL/STAL/004	Gibbs Marsh Trading Estate	Employment	0	++	-	-	-	0	0?	--	+	N/A	+
EL/STAL/005	Land adjacent Gibbs Marsh Trading Estate	Employment	-	-	-	-	-	0	-?	--	+	N/A	+
GT/CHOK/001	Dovecot Farm	Gypsy and Traveller	--	++	0	-	-	0	--?	-	+	-	-
GT/FNEV/001	Fifehead Common, Fifehead Neville	Gypsy and Traveller	-	-	0	-	--	0	--?	-	-	--	0
GT/GILL/001	Land at Woodhouse Cross	Gypsy and Traveller	0	++	0	-	--	0	--?	-	-	--	+
GT/HAZE/001	Land Thickthorn Lane	Gypsy and Traveller	0	++	0	-	-	0	--?	--	0	-	0
GT/HAZE/002	Little Crate Farm	Gypsy and Traveller	--	++	0	-	--	0	--?	--	-	--	0
GT/HAZE/004	My Tan	Gypsy and Traveller	-	++	0	-	-	0	-?	--	+	0	0
GT/KIRU/001	Land at Military Lane	Gypsy and Traveller	--	-	0	-	-	0	-?	--	+	--	0
GT/LYDL/001	King Stag	Gypsy and Traveller	--	++	0	-	-	--	--?	--	+	--	-
GT/MARN/003	Land at Moorcourt Farm	Gypsy and Traveller	-	-	0	-	+	0	-?	--	+	-	0

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
GT/SAOR/001	By the Ford , also known as Land to the north of Moorway Lane	Gypsy and Traveller	-	++	--	-	-	0	--?	--	-	--	-
GT/SHAF/002	'Orchid View'	Gypsy and Traveller	-	++	--	-	-	0	--?	--	+	0	-
GT/SHAF/003	St James Common	Gypsy and Traveller	0	-	0	-	-	0	--?	-	0	--	0
GT/SHAF/004	Land at Enmore Green	Gypsy and Traveller	--	-	0	-	-	0	--?	--	+	-	-
GT/SPRO/001	Stour Yard	Gypsy and Traveller	-	++	0	-	-	0	--?	--	0	-	0
GT/SPRO/002	Land adj. The Old Quarry	Gypsy and Traveller	-	-	0	-	-	0	--?	--	+	-	0
GT/WSTO/001	Bottles (Part) or Five Bridges Picnic Site	Gypsy and Traveller	--	++	-	-	--	--	--?	-	-	--	0
GT/YETM/001	Land west of Coles Lane	Gypsy and Traveller	0	-	--	-	+	0	0?	0	+	+	0
LA/SHER/001	Barton Farm Extension	Mixed-use	--	-	--	-	+	0	-?	--	+	+	-

Summary of SA findings for the Northern Dorset Functional Area site options

4.45 The Northern Dorset Functional Area is less constrained in relation to biodiversity compared to the other Functional Areas in the Local Plan area. However, the Northern Dorset Functional Area contains a small number of internationally recognised biodiversity sites, including the Fontmell and Melbury Downs Special Area of Conservation (SAC), the Rooksmoor SAC, the Holnest SAC and the Somerset Levels and Moors Ramsar, primarily located in the southern and western parts of the functional area. There are also a number of Priority Habitats, and areas of Ancient Woodland scattered throughout the functional area. As such, approximately 21% of the 102 site options are likely to have significant negative effects in relation to **SA objective 1: Biodiversity**. This comprises 10 of the residential sites (20%), four of the employment sites (12%), six of the Gypsy and Traveller sites (35%), and the sole mixed-use site. These effects are primarily due to their proximity to internationally designated sites (within 250-1,000m), and nearby Priority Habitats or areas of Ancient Woodland (within 400m). 70 of the 102 site options (69%) are identified as having minor negative effects in relation to this objective. This is because they are located either within 400m of a Priority Habitat or Ancient Woodland.

4.46 Within the Northern Dorset Functional Area, approximately 64% of the 102 site options are greenfield sites, predominately proposed for residential development. Most of the Local Plan area is comprised of Grade 3 (Good to Moderate) agricultural land. As such, approximately 55% of the 102 site options are expected to have minor negative effects in relation to **SA objective 2: Soil and quality and geology**. The highest quality agricultural land, Grade 1 (Excellent) and Grade 2 (Very Good), is located to the north of Blandford Forum, covering parts of the southern and central sections of the functional area. As a result, nine of the sites options around Sturminster Newton fall within these higher-grade classifications, and are expected to have significant negative effects in relation to **SA objective 2: Soil quality and geology**. Approximately 36% of the 102 site options are expected to have significant positive effects on the SA objective as they comprise of brownfield land. These sites are largely allocated for employment purposes.

4.47 Source Protection Zones (SPZs) are largely located across the central section of the Dorset Council Local Plan area, although they do extend partly into the Northern Dorset Functional Area. 18 of the 102 site options (18%) lie with more than 25% of their area within SPZ 2 or SPZ 3. Additionally, 37% of the sites are located either within the Somerset Levels hydrological catchment or situated within 100m of a

watercourse or water body classified as having 'poor' or 'bad' ecological or chemical status. This reflects the wider water quality pressures within the catchment, particularly where the River Yeo flows through parts of Northern Dorset near Sherborne before continuing into Somerset. The Northern Dorset Functional Area is also partly contained within the Stour catchment, particularly around Sturminster Newton, where sections of the River Stour and surrounding water bodies fail to meet 'good' status under the Water Framework Directive. The River Stour flows through the eastern part of the functional area, including Gillingham and Sturminster Newton. Therefore, 38 of the 102 site options (37%) are expected to have significant negative effects on **SA objective 3: Water quality**. Approximately 58% of the site options are expected to have negligible effects on this objective, as they do not fall within an SPZ or are near watercourses or water bodies with notable ecological or chemical sensitivity.

4.48 The Yeovil Air Quality Management Area (AQMA) is situated to the west of the Northern Dorset Functional Area. However, none of the 102 site options are located within close proximity to this AQMA. The whole of the functional area, however, experiences PM2.5 pollution concentrations ranging between 5 and 20 $\mu\text{g}/\text{m}^3$. Given this baseline level of air pollution, which, in some locations, exceeds the World Health Organisation (WHO) annual mean guideline limit of 5 $\mu\text{g}/\text{m}^3$ and the UK air quality objective of 10 $\mu\text{g}/\text{m}^3$ or lower, a minor negative effect has been identified for all of the site options in relation to **SA objective 4: Air quality**.

4.49 The Northern Dorset Functional Area is largely rural, but includes a number of market towns, with Gillingham, Shaftesbury and Sherborne being the largest. There are a number of rail stations in the west of the functional area in relation to Sherborne, and a rail station at Gillingham. However, the south of the functional area is much more limited with regard to railway access. Consequently, only 8 of the 102 site options (8%) are located within 500m of a railway station, whilst approximately 70% are located over 2,000m from a railway station. However, the majority of the site options (71%) are within 300m of a bus stop, with large concentrations of bus stops centred around the main settlements of Gillingham, Shaftesbury and Sherborne. Cycle routes in the functional area are largely concentrated around the larger settlements of Gillingham, Shaftesbury, Sherborne, as well as Sturminster Newton, and as such, 28% of the 102 site options are located within 200m of a cycle route. Approximately 46% of the site options are located over 800m from a cycle route, reflecting the more limited cycling infrastructure in the more rural parts of the functional area. These factors contribute to minor positive effects for 29% of the 102 site options in relation to **SA objective 5: Climate change**. Minor negative effects are expected for 56% of the site options for the same objective.

4.50 Five of the 102 site options (Sites EL/GILL/008: Gilbury Yard, EL/SHER/003: South Western Business Park, GT/LYDL/001: King Stag, GT/WSTO/001: Bottles (Part) or Five Bridges Picnic Site, and LA/GILL/009: Land east of Madjeston Farm) are located within areas where either 25% of the site falls within Flood Zone 3 and therefore are expected to have significant negative effects in relation to **SA objective 6: Flooding and coastal change**. This reflects the siting of the functional area within both the Dorset Stour catchment to the east and Somerset Levels catchment to the west. These catchments are associated with fluvial flood risk, particularly from the River Stour around Sturminster Newton and from the River Yeo near Sherborne. However, the majority of the site options (95%) are not located within either Flood Zones 2 and 3, and therefore receive negligible effects in relation to **SA objective 6: Flooding and coastal change**. Additionally, only one of the site options (EL/GILL/008: Gilbury Yard) is located on land with a 1 in 30 year risk of surface water flooding.

4.51 The landscape of the Northern Dorset Functional Area is shaped by Blackmore Vale, an extensive, flat clay vale bordered by limestone ridges to the northwest and deeply undulating foothills beside the escarpment of two areas of higher chalk downland: the Dorset Downs to the south, and Cranborne Chase to the east. This distinctive topography contributes to the functional area's strong and varied landscape character. Approximately 60% of the 102 site options are located on the edge of a settlement, whilst 16% are located on the outside of a settlement. These sites demonstrate moderate to high sensitivity due to their position in rural areas. Parts of the Dorset and Cranborne Chase National Landscapes extend into the Northern Dorset Functional Area. These designations recognise the outstanding scenic quality and significant landscape value of these areas. 24 of the 102 site options are within 500m of either National Landscape. As such, 37% of the site options are likely to have significant negative effects in relation to **SA objective 7: Landscapes**. Minor negative effects are expected for 42% of the site options for this SA objective. All effects are recorded as uncertain, as the actual effects will depend on the final design, scale and layout of development.

4.52 The Northern Dorset Functional Area is highly constrained by heritage assets. There are numerous Conservation Areas, listed buildings and Scheduled Monuments scattered across the functional area. 80 of the 102 site options (78%) are either located within existing settlements and within 100m of historic assets, or are outside settlements but within 500m of such assets, and therefore are likely to have substantial harm on heritage assets. Therefore development at these sites could have significant negative effects on **SA objective 8: Historic environment**. Approximately 16% of the site options have the potential to have less than substantial harm on heritage assets if development was to occur. Therefore, minor

negative effects have been identified for these sites on **SA objective 8: Historic environment**.

4.53 There are many open space access points across the Northern Dorset Functional Area, with large concentrations around the main settlements of Gillingham, Shaftesbury and Sherborne, as well as around Sturminster Newton. However, five of the 102 sites comprise more than 25% open space, including sports and recreation facilities, open countryside, and registered common land. As a result, development on these sites would likely lead to the loss of open space. There is good access to Public Rights of Way (PROW) throughout the functional area, with approximately 61% of the 102 site options located within 200m of a PROW, and 38% located between 201-400m from a PROW. Four of the site options are exposed to high levels of road and rail noise during the day and/or nighttime, whilst 13 of the site options are exposed to relatively high levels of road and rail noise during the day and/or nighttime. This reflects the proximity of the sites to major transport routes, particularly the A303 and A30 trunk roads and sections of the rail network. Additionally, 13% of the 102 site options are located within 400m from a wastewater treatment works. Approximately half of the site options are located within 200m from a Tier 2 settlement, reflecting the concentration of site options around the three main towns of Gillingham, Shaftesbury, Sherborne, and smaller market towns of Sturminster Newton and Stalbridge. These settlements provide an extensive range of services and facilities. The close proximity of these sites to such settlements would ensure that residents and employees at the sites would have good access to the services and facilities in those areas. The majority of site options (87%) are likely to have minor positive effects in relation to **SA objective 9: Health and wellbeing**.

4.54 Of the 51 residential site options, 21 are expected to deliver over 100 dwellings. The remaining 30 are expected to deliver less than 100 dwellings. Approximately 49% of the residential site options are located within 400m of at least one existing primary school. 31% of the 51 residential site options are located between 401-800m of at least one existing primary school. Access to secondary schools in the Northern Dorset Functional Area is limited, with over half of the residential site options (69%) located over 2,000m from a secondary school. Access to healthcare facilities is largely limited to the main towns of Gillingham, Shaftesbury, Sherborne, with just four sites located within 400m from the nearest GP surgery. Conversely, 31 of the 51 sites (61%) are located over 1,200m from the nearest GP surgery, reflecting the more isolated and rural nature of much of the functional area. These factors contribute to significant positive effects for 16% of the residential site options in relation to **SA objective 10: High quality homes and infrastructure**. Approximately 43% of the residential site options are expected to have minor positive effects whilst 18% are expected to have minor negative effects in relation to the SA objective.

4.55 All 17 of the Gypsy and Traveller site options are expected to deliver fewer than 100 pitches. Of the eleven Gypsy and Traveller site options, ten are located over 1,200m from at least one existing primary school, and 15 are located over 2,000m from the nearest secondary school. Additionally, 13 of the 17 site options (77%) are located over 1,200m from the nearest GP surgery, reflecting their relative isolation and limited access to essential local services and amenities. As such, 8 of the 17 Gypsy and Traveller site options (47%) are expected to have significant negative effects in relation to SA objective 10: High quality homes and infrastructure. One of the Gypsy and Traveller site options, GT/YETM/001: Land west of Coles Lane, is expected to have a minor positive effect in relation to the objective as it is located within 400m of a primary school, and between 401-800m from the nearest GP surgery. It is worth noting that site option GT/YETM/001: Land west of Coles Lane was screened out during the selection of opportunity sites for consultation. Although it is a council-owned site in a sustainable location (within/adjacent to Yetminster), it is not available for use as a Traveller site, as it has planning permission for redevelopment with homes for the settled community.

4.56 The one mixed-use site, LA/SHER/001: Barton Farm Extension, is expected to deliver over 100 dwellings. Site LA/SHER/001: Barton Farm Extension is situated between 801-1,200m from at least one existing primary school, and between 801-1,200m from the nearest GP surgery. However, the site is located between 501-1,000m from secondary school, reflected in the minor positive effect received in relation to **SA objective 10: High quality homes and infrastructure**.

4.57 The location of employment site options is unlikely to have a direct effect on this **SA objective 10: High quality homes and infrastructure**.

4.58 Approximately 52% of the 33 employment sites are 3ha or larger, while the remaining 48% are smaller than 3ha. Six of the 33 employment sites have 25% or more of their area located within one of the 20-40% most deprived areas nationally, and therefore are expected to have significant positive effects in relation to **SA objective 11: Economy**. The majority of the 33 employment site options (82%) are expected to receive minor positive effects in relation to **SA objective 11: Economy**. In relation to the remaining 69 sites (residential, Gypsy and Traveller, and mixed-use), eight are located within one of the 10 – 40% most deprived areas nationally, and 24 of the 69 sites, are located in Lower Super Output Areas (LSOAS) that fall within the 60-80 percentile for job density across the Dorset Council area. These factors contribute to minor negative effects for approximately half of the 69 site options in relation to **SA objective 11: Economy**.

Conclusion

4.59 The most significant negative effects identified for the Northern Dorset Functional Area are associated with five of the residential sites, and one of the Gypsy and Traveller sites, which are expected to have significant negative effects across six SA objectives:

- LA/CANN/003: Land at Cannfield Farm
- LA/CHOK/008a: Land on the north side of Hayward Lane
- LA/SHAF/010: Land south of Mampitts Lane
- LA/SHIL/003b: Land east of Shillingstone, north of Blandford Road and south of Holloway Lane
- LA/SHIL/003c: Land east of Shillingstone, south of Blandford Road
- GT/WSTO/001: Bottles (Part) or Five Bridges Picnic Site

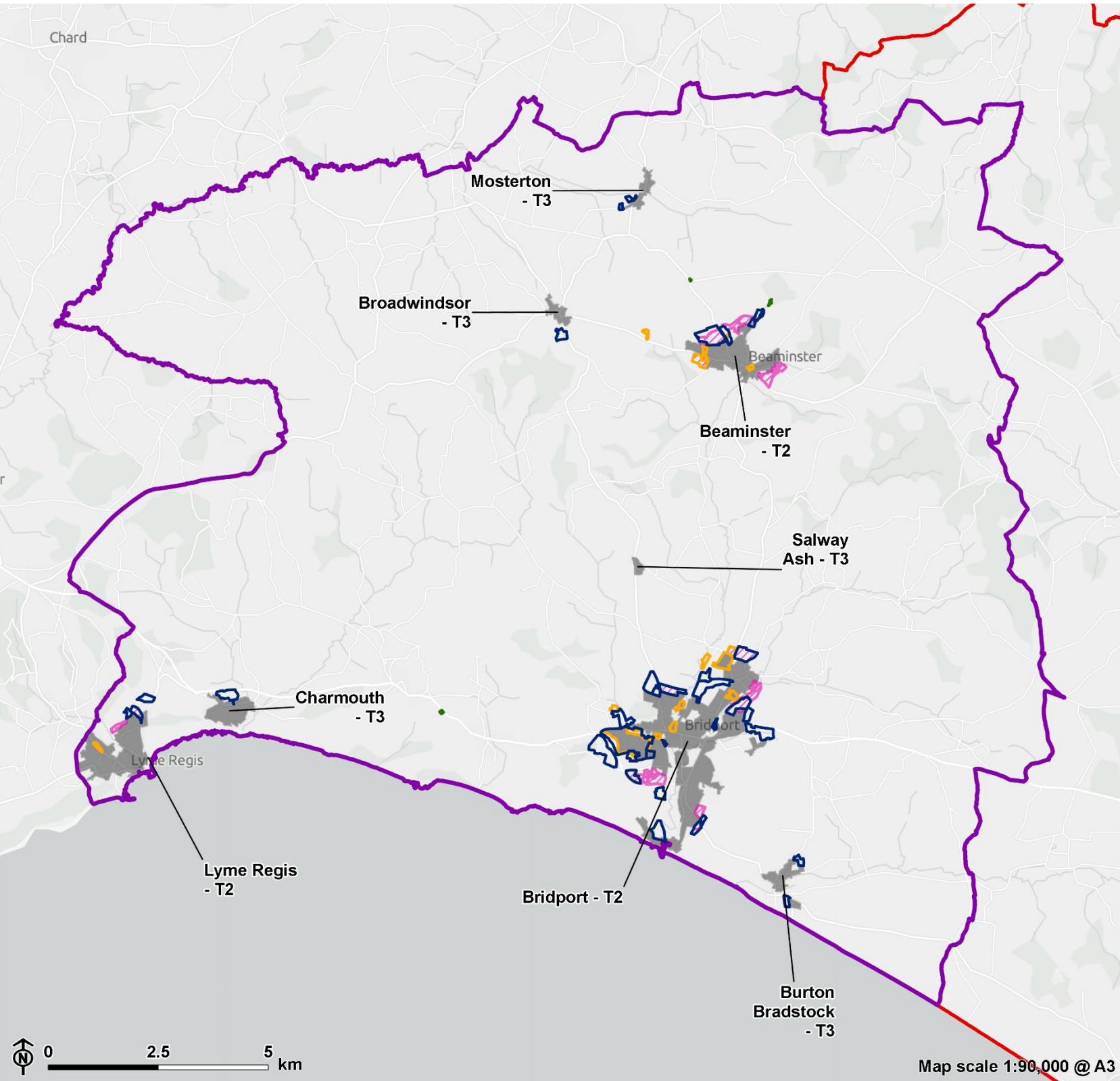
4.60 These effects are largely due to their proximity to sensitive environment and heritage features, including designated biodiversity assets, high-grade agricultural land, nationally valued landscapes and heritage assets. If any of these site options are taken forward in the Local Plan, particular consideration should be given to mitigation.

4.61 The most significant positive effects identified for the Northern Dorset Functional Area are associated with one residential site option and one of employment site options, which are expected to have significant positive effects across three SA objectives: LA/SHER/010a: Yeatman Hospital and Newell House and EL/GILL/013: Tomlins Lane. This is because both sites are located on brownfield land, are in close proximity to public transport and active travel networks, and offer opportunities for sustainable development. Site LA/SHER/010a: Yeatman Hospital and Newell House is well-located in relation to educational and healthcare facilities, whilst Site EL/GILL/013: Tomlins Lane is located within a deprived area, and therefore development will improve job access.

Western Dorset Functional Area

4.62 **Figure 4.4** overleaf shows the extent of the functional area and the location of the site options by land use type. **Table 4.5** overleaf summarises the SA findings for the reasonable alternative site options at the Western Dorset Functional Area.

Figure 4.4: Western Dorset Function Area and location of site options



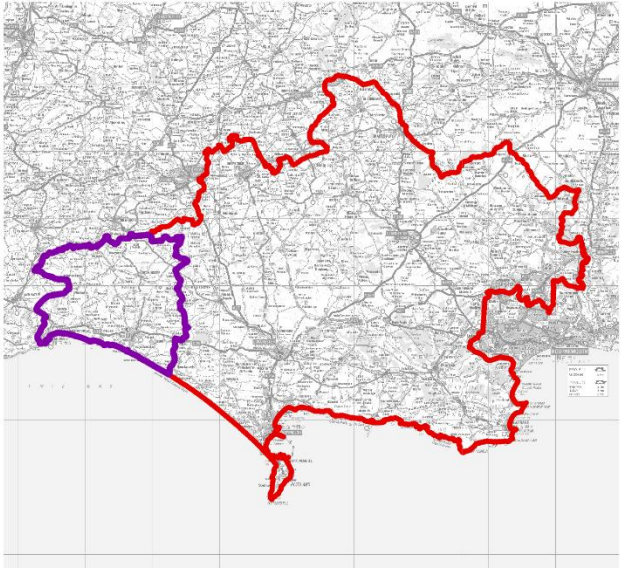
Dorset Council Local Plan (Regulation 18)
Sustainability Appraisal Report
Dorset Council



Figure 4.4: Western Dorset Functional Area
site options

- Dorset Council boundary
- Western Dorset functional area
- Western Dorset Settlement boundary*
- 2021 Stage 2 option
- Site Option**
 - Employment
 - Gypsy and Traveller
 - Residential

* 'T' stands for 'tier' and indicates the settlement hierarchy, ranging from T1 for larger towns to T3 for villages.



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Table 4.5: Summary of SA findings for the Western Dorset Functional Area site options

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
LA/ALLI/001	Land adjoining Dottery Road	Residential	-	--	0	-	-	0	--?	--	+	+	0
LA/ALLI/002	Land NW of Seymour Farm Cottage	Residential	-	--	0	-	-	0	--?	--	+	++	0
LA/ALLI/003	Land off Dottery Road	Residential	-	--	-	-	+	0	--?	--	+	++	0
LA/BEAM/003,004,006,007	Land at Tunnel Road	Residential	--	-	0	-	-	0	--?	--	+	++	-
LA/BEAM/008,009	Cherry Cottage Farm	Residential	-	-	0	-	-	0	--?	--	+	++	-
LA/BRAD/001	Land adj Happy Island Way	Residential	--	-	--	-	+	0	--?	--	+	+	-
LA/BRAD/006	Land north of Gore Lane	Residential	0	--	0	-	+	0	--?	--	+	+	-
LA/BRAD/007	Land off St Andrews Road (Site 1)	Residential	-	-	-	-	+	0	--?	--	+	++	-
LA/BRAD/008	Land off St Andrews Road (Site 2)	Residential	-	-	-	-	+	0	--?	--	+	++	-
LA/BRAD/010	Land at Wits End, Lee Lane, Bridport, Dorset	Residential	-	--	0	-	+	0	--?	--	+	+	-
LA/BRID/010	West Bay Caravan Site	Residential	--	-	-	-	+	--	--?	--	+	-	-
BRID3	BRID3: Land east of Bredy Vets Centre	Residential	-	-	--	-	+	0	--?	--	+	+	-

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
BRID5	BRID5: St Michaels Trading Estate	Residential	-	-	-	-	+	--	--?	--	+	++	-
LA/BOTH/004	Wych Farm (north)	Residential	--	-	0	-	-	0	--?	--	+	--	-
LA/BOTH/005	Wych Farm (south)	Residential	--	-	0	-	+	0	--?	--	+	--	-
LA/BOTH/006	Land adjoining Lower Walditch Lane	Residential	-	--	0	-	-	0	--?	--	+	+	+
LA/BROA/001	Broadwindsor	Residential	--	--	--	-	-	0	--?	--	+	-	0
LA/BURT/001	Land off Common Lane	Residential	--	-	-	-	-	0	--?	--	+	0	0
LA/BURT/002,003	North of Northover close and The Barn	Residential	-	-	0	-	--	0	--?	--	+	-	0
LA/CHTH/002	Land Adjacent to A35 (South)	Residential	--	-	0	-	-	0	--?	--	+	0	-
LA/LYME/002	West of Woodberry Down	Residential	--	-	0	-	-	0	--?	-	+	+	0
LA/LYME/004	Timber Vale Caravan Park	Residential	--	-	0	-	-	0	--?	--	+	+	0
LA/LYME/008	Strawberry Fields, Charmouth Road, Lyme Regis	Residential	--	-	0	-	-	0	--?	-	+	+	0
LA/MOST/002	Land adjoining the Bushels	Residential	-	-	--	-	-	0	--?	--	+	0	0
LA/MOST/004	Whites Meadow	Residential	-	-	--	-	-	0	--?	--	+	0	0
LA/SYMO/001	Crepe Farm	Residential	-	--	-	-	-	--	--?	--	+	++	-
LA/SYMO/002	Land and Buildings at Vearse Farm	Residential	--	-	0	-	-	0	--?	--	+	+	-

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
LA/SYMO/004	Land at South of A35 Higher Eype	Residential	--	--	0	-	-	0	--?	--	+	+	-
LA/SYMO/005	Land off Broad Lane	Residential	--	-	0	-	-	0	--?	--	+	+	-
LA/SYMO/010,011	Land at Broomhills	Residential	--	++	-	-	-	0	--?	--	+	-	-
EL/BEAM/002	Land at Lane End Farm	Employment	-	-	0	-	-	0	--?	--	+	N/A	+
EL/BEAM/003	Broadwindsor Road	Employment	-	++	0	-	-	--	--?	-	+		++
EL/BEAM/004	Horn Park Quarry	Employment	--	++	0	-	--	0	--?	--	-		+
EL/BEAM/005	Danisco Site	Employment	-	++	-	-	-	--	--?	--	+		++
EL/BEAM/006	South of Broadwindsor Road	Employment	-	-	0	-	-	0	--?	--	+		+
EL/BRID/002	Gore Cross	Employment	-	++	0	-	+	0	--?	-	+		+
EL/BRID/003	St Andrews Trading Estate	Employment	--	++	--	-	+	-	--?	--	+		+
EL/BRID/004	Pymore Mills	Employment	-	++	-	-	+	-	--?	--	+		+
EL/BRID/005	North Mills Trading Estate	Employment	-	++	-	-	+	--	--?	--	+		++
EL/BRID/006	Amsafe	Employment	-	++	-	-	+	-	--?	--	+		++
EL/BRID/009	Crepe Farm	Employment	-	++	-	-	-	0	--?	--	+	N/A	+
EL/BRID/011	Dreadnought Trading Estate	Employment	-	++	-	-	+	--	--?	--	+	N/A	++
EL/BRID/013	Land adjacent to Gore Cross	Employment	-	--	0	-	+	0	--?	--	+	N/A	+

Site ID	Site address	Use type	SA1: Biodiversity	SA2: Soil quality and geology	SA3: Water quality	SA4: Air quality	SA5: Climate change	SA6: Flooding and coastal change	SA7: Landscapes	SA8: Historic environment	SA9: Health and wellbeing	SA10: High quality homes & infrastructure	SA11: Economy
EL/LYME/002	Lyme Regis Industrial Estate /Uplyme Business Park	Employment	--	++	0	-	-	0	--?	--	+	N/A	+
GT/BEAM/001	Wintergreen	Gypsy and Traveller	--	++	0	-	--	0	--?	--	+	-	-
GT/BEAM/002	Shady Side, Axnoller Lane	Gypsy and Traveller	-	++	--	-	--	0	--?	--	-	-	-
GT/STSG/001	Muddiford Lane	Gypsy and Traveller	--	++	0	-	-	0	--?	-	0	--	-
EL/BRID/001	Land at Vearse Farm	Mixed-use	-	--	-	-	+	0	--?	--	+	++	--

Summary of SA findings for the Western Dorset Functional Area site options

4.63 The Western Dorset Functional Area is highly constrained in relation to sensitive biodiversity assets. Lyme Bay and Torbay Special Area of Conservation (SAC) and the West Dorset Coast Site of Special Scientific Interest (SSSI) are located to the south west of the Local Plan area, within close proximity to Lyme Regis and Bridport. The nutrient sensitive catchment of the River Axe SAC is located in the west of the functional area. There are also a number of Priority Habitats and areas of Ancient Woodland scattered across the functional area. As a result of the sensitivity of the area, 42% of the 48 site options are likely to have a significant negative effect in relation to **SA objective 1: Biodiversity**, as they are located either within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites, and/or intersect with a Local Wildlife Site, Local Nature Reserve, Priority Habitat or area of Ancient Woodland. This includes 15 of the residential sites (50%), three of the employment sites (22%), and two of the Gypsy and Traveller sites (67%). Approximately 56% of the 48 site options are identified as having minor negative effects in relation to this objective. This is because they are within 400m of a Priority Habitat or Ancient Woodland. One site (LA/BRAD/006: Land north of Gore Lane) is expected to have negligible effects in relation to this objective as it is not within close proximity of any biodiversity or geodiversity assets.

4.64 Within the Western Dorset Functional Area, the majority of site options (approximately 70%) are greenfield, predominantly proposed for residential development. Most of the Local Plan area is comprised of Grade 3 (Good to Moderate) agricultural land. However, the highest quality agricultural land, Grade 1 (Excellent) and Grade 2 (Very Good), is located to the north of Bridport. As a result, several sites around Bridport fall within these higher-grade classifications. 23% of the 51 sites are therefore expected to have significant negative effects on **SA objective 2: Soil quality and geology**. 46% of the site options are expected to have minor negative effects in relation to the SA objective. Approximately 31% of the site options in the area are expected to have significant positive effects on the SA objective as they comprise brownfield land. These sites are largely allocated for employment purposes. The vast majority of the coastline within the Dorset Council Local Plan is part of the Dorset and East Devon Coast (Jurassic Coast) UNESCO and World Heritage Site. However, the designation only includes the undeveloped areas of coast and therefore omits the urbanised sections of coastline such as Bridport and Lyme Regis. As such, none of the site options lie within close proximity to the designated Dorset and East Devon coastline.

4.65 None of the site options fall within an SPZ. However, 15 of the 48 site options (31%) either contain or are located within 100m of a watercourse or water body classified as having ‘moderate’ or ‘good’ ecological or chemical status and are therefore expected to have minor negative effects in relation to **SA objective 3: Water quality**. This reflects the characteristics of the West Dorset hydrological catchment which spans approximately 370 km² and includes a series of smaller river catchments, such as the Char, Brit, Bride, and Wey, all of which discharge directly into the sea along the south coast. The area includes many rivers with moderate ecological and chemical status. Seven of the 48 options, largely located in and around Bridport, are expected to have significant negative effects in relation to **SA objective 3: Water quality**, reflecting their proximity to the River Asker, which is classified with having poor ecological and chemical status. The remaining site options are expected to have negligible effects on this objective, as they do not fall within an SPZ or near watercourses or water bodies with notable ecological or chemical sensitivity.

4.66 There is one Air Quality Management Area (AQMA) in the Dorset Council Local Plan area, Chideock AQMA, located within the Western Dorset Functional Area. All of the site options however are not located within or connected to the AQMA, and therefore are unlikely to exacerbate existing air quality issues within the AQMA. The remaining site options are located more than 3km from the AQMA and are therefore unlikely to exacerbate existing air quality issues within the AQMA. However, the whole of the Western Dorset Functional Area experiences PM_{2.5} pollution concentrations ranging between 5 and 20 µg/m³. Given this baseline level of air pollution, which, in some locations, exceeds the World Health Organisation (WHO) annual mean guideline limit of 5µg/m³ and the UK air quality objective of 10 µg/m³ or lower, a minor negative effect has been identified for all site options in relation to **SA objective 4: Air quality**.

4.67 The Western Dorset Functional Area is largely rural, with relatively poor connectivity, reflected in the minor negative effect received for 54% of the sites in relation to **SA objective 5: Climate change**, which takes into account the absence of railway stations within the area. However, the vast majority of the sites (75%) are within 300m of a bus stop. However, it should be noted that these effects are based only on proximity to infrastructure such as bus stops and do not take into account the frequency or range of services, which may be limited in more rural areas such as this. Minor positive effects have been identified in relation to 38% of the 48 site options on **SA objective 5: Climate change**. These sites are all within 201 – 400m of a cycle route and are located within or around Bridport.

4.68 Seven of the 48 site options are located within areas where either 25% or more of the site falls within Flood Zone 3, or where 25% or more falls within Flood Zone 2,

and therefore are expected to have significant negative effects in relation to **SA objective 6: Flooding and coastal change**. These sites are largely concentrated around Bridport. This reflects the characteristics of the West Dorset hydrological catchment, which comprises a series of smaller catchments from the Rivers Char, Brit, Bride and Wey. Each of these rivers flows directly into the sea along the south coast and is at risk of fluvial, surface water, and tidal flooding. However, the majority of the site options (80%) are not located within either Flood Zones 2 and 3, and therefore receive negligible effects in relation to **SA objective 6: Flooding and coastal change**. Additionally, none of the site options are located on land with a 1 in 30 or 1 in 100 year risk of surface water flooding.

4.69 The natural environment of Western Dorset is shaped by its complex geology, featuring steep distinctive greensand ridges separating clusters of deeply incised valleys and broad rolling farmland. This varied topography contributes to the functional area's strong landscape character with environmentally sensitive areas found throughout. Approximately 56% of the site options are located on the edge of a settlement, whilst 17% are located outside of a settlement. These sites demonstrate moderate to high sensitivity due to their position in rural areas. The Western Dorset Functional Area is contained within the Dorset National Landscape, a designation that recognises the area's outstanding scenic quality and significant landscape value. As such, all of the site options are likely to have significant negative effects in relation to **SA objective 7: Landscapes**. All effects are recorded as uncertain, as the actual effects will depend on the final design, scale and layout of development.

4.70 There is an abundance of heritage assets in the Western Dorset Functional Area, and across the whole of the Local Plan area. The functional area has numerous Conservation Areas, listed buildings, and Scheduled Monuments scattered across Western Dorset. The majority of the site options are identified as being located within 500m of historic assets and therefore are likely to have substantial harm on heritage assets. As such, 90% of the site options are expected to have a significant negative effect on **SA objective 8: Historic environment**. 10% of the sites have the potential to have less than substantial harm on heritage assets if development was to occur. Therefore, minor negative effects have been identified for these sites on **SA objective 8: Historic environment**.

4.71 There are numerous open green space access points centred around the towns of Bridport, Beaminster and Lyme Regis, where the majority of the site options are located. Additionally, 34 of the 48 site options are located within 200m of a Public Right of Way (PROW), whilst the remaining 14 are located between 201 – 400m from a PROW. Two sites – LA/BOTH/004: Wych Farm (north), and LA/BOTH/005: Wych Farm (south) – are exposed to moderately high noise levels during the day and/or nighttime, reflecting their location adjacent to a B-road. Just over 90% of the site

options are within 200m of a Tier 2 settlement, which provide an extensive range of services and facilities. The close proximity of these sites to such settlements would ensure that residents and employees at the sites would have good access to the services and facilities in those areas. 45 of the 48 site options are likely to have minor positive effects in relation to **SA objective 9: Health and wellbeing**.

4.72 13 of the 30 residential site options are expected to deliver over 100 dwellings. The remaining 17 residential site options are expected to contribute to the delivery of less than 100 dwellings. Approximately 25% of these residential sites are located within 400m of at least one existing primary school, whereas only 10% are within 500m of at least one secondary school. Most of the remaining residential sites fall within 401–800m of a primary school; however, 43% are located between 1,001–2,000m, or more than 2,000m, from a secondary school. This indicates relatively poor access to secondary education facilities across much of the area. Approximately half of the residential sites are located over 1,200m from the nearest GP surgery, reflecting the more rural nature of this Functional Area and the longer distances between the site options and healthcare facilities. Subsequently, 27% of the site options are expected to have significant positive effects in relation to **SA objective 10: High quality homes and infrastructure**, whilst 43% of the site options are expected to have minor positive effects in relation to the SA objective. The remaining 9 site options are expected to have a mix of significant negative, minor negative, and negligible effects.

4.73 All three Gypsy and Traveller site options are expected to deliver fewer than 100 pitches. Site GT/STSG/001: Muddiford Lane is located over 1,200m from the nearest existing primary school, over 2,000m from the nearest secondary school and 1,200m from the nearest GP surgery, reflecting its relative isolation and limited access to essential local services and amenities. As such, this site is likely to have a significant negative effect in relation to **SA objective 10: High quality homes and infrastructure**. The remaining two Gypsy and Traveller site options (GT/BEAM/001: Wintergreen and GT/BEAM/002: Shady Side, Axnoller Lane) are comparatively more accessible and are therefore expected to have minor negative effects in relation to **SA objective 10: High quality homes and infrastructure**.

4.74 The one mixed-use site (EL/BRID/001: Land at Vearse Farm) is expected to deliver less than 100 dwellings. The site is located within 400m from the nearest existing primary school, although between 1,001-2,000m from the nearest secondary school. The site is also within 400m from the nearest GP surgery, reflecting its location within Bridport, one of the main settlements in the functional area, with relatively close access to essential local services. As such, the site is expected to have a significant positive effect in relation to **SA objective 10: High quality homes and infrastructure**.

4.75 The location of employment site options is unlikely to have a direct effect on **SA objective 10: High quality homes and infrastructure**.

4.76 Just under a quarter of the 48 site options receive minor negative effects in relation to **SA objective 11: Economy**, primarily because they are located in Lower Super Output Areas (LSOAs) that fall within the 60th to 80th percentile for job density across the Dorset Council area, and therefore are located in parts of the functional area where there are relatively fewer jobs available nearby. Five of the 51 site options, are less than 3ha, and have 25% or more of their area located within one of the 20–40% most deprived areas nationally. These five sites therefore are likely to have significant positive effects in relation to **SA objective 11: Economy**, as development on these employment sites can support regeneration and improve access to services and employment opportunities.

Conclusion

4.77 The most significant negative effects identified for the Western Dorset Functional Area are associated with one residential site, which is expected to have significant negative effects across five SA objectives: LA/BROA/001: Land adj Folly Cottage. Additionally, four of the residential sites, two employment sites, and two of the Gypsy and Traveller sites are expected to have significant negative effects across four SA objectives:

- LA/SYMO/004: Land at South of A35 Higher Eype
- LA/SYMO/001: Crepe Farm
- LA/BRID/010: West Bay Caravan Site
- LA/BRAD/001: Land adj Happy Island Way
- EL/BEAM/004: Horn Park Quarry
- EL/BRID/003: St Andrews Trading Estate
- GT/BEAM/001: Wintergreen
- GT/BEAM/002: Shady Side, Axnoller Lane

4.78 These effects are largely due to their proximity to sensitive environmental and heritage features, including designated biodiversity assets, high-grade agricultural land, nationally valued landscapes, and heritage assets. If any of these site options are taken forward in the Local Plan, particular consideration should be given to mitigation.

4.79 Sites LA/BRAD/007: Land off St Andrews Road (Site 1) and LA/BRAD/008: Land off St Andrews Road (Site 2) have the highest number of likely significant positive and minor positive effects of all the residential site options in this part of the functional area (two minor positive effects and one significant positive effect), whilst employment sites EL/BRID/005: North Mills Trading Estate, EL/BRID/006: Amsafe, EL/BRID/009: Crepe Farm, EL/BRID/011: Dreadnought Trading Estate are expected to have significant positive effects across two SA objectives. However, significant negative effects have been identified for all of the site options across two SA objectives, due to their proximity to designated biodiversity assets and their location within the Dorset National Landscape.

Chapter 5

Appraisal findings for topic based policy options

5.1 The performance of the policy options considered for the Regulation 18 Local Plan has been tested against the 11 SA objectives. Each policy approach discussed in the Regulation 18 Local Plan, and any reasonable alternatives considered via the consultation questions, have been individually appraised against the SA objectives and commentary provided describing the potential effects. The Council shared its early thinking on options with LUC which enabled consideration of whether the alternative approaches presented were reasonable.

5.2 The reasonable alternative policy approaches set out in the 2021 SA have also been considered and the findings (informed by the consultation responses to the draft SA) reflected where there is a direct comparison with the policy options now being considered. Alongside this, subsequent national policy changes and updates to the Local Plan evidence base have been taken into account. In its Consultation Document, the Council has set out various policy approaches that the Local Plan could take. Some of these are separate alternative ways of implementing one policy and some are a combination, i.e. a group of options that could be combined into one policy. The appraisal findings are presented in summary tables for groups of policy options, with a description of the effects below each table.

5.3 The 2021 SA considered short, medium and long term impacts of the reasonable alternative policy options. Where relevant, this SA also provides a commentary where there might be potential temporal variations in impacts. The definitions are as follows:

- Short term: Up to 5 years from the time of assessment
- Medium term: At the end of the plan's duration (2043)
- Long term: 50 years from the time of assessment (2075), beyond the plan period.

Vision and Strategic Priorities

5.4 The Regulation 18 Local Plan presents a vision and the following four strategic priorities:

- Provide affordable and high-quality housing;
- Grow our economy;

- Communities for all; and
- Responding to the climate and nature crisis.

Table 5.1: SA findings for vision and strategic priorities

Objective	Vision	Strategic priority 1 - Affordable & high-quality housing	Strategic priority 2 – Growing our economy	Strategic priority 3 – Communities for all	Strategic priority 4 – Responding to climate & nature crisis
SA1: Biodiversity	++	0	0	0	++
SA2: Soil quality and geology	-	0	0	0	++
SA3: Water quality	-	0	0	0	++
SA4: Air quality	+	0	0	0	++
SA5: Climate change	++	0	0	0	++
SA6: Flooding & coastal change	-	0	0	0	+
SA7: Landscapes	+	0	0	0	0
SA8: Historic environment	-	0	0	0	0

Objective	Vision	Strategic priority 1 - Affordable & high-quality housing	Strategic priority 2 – Growing our economy	Strategic priority 3 – Communities for all	Strategic priority 4 – Responding to climate & nature crisis
SA9: Health & wellbeing	++	+	0	++	+
SA10: High quality homes & infrastructure	++	++	0	+	0
SA11: Economy	++	0	++	+	+

5.5 Table 5.1 shows the effects that the vision and the four strategic priorities are likely to have on the SA objectives. In general, they are expected to have positive effects across the SA objectives, as they are aspirational and seek to address the future development of Dorset in a sustainable manner.

5.6 Where potential minor negative effects are identified this is generally because the relevant aspect of the vision or the strategic objective in question could result in development which may have adverse environmental effects; specifically, neither the vision nor the strategic priorities mention maintaining or improving soil or water quality, protecting against flooding and coastal change and protecting the historic environment. This could have negative effects on **SA objectives 2: Soil quality and geology, 3: Water quality, 6: Flooding and coastal change and 8: Historic environment**.

5.7 The vision states that large areas of significance for biodiversity will be protected and enhanced and the strategic priorities support development which brings about net gains in biodiversity. The strategic priorities aim to support climate change mitigation, with likely further benefits upon air quality. This could have significant positive effects on **SA objectives 1: Biodiversity, 5: Climate change, 9: Health and wellbeing, 10: High quality homes and infrastructure and 11: Economy**.

5.8 Whilst more positive in respect of certain objectives, the vision and strategic objectives have broadly the same scores as those presented in the 2021 options.

This is because these objectives were already given a significant positive score in 2021.

Housing delivery strategy

5.9 The Regulation 18 Local Plan housing delivery strategy addresses the following matters and approaches:

- Local housing need – how the overall housing requirement should be delivered, with an approach of a stepped housing target (a lower figure for the first few years and a higher figure towards the end of the plan period) being considered. It is appropriate to test this against an alternative approach of delivering housing consistently at the annual average required over every year of the plan period.
- Meeting the housing needs of specific groups – specifically relating to the need for accessible homes, the need for care and nursing homes and the need for affordable housing.
- Flexible settlements policy – supports the development of sites for new homes below a maximum site size either within or adjacent to the edge of the ‘continuous built area’ of certain named settlements. It would also involve the removal of the existing settlement / development boundaries.

5.10 The appraisal of the policy options comprising the first two parts of the housing delivery strategy above are presented in Table 5.2. The flexible settlements policy options are presented in Table 5.3.

5.11 The 2021 SA report considered the effects of housing policies under two broad categories – housing needs of particular groups (policies HOUS 1-6 and 8) and location of development (policies HOUS 7 and 9). Whilst there are some minor differences, the options now presented in the Regulation 18 Local Plan and appraised below cover similar matters and have broadly similar effects to those identified in the 2021 SA report.

Table 5.2: SA findings for the housing delivery strategy policy options

Objective	Stepped housing target	Annual average housing delivery	Meeting housing needs of specific groups - Rural exception sites: All of Dorset	Meeting housing needs of specific groups - Rural exception sites: Green Belt only	Meeting housing needs of specific groups - Rural exception sites: Sust. settlements	Meeting housing needs of specific groups
SA1: Biodiversity	-	-	-	-	-	0
SA2: Soil quality and geology	-	-	-	-	-	0
SA3: Water quality	-	-	-	-	-	0
SA4: Air quality	-	-	-	-	-	0
SA5: Climate change	-	-	-	-	-	0
SA6: Flooding & coastal change	-	-	-	-	-	0
SA7: Landscapes	-	-	-	-	-	0
SA8: Historic environment	-	-	-	-	-	0

Objective	Stepped housing target	Annual average housing delivery	Meeting housing needs of specific groups - Rural exception sites: All of Dorset	Meeting housing needs of specific groups - Rural exception sites: Green Belt only	Meeting housing needs of specific groups - Rural exception sites: Sust. settlements	Meeting housing needs of specific groups
SA9: Health & wellbeing	+	+	+/-	+/-	+/-	++
SA10: High quality homes & infrastructure	++	++	+	+	+	++
SA11: Economy	++	++	0	0	0	0

5.12 Table 5.2 shows the assessment of the proposed stepped approach to addressing the housing requirement (first column of assessment effects). This is likely to have significant positive effects on **SA objectives 10: High quality homes and infrastructure** and **11: Economy** due to providing the required housing over the plan period. It is likely to have a minor positive effect on **SA objective 9: Health and wellbeing** due to the delivery of homes for all those that need them. All of these effects are likely to be limited in the short term and only fully experienced in the medium term when the stepped annual rate of housing delivery increases. All other SA objectives are likely to have a minor negative effect due to the potential for development of housing on greenfield sites to have adverse impacts on many environmental assets and processes, which again would be limited in the short term but increase over the medium term. If the approach of delivering the annual average housing requirement each year were taken then the effects would be the same. However, it would be expected that the positive effects relating to **SA objectives 9-11** would be realised more quickly, possibly over the short term.

5.13 The alternative approach of delivering the annual average outstanding requirement over the plan period is likely to have broadly the same effects, and has

not been presented separately in Table 5.2. This is because delivery rates are likely to start below the annual average and then increase over the plan period as larger allocations come forward.

5.14 Table 5.2 also shows the assessment of the proposals for meeting the housing needs of specific groups (in the final column of the table). The Regulation 18 Local Plan proposes the following:

- Affordable housing – an affordable housing contribution being required to for delivery of between 5-10 units.
- National space standards - all housing being required to meet this.
- Lifetime homes standards - all housing being required to meet this.
- Sheltered and extra care housing – all schemes being required to provide affordable housing.
- Care homes – change of use should only be permitted following a full and proper marketing campaign.
- Sheltered and extra care housing – all schemes being required to meet LIN standards.
- Bungalows and sheltered housing - all larger developments being required to deliver a proportion of these housing types.

5.15 The inclusion of a range of policy requirements to address the housing needs of specific groups would have significant positive effects on **SA objectives 9: Health and wellbeing** and **10: High quality homes and infrastructure**.

5.16 Three options for Rural Exception Sites were presented and therefore appraised (see the three middle columns of Table 5.2): permitting exception sites either across all of Dorset, only in Green Belt locations or only in sustainable settlements.

5.17 Whilst there would be differences in the number of sites that would be likely to come forward under the three options, the likely overall number and scale of such developments is expected to be limited. As such, the overall effects will be similarly limited. The effects in relation to **SA objective 9: Health and wellbeing** are expected to be mixed because, whilst such developments would help to reduce poverty and inequality and promote social inclusion, they would not provide green spaces or facilities that would secure wellbeing benefits.

5.18 Minor negative effects are likely for SA objectives 1-8 due to the potential for development of housing on rural exception sites to be greenfield and therefore have adverse impacts on many environmental assets and processes. Due to the small

number and scale of such developments these effects would be limited and may occur in the short, medium or longer term.

Table 5.3: SA findings for Flexible Settlements policy options

Objective	Proposed approach (1-30 dwellings or <1ha)	Alternative approach 1 (higher size threshold)	Alternative approach 2 (restriction on no. of sites per settlement)
SA1: Biodiversity	-	--	-
SA2: Soil quality and geology	-	--	-
SA3: Water quality	-	--	-
SA4: Air quality	-	--	-
SA5: Climate change	-	--	-
SA6: Flooding & coastal change	-	--	-
SA7: Landscapes	-	--	-
SA8: Historic environment	-	--	-
SA9: Health & wellbeing	0	+	0
SA10: High quality homes & infrastructure	+	++	+
SA11: Economy	+	++	+

5.19 Table 5.3 shows the assessment of the proposed Flexible Settlements policy and the alternative options identified in the Regulation 18 Local Plan. The policy could have minor negative effects on all environmental objectives (**SA objectives 1-8**) due to the potential for greenfield development to adversely affect a number of environmental assets and processes, as would the alternative option of restricting the number of sites per settlement (on the basis that any such restriction would not be so substantial as to significantly impact on the supply of housing). If the site threshold were raised (as in alternative approach 1) then the minor effects, both negative (**SA objectives 1-8**) and positive (**SA objectives 10 and 11**), would be increased to be significant effects. Alternative approach 1 would also have a minor positive minor effect on **SA objective 9: Health and wellbeing** because it would create greater scope for social interaction and the maintenance of viable centres. Any such effects would be dependent on the level of increase in the threshold.

Employment strategy

5.20 The 2021 Dorset Council Local Plan identified 'key employment sites' and sought to give extra protection to these over the broader list of existing employment sites. The 2021 SA appraised the following options for key employment sites:

- Option A: Give more employment sites key status
- Option B: Apply the identified key employment sites
- Option C: Remove some sites from the list of key employment sites.

5.21 Option A had mainly minor or significant negative impacts so was discounted. Whilst Option C had more minor and major positive effects and fewer minor negative effects, Option B (which had minor negative effects on a number of criteria and one minor positive effect) was chosen as the preferred option because it was considered to deliver the correct balance between protecting employment sites (which are important for the supply of jobs) and providing the flexibility to allow employment sites to change use in response to demand.

5.22 Alongside retention of existing employment sites and allocations and the identification of new allocations, the proposed employment strategy in the Regulation 18 Local Plan requires employment to be included as part of large residential proposals (mixed use). It also proposes permissive policies for certain employment uses and locations outside of identified employment sites and allocations. **Table 5.4** presents the assessment of the three elements in the proposed employment strategy.

Table 5.4: SA findings for employment strategy

Objective	Mixed use requirement on large residential sites	Permissive policy for certain uses	Permissive policy for sustainable locations
SA1: Biodiversity	0	-	0
SA2: Soil quality and geology	0	-	0
SA3: Water quality	0	-	0
SA4: Air quality	+	-	+
SA5: Climate change	+	-	+
SA6: Flooding & coastal change	0	-	0
SA7: Landscapes	0	-	0
SA8: Historic environment	0	-	0
SA9: Health & wellbeing	0	0	0
SA10: High quality homes & infrastructure	-	0	0
SA11: Economy	+	+	+

5.23 Depending on the type of employment use, development in the countryside (outside the Tier 1, 2 and 3 settlements) which could be supported under the permissive policy for certain uses could have a minor negative effect on **SA objective 7: Landscapes** and also on **SA objectives 4: Air quality** and **5: Climate**

change as it would mean employment uses being developed in the countryside where they are only accessible by car. Conversely, the other elements of the employment strategy (mixed use on large residential sites and a permissive policy for sustainable locations) could have a minor positive effect on the same objectives because the former would be co-locating employment with residential and the latter would be steering employment uses to 'sustainable' locations which are assumed to be better connected to sustainable transport modes.

5.24 The permissive policy for certain uses would have a minor negative effect on all environmental SA objectives 1-8.

5.25 All three proposed elements of the employment strategy would have minor positive effects on **SA objective 11: Economy**. The nature of such development being away from the main employment centres where the majority of businesses are clustered will limit the scale of the effect. Requiring mixed use development on larger sites could have a minor negative effect on the provision of new housing (**SA objective 10: High quality homes & infrastructure**) due to the need to use part of the site for employment uses.

5.26 The SA of the 2021 employment options did not consider the same type of elements of the employment strategy as those in the Regulation 18 Local Plan. Rather it considered options relating to designation of Key Employment Sites.

Town centre development

5.27 The Regulation 18 Local Plan proposes the following policy options for consideration:

- Introducing a floorspace threshold for impact assessments of out-of-centre retail developments. It also considers whether this should be applied to leisure uses too.
- Introducing a 'meanwhile uses' policy, allowing interim and temporary uses to occupy a premises until a more permanent use can be delivered.

5.28 Table 5.5 shows the assessment of the various policy options relating to the strategy for town centres. There are few effects identified, although all options could have a minor positive effect on **SA objective 11: Economy** through the creation of jobs and on **SA objective 9: Health and wellbeing** as they could enhance the vitality and viability of town centres.

Table 5.5: SA findings for town centre policies

Objective	Out-of-centre threshold - retail	Out-of-centre threshold - leisure	Meanwhile use
SA1: Biodiversity	0	0	0
SA2: Soil quality and geology	0	0	0
SA3: Water quality	0	0	0
SA4: Air quality	0	0	0
SA5: Climate change	0	0	0
SA6: Flooding & coastal change	0	0	0
SA7: Landscapes	0	0	0
SA8: Historic environment	0	0	0
SA9: Health & wellbeing	+	+	+
SA10: High quality homes & infrastructure	0	0	0
SA11: Economy	+	+	+

5.29 The 2021 SA report considered the effects of housing policies under two broad categories – housing needs of particular groups (policies HOUS 1-6 and 8) and location of development (policies HOUS 7 and 9). Whilst there are some minor differences, the options now presented in the Regulation 18 Local Plan and

appraised below cover similar matters and have broadly similar effects to those identified in the 2021 SA report.

5.30 The 2021 SA report considered broadly similar options for the approach to town centre uses (albeit the option of meanwhile uses was not considered). It did show more minor positive effects on environmental **SA objectives 1: Biodiversity, 2: Soil quality and geology, 4: Air quality, 5: Climate change and 7: Landscape** than those assessed above.

Brownfield land

5.31 The Regulation 18 Local Plan proposes to introduce a policy that favours the development of previously developed land. It acknowledges that this can't simply be a requirement to deliver brownfield site first as this would constrain housing supply. However, it does not propose particular requirements therefore, whilst the option of having such a policy can be tested, it is not possible to test specific policy approaches as none have been presented.

Table 5.6: SA findings for a brownfield land policy

Objective	Brownfield land policy
SA1: Biodiversity	+
SA2: Soil quality and geology	+
SA3: Water quality	0
SA4: Air quality	0
SA5: Climate change	+
SA6: Flooding & coastal change	0
SA7: Landscapes	+
SA8: Historic environment	0
SA9: Health & wellbeing	+

Objective	Brownfield land policy
SA10: High quality homes & infrastructure	0
SA11: Economy	+/-

5.32 Table 5.6 shows that a policy of this nature would have some minor positive effects on **SA objectives 1: Biodiversity** and **2: Soil quality and geology** by reducing the amount of development that comes forward on greenfield land. It would also have minor positive effects on **SA objectives 5: Climate change, 7: Landscapes** and **9: Health and wellbeing** because development would be more likely to be located close to existing centres, services and facilities, which would reduce the need to travel, reduce impacts on landscapes and encourage social interaction. It would have a mixed, minor negative or positive effect on **SA objective 11: Economy** because many brownfield sites could have been formerly in employment use, resulting in either a loss of jobs, or the potential for regeneration to bring jobs back onto the site.

5.33 The 2021 SA report did not assess a brownfield land policy.

Green belt

5.34 The Regulation 18 Local Plan confirms that a Green Belt Review is being undertaken. If this identifies that land can be released from the Green Belt, then this could be done in order to meet development needs. The principle of Green Belt release is established through national planning policy and the approach proposed does not seek to depart from this. It is therefore not necessary to assess the approach related to Green Belt.

5.35 The 2021 SA report assessed the impact of the proposed green belt policy. This was based on previous national planning policy and guidance.

Self-build and custom-build housing

5.36 The inclusion of a self-build and custom-build housing policy was appraised in the 2021 SA (Policy HOUS 6) and considered to have minor negative impacts on **SA objectives 1: Biodiversity, 2: Soil quality and geology, 4: Air quality, 5: Climate change** and **9: Health and wellbeing**. It was considered to have minor positive

effects on **SA objectives 7: Landscapes, 8: Historic Environment, 10: High quality homes and infrastructure and 11: Economy.**

5.37 The Regulation 18 Local Plan proposes a Flexible Settlements policy which it considers will improve the delivery of self-build developments and enable the need to be met more easily. It would allow developments of up to 30 dwellings adjacent to listed settlements meaning that delivery of self-build homes would be enabled through the policy.

5.38 The impacts relating to the options for the Flexible Settlements policy are presented in **Table 5.3**. It is therefore not necessary to assess the impacts relating to self-build and custom-build housing separately.

Neighbourhood Plans

5.39 The Regulation 18 Local Plan identifies that housing requirement figures for neighbourhood plan areas will not be available until the Pre-Submission Consultation (Regulation 19) stage of Local Plan preparation. The Regulation 18 Local Plan states that the proposed approach reflects national planning policy and, in respect of paragraph 14 of the NPPF, an appropriate approach whereby the proposed Flexible Settlements policy would not apply to areas with up-to-date neighbourhood plans. As such, it is not necessary to appraise this option.

5.40 The Regulation 18 Local Plan does also consider the option of the housing requirement figures making an allowance for sites that could come forward as a result of the Flexible Settlement policy, i.e. where the requirements of NPPF paragraph 14 have not been met. In such circumstances the effects would be the same as identified under the Flexible Settlements policy (see earlier in this chapter).

5.41 A neighbourhood plan policy (DEV 9) was appraised in the 2021 SA report which considered that the policy would have either minor positive or significant positive effects against all SA criteria.

Gypsies, Travellers and Travelling Showpeople

5.42 The Regulation 18 Local Plan outlines a policy approach of allocating mixed residential sites for both the settled and Travelling communities whereby Traveller pitches are delivered alongside bricks and mortar homes. It proposes that all development sites of greater than 500 homes would be required to also provide 5 pitches for the Traveller community. Alternative lower thresholds of 100 and 200

dwelling are also identified, as well as the option of limiting the number of pitches or plots. **Table 5.7** presents the SA effects for the three options.

Table 5.7: SA findings for Gypsy, Traveller and Travelling Showpeople – site size options

Objective	500 homes delivering 5 pitches	100-200 homes delivering 5 pitches	Limiting number of pitches/plots
SA1: Biodiversity	0	0	0
SA2: Soil quality and geology	0	0	0
SA3: Water quality	0	0	0
SA4: Air quality	0	0	0
SA5: Climate change	0	0	0
SA6: Flooding & coastal change	0	0	0
SA7: Landscapes	0	0	0
SA8: Historic environment	0	0	0
SA9: Health & wellbeing	+	++	+/-
SA10: High quality homes & infrastructure	+	+	+
SA11: Economy	0	0	0

5.43 As shown in **Table 5.7**, the options would have broadly similar effects. Theoretically, more pitches will be delivered if the threshold for the number of homes is lower. This will have significant positive effects on **SA objective 9: Health and wellbeing** compared with a minor positive effect under the proposed 500-home threshold. However, whilst there is a requirement for new pitches, the scale of this requirement is relatively low (when compared with the need for bricks and mortar homes), therefore not all sites at the lower threshold would be needed in order to deliver the overall number of pitches required. This would therefore ultimately limit the effect which is why there is the same minor positive effect for both options in relation to **SA objective 10: High quality homes and infrastructure**. The effects of the option to limit the number of pitches or plots are expected to be mixed because, whilst this could ensure that there is not an imbalance between the bricks and motor and Traveller communities, if the scale of provision is too low then this could have negative effects on social inclusion and community cohesion.

5.44 The Regulation 18 Local Plan also proposes a criteria-based policy approach based on:

- Location
- Access
- Neighbouring development
- Environmental impact
- Management of sites.

Table 5.8: SA findings for Gypsy, Traveller and Travelling Showpeople - criteria-based policy option

Objective	Criteria-based policy
SA1: Biodiversity	0
SA2: Soil quality and geology	0
SA3: Water quality	0
SA4: Air quality	0
SA5: Climate change	0

Objective	Criteria-based policy
SA6: Flooding & coastal change	0
SA7: Landscapes	+
SA8: Historic environment	+
SA9: Health & wellbeing	++
SA10: High quality homes & infrastructure	+
SA11: Economy	0

5.45 Table 5.8 shows that a criteria-based policy addressing the identified matters would have minor positive effects on **SA objectives 7: Landscapes** and **8: Historic environment** because it would ensure that development was designed to reflect the character of the landscape and the character and appearance of the settlement. It would also have a minor positive effect on **SA objective 10: High quality homes and infrastructure** by ensuring that sites have appropriate access and layouts to meet the needs of their occupiers. It would have a significant positive effect on **SA objective 9: Health and wellbeing** by ensuring the amenity of neighbours is preserved and that sites are well managed.

5.46 The 2021 SA report assessed specific locations for Gypsy, Traveller and Travelling Showpeople development (HOUS12) which is different to the assessment of options in **Table 5.7** (individual site options have been assessed in this report in Chapter 4). The 2021 SA report also recommended that a policy providing a criteria-based approach be included (which became HOUS13) but was not assessed in 2021. A criteria-based policy option has now been appraised as set out above and in **Table 5.8**.

Strategic Heathland Recreation Mitigation

5.47 The Regulation 18 Local Plan explains the Council's approach to heathland mitigation, namely managing and encouraging appropriate behaviour to those visiting heathland sites and providing alternatives areas for recreation, known as Heathland Infrastructure Projects (HIPs). Larger HIPs are known as Suitable Alternative Natural Greenspace (SANG).

5.48 The proposed approach to addressing new growth proposes the following combination of elements:

- Enhancements to the performance of HIPs.
- A greater role for HIPs and small-scale infrastructure to improve green infrastructure to join existing SANG and connect greenspaces.
- Large HIPs to provide a range of routes and destinations. This could be provided as part of a large-scale development opportunity.
- For smaller scale and windfall development, the proposed approach is to enhance existing HIPs and other strategic green infrastructure sites.

5.49 Table 5.9 presents the SA effects for the four elements comprising heathland mitigation.

Table 5.9: SA findings for elements comprising heathland mitigation

Objective	HIP performance enhancement	Improving green infrastructure	Large HIP routes & destinations	Small/ windfall development
SA1: Biodiversity	+	+	++	+
SA2: Soil quality and geology	0	0	0	0
SA3: Water quality	0	0	0	0
SA4: Air quality	0	0	0	0
SA5: Climate change	+	+	+	+
SA6: Flooding & coastal change	0	0	0	0

Objective	HIP performance enhancement	Improving green infrastructure	Large HIP routes & destinations	Small/ windfall development
SA7: Landscapes	0	0	0	0
SA8: Historic environment	0	0	0	0
SA9: Health & wellbeing	+	+	+	+
SA10: High quality homes & infrastructure	0	0	0	0
SA11: Economy	0	0	0	0

5.50 Table 5.9 shows that the effects are only positive and mostly minor, addressing **SA objectives 1: Biodiversity, 5: Climate change** and **9: Health & wellbeing** due to the provision of alternative recreation and green space and avoidance of impacts on the Dorset Heathland designated site. The provision of new HIPs as part of large scale development would have a significant positive effect on **SA objective 1: Biodiversity** because of the scope for the enhancement of habitats at a strategic scale.

5.51 The 2021 SA report did not consider a heathland mitigation policy.

Shapwick/Kingston Lacy/Stour Valley Park

5.52 This section of the Regulation 18 Local Plan identifies a specific option for development in Shapwick/Kingston Lacy/Stour Valley Park. This relates to the aspirations of the National Trust for conservation and climate change mitigation related to the Kingston Lacy Estate, including Shapwick village. **Table 5.10** assesses the impacts of a supportive policy compared with having no policy related to such matters.

Table 5.10: SA findings of Shapwick/Kingston Lacy/Stour Valley Park option

Objective	Shapwick/Kingston Lacy/Stour Valley Park policy	No specific policy
SA1: Biodiversity	+	0
SA2: Soil quality and geology	0	0
SA3: Water quality	0	0
SA4: Air quality	0	0
SA5: Climate change	+	0
SA6: Flooding & coastal change	+	0
SA7: Landscapes	+	0
SA8: Historic environment	+	0
SA9: Health & wellbeing	++	-
SA10: High quality homes & infrastructure	++	-
SA11: Economy	+	-

5.53 Table 5.10 shows that a policy approach which is supportive of appropriate change on the Kingston Lacy Estate would have multiple minor positive effects relating to **SA objectives 5: Climate change, 6: Flooding & coastal change, 7: Landscapes, 8: Historic environment and 11: Economy**. It would have significant positive effects on **SA objectives 9: Health & wellbeing and 10: High quality homes & infrastructure**. This would reflect the positive impact that new development would have on the vitality of Shapwick as a village including the provision of new, high quality housing to meet local needs. The effects of not having a policy would be minor negative under **SA objectives 9: Health & wellbeing, 10:**

High quality homes & infrastructure and 11: Economy. This reflects the existing policy constraints to growth in Shapwick and the potential threat of the loss of local workers from the village.

5.54 The 2021 SA report did not consider a policy for this area.

Wind, solar and battery storage

5.55 The Regulation 18 Local Plan seeks to plan for the provision of wind, solar and battery storage infrastructure to support the generation of renewable energy. One objective is to identify areas that are broadly suitable for wind, ground-mounted solar and battery storage development. These areas are informed by a strategic assessment of the resource potential for these three types of development and an assessment of environmental sensitivity to these types of development at various scales. These scales are as follows:

■ Wind:

- Largest scale: turbine heights between 151m and 220m to blade tip
- Large scale: turbine heights between 101m and 150m to blade tip
- Medium scale: turbine heights between 61m and 100m to blade tip
- Small scale: turbine heights between 25m and 60m to blade tip.

■ Solar:

- Large scale: 21-120 hectares, at least 16MW
- Medium scale: 5-20 hectares, 5-15MW
- Small scale: 1-5 hectares, 1-4MW.

■ Battery storage:

- Large scale: up to 10 hectares, 500MW-1GW
- Small scale: up to 5 hectares, 100-500MW.

5.56 The potentially suitable areas of opportunity for renewable energy are shown on maps included as part of the Consultation Document.

5.57 In the case of the options for wind and solar, the very largest options ('largest scale' for wind and 'large scale' for solar) have not been included in the Consultation. This is because the whole Local Plan area was assessed in the supporting technical work as being of high landscape sensitivity to the largest scales of wind turbines and solar. However, it is considered appropriate to assess these alternatives in the SA.

Table 5.11 shows the alternative scales of wind turbine and assesses the impact of the areas of opportunity established by the technical assessment.

Table 5.11: SA findings for alternative scales of wind turbine and associated areas of opportunity for wind

Objective	Wind: largest scale (151-220m)	Wind: large scale (101-150m)	Wind: medium scale (61-100m)	Wind: small scale (25-60m)
SA1: Biodiversity	0	0	-	-
SA2: Soil quality and geology	0	0	-	-
SA3: Water quality	0	0	0	0
SA4: Air quality	0	0	0	0
SA5: Climate change	++	++	++	++
SA6: Flooding & coastal change	0	0	0	0
SA7: Landscapes	--	-	0	-
SA8: Historic environment	0	0	0	-
SA9: Health & wellbeing	0	0	0	0
SA10: High quality homes & infrastructure	0	0	0	0
SA11: Economy	0	0	0	0

5.58 All options for wind areas of opportunity would have a significant positive effect on **SA objective 5: Climate change**. Whilst the smaller turbines would create less energy than the other, larger scale options, this would be offset by the fact that there are more areas of opportunity. The smaller options would have minor negative effects on **SA objectives 1: Biodiversity** and **2: Soil quality and geology**. This is due to the larger extent of the areas of opportunity. Most options would have negative effects on **SA objective 7: Landscapes** because, whilst the technical assessment sieved out the areas of high landscape sensitivity, this would not eliminate the landscape impacts in their entirety, particularly from the largest scale (significant negative effect) or large scale (minor negative effect) turbines. It also would not eliminate the landscape impacts of small scale turbines due to the significant extent of the areas of opportunity. For similar reasons the small scale turbines would have a minor negative effect on **SA objective 8: Historic Environment**.

5.59 Table 5.12 shows the alternative scales of solar farm and assesses the impact of the areas of opportunity established by the technical assessment.

Table 5.12: SA findings for alternative scales of solar farm and associated areas of opportunity for solar

Objective	Solar: large scale (21-120ha, 16+MW)	Solar: medium scale (5-20ha, 5-15MW)	Solar: small scale (1-5ha, 1-4MW)
SA1: Biodiversity	-	-	--
SA2: Soil quality and geology	-	-	-
SA3: Water quality	0	0	0
SA4: Air quality	0	0	0
SA5: Climate change	++	++	++
SA6: Flooding & coastal change	0	0	0
SA7: Landscapes	--	0	-

Objective	Solar: large scale (21-120ha, 16+MW)	Solar: medium scale (5-20ha, 5-15MW)	Solar: small scale (1-5ha, 1-4MW)
SA8: Historic environment	0	0	-
SA9: Health & wellbeing	0	0	0
SA10: High quality homes & infrastructure	0	0	0
SA11: Economy	0	0	0

5.60 All options would have a significant positive effect on **SA objective 5: Climate change**. Whilst the smaller solar farms would create less energy than the other, larger scale options, this would be offset by the fact that there are more areas of opportunity. All options would have minor negative effects on **SA objectives 1: Biodiversity** and **2: Soil quality and geology**. This is due to the loss of agricultural and other rural land and also, in the case of the small scale solar farm option, on geology due to the number of potential areas on the coast. The smallest scale option would have significant negative effects on **SA objective 1: Biodiversity** because of the substantial amount of land which could be taken up. Most options would have negative effects on **SA objective 7: Landscapes** because, whilst the technical assessment sieved out the areas of high landscape sensitivity, this would not eliminate the landscape impacts in their entirety, particularly from the large scale (significant negative effect) solar farms. It also would not eliminate the landscape impacts of small solar farms due to the significant extent of the areas of opportunity. For similar reasons the small scale solar option would have a minor negative effect on **SA objective 8: Historic Environment**.

5.61 **Table 5.13** shows the alternative scales of battery storage and assesses the impact of the areas of opportunity established by the technical assessment.

Table 5.13: SA findings for threshold scales to identify areas of opportunity for battery storage

Objective	Battery: larger scale (<10ha, 500MW-1GW, 15m sub-station height)	Battery: smaller scale (<5ha, 100-500MW, <5m sub-station height)
SA1: Biodiversity	0	0
SA2: Soil quality and geology	0	0
SA3: Water quality	0	0
SA4: Air quality	0	0
SA5: Climate change	++	++
SA6: Flooding & coastal change	0	0
SA7: Landscapes	-	0
SA8: Historic environment	0	0
SA9: Health & wellbeing	0	0
SA10: High quality homes & infrastructure	0	0
SA11: Economy	0	0

5.62 Both options for areas of opportunity for battery storage would have a significant positive effect on **SA objective 5: Climate change**. The larger scale option could have a minor negative effect on **SA objective 7: Landscapes** because, whilst the technical assessment sieved out the areas of high landscape sensitivity, this would not eliminate the landscape impacts in their entirety, particularly from larger scale battery storage developments. The impact would be less for smaller scale options due to the reduced height of the installations and the fact that the extent of the areas of opportunity is only slightly less than for the larger option.

North of Dorchester Masterplan

5.63 The Regulation 18 Local Plan proposes a strategic allocation of land north of Dorchester, providing additional homes, employment land, school provision, a local centre, and significant areas of green space (see **Figure 5.1**).

Figure 5.1: North of Dorchester masterplan



5.64 The Regulation 18 Local Plan outlines four 'lines of enquiry' which each present options on different matters that need to inform the approach to a masterplan for north of Dorchester. The SA findings for each of the options listed within the four lines of enquiry are presented in **Tables 5.14 to 5.17**. In summary these lines of enquiry and the options being tested are:

- 1. Eastern edge:
 - Option 1.1: Maintain key views of Dorchester and the surrounding landscape through the retention of an undeveloped buffer.
 - Option 1.2: Development area extending closer to the site's eastern edges to ensure effective use of land.
 - Option 1.3: Development limit between Options 1.1 and 1.2 to allow for scope to form landscaped features and create a gateway into northern Dorchester.
- 2. Employment locations:

- Option 2.1: Business provision split over three areas.
- Option 2.2: All business provision clustered in one location.
- Option 2.3: Business provision dispersed through the development alongside residential uses.
- 3. Pigeon House Farm neighbourhood:
 - Option 3.1: Smaller scale neighbourhood offering transition to the wider rural area.
 - Option 3.2: Large scale neighbourhood.
 - Option 3.3: No development.
- 4. Main east to west route:
 - Option 4.1: Indirect route through the development.
 - Option 4.2: Tree-lined boulevard with pedestrian and cycle priority through a local centre.

Table 5.14: SA findings for North of Dorchester Masterplan options - 1. Eastern edge

Objective	Option 1.1	Option 1.2	Option 1.3
SA1: Biodiversity	-	--	-
SA2: Soil quality and geology	0	0	0
SA3: Water quality	0	0	0
SA4: Air quality	-	-	-
SA5: Climate change	0	0	0
SA6: Flooding & coastal change	0	0	0
SA7: Landscapes	+	-	0
SA8: Historic environment	+	-	0
SA9: Health & wellbeing	+	0	+

Objective	Option 1.1	Option 1.2	Option 1.3
SA10: High quality homes & infrastructure	0	+	0
SA11: Economy	0	0	0

Table 5.15: SA findings for North of Dorchester Masterplan options - 2.
Employment locations

Objective	Option 2.1	Option 2.2	Option 2.3
SA1: Biodiversity	0	0	0
SA2: Soil quality and geology	0	0	0
SA3: Water quality	0	0	0
SA4: Air quality	0	0	0
SA5: Climate change	0	0	0
SA6: Flooding & coastal change	0	0	0
SA7: Landscapes	0	0	0
SA8: Historic environment	0	0	0
SA9: Health & wellbeing	+/-	+	+/-
SA10: High quality homes & infrastructure	0	0	0
SA11: Economy	+	++	+

Table 5.16: SA findings for North of Dorchester Masterplan options - 3. Pigeon House Farm

Objective	Option 3.1	Option 3.2	Option 3.3
SA1: Biodiversity	-	--	+
SA2: Soil quality and geology	-	-	+
SA3: Water quality	-	-	+
SA4: Air quality	-	--	+
SA5: Climate change	-	-	+
SA6: Flooding & coastal change	-	-	+
SA7: Landscapes	-	--	+
SA8: Historic environment	-	--	+
SA9: Health & wellbeing	+	++	0
SA10: High quality homes & infrastructure	+	++	--
SA11: Economy	0	+	-

Table 5.17: SA findings for North of Dorchester Masterplan options - 4. East-west route

Objective	Option 4.1	Option 4.2
SA1: Biodiversity	0	0
SA2: Soil quality and geology	0	0
SA3: Water quality	0	0
SA4: Air quality	0	+

Objective	Option 4.1	Option 4.2
SA5: Climate change	0	+
SA6: Flooding & coastal change	0	0
SA7: Landscapes	0	0
SA8: Historic environment	0	0
SA9: Health & wellbeing	0	++
SA10: High quality homes & infrastructure	0	0
SA11: Economy	+	0

5.65 Table 5.14 shows in respect of Line of Enquiry 1, there are more positive effects for Option 1.1. Specifically, there are minor positive effects relating to **SA objectives 7: Landscapes, 8: Historic environment and 9: Health and wellbeing**. These relate to the focus on mitigation of impacts on the landscape and heritage assets (in particular the Conservation Area and Grade I listed building) and the positive effects that this would have on the local community. All options have negative effects in respect of **SA objective 1: Biodiversity** and **4: Air quality**, reflecting the common impacts of development. The negative effects under **SA objective 1: Biodiversity** are significant for Option 1.2 because of the greater level of development proposed, although this would create a minor positive effect under **SA objective 10: High quality homes and infrastructure**.

5.66 Line of Enquiry 2 would only have effects on **SA objectives 9: Health and wellbeing and 11: Economy** (see **Table 5.15**). Option 2.2 which proposes clustering the employment in a single location would focus commercial traffic on certain routes, enhancing residential amenity, and would provide benefits for businesses in terms of collaboration. This would create positive effects, particularly for **SA objective 11: Economy**. The effects of Options 2.1 and 2.3 on **SA objective 9: Health and wellbeing** would be mixed, being dependent on the location and extent of employment provision, particularly in or near to Local Centres.

5.67 Table 5.16 shows that Options 3.1 and 3.2 under Line of Enquiry 3 would have negative effects for all environmental SA objectives (1-8), with the effects under Option 3.2 being significant negative for **SA objectives 1: Biodiversity, 4: Air**

quality, 7: Landscapes and **8: Historic environment** due to the likely scale and density of development. The effects of Option 3.3 for the same objectives would be minor positive, reflecting that no development would be proposed. Conversely, the effects on the social SA objectives (9-11) are generally positive for Options 3.1 and 3.2, with Option 3.2 having significant positive effects under **SA objectives 9: Health and wellbeing** and **10: High quality homes and infrastructure**, reflecting the benefits of developing a new community with associated housing and facilities. Option 3.3 would see no such benefits although there would be no effects assuming such provision was made elsewhere.

5.68 Line of Enquiry 4 (**Table 5.17**) shows limited differences between Options 4.1 and 4.2. Option 4.2 has minor positive effects under **SA objectives 4: Air quality** and **5: Climate change**, as more people will be likely to cycle and walk rather than drive, given the accessibility to the Local Centre for cyclists and pedestrians. This will also mean significant positive effects for **SA objective 9: Health and wellbeing** as this will provide a safe and accessible environment with improved connectivity. Option 4.1 would have a minor positive effect under **SA objective 11: Economy** as it will enable faster passage of commercial traffic to the main centres of employment.

5.69 The 2021 SA report considered the potential impact of development in general areas around Dorchester. This is different to the options considered above.

Weymouth Town Centre Masterplan

5.70 The Regulation 18 Local Plan proposes the inclusion of a refreshed masterplan for Weymouth Town Centre. The intention is to make it more delivery focused, and to create a framework where development can be coordinated to deliver the necessary infrastructure investment and regeneration. It is possible that sites for regeneration within this area may be identified through the masterplanning process, which may need consideration through the SA during the next iteration of the Local Plan.

Chapter 6

Conclusions and next steps

6.1 The SA of the Regulation 18 Local Plan has been undertaken in line with current best practice and the guidance on SA/SEA as set out in the PPG. SA objectives developed at the Scoping stage of the SA process have been used to undertake an appraisal of the reasonable alternative policy and site options in the current consultation document.

6.2 The Regulation 18 Local Plan identifies several approaches to strategic policy options for distribution of housing and employment development in the plan area. In respect of housing, the approach of focusing development within or near to the higher tier settlements in each of the four functional areas as well as the option to deliver new settlements in the longer term generally perform similarly in terms of the benefits of delivering sufficient homes to meet required needs coupled with potential impacts of developing a large number of new homes on greenfield land. The policy approaches of meeting the housing needs of specific groups also have potentially significant positive effects in relation to **SA objectives 9: Health & wellbeing** and **10: High quality homes and infrastructure**. A Flexible Settlements approach could have potentially significant negative effects on all environmental **SA objectives (1-8)** but potentially significant positive effects on social and economic **SA objectives 10: High quality homes and infrastructure and 11: Economy**.

6.3 None of the employment strategy options have potentially significant effects, although a permissive policy approach for certain uses could have minor negative effects on all environmental **SA objectives (1-8)**.

6.4 The site options have a range of effects, although these were generally similar across the four functional areas. This is because of the significant constraints to development posed by sensitive biodiversity and heritage assets located throughout Dorset, and the proximity of many site options to the Dorset National Landscape in the South Eastern, Central, and Western Functional Areas. Air quality also limits development potential, with PM2.5 levels exceeding WHO and UK guidelines across Dorset. Water quality and flood risk further constrain the site options, with many sites located within Source Protection Zones or near watercourses of poor ecological or chemical status, particularly within the Dorset Stour, Frome, and Piddle catchments. This is reflected in the minor and significant negative effects received by the majority of site options in relation to **SA objectives 1: Biodiversity, 2: Soil quality and geology, 3: Water quality, 4: Air quality, 7: Landscapes, and 8: Historic environment**. Most site options across the four functional areas are expected to contribute positively to health and wellbeing, as they are generally well-located near

open spaces, Public Rights of Way, and key services and facilities in major settlements, and as such receive minor positive effects in relation to **SA objective 9: Health and wellbeing**.

6.5 The various policy approaches considered in the consultation document are likely to have the following significant positive effects:

- Gypsy, Traveller and Travelling Showpeople - under the option of all sites of up to either 100 or 200 dwellings delivering 5 pitches and the option of a criteria-based policy - **SA Objective 9: Health & Wellbeing**.
- Strategic Heathland Recreation Mitigation - large Heathland Infrastructure Project routes and destinations on **SA Objective 1: Biodiversity**.
- Shapwick/Kingston Lacy/Stour Valley Park policy - **SA Objectives 9: Health & wellbeing** and **10: High quality homes and infrastructure**.
- Wind, solar and battery storage - allowing any form of renewable development would be significantly positive for **SA Objective 5: Climate change**.
- North of Dorchester Masterplan -
 - Option 2.2 (all business provision clustered in one location) for **SA Objective 11: Economy**.
 - Option 3.2 (large scale neighbourhood at Pigeon House Farm) for **SA Objectives 9: Health & wellbeing** and **10: High quality homes and infrastructure**.
 - Option 4.2 (tree-lined boulevard with pedestrian and cycle priority through a local centre) for **SA Objective 9: Health & wellbeing**.

6.6 The various policy approaches considered in the consultation document are likely to have the following significant negative effects:

- Wind, solar and battery storage - allowing the largest scale of wind and solar development - **SA Objective 7: Landscapes** and allowing the smallest scale solar development would impact on **SA Objective 1: Biodiversity**.
- North of Dorchester Masterplan -
 - Option 1.2 (development area extending closer to the site's eastern edges to ensure effective use of land) - **SA Objective 1: Biodiversity**.
 - Option 3.2 (large scale neighbourhood at Pigeon House Farm) - **SA Objectives 1: Biodiversity, 4: Air quality, 7: Landscapes** and **8: Historic Environment**.

- Option 3.3 (no development at Pigeon House Farm) - SA **Objective 10: High quality homes & infrastructure.**

6.7 The Regulation 18 Local Plan consultation document presents a number of options for policies and sites that could be included in the Local Plan that are at an early stage of development with choices still to be made about the final policy direction to be taken. The significant negative effects identified above for some of the options could be avoided or reduced depending on the options that are preferred for inclusion in the next version of the Local Plan, and policy wording included to address these issues. The likely total effects of implementing the plan (taking into account the final site allocations and policy requirements) and the measures envisaged to prevent, reduce and as fully possible offset any significant adverse effects on the environment, as well as the cumulative effects of the plan considered alongside other plans for the surroundings and region will be included in the next iteration of the SA Report.

Next steps

6.8 This SA Report will be available for consultation alongside the Regulation 18 Local Plan (Regulation 18) Local Plan document in August and September 2025. Following this consultation, a Publication Version of the Local Plan (Regulation 19) will be prepared and be the subject of further public consultation. The Publication Local Plan will be supported by an SA Report which will also be consulted on.

6.9 Following this, the Local Plan and accompanying SA Report will be submitted to the Secretary of State for public examination. Any proposed modifications to the Publication Draft Local Plan arising out of this process may require SA, which will be consulted upon, as necessary.

References

- 1 Available online at: [Natural England Water Quality and Nutrient Neutrality Advice \(16 March 2022\) \(NE785\)](#)
- 2 The Planning and Compulsory Purchase Act 2004 was amended under the Environmental Assessments and Miscellaneous Planning (EU Exit) Regulations 2018
- 3 Directive 2001/42/EC of the European Parliament and of the Council of 27th June 2001 on the assessment of the effects of certain plans and programmes on the environment
- 4 Explanatory Memorandum to the Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 No. 1232
- 5 Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government (2024). Planning Practice Guidance [online] Available at: www.gov.uk/government/collections/planning-practice-guidance
- 6 Levelling-up and Regeneration Act 2023
- 7 The Conservation of Habitats and Species Regulations 2017 (2017) SI No. 2017/1012, as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579), TSO (The Stationery Office), London.
- 8 This original scoping process is described in the SA Scoping Report prepared by Dorset Council in November 2019.
- 9 Available online at: [Organisation for Economic Co-operation and Development \(OECD\) \(2025\)](#).
- 10 Available online at: Levelling-up and Regeneration Act 2023
- 11 Available online at: [National Planning Policy Framework](#)
- 12 Available online at: [Building for a Healthy Life](#)
- 13 Available online at: [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2023](#).
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