

Sustainability Appraisal

West Dorset, Weymouth and Portland Local Plan

February 2015

West Dorset District Council and Weymouth & Portland Borough Council

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1. INTRODUCTION

This Environmental Report provides an account of the Sustainability Appraisal of the West Dorset, Weymouth and Portland Local Plan ('the Local Plan').

The main purpose of the Sustainability Appraisal is to ensure that the key environmental, social and economic issues are considered throughout the development of the Local Plan, with the goal of achieving sustainable development through the planning system.

The Sustainability Appraisal process is iterative, in that the appraisal occurs alongside the development of the Local Plan, suggesting amendments throughout the plan making process, to ensure that sustainability issues are addressed at each stage.

This Sustainability Appraisal incorporates a Strategic Environmental Assessment. The Sustainability Appraisal also includes a Health Impact Assessment, the aim of which is to ensure that the Local Plan maximises positive health impacts and minimises negative health impacts.

THE WEST DORSET, WEYMOUTH AND PORTLAND LOCAL PLAN

The planning system governs the use and development of land by controlling which new buildings will be built and where they should go.

The Local Plan, once adopted, will be the main basis for making decisions on planning applications within the entire administrative area of West Dorset, Weymouth and Portland in the county of Dorset.

The Local Plan will provide a general policy framework consisting of policies to fulfil the Plan's strategic objectives, as well as suggested sites for development to meet the housing and employment needs for the district and borough. It will provide a long-term planning strategy for the plan area and direction for future development, giving local communities, developers and investors greater certainty about the types of applications that are likely to be approved, and greater security of future development land supply.

LEGISLATIVE BACKGROUND TO SUSTAINABILITY APPRAISAL

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

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

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

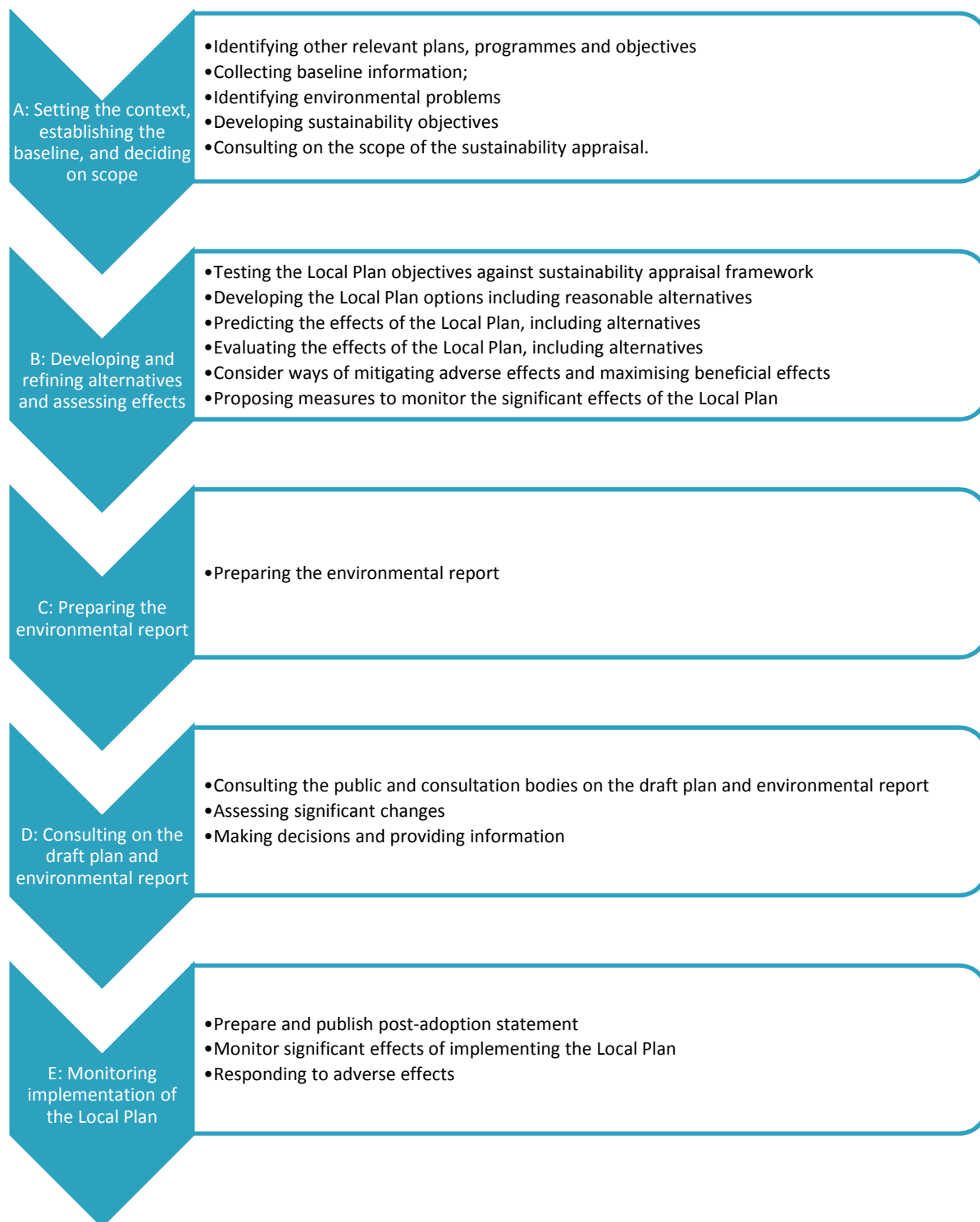
The National Planning Policy Framework reiterates the requirement for a Sustainability Appraisal of Local Plan documents and includes the following text:

"a sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors".

THE SUSTAINABILITY APPRAISAL PROCESS

Government guidance¹ sets out five key stages in the preparation of Sustainability Appraisal for Local Plan, as shown in Figure 1.1.

Figure 1.1: The key stages of sustainability appraisal



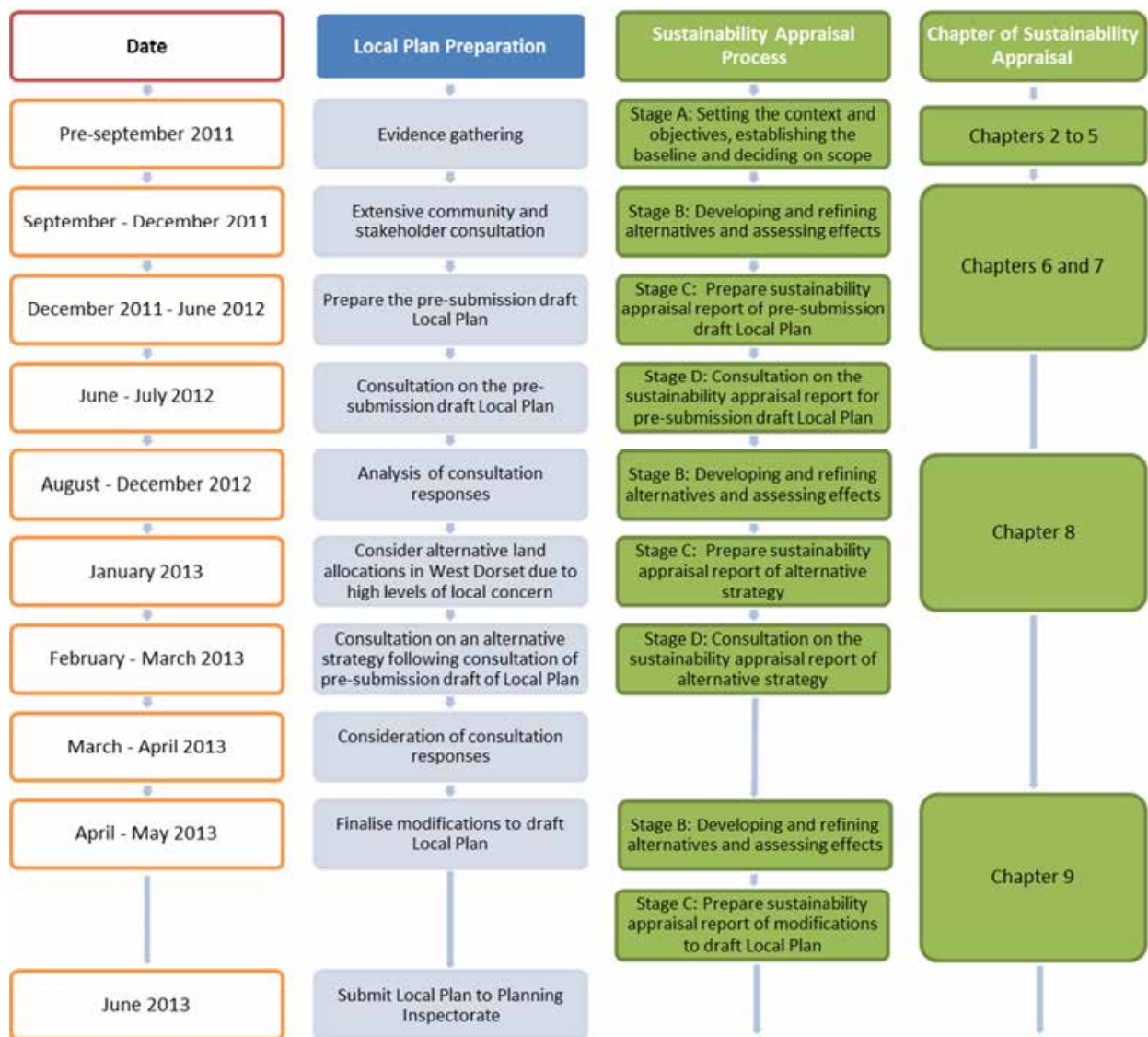
¹ <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

THE SUSTAINABILITY APPRAISAL OF THE LOCAL PLAN

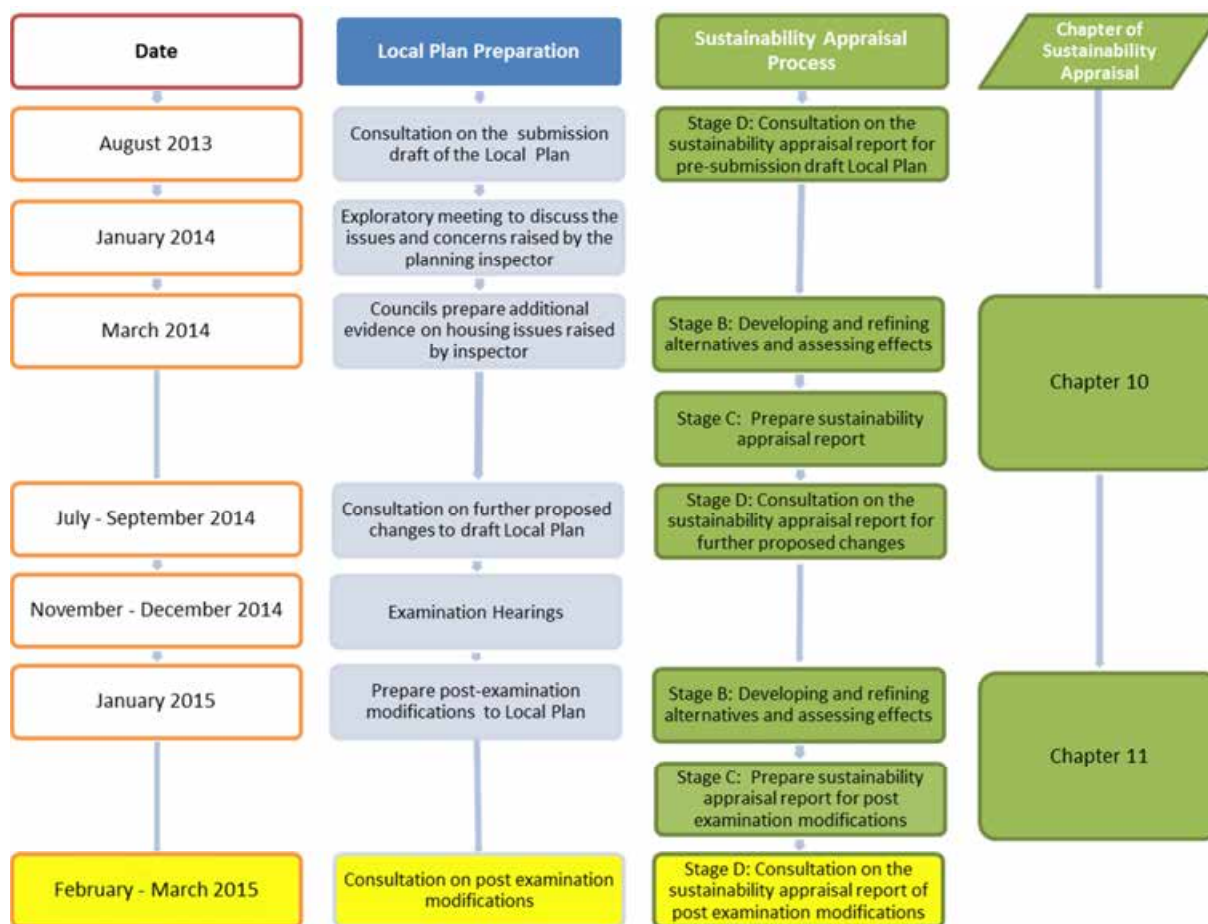
The Sustainability Appraisal process is iterative, in that the stages of the Sustainability Appraisal occur alongside the development of the Local Plan, feeding into its development throughout the plan making process.

Figure 1.2 provides a summary of the interaction between the Local Plan process and Sustainability Appraisal process. This diagram is schematic, and gives a simplified, schematic view of the process. In practice the Sustainability Appraisal process was more complex than shown in Figure 1.2. For example, the baseline has been updated throughout the development of the Local Plan as more information comes to light, to ensure that the appraisal is completed using the current characteristics of the plan area, rather than that during September 2011.

Figure 1.2: The key stages of sustainability appraisal alongside the development of the Local Plan (with the current stage of the Local Plan and sustainability appraisal highlighted in yellow)



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The sustainability appraisal process fully meets the requirements of the SEA directive. The requirements of the SEA Directive, and the Chapters in the sustainability appraisal where these requirements are met, are shown in Figure 1.3.

Figure 1.3: The requirements of the SEA directive and where in report these requirements are met

Requirements of the SEA Directive	Chapter in report
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes.	Chapters 1 & 2,
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Chapter 3.
The environmental characteristics of areas likely to be significantly affected.	Chapter 3.
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Chapter 4.
The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Chapter 2

Requirements of the SEA Directive	Chapter in report
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.	Chapters 7, 9, 11
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Chapters 7, 9, 11
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.	Chapters 6, 8, 10
A description of the measures envisaged concerning monitoring in accordance with Article 10.	Chapter 12.
A non-technical summary of the information provided under the above headings.	A non-technical summary available as a separate document.

2. LINKS TO OTHER PLANS, PROGRAMMES AND OBJECTIVES

Reviewing the policy context of the Local Plan helps to identify the relevant objectives and targets of other plans and programmes so they can be reflected in the sustainability objectives of the Sustainability Appraisal. This prevents conflict between the Local Plan and other documents, and takes advantage of the common objectives between the Local Plan and other documents.

A large number of policies, plans, programmes, strategies and initiatives at an international, national, regional and local level, including those suggested by the statutory consultation bodies, were considered relevant to the Local Plan and were reviewed accordingly.

The key messages from the review of other plans, programmes and objectives according to each chapter of the Local Plan are presented in Figure 2.1, with the full review of the documents examined for the Local Plan presented in Appendix A.

Figure 2.1: A table showing the key messages identified in the review of relevant plans and programmes according to each Chapter of the Local Plan

Topic	Key messages
Environment and Climate Change	<ul style="list-style-type: none"> • Protect and enhance our valued landscapes, wildlife habitats and green infrastructure network, air and water quality, built heritage and archaeology whilst promoting sustainable development to satisfy the needs and demands of the area; • Provide for the transition to a low carbon future by promoting the improvement of the energy performance of buildings, a reduction in greenhouse gas emissions, and the uptake of renewable energy technologies; and • Ensure that we create places people want to live in, that are free from nuisance (such as noise) and where they feel safe from issues such as the risk of flooding and coastal erosion.
Achieving a Sustainable Pattern of Development	<ul style="list-style-type: none"> • To boost the supply of housing and employment sites. • To seek positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. • To take account of and support local strategies to improve health, social and cultural wellbeing for all. • Make Weymouth & Portland a successful business location and improve it as a place to live, work and visit. • Promote the development of affordable housing, particularly in West Dorset. • There is a variety of housing to meet a range of incomes, including enough affordable housing for those in need. • Reduce the need to travel.
Economy	<ul style="list-style-type: none"> • Ensure sufficient land of the right type is available in the right places at the right time; • Set criteria and allocate land to meet demand; • Support existing and emerging sectors; • Support the expansion and growth of existing businesses;

	<ul style="list-style-type: none">• Promote the viability and vitality of town centres;• Define town centres and primary shopping areas;• Apply a sequential approach for town centre uses;• Support the development and diversification of agriculture and land based rural business;• Support tourism and leisure development; and• Support the development and retention of local facilities and services.
Housing	<ul style="list-style-type: none">• Increase significantly the delivery of new homes. It aims to provide a choice of high quality homes;• widen opportunities for home ownership and creating sustainable mixed communities;• Provide mixed housing provision to provide for balanced communities.• To set policies to meet affordable housing needs on site, or by off site provision or by financial contribution if it can be robustly justified.
Community Needs and Infrastructure	<ul style="list-style-type: none">• improve electronic communication technology (broadband);• improve public transport infrastructure;• Tackle climate change through the promotion of renewable energy;• Ensure good quality provision and access to open spaces, culture and recreational facilities and improve the provision of public transport, particularly in rural areas.

3. CHARACTERISTICS OF THE PLAN AREA

Characterising the state of the environment in West Dorset, Weymouth and Portland helps to identify the key sustainability issues that the Sustainability Appraisal should focus on, and provides a benchmark for the appraisal of the significance of effects and for the purposes of monitoring.

This Chapter provides a summary of the environmental conditions of the plan area, including the areas likely to be significantly affected by the Local Plan such as those allocated for development, and a prediction of the likely future evolution of the plan area under a 'no plan' scenario.

Since the environment within the plan area is constantly changing and evolving, the baseline data has been updated to ensure that it remains up to date.

BASELINE INFORMATION

WILDLIFE AND HABITATS

The plan area contains land which has been designated on the basis of its ecological importance, at a local, national, or international level (Figure 3.1). The ecological designations within the plan area include:

- **International sites:** Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites, and proposed sites under consideration. Approx 3,200ha of land designated as SSSI within the plan area. Further areas are designated as International sites in offshore areas.
- **Site of Special Scientific Interest (SSSI):** The country's most important wildlife and geological sites. Approx 4,370ha of land designated as SSSI within the plan area.
- **Site of Nature Conservation Interest (SNCI):** An area of local nature conservation interest. Approx 5,200ha of land designated as SNCI within the plan area.

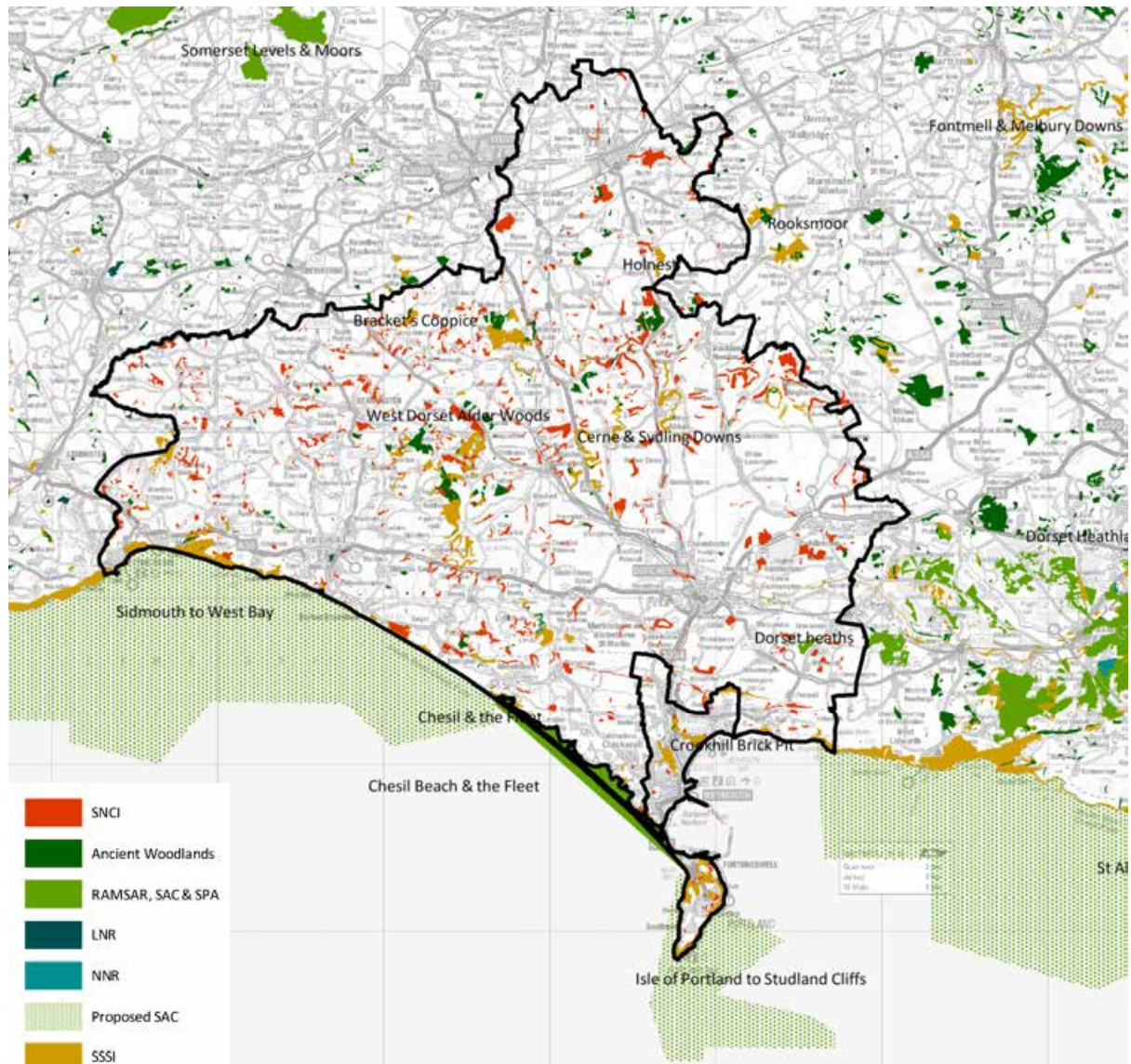
In addition to these designations, there are Local Nature Reserves (LNR) and National Nature Reserves (NNR) within the plan area.

The most important and most highly protected sites are the International sites. Please note that all international sites also have SSSI status, and therefore there is some overlap between designations.

The coverage of the plan area is approximately 113,000ha, of which at least 9,500ha is occupied with a local, national or international level ecological designation. Therefore, more than 8.5% of the plan area is occupied with an ecological designation.

The European Protected species that have been recorded within the plan area include sand lizards, great crested newts, bats, otters and water voles.

Figure 3.1: Ecological designations within the plan area and its surroundings



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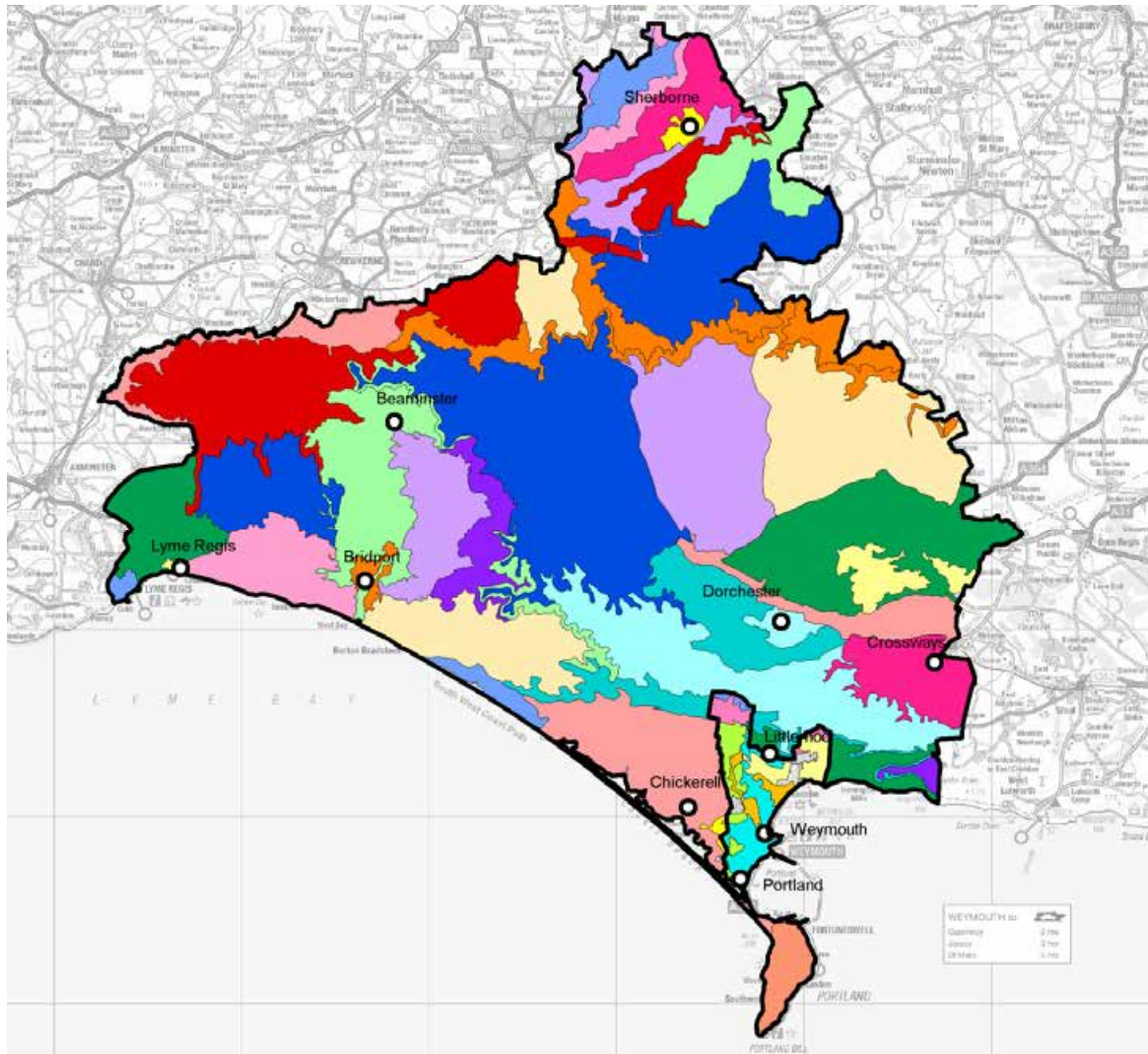
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LANDSCAPE, SEASCAPE AND SITES OF GEOLOGICAL INTEREST

The landscape and seascape character of the plan area is documented in detail in the Landscape Character Assessments for West Dorset and Weymouth & Portland and the Dorset Coast, Land and Seascape Character Assessment. Figure 3.2 shows the landscape character areas within the plan area.

Figure 3.2: The Landscape Character Assessment Areas within the plan area.



West Dorset Landscape Character Assessment areas

- Axe Valley
- Axe Valley Hills
- Bexington Coast
- Blackmoor Vale
- Bride Valley
- Bridport
- Brit Valley
- Cerne and Piddle Valleys and Chalk Downland
- Cerne and Sydling Valley
- Chaldon Downs
- Charmouth
- Chickereil
- Chideock Hills
- Crossways Gravel Plateau
- Dorchester
- Dorchester Downs
- Frome and Piddle Valley Pastur
- Halstock Vale
- Lyme Regis
- Marshwood Vale
- Melbury Hills
- North Dorset Escarpment
- North Dorset Hills
- Osmington Ridge and Vale
- Powersstock Hills
- Powersstock Woods
- Puddle town Forest and Clyffe House
- Sherborne
- Sherborne Escarpment
- Sherborne Hills
- South Dorset Downs
- South Dorset Escarpment
- South Dorset Ridge and Vale
- Thornford Ridge
- Trent Hills
- Upper Frome Valley
- Upper Piddle Valley
- West Blackmoor Rolling Vales
- West Dorset Escarpment
- Wootton Hills
- Yeo Valley Pasture

Weymouth and Portland Landscape Character Assessment areas

- Chesil Bank and the Fleet
- Osmington Ridge and Vale
- Portland
- South Dorset Downs
- South Dorset Escarpment
- South Dorset Ridge and Vale
- Urban Area
- Valley Pasture

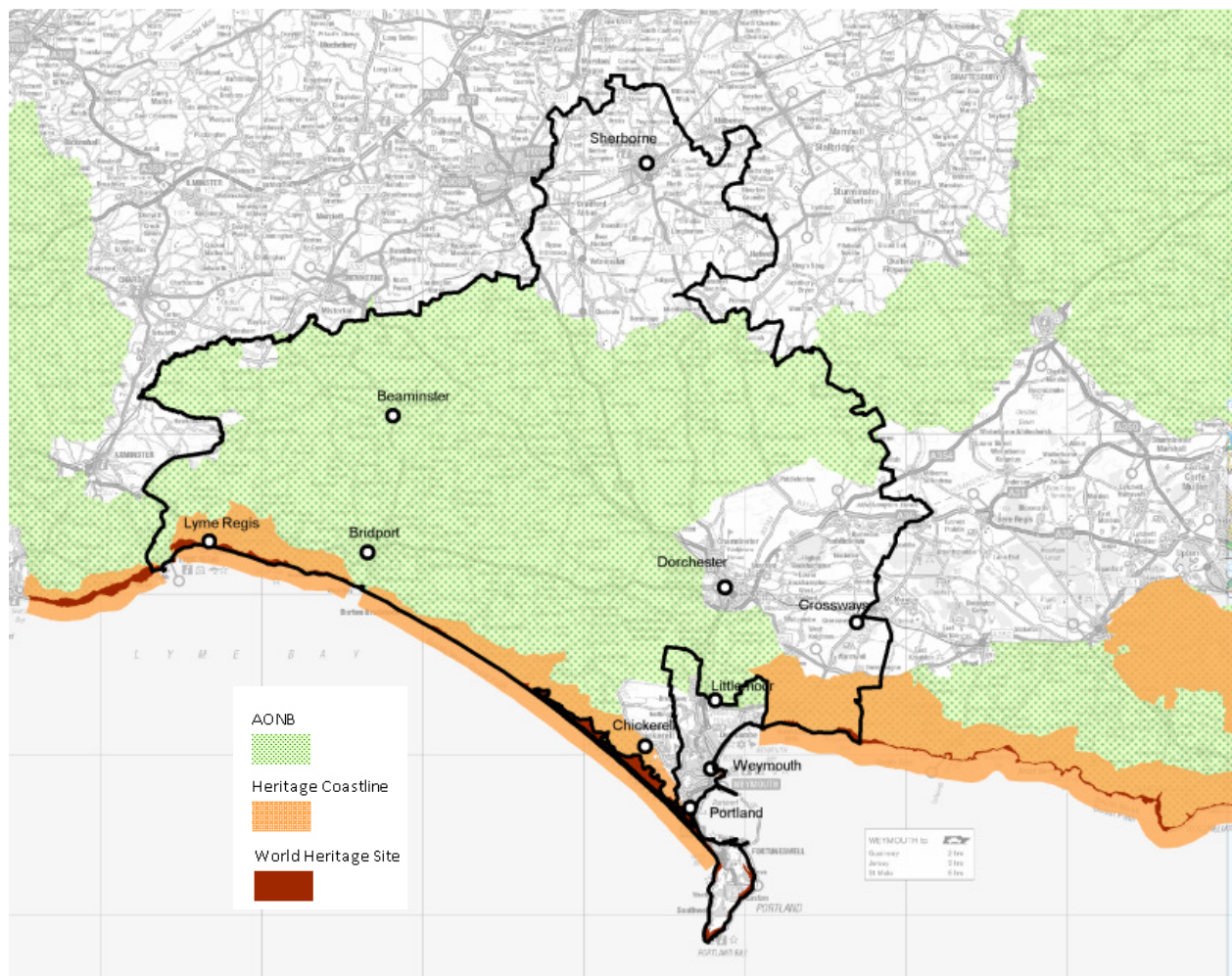
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Landscape designations within the plan area include the Dorset Area of Outstanding Natural Beauty which covers approximately 78,000ha of the plan area and represents a proportion of approximately 69% of the plan area.

In addition, the vast majority of the coastline within the plan area is part of the Dorset and East Devon Coast World Heritage Site, with only a small section of coastline in Weymouth omitted. This recognises the worldwide importance of the coastline within the plan area in terms of its outstanding geological and geomorphological value.

The extent of the Dorset Area of Outstanding Natural Beauty and the Dorset and East Devon Coast World Heritage Site is shown in Figure 3.3.

Figure 3.3: The extent of the Dorset Area of Outstanding Natural Beauty within the plan area.



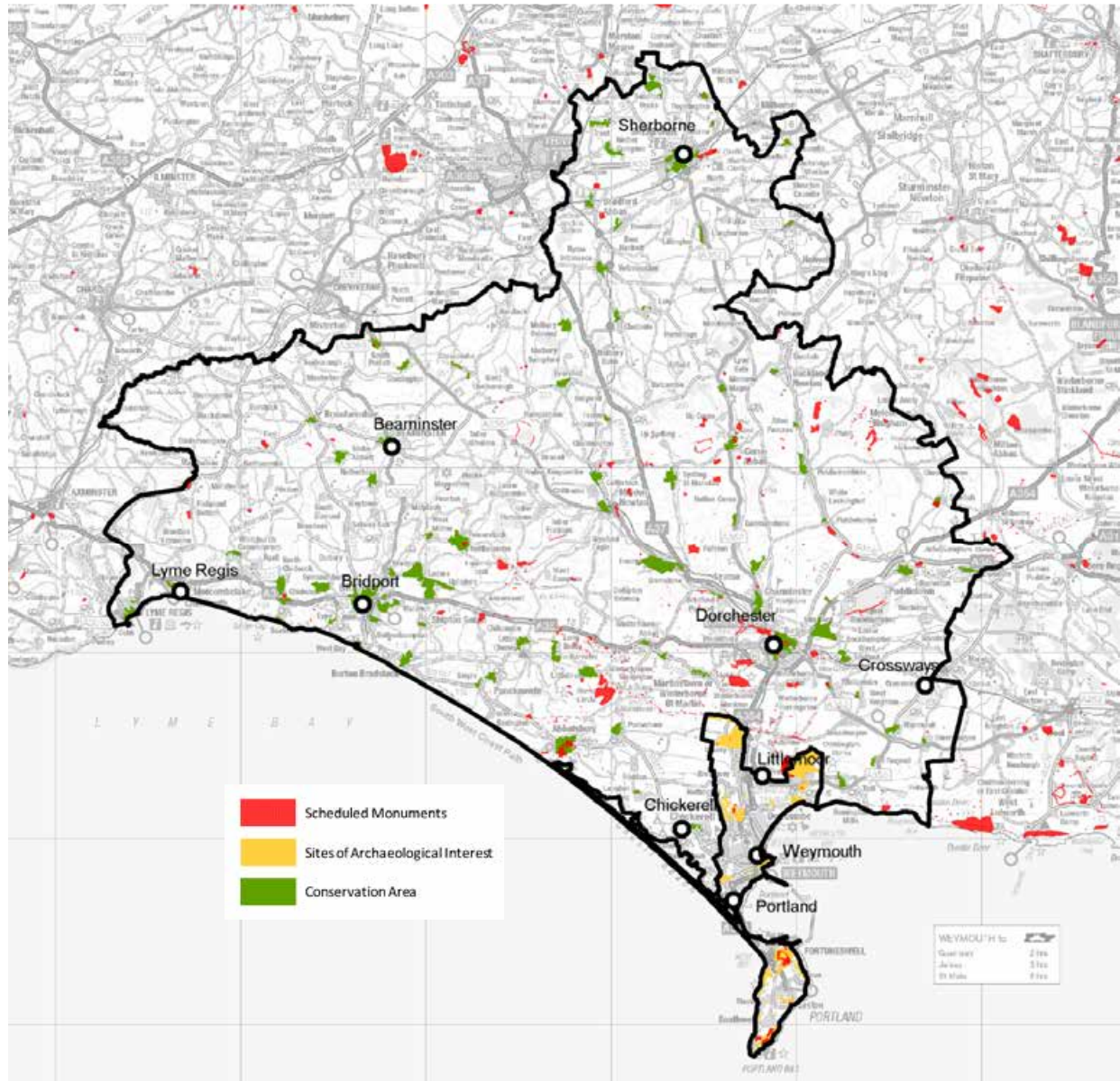
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PROTECTING AND ENHANCING OUR BUILT HERITAGE AND ARCHITECTURAL REMAINS

The plan area includes a rich historic and built heritage largely protected through Listed Buildings, of which there are approximately 8,000, and in the region of 90 Conservation Areas. There is also a multitude of archaeological sites and features within the plan area, the most important of which are designated as scheduled monuments. These features are shown in Figure 3.4.

Figure 3.4: The location and extent of conservation areas, sites of archaeological interest and scheduled monuments within the plan area (and the scheduled monuments within its immediate surroundings)



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FLOOD RISK

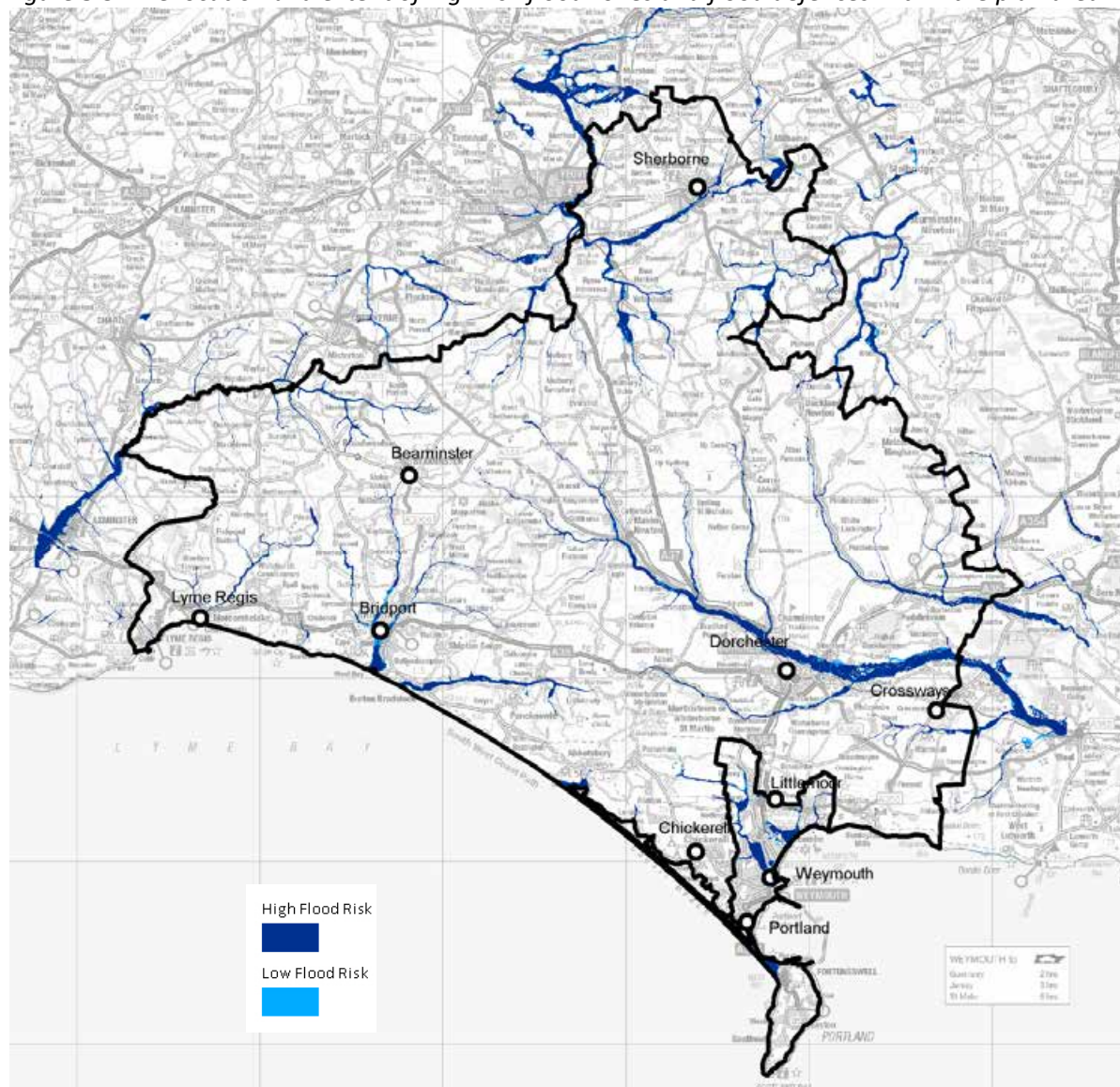
Some areas within West Dorset, Weymouth and Portland are at risk from both fluvial and tidal flooding, or have the potential to exacerbate flooding elsewhere. The extent of the flood risk zones are shown in Figure 3.5.

Weymouth town centre, the Park District and the Chiswell area of Portland are particularly vulnerable to flooding according to the Weymouth Town Centre Flood Risk Management Strategy. In

Weymouth town centre there are currently 447 properties at risk from a 1 in 200 year tidal event with wave overtopping. This is predicted to increase to 1,007 for the same event in 2035, and extend to 4,042 properties in 2126. This equates to damage and losses from flooding current to the value of approximately £145 million by 2126.

The West Dorset Strategic Flood Risk Assessment indicates that significant areas of Beaminster, Bridport, (including West Bay), Chetnole, Dorchester, Lyme Regis, Winterbourne Abbas and Winterbourne Steepleton and Yetminster at risk from fluvial and /or tidal flooding.

Figure 3.5: The location and extent of high risk flood zones and flood defences within the plan area.



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COASTAL EROSION AND LAND INSTABILITY

Coastal erosion and land instability may have an impact on some existing coastal communities within West Dorset, Weymouth and Portland, as there are only limited funds available for new or improved coastal defences. Even if there were sufficient funds, the wider impacts of coastal defences on the natural environment need to be considered. The status of the World Heritage Site depends in part on allowing these ongoing coastal processes, and the introduction of tidal flows in an area can also provide opportunities to re-create inter-tidal habitats, although in places this may have an adverse impact on the integrity of valuable freshwater habitats.

The South Devon and Dorset (Durlston Head to Rame Head) Shoreline Management Plan is a non-statutory document that provides an objective, large scale assessment of risks to people and the environment resulting from the evolution of the coast. It defines the over-arching strategy for protecting the coast, identifying which sections of the coast are to be protected in the short (0 to 20 years), medium (20 to 50 years) and long term (50 to 100 years). It covers an area which includes one of the largest active landslip areas in Europe between Lyme Regis and Charmouth, urban centres such as Weymouth and many areas designated and protected for their heritage, landscape, geological and biological value. In addition to Lyme Regis and Weymouth the coastline is expected to continue to erode in areas such as Old Castle Road in Wyke, Bowleaze Cove and Furzy Cliffs, and parts of Ringstead Bay and the river mouth at Charmouth. Coastal defences are currently planned at Lyme Regis and Weymouth town centre to continue to defend these areas, as long as funding can be secured. Although existing defences will continue to protect the majority of other coastal areas in the medium term, a number of smaller communities will not be defended.

AGRICULTURAL LAND AND FARMING RESILIENCE

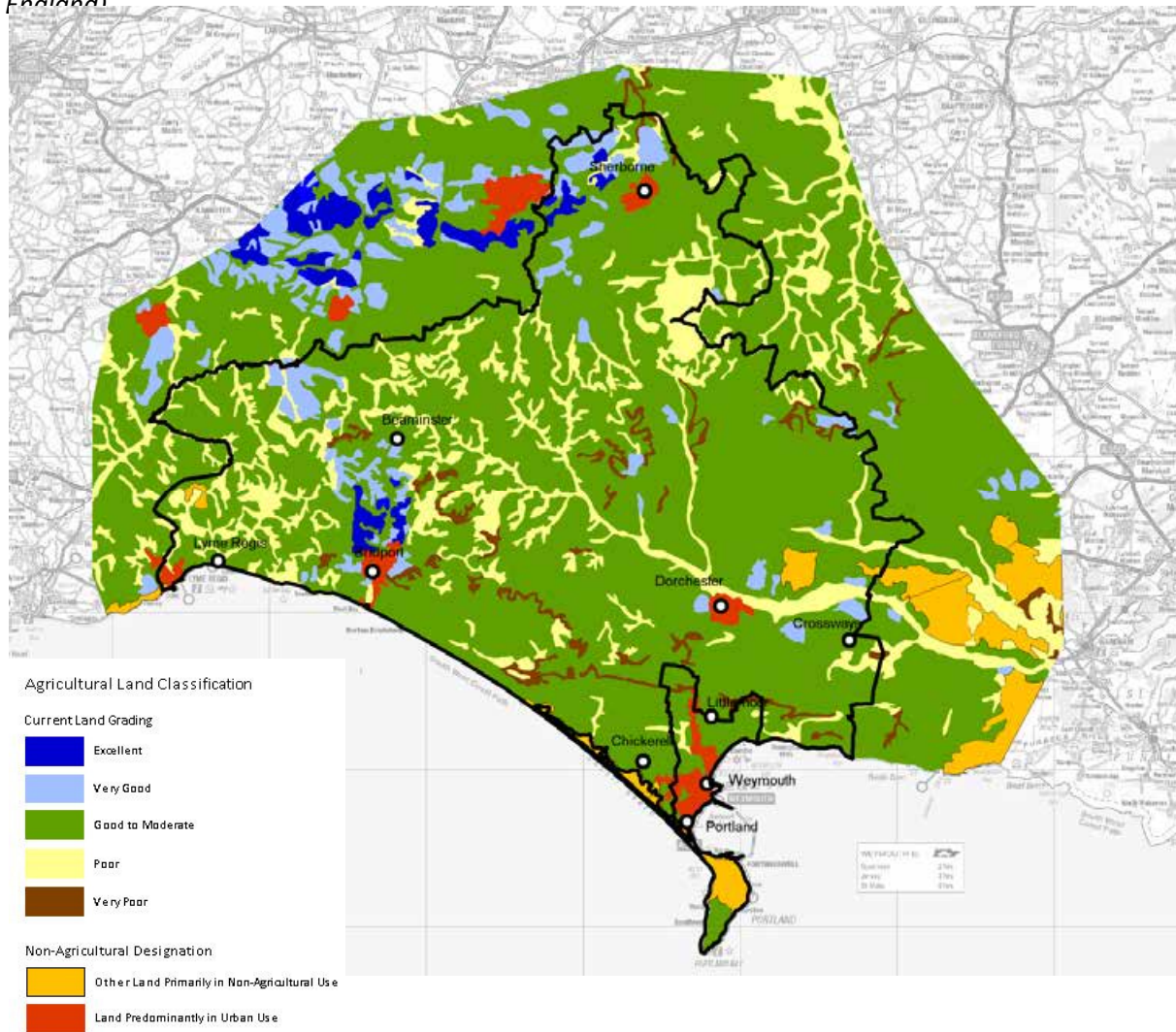
The Agricultural Land Classification system classifies land into five grades, with Grade 3 subdivided into subgrades 3a and 3b. The best and most versatile agricultural land, according to National Planning Policy Guidance, is defined as Grades 1, 2 and 3a. This is the land which is most flexible, productive and efficient in response to inputs and which can best deliver future crops for food and non food uses such as biomass, fibres and pharmaceuticals.

Current estimates are that Grades 1 and 2 together form about 21% of all farmland in England; with subgrade 3a also ²covering approximately 21%.

Within the plan area Grade 1 and 2 designations represent 21.25% of the agricultural land mass (Figure 3.6). The amount covered by agricultural subgrade 3a is undeterminable from the data available at present. However, the overall majority proportion of the agricultural land within the plan area is of broader Grade 3 designation, representing 33.5% of the land mass. The overall proportion of the agricultural land mass within the plan area of Grade 3 or higher is approximately 55%.

² "Agricultural Land Classification: protecting the best and most versatile agricultural land", Technical Note TIN049, published by Natural England, December 2012

Figure 3.6: The agricultural land classifications within the plan area (data provided by Natural England)



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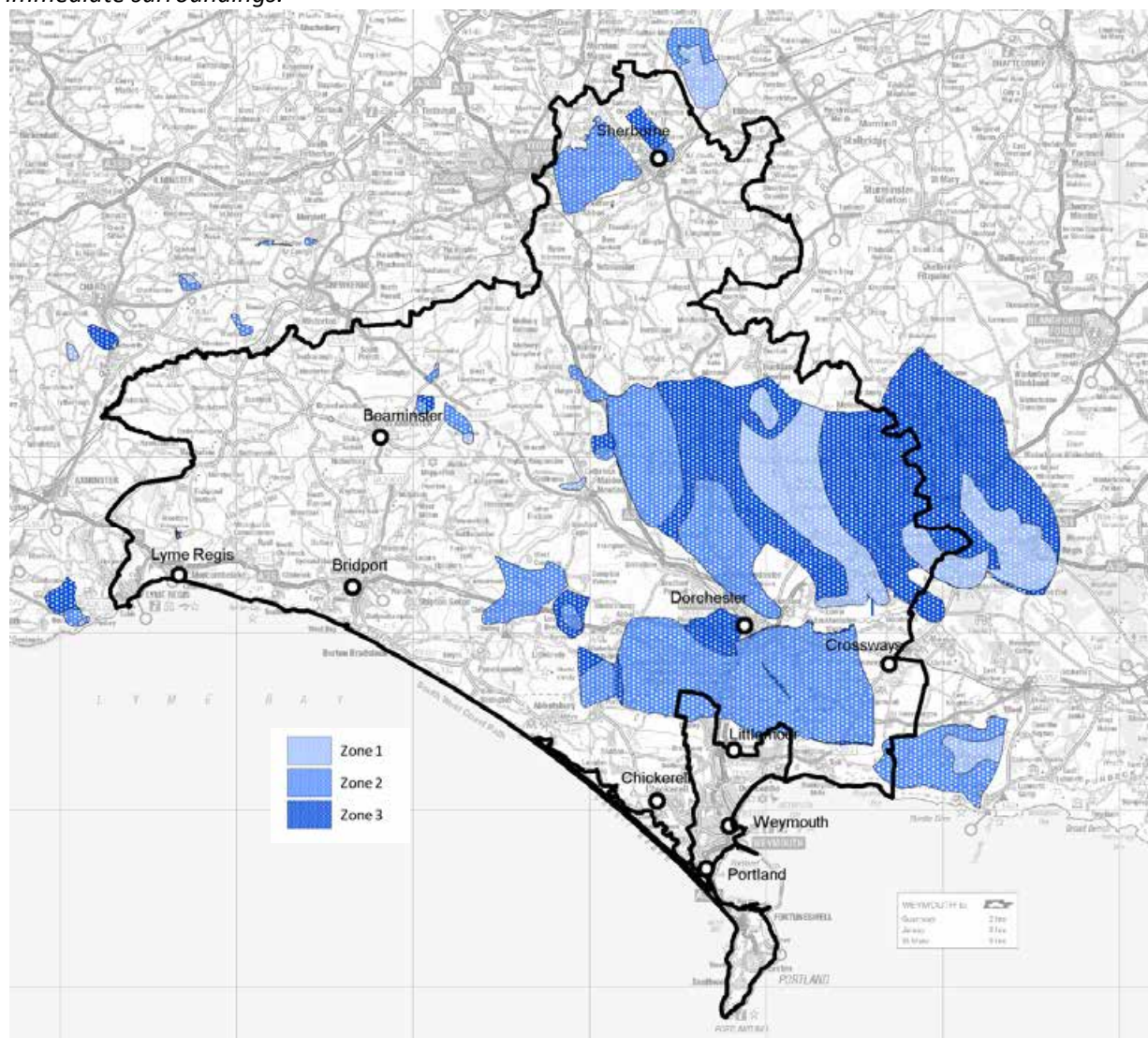
WATER RESOURCES

Groundwater feeds into both the public water supply and over 500 private water supplies (that serve the more rural and agricultural parts of the plan area). This supply may be adversely affected through pollution and may also be depleted through surface water and drainage systems that do not allow water to percolate into the soils.

The most vulnerable groundwater sources within the plan area have been defined by the Environment Agency as Groundwater Source Protection Areas, which are largely located in central and eastern sections of the plan area (Figure 3.7). Zone 1 denotes the most vulnerable areas in terms of the need for Groundwater protection; this designation covers roughly 8% of the plan area, with 13% of Zone 2 designation and 7% of Zone 3.

Cumulatively speaking, 28% of the plan area has designation as a Groundwater Source Protection Zone.

Figure 3.7: The location and extent of Groundwater Source Protection Zones within the plan area and immediate surroundings.



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CONTAMINATED LAND

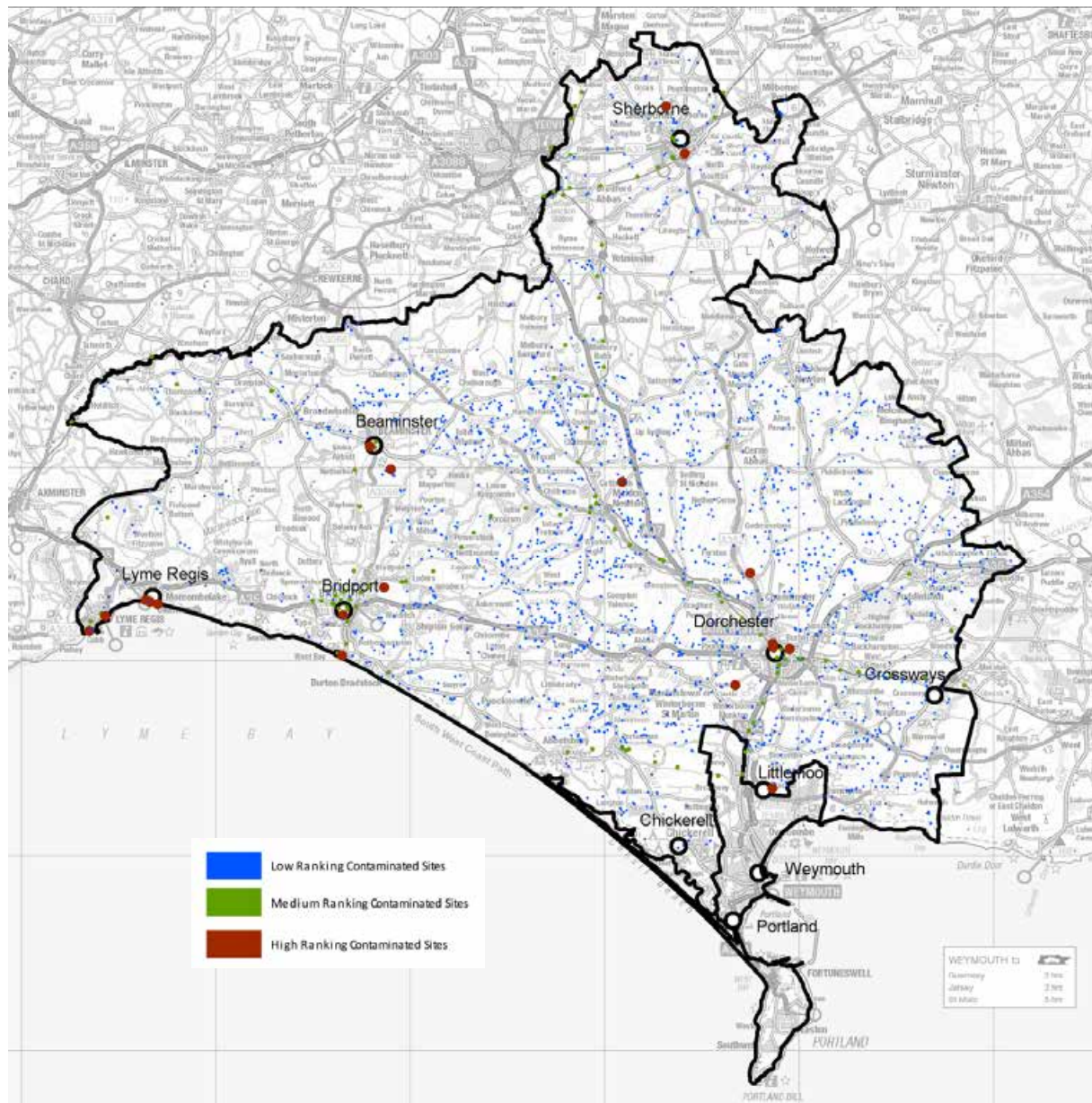
Local Authorities have duties and responsibilities under Part IIA of the Environmental Protection Act 1990 to investigate land which is defined as contaminated under the terms of the act.

Weymouth and Portland Borough Council is currently undertaking and working through an inspection programme of the district to identify and remediate areas of possible land contamination. Weymouth and Portland Borough Council's Contaminated Land Inspection Strategy is not currently available as it is under review. The location of sites classified as low, medium and high risk contaminated land sites is shown in Figure 3.8.

West Dorset District Council published a Contaminated Land Strategy in 2000 which was updated in 2008 setting out the strategy to 2013. Areas of potential contamination were mapped and provide information of past developments and processes, such as old gas works and landfill sites, which may have resulted in contamination of land which can pose a threat to human health. Few sites are so

badly contaminated that they cannot be re-used at all, but the contamination may limit the range of potential future uses and impact on the cost and viability of development.

Figure 3.8: The location and extent of low, medium and high risk Contaminated Land sites within the plan area.



PROVIDING FOR MORE AFFORDABLE HOMES

Affordable housing must be provided at a cost low enough to be affordable to local people whose needs cannot be met by the open market. It should remain at an affordable price in the long term, through the use of appropriate restrictions, rather than only being affordable to initial occupants.

There are three main types of affordable housing; social rented, affordable rented and intermediate housing. Housing available for social or affordable rent is rented housing normally provided by registered providers and regulated by the Homes and Communities Agency. Intermediate housing can include shared equity products and leasehold shared-ownership schemes, and discounted sale (with future sales restricted to the same discount). Low cost market housing, aimed at first time

buyers but with no restrictions on market prices, is not considered to be affordable housing as it does not remain affordable in the longer term.

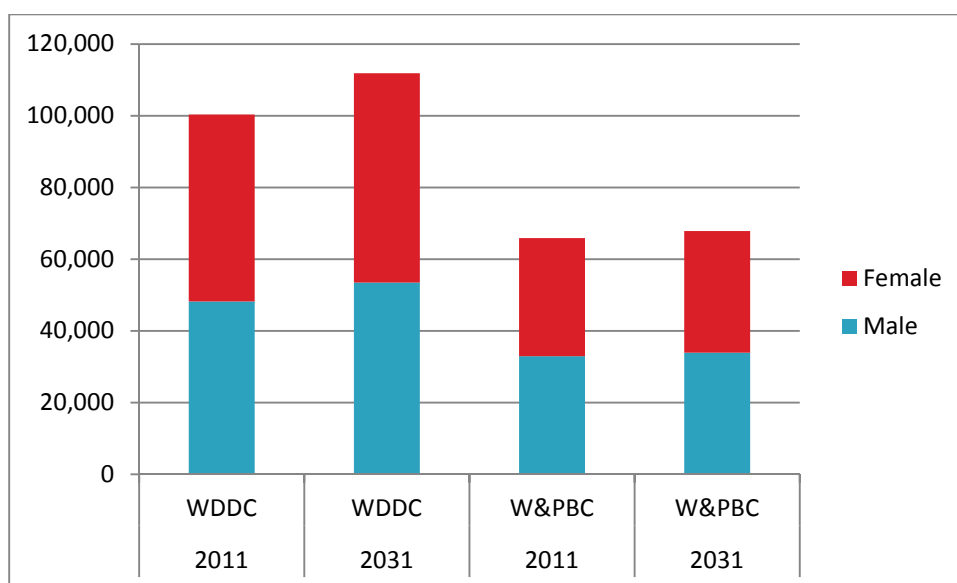
There are 987 people on the housing register in West Dorset and 968 in Weymouth and Portland according to the Council’s database at the time of writing, on 3rd February 2015.

In 2014, as part of the SHMA, the current annual affordable housing need was estimated at 362 per annum in West Dorset and 423 per annum in Weymouth & Portland.

CHANGING POPULATION AND DEMOGRAPHIC PROFILE

The population within the plan area is forecast to increase during the plan period (Figure 3.9). It is predicted that the population will increase by 14% in West Dorset and 5% in Weymouth and Portland over the next 20 years³, as shown in Figure 3.9.

Figure 3.9: Population Forecast for West Dorset & Weymouth & Portland (Source: ONS/Review of future housing requirements for West Dorset and Weymouth & Portland 2013)



These population forecasts are based on the predicted births, deaths, and in-and out-migration, as shown in Figure 3.10.

Figure 3.10: Population change summary predicted for the individual authorities. (Source: ONS/DCC)

³ “A review of future housing requirements for West Dorset and Weymouth and Portland”, completed by Keith Woodhead (independent consultant), published in 2013.

	West Dorset 2011-2021	Weymouth and Portland 2011-2021
Natural Change	-2500	500
Births	9800	7400
Deaths	12300	7000
All Migration Net	9600	1100
Internal migration in	63100	32600
Internal migration out	-51000	-29600
International migration in	4000	2000
International migration out	-6000	-4000
Cross border migration in	2000	1000
Cross border migration out	-2000	-1000
Population Changes	7000	1500

The 2011 Census showed that there were 160,200 people resident in the plan area. Currently the age profile of the population, which is presented in Figure 3.11, is heavily focussed towards older age groups with an estimated 12.3% of the population of the plan area being aged 75 and over (compared with 8% nationally) and 20.8% aged between 60 and 74 (compared with 14.6% nationally). The evidence suggests that the high proportion of older residents is driven by the quality of the environment and the in-migration of people who have chosen to stay and retire in the area. Weymouth and Portland has a younger age structure than West Dorset, as is typical when comparing urban and rural areas. The qualitative evidence suggests that this is due to Weymouth providing a source of cheaper housing which is suitable to younger age groups.

Figure 3.11: Regional and national age profiles for 2011 (source SHMA from County Council projections and ONS 2008 based sub-national population projections)

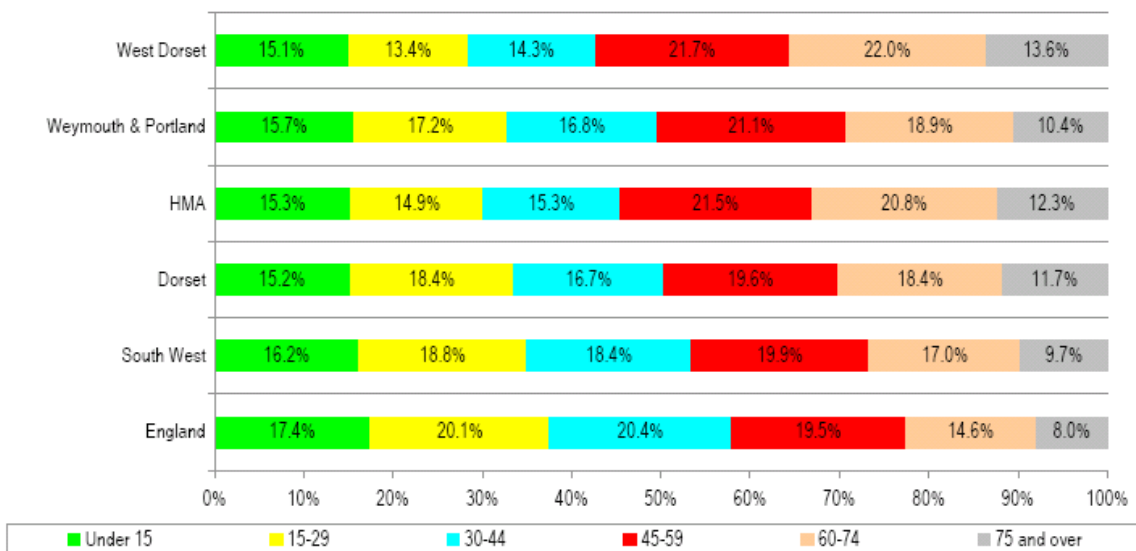
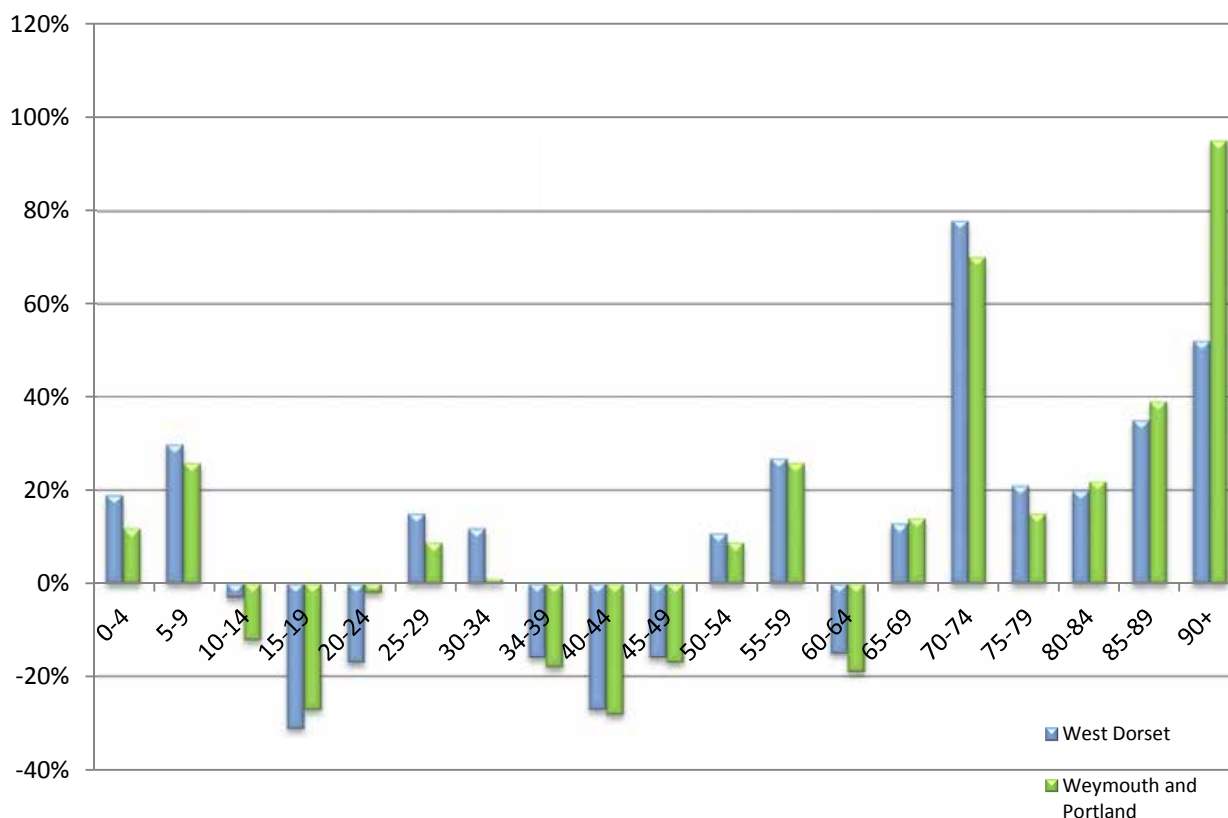


Figure 3.12 shows the percentage change in the population within each age classification (in age groupings of 5 years) from 2011 to 2021 within the plan area. These projections show that over the next ten years there is expected to be a dramatic increase in the population of those aged over 65, with especially high increases in the 90+ age band, and decreases (or only very modest increases) in

the population of all other age groups. Interestingly, the projections also show that if current trends continue then the number of people in key working age bands (i.e. those aged 16- 64) is likely to decline, which may result in a significant labour shortage and compromise economic growth. It is estimated that the population aged between 16 and 64 will decline by around 8% across the plan area.

Figure 3.12: Forecast Population Change by age group during the plan period (between 2011-2031)



ECONOMY

Figure 3.13 presents a summary of baseline information on the Dorset economy and labour market, covering topics such as employment, unemployment, business structure and commuting.

Figure 3.13: Key statistics on the economy and labour market within Great Britain, Dorset, West Dorset, and Weymouth and Portland (Source: Dorset County Council)

Key Statistics	Great Britain	Dorset	West Dorset	Weymouth & Portland
Total businesses - local units (as at 22nd March 2010)		20,415	5,875	2,125
Employees in employment 2009		156,200	46,300	20,700
Gross value added (GVA) (millions) 2008	£1,083,289	£6,080	£1,510	£770
GVA per resident head 2008	£21,049	£15,000	£15,600	£12,200
Public sector employment (% total employees in employment) 2009	26%	31%	40%	32%
Resident population (mid-year estimates 2010)	55,240,500	404,800	96,700	63,500
Working age population (% total resident population) 2010	64.1%	57.3%	56.1%	61.4%
Pension age population (% total resident population) 2010	16.6%	25.6%	26.8%	21.5%
Earnings - median gross weekly (residence based) 2010	£501.80	£459.90	£490.70	£435.10
Earnings - median gross weekly (workplace based) 2010	£500.40	£435.00	£438.60	£393.40
Employment rate 2009	70.3%	73.0%	71.9%	67.2%
Unemployment rate 2009	7.8%	4.0%	2.8%	5.1%
Claimant unemployment rate Jan 2011	3.7%	1.9%	1.5%	3.4%
Business employing less than 5 people (% of units registered for vat or paye) 2010	68%	70%	70%	66%
Businesses in the service sector	78%	70%	68%	80%
Knowledge driven industries		46%	48%	46%
Businesses in agriculture, forestry & fishing	5%	10%	16%	3%
Businesses at least 10 years old	43%	47%	52%	36%
Business births per 10,000 population	62.5	70.3	77.7	54.1
Self employment (% of residents in employment)	13.5%	19.2%	19.9%	11.7%
Population density (population/hectare)	3.7	1.6	0.9	15.2
Jobs density (jobs per working age resident) 2009	0.79	0.82	1.05	0.57
Full time workers (% of total employees)	68%	60%	58%	53%
Ratio of claimants to vacancies (Jobcentre Plus)	6.4	5.3	3.3	9.5
Young people not in education employment or training (needs)	5.9%	5.4%	5.3%	8.0%
Resident population with no qualifications	11%	7%	6%	8%
Resident population with nvq4+	31%	32%	35%	30%
Competitiveness index 2010	100	N/A	98.6	80.9

ECONOMIC COMPETITIVENESS

An indicator of enterprise and dynamism in an economy is the number of businesses starting up and how many of these then survive and grow. The business birth rate for West Dorset is above averages for the sub region and nationally, though the rate for Weymouth and Portland is below average.

Coupled to this, there is a degree of stability amongst firms in West Dorset, with 52% of businesses ten or more years old.

In Weymouth and Portland, 36% of businesses are 10 years or older. While this could be seen to demonstrate a lack of certainty, it could also provide evidence of enterprise as younger businesses can inject dynamism into the local economy, and show capacity to react to changing consumer demand.

INDUSTRIAL AND BUSINESS STRUCTURE

The two employment sectors in Weymouth and Portland which have the highest number of employees are 'Wholesale and retail trade; repair of motor vehicles and motorcycles' and 'Accommodation and food service activities'. The two employment sectors in West Dorset which have the highest number of employees in employment are 'wholesale and retail trade; repair of motor vehicles and motorcycles' and 'human health and social work activities'.

Both West Dorset and Weymouth and Portland have experienced growth in recent years. Since 2004, the number of businesses has risen by around 1,435 units to 5,875 units in West Dorset and by around 570 units to 2,125 units in Weymouth and Portland.

The growth sectors in West Dorset in 2010 were:

- Motor trades
- Wholesale
- Property
- Professional, scientific and technical
- Public administration and defence
- Education
- Arts, entertainment, recreation and other services

In Weymouth and Portland, the growth sectors in 2010 were:

- Agriculture, forestry and fishing
- Information and communication
- Professional, scientific and technical
- Public administration and defence
- Education
- Health
- Arts, entertainment, recreation and other services

LOCAL LABOUR MARKET

A characteristic of the local economy is the high proportion of the population at or above retirement age. Around a quarter of the population in both areas is of pensionable age. A lower than average proportion of working age population could indicate that economic growth may have to be driven by an increase in value.

The measure of people with jobs is the employment rate. This is the percentage of economically active people aged 16-64 who are currently in employment or self-employed. The rate in Weymouth

and Portland is below national and DCC county levels. The rate in West Dorset is also below the county average, but is slightly above the national figure. The unemployment rate is below the national figure for both areas, and below the DCC county figure in West Dorset.

Part time employment is common within the plan area. In Weymouth and Portland, some 47% of employees work part time compared with 32% nationally.

RETAIL AND TOWN CENTRES

The centres of Weymouth and Dorchester are considered to benefit from their proximity to each other as they perform different roles and benefit from individual characters. While both centres draw on the same catchment area for workforce the retail study suggests that they operate in defined catchments, distinct local populations and different markets.

Much of the success of Lyme Regis rests on tourism, the key attraction being its seaside setting and built form. Sherborne also benefits from a very attractive town centre, though the historic buildings can limit the potential for development.

Bridport centre is considered to function effectively, though its cultural aspects might also be fostered to maintain a sense of individuality. Capacity for additional retail floor space has been identified at all the town centres.

At Lyme Regis it is anticipated that areas of the town could be redeveloped to meet the growth needs. Elsewhere, new sites are likely to be needed to meet this capacity.

EDUCATIONAL ATTAINMENT

The Annual Population Survey (Jan-Dec 2010) suggests that the percentage of the resident population, aged 16-64 years, in West Dorset who have no qualifications is approximately 6%; in Weymouth & Portland, this figure is 8%. This is much in line with countywide average of 7% but less than the nation average of 11%. About 35% of West Dorset's resident population and about 30% of Weymouth & Portland's resident population aged 16-64 years have qualifications to NVQ level four or above. The countywide average is 32% and the national average is 31%⁴.

The GCSE results for pupils at the end of Key Stage 4 in 2010, residing in West Dorset, show that 83% of students achieved five or more GCSEs with grades A* to C. In Weymouth & Portland, the results show that 77% of students achieved five or more GCSEs with grades A* to C. Both figures are above the England average of 76%. The proportion of students achieving five or more GCSEs (grades A*-C) including English and Maths in West Dorset was 67%, while the figure in Weymouth & Portland was 57% - again. The average across England is (55%).

Statistics for young people aged 16 to 18 years who are Not in Education, Employment or Training (NEET) are collated by Connexions, who provide advice and information for young people. In Dorset, Weymouth & Portland has the highest proportion of young people who are NEET (8.0%); West Dorset has the second lowest proportion of young people who are NEET (5.3%). The average in England is 5.9%.

CURRENT TRANSPORT INFRASTRUCTURE

The nature of transport infrastructure varies considerably across the plan area. The A35 in West Dorset is a main road that passes east to west through the plan area. Westwards the road heads towards Bridport, Honiton, Exeter and the M5. Eastwards the road heads towards the A31, from

⁴ Weymouth & Portland/West Dorset Economic Profile, September 2011, Dorset County Council

which road users can travel in the direction of the M27, which provides links to Southampton, South East England and to the M3 that goes on to London. The A37 runs north from Dorchester towards Yeovil and then on to Bristol. One other main road in the plan area is the A354, which runs north east from Portland, through Weymouth, Dorchester, Blandford Forum, Salisbury and on in the direction of the M4, which travels on to London or Bristol.

There are three railway lines that travel through the plan area. One is the Weymouth to London Waterloo line, which is an important commuter link to London with stations at Upwey, Dorchester South and Moreton. The line also stops at Southampton Airport and Parkway in Hampshire, providing access to the airport. The Weymouth to Bristol line has several stations in the plan area including Dorchester West, Maiden Newton, Chetnole, Yetminster and Thornford. Sherborne station sits on the Penzance (Cornwall) to London Paddington line, which is an important commuter link to London from the South West of England. The line runs through the north of the district.

There are a number of harbours with registered fishing vessels. Weymouth has 60 vessels and Portland has 27. A ferry service to the Channel Islands and St. Malo in France runs from Weymouth, while Portland Port offers services for commercial shipping and cruises. There are two small fishing harbours along the coast of West Dorset. West Bay and Lyme Regis both have 13 registered fishing vessels registered to the harbour⁵.

COMMUTING PATTERNS

In terms of commuting patterns, Dorchester is a net gainer of workers with about 8,450 coming into the town to work and 2,500 leaving to work elsewhere. In-commuters were largely from Weymouth & Portland and other parts of West Dorset. These two areas were also the main destinations for Dorchester out-commuters.

Bridport is also a net gainer of commuters with about 1,960 in-commuters and 1,780 out-commuters. Commuters were largely travelling to and from parts of West Dorset. Sherborne is another net gainer of workers with about 2,620 in-commuters and 1,590 out-commuters. Commuters were largely travelling to and from Somerset⁶.

In Weymouth & Portland, there is a significant net loss of approximately 7,800 commuters. Two-thirds of these commuters travel to West Dorset⁷.

Parts of Dorset are not well served by public transport with indirect bus routes or services at a time or frequency not suited to commuters. Approximately 10% of the working age population of both West and North Dorset live over an hour by bus away from any of the 34 employment centres. Whilst there will be some employment available locally (and a significant degree of home working), it is probable that many employees living in these more remote areas will be dependent upon private transport to access employment.

Car ownership is higher in the more rural parts of Dorset. In West Dorset, 83% of households have access to a car and 35% have two or more vehicles. In Weymouth & Portland, 74% have access to a car and 26% have no access to a car⁸.

⁵ Vessel lists April 2012, Marine Management Organisation, www.marinemanagement.com

⁶ West Dorset Economic Profile, September 2011, Dorset County Council

⁷ Weymouth & Portland Economic Profile, September 2011, Dorset County Council

⁸ Weymouth & Portland/West Dorset Economic Profile, September 2011, Dorset County Council

LIKELY EVOLUTION OF THE PLAN AREA WITHOUT THE LOCAL PLAN

Considering how the plan area might change under a no-plan scenario helps to identify the key sustainability issues which must be addressed through the sustainability appraisal, and provides benchmarks for the appraisal of the significance of effects.

Without the Local Plan, it is likely that fewer new homes and employment sites will be provided due to the absence of land allocations. However, it is likely that the new development which would come forward in the absence of a Local Plan would be situated in areas which are less suitable, from an environmental and sustainability perspective. The scenario of less development but in less sustainable areas, which would occur without a Local Plan, may actually result in more significant environmental impacts than the scenario of more development but in more sustainable areas, which would occur with a Local Plan in place.

Furthermore, the absence of a Local Plan would result in a lack of policy to address the potential environmental impacts of development within the local area. Issues such as climate change are likely to increase the risk of flooding and coastal erosion. These impacts are likely to become increasingly important, particularly if a Local Plan is not in place to provide policy to mitigate such impacts.

The reduced level of development, in the scenario of a plan area without a Local Plan, would result in a reduction in job and housing provision. This in turn will reduce the potential for in-migration, which is the main driver for population growth in the plan area. This may lead to an ageing population in an area which already has a large proportion of residents above retirement age, and a decrease in the working age population. This effect may be exacerbated by the fact that there will still be demand for housing for retired in-migrants, who are likely to be able to afford higher prices than local employees. The local economy is likely to suffer from the lack of a labour force.

The decrease in population growth will be coupled with a decrease in housing provision. Depending on the rates of these variables, access to housing may be affected, with consequential social impacts.

4. ENVIRONMENTAL ISSUES

The main environmental, social and economic issues and problems that were identified during the review of other plans and programmes and from the environmental characteristics are presented in Figure 4.1. The purpose of identifying the key environmental problems is to streamline the information gathered at the previous stages of the Sustainability Appraisal process in order to help focus the Sustainability Appraisal framework, which is presented in Chapter 5.

Figure 4.1: The key sustainability issues within the plan area, and how the sustainability framework proposes to address them.

Key sustainability issues and problems	How they can be reflected in the sustainability appraisal framework
The sensitivity of internationally designated wildlife sites at the Dorset Heathlands and Poole Harbour to certain types of development (see the section titled “Environmental Issues relating to International Sites” later in this Chapter for further details).	This issue may be addressed by providing protection to areas which have been designated on the basis of their ecological importance through the sustainability framework.
Protecting the rich historic and built heritage and archaeological remains within the plan area from the impacts of development.	This issue may be tackled by preventing unacceptable impacts upon built heritage and archaeological remains through the sustainability framework.
Protecting the unique and special landscape/seascape character of the largely undeveloped coastline within the plan area, which has a number of designations including the Heritage Coast, Portland Coast, and Dorset and East Devon Coast World Heritage Site.	This issue may be addressed by protecting the distinctive features of the landscape and townscape through the sustainability framework.
The loss of green space within the plan area causing habitats to be isolated from one another through the loss of wildlife corridors (habitat fragmentation).	This issue may be tackled by encouraging the connection of habitats and creation of wildlife corridors in the sustainability framework.
The risk of fluvial and tidal flooding within the plan area.	This issue may be addressed by reducing vulnerability to flooding through the sustainability framework.
The loss of productive farmland particularly within the district of West Dorset, which provides local food security by providing a means for local people to grow their own food thus reducing resilience to climate change on a local scale.	This issue may be tackled by protecting (and enhancing, where possible) soil quality through the sustainability framework.
Many people are unable to afford to live in a decent home by buying or renting on the	This issue may be addressed by including scope to increase the availability of decent, affordable housing

open market

in the Local Plan through the sustainability framework.

Above average levels of unemployment in Weymouth and Portland.

This issue may be tackled by increasing economic activity and providing employment opportunities through the sustainability framework.

There is a definite need to provide affordable homes both for those in the greatest need and also for those that need help getting onto the housing ladder.

The sustainability framework may include a sustainability objective which considers access to affordable homes.

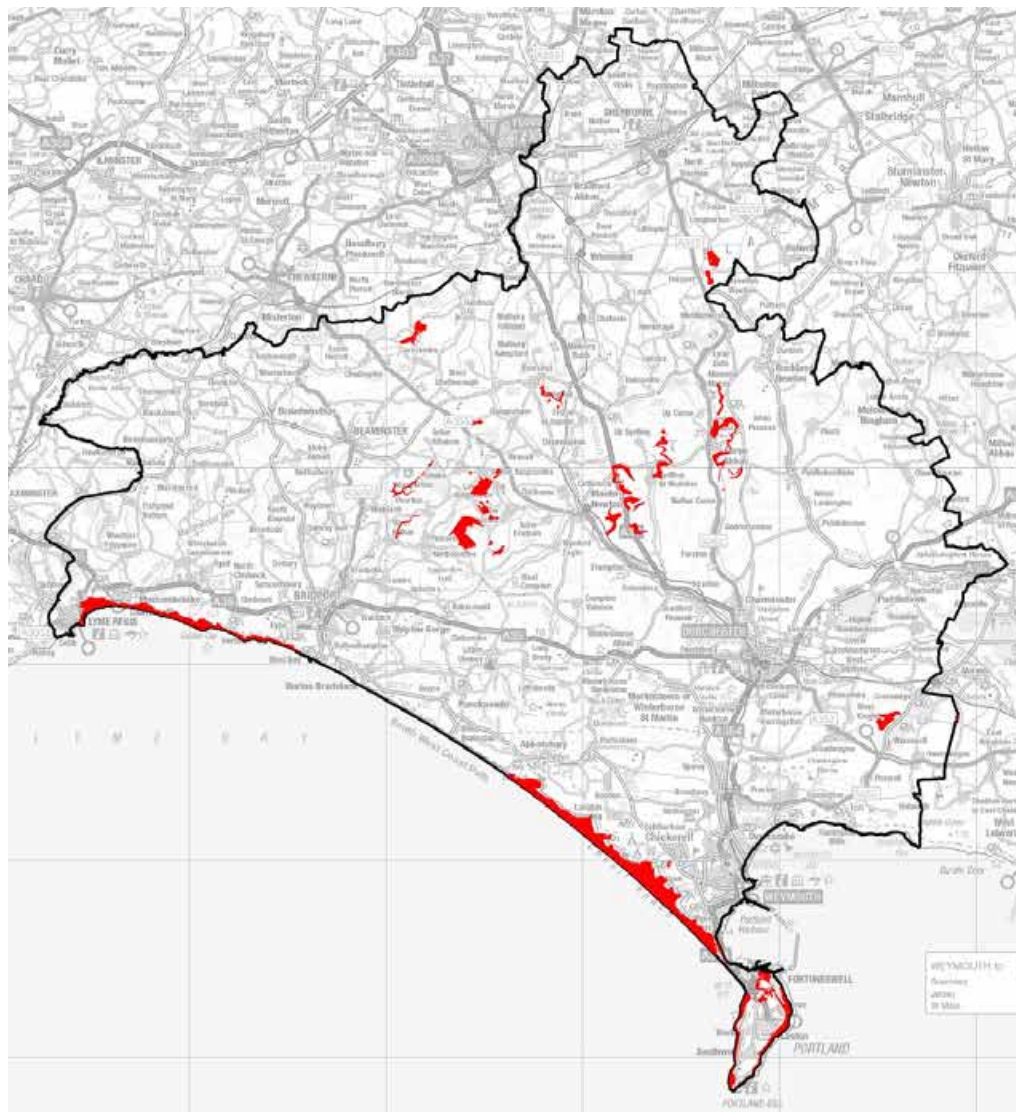
Reliance on the car to access jobs and services, particularly by those located in the more rural areas of West Dorset.

This issue may be addressed by improving access to services and faculties by sustainable transport means through the sustainability framework.

ENVIRONMENTAL ISSUES RELATING TO INTERNATIONAL SITES

The location and extent of the International sites within the plan area is presented in Figure 4.2.

Figure 4.2: The International sites within the plan area (shown in red)

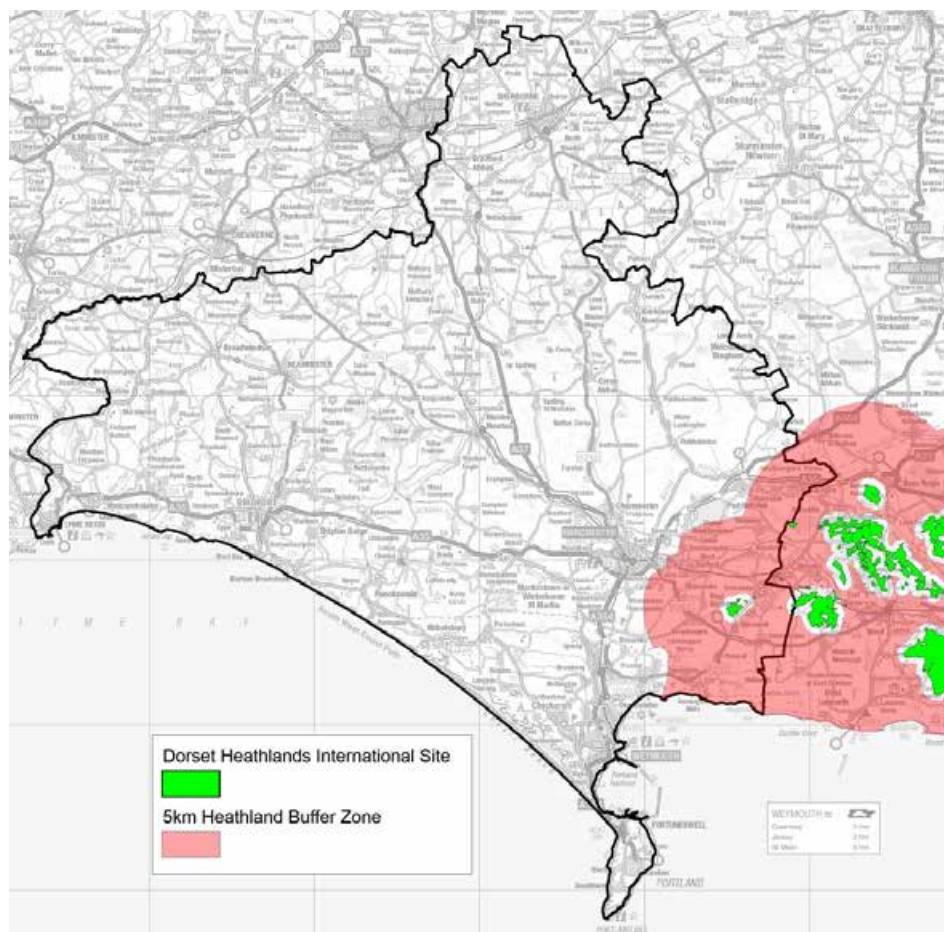


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There are two international sites in the plan area and its surroundings that are particularly sensitive to certain types of development, which are the Dorset Heathlands and Poole Harbour.

The Dorset Heathlands SAC, SPA and Ramsar sites, the location of which is presented in Figure 4.3, are sensitive to additional recreational pressure and so any development involving a net increase in local residents or staying visitors could be detrimental if not mitigated.

Figure 4.3: The Dorset Heathlands International site and 5km buffer zone

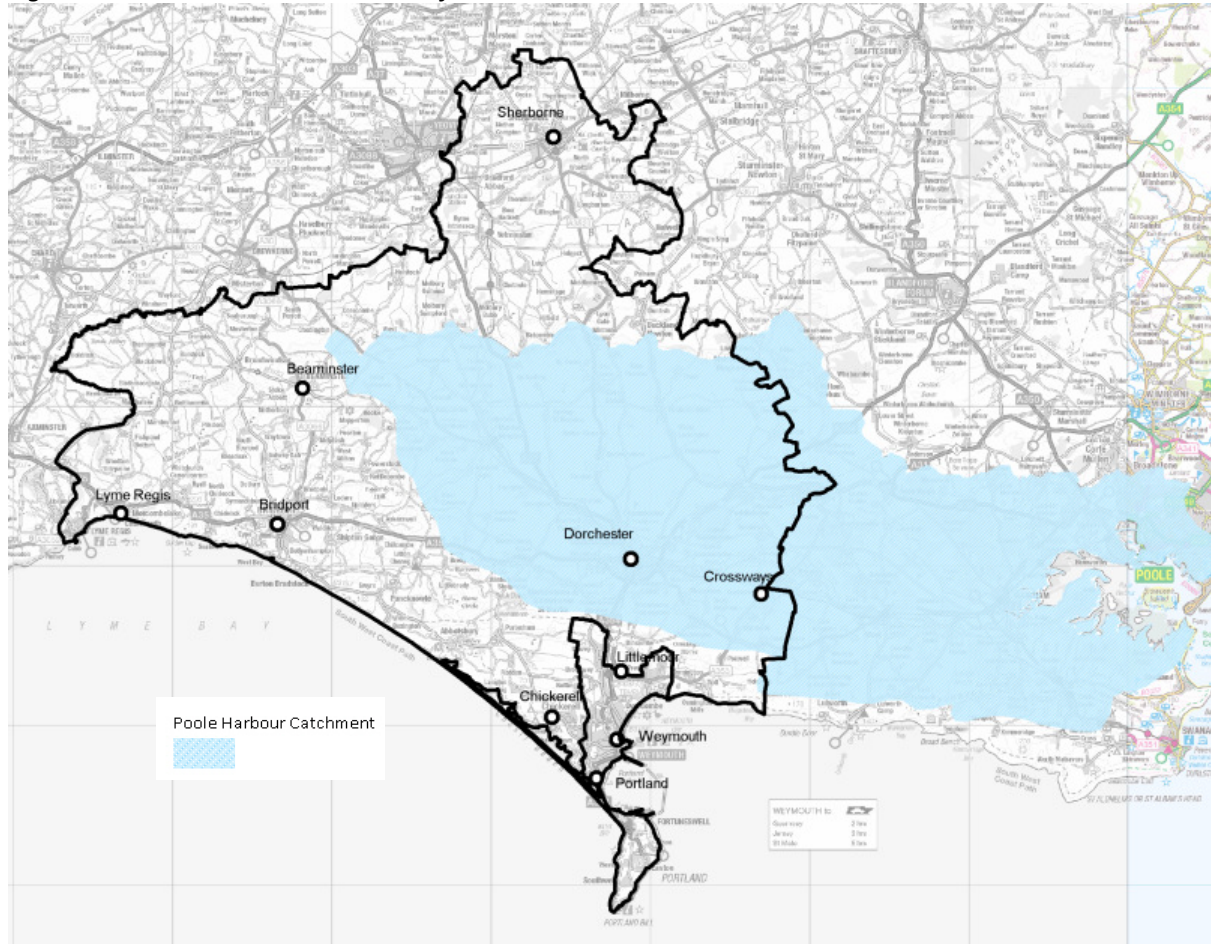


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It is known that any development in the Poole Harbour catchment, the location of which is presented in Figure 4.3, may contribute to an increased nutrient loading discharge into the harbour. Since the mid 1980s the harbour has experienced a significant expansion of macroalgal mats, believed to be the result of increased levels of nitrate and other inorganic nitrogen compounds in harbour waters. The smothering effect of excessive macroalgal growth is adversely affecting the Poole Harbour international site.

Nitrogen is conveyed to the harbour through rivers ($\approx 76\%$; mainly the Frome and Piddle, the catchments of which are present within the plan area) from a catchment area of approximately 798km^2 . Direct discharges into the harbour account for approximately 7% of the loading and the remaining nutrients are from English Channel ($\approx 17\%$). The main source of non-marine nutrients are from sewage treatment works, ($\approx 12\%$) and diffuse agriculture ($\approx 86\%$), leached to ground and surface waters.

Figure 4.4: The location and extent of the Poole Harbour catchment area.



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For further information on the issues relating to the international sites, please refer to the Habitats Regulations Assessment completed for the Local Plan, which is available on the Dorset For You website at the time of writing.

5. SUSTAINABILITY FRAMEWORK

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. These sustainability objectives collectively form the sustainability framework.

The sustainability framework was informed by the findings of the review of plans and programmes and the baseline information. This ensures that the sustainability framework is relevant and specific to the Local Plan and addresses the key sustainability concerns.

The sustainability framework consists of nine sustainability objectives, each with decision-making criteria which provide a basis of assessing sustainability effects, which are set out in Figure 5.1. Please note that the sustainability framework considers human health impacts, as part of the health impact assessment process which is incorporated into this Sustainability Appraisal.

Figure 5.1: The sustainability framework, including the sustainability objectives, decision-making criteria, and sustainability themes.

Sustainability objective	Decision-making criteria	Sustainability Theme
1. To maintain or enhance features of historic and cultural importance	<ul style="list-style-type: none"> Will it protect or enhance archaeological sites, scheduled ancient monuments, conservation areas and listed buildings, in addition to other culturally important features? 	Cultural heritage
2. To maintain, protect and enhance the landscape, townscape and seascape	<ul style="list-style-type: none"> Will it protect or enhance the special character of the Dorset AONB? Will it protect or enhance the distinctive qualities and features of the landscape, townscape and seascape? 	Landscape, material assets
3. To reduce our contribution to climate change	<ul style="list-style-type: none"> Will it reduce the emission of air pollutants, including greenhouse gases, and maintain or improve air quality? Will it encourage an increase in the proportion of energy generated from renewable energy sources? Will it promote energy and water conservation and efficiency, particularly with respect to transport and buildings? 	Air, climatic factors, material assets
4. To reduce vulnerability to climate change	<ul style="list-style-type: none"> Will it reduce vulnerability to flooding, sea level rise and coastal erosion? Will it promote self-sufficiency, and increase local resilience to the predicted impacts of climate change? Will it prevent the loss of productive agricultural land, which provides local food security? 	Climatic factors, human health
5. To maintain or enhance soil and water quality	<ul style="list-style-type: none"> Will it protect or enhance soil quality, particularly with respect to productive agricultural land? Will it maintain or enhance water quality? 	Water, soil, human health

Sustainability objective	Decision-making criteria	Sustainability Theme
6. To protect or enhance biodiversity, geodiversity and the quality of natural habitats	<ul style="list-style-type: none"> • Will it conserve, enhance or restore habitats, species and sites of wildlife interest, and designated areas on the basis of ecological importance (such as SAC, SPA, SSSI and SNCI)? • Will it encourage the provision of new or improved wildlife habitats? • Will it conserve or enhance sites of geological interest? • Will it allow adaptation to climate change through the connection of habitats and creation of wildlife corridors? 	Biodiversity, fauna, flora
7. To encourage the development of sustainable, safe and vibrant communities to improve quality of life	<ul style="list-style-type: none"> • Will it improve access to essential services (such as health facilities), leisure facilities, community facilities, and cultural activities by sustainable modes of transport? • Will it improve access to recreational facilities, such as green open spaces, by sustainable modes of transport, promoting healthy lifestyles? • Will human health be protected? • Will it reduce crime, the fear of crime, and anti-social activity to create a safer community? 	Population, human health, material assets, climatic factors, air
8. To encourage sustainable economic growth	<ul style="list-style-type: none"> • Will it increase economic activity or provide employment opportunities? • Will it provide the necessary infrastructure to support the growth of a sustainable economy? • Will it improve accessibility to training and education facilities? 	Population, material assets
9. To provide decent, affordable housing that meets the need of the local community	<ul style="list-style-type: none"> • Will it increase availability to decent, affordable housing? • Will it provide an appropriate type and amount of housing to meet the needs of the local community? • Will it reduce the number of people that are homeless or in temporary accommodation? 	Population, human health, material assets

6. SEPTEMBER 2011: SUSTAINABILITY APPRAISAL OF OPTIONS

The Sustainability Appraisal provides a useful tool in identifying the most sustainable approach to key planning issues during the development of the draft Local Plan. Evaluating the environmental performance of these approaches, which are known as alternatives or options, helps to inform the decision-making process and produce more sustainable policies.

This chapter provides an account of the sustainability appraisal of alternatives during the development of the pre-submission draft Local Plan, published in June 2012 (see Figure 1.3).

This chapter explains how the alternatives were identified, the methodology used to appraise the likely effects of the alternatives, and the difficulties and problems encountered in undertaking the assessment. A summary of the results of the appraisal of alternatives and selection of preferred options is also provided, with the full assessment of alternatives presented in Appendix B.

IDENTIFICATION OF OPTIONS

The alternative approaches considered during the development of the pre-submission draft of the Local Plan were mainly identified through national policy and guidance, consultation, and the emerging evidence base for the Local Plan.

At this early stage in the plan making process, the options were largely strategic and indicated a general approach towards key issues or a general location for development, rather than including any finer details.

Some approaches or suggested areas for land allocations were discounted for the following reasons:

- Unsustainable locations: Sites which were remote from essential services and facilities, and therefore largely inaccessible by sustainable modes of transport;
- Unacceptable environmental impacts: Development would result in unacceptable impacts upon environmental receptors, such as the landscape and protected species and habitats;
- Physical constraints: Topographical features or hydrological issues causing the site to be unsuitable;
- Opposition: Objections from statutory consultees and other organisations, or high levels of public opposition;
- Unfeasible: Land ownership or legal reasons meaning that development is unachievable; and
- Planning policy issues: Development would contradict with other local plan objectives.

In some instances, there was considered to be no reasonable alternative approach and therefore no alternative or option could be assessed. For example, in some cases the national planning policy framework is prescriptive about the approach that should be taken, or previous recent options stages have already discounted some options, or environmental or legal constraints prevent any reasonable alternative.

METHODOLOGY

The alternatives were tested using the sustainability framework developed specifically for this Sustainability Appraisal (Chapter 5). The sustainability framework consists of a series of sustainability objectives, each with decision-making criteria to assist in the process of making a judgement about the possible sustainability effects of an option. In addition, baseline information and any other evidence was used to predict the effect of the approaches where available, along with the professional opinion of specialists such as the relevant council officers. In some cases, reasonable assumptions were made to predict the impact, as specified in the appraisals presented in Appendix B.

Figure 6.1: The scoring system used to define whether the impact of a policy or allocation was positive or negative.

++	Strong positive impact
+	Positive Impact
0	Neutral or negligible effect
-	Negative effect.
--	Strong negative effect
?	The relationship is unclear
n/a	The sustainability objective is not applicable to the option being assessed

DIFFICULTIES IN UNDERTAKING THE ASSESSMENT

The alternatives considered at this early stage in the development of the Local Plan were largely strategic and considered a general policy direction rather than a more detailed approach. In some instances, the lack of detail made it difficult to form a judgement as to whether an impact was likely to occur or not.

In some instances, a policy or allocation may have a positive effect in some respects and a negative effect in another respects upon a particular environmental, social or economic receptor. A balanced judgement is required to determine whether the overall net effect is either positive, neutral or negative. For example, allocating an area for development near a surface water feature may compromise water quality and increase recreational pressures upon this habitat, affecting a local population of otters. However, the development may deliver improved habitat management, enhancing the quality of the habitat for local species. Making a balanced judgement as to whether the overall impact on this wildlife receptor has a net positive, neutral or negative effect requires the consideration of evidence, baseline data, and the judgement of ecological experts.

FINDINGS OF THE SUSTAINABILITY APPRAISAL AND SELECTION OF PREFERRED OPTIONS

The sustainability appraisal of options considered for the pre-submission draft of the Local Plan is summarised in this section, with the full appraisal presented in Appendix B.

In some instances, the preferred approach according to the sustainability appraisal of policy alternatives was not selected for the draft Local Plan. The justifications for not selecting the preferred approaches are as follows:

- **Flood risk:** The preferred option (to avoid all development on areas of medium or high flood risk) was considered unacceptably restrictive on development, preventing the development of adequate levels of housing, services and infrastructure. Therefore, whilst taking into account the findings of the sustainability appraisal, a more permissive approach was chosen, to permit development on medium/high risk flood zones but providing no reasonable alternatives exist, adequate measures are taken to mitigate the flood risk, and the safety of potential occupants is ensured.

- Affordable housing: The chosen level of affordable housing was based on viability assessment work, commissioned by the Council and completed by an external consultant. This work suggested that the preferred approach according to the Sustainability Appraisal may unreasonably restrict development, taking into account current market conditions and the need to provide incentives for development.
- New Local Community Buildings and Structures: The preferred approach, according to the sustainability appraisal, was to only enable new local community buildings and structures within or adjoining settlements. However, it is believed that this approach may have significant detrimental impacts upon those rural locations which may not otherwise be able to provide community facilities due to the restrictions in these locations. The approach taken forward in the Local Plan was to enable new local community buildings and structures in rural locations, but address the issues highlighted by the sustainability appraisal by providing mitigation against the adverse environmental impacts identified during the sustainability appraisal.
- Provision of education and training facilities: The sustainability appraisal favoured the approach of retaining, as opposed to permitting development upon, existing playing fields for the provision of education and training facilities. It is believed that the approach favoured by the sustainability appraisal would significantly restrict the development of education and training facilities. Therefore, the Local Plan adopts the approach of enabling the loss of playing fields, but includes policy that mitigates the adverse landscape, climate change, and biodiversity impacts highlighted by the sustainability appraisal.

A summary of the sustainability appraisal of land allocation options is presented in the Figures 6.2 to 6.4, with the full analysis of allocation options presented in Appendix B.

Figure 6.2 - A summary of the sustainability appraisal of land allocation options for the Eastern Area

The following land allocation options were fully considered for the Eastern section of the plan area:

Option	Location	Option	location	Option	
A	Poundbury mixed use development	F	Red Cow Farm	K	Land SE of Dorchester
B	Poundbury Parkway Farm Business site extension	G	Land south of St Georges Road	L	Land W of Dorchester
C	Charles Street	H	Land west of Syward Road	M	Land at Crossways
D	Future town centre expansion	I	Dorchester Transport and Environment Plan	N	Land at Chickerell
E	Weymouth Avenue Area	J	Land to the north of the Watermeadows	O	Land at Southill

A summary table showing the findings of the sustainability appraisal of the land allocation options for the eastern areas are presented below.

Sustainability objectives	Options (with land allocations proposed in the June 2012 draft Local Plan in bold and discounted sites in normal font)														
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Historic & cultural features	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0
Landscape, townscape & seascape	-	-	0	0	0	0	0	0	-	--	0	0	-	-	-
Climate change mitigation	+	+	-	+	+	0	+	0	++	-	-	-	+	+	-
Climate change vulnerability	0	-	-	+	+	0	+	0	+	--	0	-	+	+	0
Soil and water quality	-	-	0	0	0	-	-	-	-	-	-	-	-	-	-
Biodiversity, geodiversity, & habitats	-	-	0	0	+	-	-	-	-	-	-	--	--	-	--
Quality of life	++	++	++	++	++	0	0	0	+	--	-	-	+	+	0
Economy	++	++	++	++	++	++	+	0	++	0	0	0	+	+	+
Housing	++	0	+	0	++	++	++	++	0	++	++	++	++	++	++

Summary of key impacts

The sustainability appraisal identified significant adverse impacts associated with development of the land to the north of the watermeadows, land to the SE of Dorchester, land at Crossways, and land at Southill. Of these sites, the Local Plan will only allocate the land at Crossways. The potential adverse impacts of the development at Crossways upon biodiversity and habitats is due to the potential additional recreational pressures that may be placed upon the Dorset Heathlands internationally designated wildlife site.

Figure 6.3 - A summary of the sustainability appraisal of land allocation options for the Northern Area

The following land allocation options were fully considered for the Northern section of the plan area:

Option	location
A	The Former Gas Works Site
B	Barton Farm Mixed Use Development
C	Future Town Centre Expansion at Land at Newland Car Parks (North and South)
D	Land at Sherborne Hotel
E	Land to the West of Sherborne, East of Lenthay Dairy House Between Bradford and Lenthay Roads
F	East of Coldharbour Business Park
G	Development in Yetminster, on land to the north, west and east of St Andrew's Primary School.

A summary table showing the findings of the sustainability appraisal of the land allocation options for the northern areas are presented below.

Sustainability objectives	Options (with land allocations proposed in the June 2012 draft Local Plan in bold and discounted sites in normal font)						
	A	B	C	D	E	F	G
Historic & cultural features	0	0	-	0	0	--	-
Landscape, townscape & seascape	0	+	0	0	0	--	0
Climate change mitigation	+	+	+	+	--	-	+
Climate change vulnerability	+	-	0	+	--	0	+
Soil and water quality	++	-	0	0	-	0	0
Biodiversity, geodiversity, & habitats	0	-	0	0	-	--	-
Quality of life	+	++	+	0	--	0	-
Economy	++	++	++	++	++	++	+
Housing	++	++	0	0	++	0	++

Summary of key impacts

The sustainability appraisal identified significant adverse impacts associated with development of the land to the West of Sherborne, East of Lenthay Dairy House between Bradford and Lenthay Roads, and the land to the East of Coldharbour Business Park. Neither of these sites will be allocated for development in the Local Plan.

Figure 6.4 - A summary of the sustainability appraisal of land allocation options for the Western Area

The following land allocation options were considered for the Western section of the plan area:

Option	location	Option	location
A	Southwest Quadrant St Michaels Trading Estate	H	Burton Bradstock Flood Alleviation Scheme
B	St Andrews Employment Allocation	I	Land East of Wychside Close
C	Land at Vearse Farm	J	Land to Rear/West Of 169 To 179 Victoria Grove, Bridport
D	Land North of Happy Island Way	K	Allington and Ryeberry Hill
E	Land to East of Bredy Vet Centre, off Jessops Avenue	L	Land at Watton Hill
F	Future Town Centre Expansion at Bridport	M	Land North of Bradpole, to East of Mangerton Lane
G	Broomhills Waste Transfer Site		

A summary table showing the findings of the sustainability appraisal of the land allocation options for the western areas are presented below.

Sustainability objectives	Options (with land allocations proposed in the June 2012 draft Local Plan in bold and discounted sites in normal font)												
	A	B	C	D	E	F	G	H	I	J	K	L	M
Historic & cultural features	--	0	0	0	-	-	0	0	0	0	-	0	0
Landscape, townscape & seascape	+	-	0	-	-	0	-	+	-	0	--	--	--
Climate change mitigation	+	-	0	++	0	+	+	0	-	-	-	+	-
Climate change vulnerability	0	0	0	++	-	-	0	+	-	--	-	0	--
Soil and water quality	-	--	-	-	-	-	-	++	0	-	0	-	-
Biodiversity, geodiversity, & habitats	-	0	-	-	-	-	--	+	--	-	-	-	-
Quality of life	++	0	++	0	0	+	0	0	0	0	-	0	-
Economy	++	++	++	0	++	++	0	0	0	0	0	0	0
Housing	++	0	++	++	++	0	0	0	++	+	++	++	++

Summary of key impacts

Of the sites allocated for development in the Local Plan, only one showed a significant adverse impact. A potential adverse impact upon historic and cultural features was identified at the Southwest Quadrant, St Michael's Trading Estate. This site contains historic buildings from the rope making industry that once dominated this area, and is considered by English Heritage to be important industrial archaeology.

7. JUNE 2012: SUSTAINABILITY APPRAISAL OF PRE-SUBMISSION DRAFT LOCAL PLAN

This stage of the Sustainability Appraisal process involves predicting the nature, magnitude and timescale of the potential sustainability impacts of the strategic objectives, policies and allocations within the Local Plan.

METHODOLOGY

Each of the strategic objectives, policies and allocations in the Local Plan were appraised using the sustainability framework (Chapter 5) developed specifically for this Sustainability Appraisal.

The sustainability framework consists of a series of sustainability objectives, each with decision-making criteria to assist in making a judgement about the possible sustainability effects of a policy or allocation (Figure 5.1). Other sources of information were also used to predict the effects of a policy, including the baseline information where available (Chapter 3), and the professional opinion of specialists. In some cases, reasonable assumptions were made to predict the impact, as specified in the appraisals presented in Appendix D.

The assessment takes into account the mitigation provided by a policy or allocation. In the appraisal of impacts for the land allocations, a neutral or even positive effect may be recorded if there is sufficient mitigation included in the policy and it is not likely to impact on a protected area or feature. This does not suggest that an improvement will occur as a result of the development itself, but acknowledges that protection has been provided. For example, an allocation near to a wildlife designation, such as a Site of Special Scientific Interest, may include a policy which provides protection to this designated area. The scoring would reflect that the policy would have a positive impact in this respect, as without this policy there would be a projected decrease in the quality of this designated area. Whilst the Site of Special Scientific Interest may not be improved by the development, should it not occur at all, there would be an improvement in light of the scenario should the development proceed and the protection within the policy not exist.

The scoring system used to define whether the impact of a policy or allocation was positive or negative is presented in Figure 6.1.

The effects of a policy or allocation may vary over different timescales. Therefore, in accordance with the SEA Directive, a temporal analysis of impacts was completed to determine the short, medium and long-term impacts. In order to be consistent throughout the assessment, the definitions of short, medium and long term have been defined, and are presented in Figure 7.1.

Figure 7.1: The definitions of short, medium and long term impacts for the policy framework and land allocation sections of the Local Plan.

Impact	Policy framework	Land allocations
Short term	Up to 5 years from the time of writing (2018)	Site preparation (e.g demolition) and site works (e.g construction)
Medium term	At the end of the Local Plan's duration (2031)	Residents begin occupying the site.
Long term	In 50 years time (2062)	Site in 50 years time (2062)

The permanent or temporary nature of the impacts was also assessed, in accordance with the SEA Directive (Annex 1(f)). The permanent impacts are those that are considered reasonably irreversible. Temporary impacts are those that are short term, and may possibly be reversed. The secondary,

cumulative and synergistic effects of the policies and allocations are also identified, in compliance with the SEA Directive (Annex 1(f)), and are explored later in this chapter and in Appendix D.

SUMMARY OF SUSTAINABILITY APPRAISAL OF STRATEGIC OBJECTIVES

The draft Local Plan sets out 8 strategic objectives which highlight the priorities and aims of the Plan.

It is important for these strategic objectives to perform well when assessed under the sustainability framework, as they set the overarching priorities for the whole Local Plan, and summarise what the Local Plan is trying to achieve.

The strategic objectives of the Local Plan are as follows (please note that the numbering does not suggest a hierarchy of objectives):

1. Support the local economy to provide opportunities for high quality, better paid jobs;
2. Meet local housing needs for all as far as is possible;
3. Regenerate key areas including Weymouth and Dorchester town centres, to improve the area's retail, arts, cultural and leisure offer; and increase employment opportunities;
4. Support sustainable, safe and healthy communities with accessibility to a range of services and facilities;
5. Protect and enhance the outstanding natural and built environment, including its landscape, biodiversity and geodiversity, and the local distinctiveness of places within the area – this will be the over-riding objective in those areas of the plan which are particularly sensitive to change;
6. Reduce vulnerability to the impacts of climate change, both by minimising the potential impacts and by adapting to those that are inevitable– this will be the over-riding objective in those areas of the plan which are at highest risk;
7. Provide greater opportunities to reduce car use; improve safety; ensure convenient and appropriate public transport services; and seek greater network efficiency for pedestrians and cyclists; and
8. Achieve high quality and sustainability in design, reflecting local character and distinctiveness of the area.

The results of the sustainability appraisal of the strategic objectives within the Local Plan is summarised in Figure 7.2. The full appraisal of Local Plan objectives, including an explanation of the impacts associated with each of the plan objectives, is presented in Appendix C.

Figure 7.2: A summary of the sustainability impacts associated with the plan objectives

Sustainability objective	Plan objective							
	1	2	3	4	5	6	7	8
Historic & cultural features	0	-	+	0	++	0	0	++
Landscape, townscape & seascape	0	-	0	0	++	0	0	++
Climate change mitigation	0	-	+	+	0	+	++	+
Climate change vulnerability	0	-	+	+	0	++	+	+
Soil and water quality	0	-	0	0	0	+	0	0
Biodiversity, geodiversity & habitats	0	-	0	0	++	0	0	0
Quality of life	0	0	+	++	0	++	+	0
Economy	++	+	++	+	0	+	0	0
Housing	0	++	0	0	0	+	0	+

The sustainability appraisal indicated that there were no significant adverse impacts associated with the Local Plan objectives. Potential adverse impacts upon the natural and built environment were identified with respect to strategic objective 2, which was to “Meet local housing needs for all as far as is possible”. However, these impacts may be mitigated through strategic objectives 5 and 8, which are the over-riding objectives in those areas of the plan which are particularly sensitive to change, thus providing protection to the natural and built environment.

SUMMARY OF SUSTAINABILITY APPRAISAL OF POLICIES

This section provides a summary of the sustainability impacts associated with each chapter in the policy framework section of the pre-submission draft Local Plan published in June 2012. The results of the analysis of the short, medium and long term impacts of each policy framework chapter of the Local Plan are summarised in a series of matrices. In addition, a summary of the main sustainability impacts and themes for each policy framework chapter is provided.

Please note that this section provides a summary of the sustainability effects only. The full Sustainability Appraisal of each policy is presented in Appendix D.

ENVIRONMENT AND CLIMATE CHANGE

The Sustainability Appraisal of environment and climate change policies highlighted the conflict between growth and development, and environmental protection (Figure 7.3). The Local Plan has the strategic objectives of meeting local housing needs and supporting the economy whilst protecting and, where possible, enhancing the natural environment. This chapter provides the environmental protection policies of the Local Plan, with housing and economic growth provided in other chapters.

Considering the plan as a whole, the adverse impacts upon the economy and housing growth as a result of the environmental protection policies are considered acceptable, as the land allocations presented in this plan supply for housing and employment needs whilst providing the appropriate degree of environmental protection.

The Sustainability Appraisal identified potentially adverse impacts associated with the longer term loss of biodiversity and habitats as a result of major developments and the loss of local wildlife designations, trees and hedgerows, and key wildlife corridors, as a result of the Wildlife and Habitats policy not providing (ENV 2).

Flood risk is likely to become an increasingly important issue as the impacts of climate change are realised. There are uncertainties about the degree of sea level rise and the frequency and severity of future flooding events in the future. The appraisal of the flood risk policy (ENV 5) highlighted longer term issues with the degree of protection from flooding given to shops, businesses, leisure facilities, and sewage treatment works, which are considered less vulnerable development types. The appraisal indicated potential adverse environmental impacts associated with pollution from flooded sewage treatment works which would effect soil and water quality, in addition to the secondary impacts on biodiversity and habitats. Also, the appraisal indicated potential adverse economic impacts associated with the loss of trade and cost of flood repairs to businesses and shops, and a lack of investment as a result of an economic infrastructure that is vulnerable to flooding. Potential adverse social impacts were also identified, associated with the safety of future occupants and access to services and facilities.

Figure 7.3: A summary of the sustainability effects of the policy within the Environment and Climate Change Chapter of the June 2012 draft Local Plan

Sustainability objective	Policy number																																																					
	ENV 1			ENV 2			ENV 3			ENV 4			ENV 5			ENV 6			ENV 7			ENV 8			ENV 9			ENV 10			ENV 11			ENV 12			ENV 13			ENV 14			ENV 15			ENV 16								
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L
Historic & cultural features	+	+	+	+	+	0	+	+	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	+	+	+	+	+	+	+	+	+	0	0	0	0	0	0
Landscape, townscape & seascape	+	+	+	+	+	0	+	+	+	0	0	0	+	+	0	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Climate change mitigation	0	0	0	+	+	0	+	+	+	0	+	+	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+	0	0	0	0	0	0	0	+	+	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	+	+	+
Climate change vulnerability	0	0	0	0	0	0	+	+	+	0	+	+	0	0	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	0	0	0	0	+	+	+	+	+	+	+	+	0	0	0	+	+	+	0	0	0	+	+	+
Soil & water quality	0	0	0	+	+	0	0	0	0	0	0	0	-	-	-	+	+	+	0	0	0	+	+	+	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+
Biodiversity, geodiversity, & habitats	+	+	+	+	+	0	+	+	+	0	0	0	0	0	-	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	+	+	+	-	-	-	0	0	0	+	+	+	0	0	0	+	+	+	+	+	+	+	+	+
Quality of life	0	0	0	+	+	0	+	+	+	+	+	+	+	+	+	+	+	+	0	0	0	+	+	+	+	+	+	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	-	-	-	-	-	0	-	-	-	+	+	+	0	0	-	0	0	+	+	+	+	+	+	+	0	0	0	-	-	-	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Housing	-	-	-	-	-	0	-	-	-	+	+	+	+	+	0	0	0	+	+	+	+	0	0	0	0	0	0	-	-	-	0	0	0	0	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SUSTAINABLE PATTERN OF DEVELOPMENT

This chapter sets the level of economic and housing growth (SUS 1), and how this growth is to be distributed across the plan area (SUS 2). The policy indicates a preference to distribute development close to larger settlements and within defined development boundaries (DDBs), an approach which is supported by the sustainability framework. However, some development will be permitted outside the DDB (SUS 2 and SUS 4), and the Sustainability Appraisal highlighted potentially adverse impacts upon environmental receptors as a result.

The impacts of neighbourhood planning on a strategic level cannot be accurately appraised at this stage, as they are yet to be written and are likely to differ greatly. Neighbourhood plans may be subject to sustainability appraisal in their own right, with any adverse impacts associated with them addressed at this stage.

Figure 7.4: A summary of the sustainability effects of the policy within the Sustainable Pattern of Development Chapter of the June 2012 draft Local Plan

Sustainability objective	Policy number											
	SUS 1			SUS 2			SUS 3			SUS 4		
	S	M	L	S	M	L	S	M	L	S	M	L
Historic & cultural features	-	-	-	0	0	0	?	?	?	+	+	+
Landscape, townscape & seascape	-	-	-	-	-	-	?	?	?	+	+	+
Climate change mitigation	-	-	-	+	+	+	?	?	?	-	-	-
Climate change vulnerability	0	0	0	-	-	-	?	?	?	-	-	-
Soil & water quality	--	--	--	+	+	+	?	?	?	0	0	0
Biodiversity, geodiversity, & habitats	-	-	-	-	-	-	?	?	?	-	-	-
Quality of life	-	-	-	+	+	+	?	?	?	+	+	+
Economy	++	++	++	+	+	+	?	?	?	+	+	+
Housing	+	+	+	+	+	+	?	?	?	+	+	+

ECONOMY

This chapter sets out the economic vision for West Dorset, Weymouth and Portland. The Sustainability Appraisal shows that the policy in this chapter supports the local economy, encouraging investment and business growth and recovery during this time of recession. The Sustainability Appraisal also highlights the conflict between economic growth and environmental

protection, particularly in instances where it is possible that development, such as holiday homes, caravan and camping sites, and new agricultural buildings, may occur outside the defined development boundaries. Whilst it is appreciated that such developments are necessary to enable the growth of certain industries and areas, rural locations may be sensitive in terms of the landscape and wildlife importance, which may in particular require protection. The Sustainability Appraisal also highlighted issues with sustainable transport, and the permanent loss of productive agricultural land.

Figure 7.5: A summary of the sustainability effects of the policy within the Economy Chapter of the June 2012 draft Local Plan

Sustainability objective	Policy number																																			
	ECON 1			ECON 2			ECON 3			ECON 4			ECON 5			ECON 6			ECON 7			ECON 8			ECON 9			ECON 10								
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L			
Historic & cultural features	-	-	-	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Landscape, townscape & seascape	-	-	-	0	0	0	+	+	+	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Climate change mitigation	-	-	-	0	0	0	0	0	0	+	+	+	+	+	+	-	-	-	+	+	+	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-
Climate change vulnerability	-	-	-	0	0	0	0	0	0	+	+	+	+	+	+	-	-	-	+	+	+	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-
Soil & water quality	-	-	-	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	+	+	+	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Biodiversity, geodiversity & habitats	-	-	-	0	0	0	0	0	0	0	0	0	+	+	+	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Quality of life	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+	-	-	-	+	+	+	-	-	-	-	-	-	0	0	0	+	+	+			
Economy	+	+	+	+	+	+	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Housing	0	0	0	0	0	0	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	0	0	0			

HOUSING

The policy included in this chapter intends to provide the appropriate type and mix of accommodation and housing in West Dorset, Weymouth and Portland. Once again, the key sustainability theme highlighted by the Sustainability Appraisal is the conflict between enabling housing growth and protecting the natural environment, particularly in instances where development may occur in rural areas, since they are considered more sensitive in terms of landscaping and visual impacts, wildlife and habitats, and may result in the permanent loss of agricultural land.

Figure 7.6: A summary of the sustainability effects of the policy within the Housing Chapter of the June 2012 draft Local Plan

Sustainability objective	Policy number																				
	HOUS 1			HOUS 2			HOUS 3			HOUS 4			HOUS 5			HOUS 6			HOUS 7		
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L
Historic & cultural features	0	0	0	+	+	+	0	0	0	+	+	+	0	0	0	+	+	+	+	+	+
Landscape, townscape & seascape	0	0	0	+	+	+	+	+	+	+	+	+	-	-	-	+	+	+	+	+	+
Climate change mitigation	0	0	0	+	+	+	0	0	0	+	+	+	+	+	+	-	-	-	+	+	+
Climate change vulnerability	0	0	0	+	+	+	0	0	0	+	+	+	+	+	+	--	--	--	+	+	+
Soil & water quality	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	-	0	0	0
Biodiversity, geodiversity, & habitats	0	0	0	-	-	-	0	0	0	0	0	0	-	-	-	-	-	-	+	+	+
Quality of life	+	+	+	+	+	+	0	0	0	+	+	+	+	+	+	-	-	-	+	+	+
Economy	+	+	+	+	+	+	0	0	0	+	+	+	0	0	0	+	+	+	+	+	+
Housing	++	++	++	++	++	++	++	++	++	+	+	+	0	0	0	++	++	++	+	+	++

COMMUNITY NEEDS AND INFRASTRUCTURE

This chapter includes policy on the provision and location of community facilities and services. The Sustainability Appraisal identified very few sustainability issues associated with the policy in this chapter, as the majority of community facilities will be developed in areas adjoining settlements and large developments, which is considered the most sustainable location. One exception is the provision of new or improved recreational facilities (COM 4). Development of new or improved recreational facilities may occur in the coast or countryside. The Sustainability Appraisal appreciated that some recreational activities require a countryside or coastal location, and preventing development in these areas would reduce access to a full range of recreational facilities, impacting negatively upon the quality of life sustainability objective. However, countryside and coastal locations are generally more sensitive, introducing a conflict between development for recreational activities and environmental protection.

Figure 7.7: A summary of the sustainability effects of the policy within the Community Needs and Infrastructure Chapter of the June 2012 draft Local Plan.

Sustainability objective	Policy number																																			
	COM 1			COM 2			COM 3			COM 4			COM 5			COM 6			COM 7			COM 8			COM 9			COM 10			COM 11					
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L			
Historic & cultural features	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+
Landscape, townscape & seascape	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+	-	-	-	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+
Climate change mitigation	0	0	0	+	+	+	0	0	0	+	+	+	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Climate change vulnerability	0	0	0	+	+	+	0	0	0	+	+	+	0	0	0	+	+	+	+	+	+	++	++	++	+	+	+	+	+	+	+	+	+	+	+	+
Soil & water quality	0	0	0	0	0	0	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	0	0	0
Biodiversity, geodiversity, & habitats	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	+	+	+
Quality of life	++	++	++	+	+	+	++	++	++	++	++	++	+	+	+	0	0	0	++	++	++	++	++	++	0	0	0	0	0	0	0	0	0	+	+	+
Economy	+	+	+	0	0	0	0	0	0	+	0	0	0	0	0	+	+	+	+	+	+	++	++	++	0	0	0	+	+	+	0	0	0	0	0	0
Housing	+	+	+	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+

SUMMARY OF SUSTAINABILITY APPRAISAL OF LAND ALLOCATIONS

The following section provides a summary of the sustainability impacts associated with each of the land allocation chapters of the Local Plan.

Please note that this section provides a summary of the sustainability effects only. The full Sustainability Appraisal of each policy is presented in Appendix D.

WEYMOUTH

The Weymouth town centre policy (WEY 1) outlines the Weymouth town centre strategy, and is a blanket policy which applies to the subsequent policy in this chapter of the Local Plan. The Sustainability Appraisal indicated that flooding is a major issue in Weymouth, with significant adverse environmental, social and economic impacts. However, this policy provides a degree of flood mitigation for the site allocations in Weymouth by ensuring that residual flood risk is managed. Policy WEY 1 also indicates that a masterplan for Weymouth will be produced as a supplementary planning document, and gives more detailed guidance on development design, transport considerations, and the general distribution of activities and uses in the wider Weymouth area. Flood mitigation is expected to be a major component of this masterplan also.

The Sustainability Appraisal highlighted the issues surrounding the provision of a range of activities in Weymouth, particularly to fill the activities gap between 5-8pm that was previously mentioned. Whilst the growth of late night entertainment industry, which is a key element of Weymouth's economy, may be restricted as a result of policy, this is necessary in order to provide access to a wider range of activities and improve public safety.

The Sustainability Appraisal identified a number of land allocations which may have adverse impacts upon biodiversity, geodiversity and habitats. Development at the Station Area and Swannery Car Park (WEY 3) may have potentially adverse impacts upon 'the Swannery' Site of Special Scientific Interest, and Bowleaze Cove (WEY 15) is located in close proximity to international wildlife designations and sites of geological interest.

The Sustainability Appraisal also highlighted the sustainability issues associated with development at Lodmoor Gateway. This site is remotely located from the existing town centre, encouraging less sustainable transport methods. Furthermore, there are flood risks and coastal erosion issues associated with this site, and potentially adverse impacts resulting from contaminated land.

Figure 7.8: A summary of the sustainability effects of the policy within the Weymouth Chapter of the June 2012 draft Local Plan

Sustainability objectives	Policy number																																																						
	WEY 1			WEY 2			WEY 3			WEY 4			WEY 5			WEY 6			WEY 7			WEY 8			WEY 9			WEY 10			WEY 11			WEY 12			WEY 13			WEY 14			WEY 15			WEY 16			WEY 17						
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	
Historic & cultural features	0	+	+	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+	0	0	0	0	0	0	+	+	+
Landscape, townscape & seascape	0	+	+	0	+	+	0	+	+	0	+	+	0	0	0	0	+	+	0	+	+	+	+	+	+	+	+	+	+	+	0	+	+	+	+	+	+	+	+	+	+	+	0	+	+	0	+	+	+	+	+	+	+	+	
Climate change mitigation	0	+	+	0	+	+	0	+	+	0	+	+	0	0	0	0	0	0	0	+	+	-	-	-	0	0	0	0	+	+	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Climate change vulnerability	0	+	+	0	0	-	0	-	-	0	0	-	0	0	0	0	0	-	0	+	0	-	-	-	0	0	0	0	+	+	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	-	-	-	0	+	+	0	0	0	
Soil & water quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	0	0	0	0	0	0	
Biodiversity, geodiversity & habitats	0	0	0	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	0	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	-	-	-	+	+	+	+	+	+	
Quality of life	0	+	+	0	+	+	0	+	+	0	+	+	0	+	+	0	0	-	0	+	+	0	0	0	0	0	0	0	+	+	+	+	+	0	0	0	0	0	0	0	0	0	+	+	+	0	+	+	+	+	+	+	+	+	
Economy	0	+	+	0	0	0	0	+	+	0	+	+	0	-	-	+	+	+	0	+	+	0	+	+	0	+	+	0	+	+	0	+	+	0	0	0	0	+	+	0	0	0	0	0	0	+	+	+	0	0	0	0	0	0	
Housing	0	0	0	0	+	+	0	+	+	0	0	0	0	0	0	0	+	+	0	+	+	0	0	0	0	0	0	0	+	+	0	+	+	0	+	+	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0				

PORTLAND

The Sustainability Appraisal identified potentially adverse environmental impacts associated with the safeguarding of land at Portland Port for operational and ancillary uses. There are potential impacts upon the historic quality of the area, which includes historic military features, local landscape issues in light of the heritage coastline status, and the local, national and internationally designated areas of wildlife interest.

Figure 7.9: A summary of the sustainability effects of the policy within the Portland Chapter of the June 2012 draft Local Plan

Sustainability objective	Policy number											
	PORT 1			PORT 2			PORT 3			PORT 4		
	S	M	L	S	M	L	S	M	L	S	M	L
Historic & cultural features	-	-	-	0	0	0	0	0	0	+	+	+
Landscape, townscape & seascape	-	-	-	0	0	0	0	0	0	0	0	0
Climate change mitigation	0	0	0	0	+	+	0	0	+	0	+	+
Climate change vulnerability	0	0	0	0	0	0	0	0	0	0	+	+
Soil & water quality	0	0	0	0	+	+	0	0	0	0	0	0
Biodiversity, geodiversity, & habitats	-	-	-	0	0	0	0	0	0	+	+	+
Quality of life	0	0	0	0	+	+	0	0	+	0	++	++
Economy	0	+	+	0	+	+	0	0	0	0	+	+
Housing	0	0	0	0	+	+	0	+	+	0	0	0

LITTLEMOOR AND CHICKERELL

The main issue identified by the development of these areas by the Sustainability Appraisal was the loss of habitat and productive agricultural land to development. Whilst mitigation is suggested in some instances, in other cases the loss of habitats or agricultural land is not considered significantly adverse due to the quality of the land, the nature of the surrounding areas of the development, and the habitat that may be lost. Also, some developments (CHIC 2) will provide a network of green open spaces which will reduce the loss of habitat and minimise the permanent loss of productive agricultural land.

The proposed development at Littlemoor (LITT 1) is within the Dorset Area of Outstanding Natural Beauty. However, the landscape impacts associated with this development has been adequately

mitigated by the policy, which requires the positive enhancement of the Dorset Area of Outstanding Natural Beauty.

Figure 7.10: A summary of the sustainability effects of the policy within the Littlemoor and Chickereell Chapters of the June 2012 draft Local Plan

Sustainability objective	Policy number														
	LITT 1			LITT 2			CHIC 1			CHIC 2			CHIC 3		
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L
Historic & cultural features	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape, townscape & seascape	0	+	+	0	++	++	0	0	0	0	+	+	0	0	0
Climate change mitigation	0	+	++	0	0	0	0	+	++	0	+	+	0	0	0
Climate change vulnerability	0	+	++	-	-	--	0	+	++	0	0	0	0	0	0
Soil & water quality	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0
Biodiversity, geodiversity, & habitats	+	++	++	-	-	-	-	-	-	+	+	+	0	0	0
Quality of life	0	+	+	0	0	0	0	+	+	0	+	+	0	0	0
Economy	0	++	++	0	+	+	0	+	+	0	+	+	0	0	0
Housing	0	++	++	0	0	0	0	+	+	0	++	++	0	+	+

DORCHESTER AND CROSSWAYS

This chapter allocates land for housing and employment use in the Dorchester area, strategy for the town centre, and the provision of a transport and environment plan.

An over-riding issue effecting all development in Dorchester and other areas within the Piddle and Frome catchments is the impact of effluent from development causing the degradation of the Poole Harbour internationally designated wildlife site (Special Protection Area and Ramsar site). As mentioned in the environmental issues chapter of this Sustainability Appraisal (Chapter 4), it is believed that nitrates in the sewage emitted into the rivers Piddle and Frome causes eutrophication and the formation of algal flats on the mud flat habitats in Poole Harbour. Consideration of this issue is provided in policy ENV 2. Furthermore, whilst this issue has been noted in the Sustainability Appraisal, it is a central to the Habitats Regulations Assessment which has been completed alongside this Sustainability Appraisal to prevent adverse impacts on the internationally designated site.

The Sustainability Appraisal indicated that the extensive area of development at Poundbury (DOR 1) would result in the loss of productive agricultural land. However, since the development includes the

provision of green spaces (as outlined in the Poundbury Development Brief) the irreversible loss of productive agricultural land and soil quality will be minimised.

The Dorchester Transport and Environment Plan (DTEP) (DOR 10) aims to support the economic prosperity of the town, reduce through traffic, and provide a higher quality environment. Although the provision of land for DTEP is likely to result in the loss of habitat and productive agricultural land, the environmental, social and economic impacts of the scheme greatly outweigh these impacts.

The Sustainability Appraisal outlines plans for the development of land around Dorchester (DOR 11). The environmental impacts of the urban expansion cannot be fully assessed at this stage, as the location of the potential urban extension remains unknown. However, the environmental impacts of the proposed development will be fully assessed if and when land is identified for development.

The Sustainability Appraisal for Crossways recommended that provision is made for cycle links with the development, to encourage the use of sustainable transport methods. However, it is appreciated that these issues are likely to be considered at the masterplanning stage.

The provision of alternative natural green space with the development at Crossways will mitigate against the impacts of increased recreational pressure as a result of the development upon the Dorset Heathlands special area of conservation.

Figure 7.11: A summary of the sustainability effects of the policy within the Dorchester Chapter of the June 2012 draft Local Plan

Sustainability objective	Policy number																																						
	DOR 1			DOR 2			DOR 3			DOR 4			DOR 5			DOR 6			DOR 7			DOR 8			DOR 9			DOR 10			DOR 11			CRS 1					
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L			
Historic & cultural features	0	0	0	0	+	+	++	++	++	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	+	+	?	?	?	+	+	+			
Landscape, townscape & seascape	0	0	0	0	+	+	+	+	+	0	0	0	0	0	0	0	+	+	0	0	0	++	++	++	+	+	+	0	0	0	?	?	?	+	+	+			
Climate change mitigation	0	+	+	0	+	+	0	0	0	0	0	0	0	+	+	0	+	+	0	0	0	+	+	+	0	0	0	0	++	++	?	?	?	0	+	+			
Climate change vulnerability	0	0	0	0	+	+	0	0	0	0	0	0	0	+	+	0	+	+	0	0	0	0	+	+	0	0	0	0	++	++	?	?	?	0	+	+			
Soil & water quality	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--	--	?	?	?	0	0	0
Biodiversity, geodiversity, & habitats	0	0	0	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	-	0	0	0	0	-	-	?	?	?	0	0	0			
Quality of life	0	++	++	0	0	0	0	0	0	0	++	++	0	+	+	0	+	+	0	0	0	0	0	0	0	0	0	0	+	+	0	-	-	0	+	+			
Economy	0	++	++	0	+	+	-	-	-	0	++	++	0	++	++	0	+	+	0	+	+	0	+	+	0	+	+	0	0	0	0	+	+	0	+	+	0	+	+
Housing	0	++	++	0	0	0	0	0	0	0	+	+	0	0	0	0	+	+	0	+	+	0	+	+	0	+	+	0	0	0	0	+	+	0	+	+	0	+	+

BRIDPORT

This chapter allocates land for housing and employment use, future town centre expansion, and the provision of a waste management site.

The Sustainability Appraisal identified a historic landfill approximately 250m from the land allocation at Skilling Hill Road (BRID 2). Whilst the land allocation is located at a relatively large distance from the historic landfill, site specific conditions (such as geological conditions, and the nature of the material housed in the former landfill) play a key role in determining whether there is likely to be a significant risk or not. Furthermore, there have been no recorded instances of ground gas causing any issues upon the human receptors and the natural environment at this site, and therefore this risk is not considered significant.

Development associated with the future town centre expansion in Bridport (BRID 4) and St Michael's Trading Estate (BRID 5) must ensure that there is no adverse cumulative impact from these developments upon the adjacent river habitat. The impacts upon the quality of adjacent river habitat must be fully considered to avoid significant adverse impacts upon European protected species such as the otter and water vole. Both sites are also located within medium to low flood risk areas. With flood events likely to increase in future, the impacts of these events may be minimised by managing the nature of this development.

The Sustainability Appraisal of the Broomhills Waste Management Site (BRID 6) indicates potential adverse ecological impacts associated with the nearby locally designated wildlife area, and potential longer term flooding impacts associated with the stream that runs through the site. However, rather than allocating land for a waste management site, this policy suggests that it is a preferred location. Dorset County Council, as mineral planning authority, will be required by legislation to carry out the appropriate environmental assessment should the site be selected for waste management purposes, in order to mitigate the identified impacts.

Figure 7.12: A summary of the sustainability effects of the policy within the Bridport Chapter of the June 2012 draft Local Plan

Sustainability objective	Policy number																	
	BRID 1			BRID 2			BRID 3			BRID 4			BRID 5			BRID 6		
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L
Historic & cultural features	+	+	+	0	0	0	+	+	+	+	+	+	++	++	++	0	0	0
Landscape, townscape & seascape	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	-	-
Climate change mitigation	+	+	+	0	+	+	0	+	+	0	0	0	0	+	+	0	0	0
Climate change vulnerability	0	0	0	0	0	-	0	+	0	0	0	-	0	0	0	0	0	-
Soil & water quality	-	-	-	0	0	0	0	0	0	-	-	-	-	-	-	0	0	0
Biodiversity, geodiversity, & habitats	0	0	0	0	0	0	0	0	0	-	-	-	-	-	-	--	--	--
Quality of life	0	+	+	0	0	0	0	+	+	0	0	0	0	+	+	0	0	0
Economy	0	++	++	0	+	+	0	0	0	0	+	+	0	+	+	0	0	0
Housing	0	++	++	0	+	+	0	+	+	0	0	0	0	+	+	0	0	0

BEAMINSTER AND LYME REGIS

The allocations at Lane End Farm (BEAM 3) and to the North of Broadwindsor Road (BEAM 1) would result in the loss of farmland. However, this is unlikely to significantly reduce the ability of the community to grow food locally, as the surrounding areas provide large tracts of productive farmland, and the development itself includes some green spaces which will prevent the permanent loss of soil quality on the productive agricultural areas at the site.

The Sustainability Appraisal also indicated that there are potential flooding issues at the land allocations to the North of Broadwindsor Road (BEAM 1) and Lane End Farm (BEAM 3).

The development of land at Woodberry Down (LYME 1) would result in the potential loss of community facilities, reducing access to community and recreational facilities. Furthermore, the loss of downland as a result of the development may adversely impact upon wildlife and habitats.

Policy LYME 2 outlines the potential for developing sites around Lyme Regis for housing and employment use. At this stage, it is not possible to accurately assess the possible impacts of this scheme, other than the economic and housing impacts associated with the development. The environmental impacts associated with new allocations would need to be appraised on a site specific basis. With the AONB, international wildlife designations and conservation areas located within or around Lyme Regis, this area is considered a sensitive area.

Figure 7.13: A summary of the sustainability effects of the policy within the Beaminster and Lyme Regis Chapters of the June 2012 draft Local Plan

Sustainability objective	Policy number														
	BEAM 1			BEAM 2			BEAM 3			LYME 1			LYME 2		
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L
Historic & cultural features	0	0	0	0	0	0	0	0	0	0	0	0	?	?	?
Landscape, townscape & seascape	+	+	+	0	0	0	0	0	0	+	+	+	?	?	?
Climate change mitigation	0	+	+	0	+	+	0	+	+	0	+	+	?	?	?
Climate change vulnerability	0	0	0	0	0	0	0	0	-	0	+	+	?	?	?
Soil & water quality	-	-	--	0	0	0	-	-	-	0	0	0	?	?	?
Biodiversity, geodiversity, & habitats	0	0	0	+	+	+	+	+	+	-	-	-	?	?	?
Quality of life	0	0	0	0	+	+	0	-	--	0	0	-	0	+	+
Economy	0	+	+	0	0	0	0	+	+	0	+	+	0	+	+
Housing	0	+	+	0	+	+	0	0	0	0	+	+	0	+	+

SHERBORNE

The Sustainability Appraisal identified potential adverse impacts associated with surface water runoff at Barton Farm (SHER 1). The loss of farmland due to the development at Barton Farm is not considered significant due to the large amount of farmland situated in the areas surrounding the site.

Figure 7.14: A summary of the sustainability effects of the policy within the Sherborne Chapter of the June 2012 draft Local Plan

Sustainability objective	Policy number											
	SHER 1			SHER 2			SHER 3			SHER 4		
	S	M	L	S	M	L	S	M	L	S	M	L
Historic & cultural features	+	+	+	+	+	+	0	0	0	0	+	+
Landscape, townscape & seascape	0	+	+	0	0	0	0	0	0	0	+	+
Climate change mitigation	0	0	+	0	0	0	0	+	+	0	+	+
Climate change vulnerability	0	0	-	0	0	0	0	+	+	0	+	+
Soil & water quality	-	-	-	0	0	0	0	0	0	0	0	0
Biodiversity, geodiversity, & habitats	0	0	0	0	0	0	0	0	0	0	0	0
Quality of life	0	+	+	0	+	+	0	0	0	0	0	0
Economy	0	++	++	0	+	+	0	+	+	0	+	+
Housing	0	++	++	0	0	0	0	0	0	0	0	0

CUMULATIVE, SECONDARY AND SYNERGISTIC IMPACTS

In accordance with the SEA Directive (Annex 1(f)), the cumulative, secondary and synergistic effects of the plan were assessed. This section gives details of the cumulative effects that were identified, the possible effects and reasons for this, and the significance of the effect (Figure 7.15).

Cumulative effects arise where policies or allocations have an insignificant effect individually, but may have a significant effect together or in combination with one another. For example, two separate developments close to a wildlife population may not cause significant adverse impacts upon these species when considered individually, but may have a significant adverse impact when considered in combination with one another.

Secondary effects are those that do not occur directly as a result of the plan, but result from a primary effect of the plan, often through a complex pathway. For example, a development may significantly reduce the population of a particular plant species through recreational pressure, which in turn affects water runoff and the flood regime of a nearby watercourse.

A synergistic effect is where the effect of two or more effects acting together is greater than the simple sum of the effects alone. For example, a wildlife habitat can become progressively fragmented with limited effects on a particular species until finally the fragmentation makes the areas too small to support the species at all.

The cumulative, secondary and synergistic effects of the plan have been identified and considered throughout the Sustainability Appraisal process. The receptors which may be subject to cumulative, secondary and synergistic effects were identified at the early stages of the sustainability appraisal through the analysis of baseline data (Chapter 3) and identification of environmental problems (Chapter 4). The receptors that were considered sensitive to such effects were generally those that were in decline or near to their threshold. Also, the assessment of other plans, policies and objectives (Chapter 2) was used to determine the 'in combination' effects of the Local Plan with other relevant plans, programmes and objectives. The possible cumulative, synergistic and secondary effects of policies and allocations were assessed at the later stages of the Sustainability Appraisal using a combination of methods, including expert opinion, the findings of published guidance, and threshold analysis.

Figure 7.15: The cumulative, secondary and synergistic effects of the June 2012 draft Local Plan

Policies	Effects	Cause of effect	Significance
DOR 1, DOR 2, DOR 4, DOR 5, DOR 6, DOR 7, DOR 8, DOR 9, DOR 11, CRS 1.	Cumulative effect on the Poole Harbour internationally designated area.	Any development in the Poole Harbour catchment may contribute to an increased nutrient loading (nitrogen) discharge into the harbour primarily through sewerage treatment and disposal causing harm to the SPA and Ramsar site.	The Poole Harbour Aquatic Management Plan (2011) indicates a potentially significant adverse impact upon the Poole Harbour wildlife designation from increased nutrient loading. However, the potential cumulative effects are mitigated through section (iii) of policy ENV 2.
WEY 1, WEY2, WEY 5.	Cumulative, secondary and synergistic effects on the late night entertainment industry and associated businesses in Weymouth.	These policies, in combination, may restrict the use of areas in Weymouth for late night entertainment purposes. There may be a secondary effect upon local businesses that rely on those that use late night entertainment, such as taxi services and late night food vendors. A synergistic effect may result from people no longer visiting Weymouth for late night entertainment purposes as a result of there being too few venues in the area due to these policies.	Whilst the growth of the late night entertainment industry is restricted through this policy, it is necessary in order to provide the benefits associated with increasing access to a wider range of activities, including those that occur during the current gap in activities between 5-8pm, and enabling other industries to develop. Furthermore, the sustainability appraisal suggests that policy WEY 1 will ensure that Weymouth remains active in terms of late night entertainment. The possible cumulative, secondary and synergistic impacts are therefore not considered significant.
BRID 4, BRID 5.	Cumulative effect of increased flood risk on the river system in central Bridport, and secondary impacts of flooding upon social and economic receptors. Cumulative impacts upon local wildlife habitats. These impacts are likely to be longer term, as the frequency and severity of flooding may increase as the impacts of climate	Development associated with development in central Bridport, within a low to medium risk flood areas adjacent to the Rivers Brit, Asker and Symene may increase the risk of flooding. Increased recreational pressure resulting from the development of both sites may, in combination, impact upon habitats and cause a decline in the population of Otters and Water Voles, which are European and U.K protected species. Secondary impacts as a result of flooding may affect social and economic receptors, particularly as the area is a town centre area, with possible impacts upon public safety, access to services and facilities, and the local	The baseline information and identification of environmental problems suggest that Bridport, along with Weymouth, is particularly sensitive to flooding. Therefore, it is suggested that there may be longer term impacts associated with this flooding at this site. The river habitat surrounding the site is also considered sensitive due to the protected species that inhabit the site, and therefore there may be a significant cumulative effect upon biodiversity and habitats.

Policies	Effects	Cause of effect	Significance
	change are realised.	economy as a result of flood damage.	
PORT 1 to PORT 4 inclusive.	Cumulative effect of development in Portland increasing traffic on The Fleet, effecting the bird populations inhabiting the Fleet, an internationally designated area.	Chesil and the Fleet is a Special Protection Area (in addition to being a Special Area of Conservation and Ramsar site) due to its importance as a site for breeding and overwintering birds. The increased pressure upon this European protected site as a result of additional traffic along the Fleet, which is a road which passes through the protected area, due to development upon Portland, may increase disturbance to the bird species.	Traffic on the Causeway does not, at present, have a significant notable effect upon birds within the Chesil and the Fleet Special Protection Area. The allocations presented in the Local Plan would not require the widening of the Causeway, preventing the need to develop the internationally designated wildlife area, and the additional traffic is unlikely to have any significant effect. Therefore, there is unlikely to be a significant cumulative effect upon bird populations with the Special Protection Area.
ENV 2, ENV 3, WEY 1 to WEY 17 inclusive, PORT 1 to PORT 4 inclusive, LITT 1, LITT 2, CHIC 1 to CHIC 3 inclusive.	Cumulative and synergistic effect of development in Weymouth and Portland causing habitat fragmentation adversely impacting upon biodiversity and habitats.	Large areas of Weymouth and Portland are urbanised and interspersed with designated wildlife sites. Development in Weymouth and Portland may sever links between these wildlife habitats causing habitats to be isolated and preventing species from migrating between sites (habitat fragmentation). The issue is not as pronounced in the other plan areas, which are generally more rural with fewer designated wildlife sites. Potential synergistic effect of the loss of wildlife corridors due to a number of developments causing habitat fragmentation to the extent that habitats have become too small to support species in any number.	The allocations for Weymouth and Portland take into account to the findings of a report ⁹ on wildlife corridors in Weymouth and Portland. The extent of allocated areas ensures that wildlife corridors are maintained. Some allocations will provide wildlife corridors within the development, for example at Markham and Little Francis (WEY 10), Land off Louviers Road (WEY11), and Littlemoor (LITT 1). The Local Plan also prevents the loss of interconnected wildlife sites in Weymouth through the establishment of the Lorton Valley Nature Park (WEY 17) and in Portland through the Portland Quarries Nature Park (PORT 4). The policy framework gives protection to the entire plan area by providing a green infrastructure strategy (ENV 3) and safeguarding key wildlife corridors (ENV 2). These measures are considered sufficient to prevent a significant adverse impact upon habitats and biodiversity.

⁹ "Urban Wildlife Corridors and Stepping Stones: Weymouth and Portland Borough", produced by the Dorset Environment Records Centre, September 2010.

MITIGATION

This section recommends a series of measures to prevent, reduce or offset any significant adverse effects identified by the Sustainability Appraisal of the June 2012 draft Local Plan (Figure 7.16).

Where any significant conflicts between the Local Plan and the sustainability framework were identified, including cumulative, secondary and synergistic effects, possible measures to offset adverse effects are presented for consideration. In some instances, mitigation measures may be suggested even where no adverse impacts were identified, but there is an opportunity for enhancement.

The policies within the Local Plan will be considered as a whole rather than in isolation, and therefore should be read in conjunction with one another. For instance, the level of economic and housing growth set by policy SUS 1 will inevitably increase energy consumption. However, energy usage may be mitigated through the policy for the design and positioning of buildings (ENV 13). Therefore, policy SUS1 may not score negatively for the appropriate sustainability objective in this instance, as there may not be an adverse impact when considering the plan as a whole. In some cases it may be recommended that another policy is referred to, or wording added to the policy or preamble, despite the requirement being mentioned elsewhere. This is to ensure that the key issues are brought to the forefront and given full consideration.

Figure 7.16: The proposed measures to mitigate the adverse effects identified in the sustainability appraisal of the June 2012 draft Local Plan

Policy	Sustainability Appraisal recommendations
ENV 2 Wildlife and Habitats	<p>Longer term adverse impacts upon wildlife and habitat may be mitigated by adding the following wording (added text <i>in italics</i>, deleted text in strikethrough) to section (v) of policy:</p> <p>“Development of major sites will be expected to <i>must</i> demonstrate no net loss in biodiversity”,</p> <p>and changing the wording at the end of section (iv) of policy, which protects local wildlife designations, trees and hedgerows, and key wildlife corridors, from “will be resisted” to “will not be permitted”.</p>
ENV 5 Flood Risk	It is recommended that all development, including those classified as less vulnerable development, must show that adequate measures have been taken to mitigate the flood risk and ensure that potential occupants will be safe.
ENV 10 Contaminated Land	<p>The policy should also protect the built environment against the impacts of contaminated land by including the following wording (<i>in italics</i>) in the policy:</p> <p>“Planning permission for development on or adjoining land that is suspected to be contaminated will not be granted unless it can be demonstrated that there is no unacceptable risk to future occupiers of the development, neighbouring uses and the <i>built and natural</i> environment from the contamination”.</p>
SUS 2 Distribution of Development	<p>The following wording (<i>in italics</i>) could be added to part (v) of this policy, to ensure that development outside the defined development boundaries does not adversely impact upon landscape, biodiversity and the loss of agricultural land:</p> <p>“Outside defined development boundaries, development will be strictly controlled, having particular regard to the need for the protection of the countryside, <i>particularly landscape interests, wildlife sites and productive agricultural land</i>, and be restricted to...”</p>
SUS 4 Re-use and Replacement of Buildings Outside Defined Development Boundaries	<p>In order to mitigate impacts upon habitats and biodiversity, the policy should include a requirement for the developer to demonstrate that there will be no significant increase upon key wildlife habitats and species resulting from the adaptation, replacement or reuse of rural buildings. The following wording may be added to part (i) of this policy:</p> <p>“<i>there is no resulting unacceptable impact upon wildlife and habitats</i>”.</p>
ECON 1 Provision of Employment	<p>The policy should require the developer to consider impacts upon habitats and biodiversity, climate change (through accessibility/sustainable transport) and soil quality (retention of productive agricultural land) by including the following text to the final bullet point in part (i) of the policy:</p> <p>“...providing the development does not result in a significant loss of productive agricultural land or significant adverse impacts upon habitats and biodiversity, and does not limit opportunities for public transport and pedestrian/cycle routes to be used in future.”</p>

Policy	Sustainability Appraisal recommendations
ECON 2 Protection of Key Employment Sites	In order to encourage the use of sustainable transport modes, and introduce positive impacts in terms of air quality, climate change mitigation and climate change vulnerability, it is suggested that the policy is amended to mention “ <i>sustainable</i> transport options”, rather than “transport options”, in part (iii) of the policy.
ECON 4 Retail and Town Centre Development	The policy permits small scale rural offices or other small scale rural development outside defined development boundaries. It is recommended that the following text (<i>in italics</i>) is added to the policy to mitigate the impacts upon habitats and biodiversity, and landscape interests: “Small scale rural offices or other small scale rural development may be permitted outside defined development boundaries, <i>providing the development does not result in significant adverse impacts upon wildlife and habitats, and the landscape amenity</i> ”.
ECON 6 Built Holiday Accommodation	The potential adverse impacts associated with unsustainable transport may be addressed through mentioning COM 7 in the preamble to this policy. The potentially adverse impacts upon wildlife and habitats from increased pressure in areas outside the defined development boundaries may be mitigated through adding the following text (<i>in italics</i>): “Outside the defined development boundaries, extensions to existing serviced accommodation will be supported where they are proportionate to the size of the original building and their location. New holiday accommodation from the alteration or replacement of existing rural buildings will also be permitted, <i>providing the development does not result in significant adverse impacts upon wildlife and habitats.</i> ”
ECON 7 Caravan and Camping Sites	The policy should require biodiversity interests to be considered during the redevelopment of caravan and camping sites by adding the following text (<i>in italics</i>) to part (ii) of the policy: “All schemes should not, individually or cumulatively, harm the landscape character, <i>sites of wildlife interest</i> , or rural amenity of the countryside.”
ECON 8 Farm Diversification	It is recommended that this policy should include scope to prevent the loss of significant amounts of productive agricultural land from the development or reuse of farmland to mitigate potentially adverse impacts upon resilience to climate change and soil quality. The policy may also consider the unacceptable impacts upon wildlife and species from the development of rural areas. It is suggested that the following wording (<i>in italics</i>) is added to this policy: “Farm diversification projects for the use of land or buildings for non-agricultural employment purposes will be supported, provided they are in keeping with the rural character, <i>prevent the permanent loss of large amounts of productive agricultural land, and avoid significant adverse impacts upon wildlife and habitats, and comprise...</i> ”

Policy	Sustainability Appraisal recommendations
ECON 9 New Agricultural Buildings	<p>Policy may include scope to minimise the impacts of the new development for agricultural purposes upon biodiversity, and demonstrate that the loss of productive agricultural land has been minimised by including the following wording (in <i>italics</i>):</p> <p><i>“The scale, siting design and external appearance of the buildings should be designed to minimise adverse impact on the landscape character, wildlife and habitats, and residential amenity as far as practicable. The permanent loss of productive agricultural land should also be minimised wherever possible.”</i></p>
ECON 10 Equestrian Development	<p>The preamble to this policy should refer to policy COM 7 to ensure that sustainable travel is a key consideration. The impacts upon wildlife and habitats and the loss of productive agricultural land may be considered by adding the following condition to this policy, after point (ii):</p> <p><i>(iii) The permanent loss of productive agricultural land should also be minimised wherever possible.</i></p> <p><i>(iv) New development and the associated activities should avoid significant adverse impacts upon wildlife and habitats.</i></p>
HOUS 2 Exception Sites	<p>The policy may include the following condition (in <i>italics</i>) to ensure that exception sites do not have a significant adverse impact upon biodiversity and habitats.</p> <p>Small scale sites for affordable housing adjoining settlements may, as an exception to normal policy, be permitted provided that: ...</p> <ul style="list-style-type: none"> - <i>adverse impacts upon wildlife and habitats are avoided wherever possible;</i>
HOUS 5 Sites for Gypsies, Travellers and Travelling Showpeople	<p>The site allocations presented in the Gypsy and Traveller Development Plan Document will undergo a sustainability appraisal that will address sustainability issues on a site by site basis. However, on a strategic level, this policy should also give consideration to environmental impacts through the following wording:</p> <p><i>“Sites should not have a significant adverse environmental impact, particularly with regard to the landscape, the loss of productive agricultural land, and the degradation of habitats and species.”</i></p>

Policy	Sustainability Appraisal recommendations
HOUS 6 Other Residential Development Outside Defined Development Boundaries	<p>The preamble to this policy may refer to policy COM 7, which relates to efficient transport. The potential loss of productive agricultural land, and loss of biodiversity and habitats, are potentially significant adverse impacts and it is recommended that they are addressed through adding the following text (<i>in italics</i>) to this policy:</p> <p>“(i) The extension of an existing lawful dwelling-house located outside the defined development boundaries will be permitted provided that the extension is subordinate in scale and proportions to the original dwelling, and does not harm the character of the locality or its landscape setting, <i>or adversely impact upon wildlife and habitats.</i></p> <p>(iv):</p> <ul style="list-style-type: none"> - <i>The development avoids the loss of productive agricultural land, wherever possible.</i> - <i>The scheme avoids significant adverse impacts upon wildlife and habitats.”</i>
COM 4 New or Improved Local Recreational Facilities	<p>The development of recreational facilities in the coast or countryside may encompass sensitive areas in terms of wildlife conservation and result in the loss of productive agricultural land, in addition to the impacts upon landscape interests or local amenity mentioned in the policy. Therefore the policy needs to extend its considerations to mitigate these impacts by including the following wording (in italics):</p> <p>“(ii) Proposals for recreational facilities in the coast or countryside will only be permitted if they require a rural location and their scale is in keeping with the surrounding environment. Such proposals must not:</p> <ul style="list-style-type: none"> - be intrusive in the landscape; - <i>result in the unacceptable loss of productive agricultural land;</i> - <i>cause significant adverse impacts upon wildlife and habitats;</i> or - cause unacceptable impacts to local amenity through increased vehicle movements.”
WEY 3 Station Area and Swannery Car Park	<p>The potentially adverse impacts upon the adjacent national wildlife designation (‘The Swannery’ Site of Special Scientific Interest) should be mentioning in the preamble to this policy. Whilst some protection is given by policy ENV 2, further consideration should be given by mentioning this in the policy text given the importance of the Site of Special Scientific Interest status.</p>
WEY 8 Lodmoor Gateway	<p>The policy could mention the impacts upon adjoining designated wildlife areas and address the human health and environmental issues resulting from the contaminated land at the site by including the following wording (<i>in italics</i>) to the policy:</p> <p>“The development will be expected to be of a high quality design to <i>minimise vulnerability to flooding</i> and relate positively to the adjoining highway and car parking areas. <i>The development should also address contaminated land issues and avoid significant adverse impacts upon the wildlife designations located in close proximity to the site.</i> A comprehensive approach may be required to ensure that development complies with the aims of the Weymouth Town Centre Strategy.”</p>

Policy	Sustainability Appraisal recommendations
WEY 15 Bowleaze Cove	<p>Whilst the preamble to the policy mentions the areas of nature conservation and geological importance, the actual policy itself may include wording that highlights the key issues to ensure that the impacts of development upon international wildlife designations and areas of geological interest are acceptable. It is suggested that the policy is amended in the following way (additional text in <i>italics</i>):</p> <p><i>“Development at Bowleaze Cove will be restricted to tourist and leisure related development. The development will must avoid unacceptable impacts upon the international wildlife designations and sites of geological interest.”</i></p>
PORT 1 Portland Port	<p>This policy should address the potential landscape and biodiversity impacts of development at Portland Port, by including the following text (<i>in italics</i>) to the policy:</p> <p><i>“Land within Port jurisdiction will be safeguarded for potential port operational and ancillary uses. Proposals for these areas must be sensitive to the areas of historic importance, the local landscape interest and the heritage coastline status of this coastline. Any development or activities must avoid significant adverse impact upon international wildlife designations”.</i></p> <p>Also, the development boundaries for Portland Port presented in the Local Plan should be amended to preclude European and Ramsar sites from development.</p>
CRS 1 Crossways	<p>It is recommended that the masterplan that will be produced for this site includes provision for cycle links in addition to road links, in order to encourage sustainable travel.</p>
BRID 1 Land at Vearse Farm	<p>This policy could require the developer to consider options to minimise the irreversible loss of soil quality and productive agricultural land as a result of the development by providing a community farm at the site. The following wording (<i>in italics</i>) could be added to the policy:</p> <p>(vi) The development will be guided by a masterplan (...) It should ensure that:</p> <p><i>- “The development provides a community farm to minimise the irreversible loss of soil quality and productive agricultural land wherever possible.”</i></p>
BRID 4 Future Town Centre Expansion	<p>The preamble to this policy should highlight the flood issues and potential impacts upon protected wildlife species.</p>

Policy	Sustainability Appraisal recommendations
BRID 5 St Michael's Trading Estate	<p>To ensure that the development does not adversely impact upon the quality of habitat of the adjacent river or substantially increase recreational pressure upon this habitat or species which include the Otter (a European protected species) and the Water Vole (a UK protected species), the following wording (<i>in italics</i>) should be included to the policy:</p> <p>St. Michael's Trading Estate is designated for a comprehensive mixed-use development, subject to</p> <ul style="list-style-type: none"> - <i>“avoiding unacceptable impacts upon protected wildlife species and their habitats”</i> - <i>“adequately managing the flood risk from the adjacent watercourse”</i>
BRID 6 Broomhills Waste Management Site	<p>The preamble to this policy should mention that the impact of development upon sensitive wildlife areas, including those that have been designated for ecological importance, should be minimised.</p>
LYME 1 Land at Woodberry Down	<p>It is recommended that should the playing fields at the site be lost to development, options to replace these facilities should be considered (if it is decided that they are a valuable asset to the community) by including the following text as section (iii) of the policy:</p> <p><i>“(iii) Should the development result in the loss of playing fields, a replacement of equal or better quality should be provided in a suitable location, unless it can be demonstrated that the open space is surplus to requirements.”</i></p> <p>In order to mitigate the potential loss of downland habitat, this issue should be mentioned in the preamble or the following text added as section (iv) of the policy:</p> <p><i>“(iv) The value of the downland habitat should be assessed prior to development and measures taken, if necessary, to ensure no significant loss in rare habitat or species of importance.”</i></p>
SHER 1 Land at Barton Farm	<p>It is recommended that the issue of surface water flooding should be resolved through the Masterplan document, in order to reduce vulnerability to the impacts of climate change. The following wording should therefore be added to the policy:</p> <p><i>“(iv) – How potential issues with surface water runoff may be resolved.”</i></p>

8. FEBRUARY 2013: SUSTAINABILITY APPRAISAL OF ALTERNATIVE LAND ALLOCATIONS IN WEST DORSET

The consultation for the Draft Local Plan published in June 2012 indicated a high level of public opposition to some of the allocated sites for development in West Dorset. As a result, the Council undertook further consultation on a strategy for alternative land allocations in West Dorset, which brought forward different sites for development to those which were previously considered in the sustainability appraisal of the Draft Local Plan. This alternative strategy for land allocations in West Dorset was accompanied by a sustainability appraisal report to ensure that the sustainability implications of the options were fully considered during this stage in development of the Local Plan. The Alternative Strategy and the accompanying Sustainability Appraisal were consulted upon in February and March 2013.

IDENTIFICATION OF ALTERNATIVES

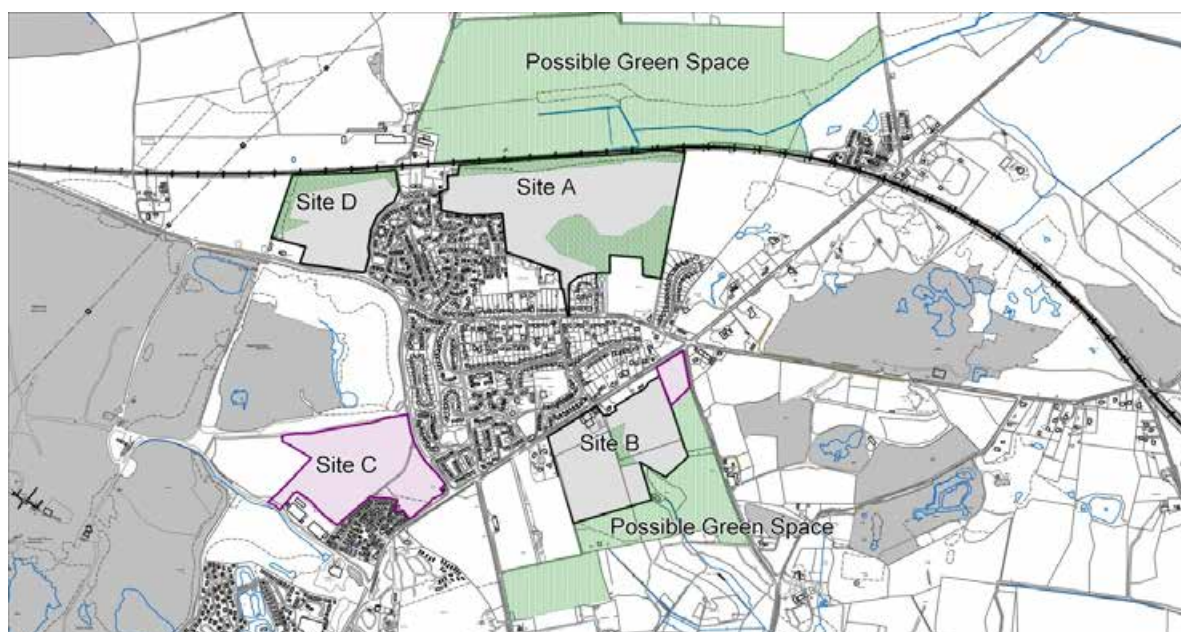
The consultation for the Draft Local Plan indicated a high level of public opposition to the suggested sites for development at SHER 1 (Land at Barton Farm), BEAM 2 (Land off Hollymoor Road) and CRS 1 (Land at Crossways).

Consideration was therefore given as to whether or not to reduce the size of the areas allocated for development at SHER 1 (Land at Barton Farm), CRS 1 (Land at Crossways), and/or remove or reduce the area of land allocated at BEAM 2 (Land off Hollymoor Lane) in the Draft Local Plan.

The area of SHER 1 would be reduced to the size of the area allocated in the existing West Dorset Local Plan, adopted in 2006. The Council did not consider removing SHER 1 entirely as Council approval has been given to grant planning permission for the existing allocated area.

There were two reasonable options for the reduction of CRS 1 currently being considered, which were developed through discussion with the parish council (Figure 8.1). Option A allocated the land to the north and southeast of the village for residential development (areas A and B in Figure 8.1), and option B allocated the land to the north and northwest of the village for residential development (areas A and D in Figure 8.1). Both options included land to the southwest of the village for employment land (area C in Figure 8.1).

Figure 8.1: A plan showing the location of options for development at Crossways



Two options were also considered for BEAM 2, which were either to reduce the area of the allocation by removing the southern portion of the site from the allocation, or remove the entire allocation from the Local Plan altogether.

The removal or reduction of these allocations would result in a shortfall in the supply of housing and employment land (Figure 8.2), preventing the Local Plan from achieving its objectives of meeting local housing needs and supporting the local economy.

Figure 8.2: the potential reduction in housing supply in the Draft Local Plan that would result from the removal or reduction in size, of allocations.

Allocation in Draft Local Plan	Allocation in draft Local Plan		Reduced area of allocation	
	Approximate number of dwellings	Employment land	Approximate number of dwellings	Employment land
SHER 1 Land at Barton Farm	800	6ha	280	4.2ha
BEAM 2 Land off Hollymoor Lane	70	0ha	30	0ha
CRS 1 Land at Crossways	1,200 to 1,500	Up to 15ha	700	Up to 11ha

Therefore the Council considered adding alternative sites to the Local Plan to provide the land for housing and employment needs. The area surrounding Dorchester was identified as the most suitable area to consider alternative sites for development. This followed policy DOR 11 of the Draft Local Plan, which indicated that the Council would explore options for suitable land for development in the areas surrounding Dorchester as follows:

“The District Council will work with existing landowners/developers and local communities to explore options to support the long-term growth of the Dorchester area for the period post 2026.”

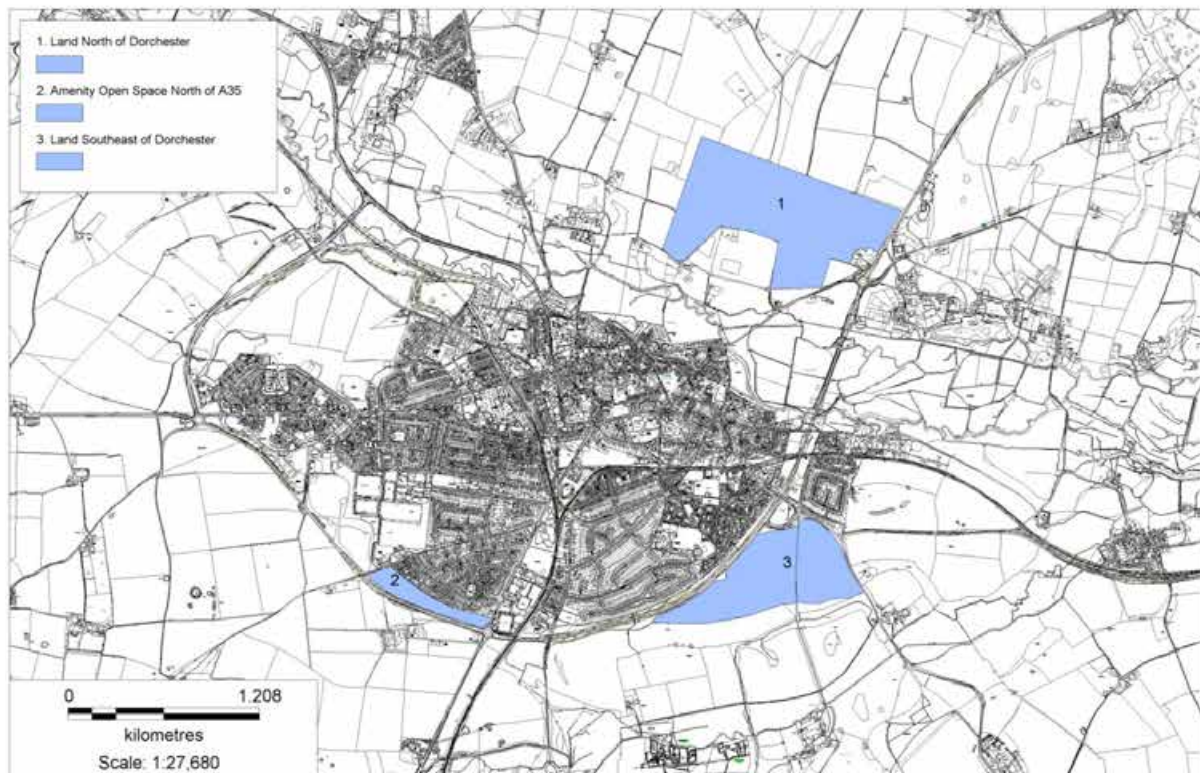
This approach was also in line with policy SUS2 of the Draft Local Plan, which aims to achieve a sustainable pattern of development by influencing the distribution of future development. Approaches to the distribution of development were previously appraised, in the sustainability appraisal for the Draft Local Plan. The preferred option, taken forward for inclusion in the Draft Local Plan, was the most sustainable option, to distribute development in the larger more sustainable settlements such as Dorchester.

Three alternative sites in the areas surrounding Dorchester were identified for further consideration at this stage. The location of these sites is presented in Figure 8.3, and details of the provision of housing and employment land associated with these potential allocations, and how these alternatives were identified, is presented in Figure 8.4.

Please note that the options for development at the Land North of Dorchester and Land Southeast of Dorchester that were previously assessed in the sustainability appraisal of the Draft Local Plan (see Chapter 7 of this report). The option for development at this stage occupies a different area to the site currently being considered, since it excludes land to the south and west of the site. Also, draft policies for the land allocations for these areas have been written, providing further details for consideration in the sustainability appraisal. Therefore, the options of allocating land for

development at Land North of Dorchester and Land Southeast of Dorchester were reassessed as potential alternative sites at this stage.

Figure 8.3: A plan showing the location of the alternative potential land allocations.



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Figure 8.4: The supply of housing and employment land by the alternative land allocations.

Option	Approximate number of dwellings	Provision of employment land	How the option was identified
Land North of Dorchester	1500	7ha	Submitted by a consortium of landowners during the Draft Local Plan consultation between June and July 2012.
Amenity Open Space North of A35	225	0ha	Submitted by landowner during the Draft Local Plan consultation between June and July 2012.
Land Southeast of Dorchester	1000	At least 3ha	The Strategic Housing Land Availability Assessment (SHLAA) identified an area to the Southeast of Dorchester which was considered during the development of the Local Plan and appraised as an option in the Sustainability Appraisal of the Draft Local Plan in June 2012. This option was not selected for inclusion in the Draft Local Plan. However, Council Officers have since brought forward this smaller area for consideration, which excludes land to the south and west of the site which was previously considered.

SUSTAINABILITY APPRAISAL METHODOLOGY

The scoring system used to show whether the impact of a policy or allocation was positive or negative, and the magnitude of this impact, is shown in Figure 6.1.

These impacts have also been considered temporally to determine the short, medium and long-term impacts. In order to be consistent, the definitions of short, medium and long term have been defined, and are presented in Figure 8.5.

Figure 8.5: The definitions of short, medium and long term impacts with respect to the alternative sites.

Impact	Period
Short term	Site preparation (e.g demolition) and site works (e.g construction)
Medium term	Residents begin occupying the site.
Long term	Site in 50 years time (2062)

DIFFICULTIES IN UNDERTAKING THE ASSESSMENT

The main difficulty in undertaking the sustainability appraisal of alternative land allocations for West Dorset was the strategic nature of the alternative sites at this stage. The only detail available was an outline of the development area and a proposed policy. The sustainability impacts, in some instances, may depend on the layout of the site and details of the proposed development, and this information was not available at the time of the assessment.

FINDINGS OF THE SUSTAINABILITY APPRAISAL OF OPTIONS

The Sustainability Appraisal of alternative sites assessed the sustainability effects associated with the reduced allocation areas at SHER 1 (Land at Barton Farm), BEAM2 (Land off Hollymoor Lane) and CRS1 (Land at Crossways), and the alternative sites at the Land North of Dorchester, Land Southeast of Dorchester, and Amenity Open Space to the North of the A35. The sustainability effects of the existing allocations at SHER 1, BEAM 2 and CRS1 were assessed in the Sustainability Appraisal of the Draft Local Plan. The findings of the sustainability appraisal of alternative land allocations in West Dorset, and the proposed policies, are summarised in Figure 8.6 with the full assessment in Appendix E.

Reducing the area of the allocation SHER1 resulted in a less positive impact upon economy and housing, as the provision of homes and employment land is decreased. However, the amount of productive agricultural land occupied by the development will decrease as the area of the development is lessened, increasing the ability of residents to produce locally grown food.

Reducing the size of allocation CRS1 will significantly reduce the provision of housing.

There are no significant impacts associated with reducing the allocation BEAM 2, according to the sustainability appraisal.

The Sustainability Appraisal of the land north of Dorchester identified adverse impacts in the longer term associated with climate change vulnerability, soil and water quality, and quality of life. This is due to potential flooding issues associated with the flood plain to the south of the site, which would restrict access to essential services and facilities and cause a decrease in self-sufficiency in terms of food production, particularly in the longer term when the frequency and severity of flooding is likely to increase as the impacts of climate change are realised. Adverse impacts were also identified with

respect to the setting of historic and cultural features, such as the Stinsford conservation area and grade 1 listed building St Michael's Church to the east of the site.

There were negative landscape and visual impacts identified with developing the Amenity Open Space North of the A35, with the local scheduled monuments and AONB adversely affected. In the longer term, adverse impacts associated with surface water flooding may increase vulnerability to climate change, affect water quality, and compromise safety. Residents at the site will be able to access the essential services and facilities of Dorchester by sustainable transport means.

The Sustainability Appraisal of the land Southeast of Dorchester indicated that there may be adverse impacts upon the AONB to the south of the site and the setting of the nearby Scheduled Monuments and Historic Park and Gardens in the short to medium terms. The essential services and facilities of Central Dorchester will be accessible by sustainable transport modes, although in the longer term this may be compromised to a degree by surface water flooding at the site, which may also increase vulnerability to climate change, affect water quality and the adversely affect the safety of future residents.

Figure 8.6: A summary of the impacts of the alternative land allocations being considered, allocations in the Draft Local Plan, and the reduced area of these allocations (Legend: S = short term impact, M = medium term impact, L = long term impact. For definitions of these terms please see Figure 10.5).

Sustainability Objective	Alternative land allocations									Allocation in Draft Local Plan									Reduced area of allocations in Draft Local Plan														
	Land North of Dorchester			Amenity Open Space North of A35			Land Southeast of Dorchester			SHER 1			BEAM 2			CRS 1			Reduced area of SHER1			Reduced area of BEAM2			Reduced area of CRS1 – option 1			Reduced area of CRS1 – option 2					
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L
Historic & cultural features	--	--	-	--	--	-	-	-	0	+	+	+	0	0	0	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0
Landscape, townscape & seascape	--	--	-	--	--	-	-	-	0	+	+	+	0	0	0	0	+	+	+	+	+	0	0	0	0	+	+	0	+	+	0	+	+
Climate change mitigation	0	0	0	0	+	+	0	+	+	0	+	+	0	+	+	0	+	+	0	+	+	0	+	+	0	+	+	0	+	+	0	+	+
Climate change vulnerability	-	-	--	0	0	-	-	-	--	0	0	-	0	0	0	0	+	+	0	0	-	0	0	0	0	+	+	0	+	+	0	+	+
Soil & water quality	-	-	--	0	0	-	-	-	--	-	-	-	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0
Biodiversity, geodiversity, & habitats	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	0	0	0
Quality of life	0	-	--	0	0	0	0	++	+	0	+	+	0	+	+	0	++	++	0	+	+	0	+	+	0	+	+	0	++	++	0	++	++
Economy	0	++	++	0	0	0	0	+	+	0	++	++	0	0	0	0	++	++	0	+	+	0	0	0	0	++	++	0	++	++	0	++	++
Housing	0	++	++	0	+	+	0	++	++	0	++	++	0	+	+	0	++	++	0	+	+	0	+	+	0	+	+	0	+	+	0	+	+

SELECTION OF PREFERRED OPTIONS

The strategy for Alternative Land Allocations in West Dorset, upon consideration of the residents' feedback from the consultation of the Draft Local Plan in June and July 2012 and the findings of the accompanying Sustainability Appraisal, was to reduce the allocations at SHER 1 (Land at Barton Farm), BEAM 2 (Land off Hollymoor Lane) and CRS 1 (Land at Crossways), and meet the resulting shortfall in housing by allocating Land Southeast of Dorchester for development.

The strategy of Alternative Land Allocations in West Dorset, and the accompanying Sustainability Appraisal, was consulted upon in February and March 2013. This consultation indicated a high level of public opposition to some aspects of the Strategy and as a result, the Land Southeast of Dorchester and BEAM 2 (Land off Hollymoor Lane) were omitted from the Local Plan, in addition to the allocations at SHER 1 (Land at Barton Farm) and CRS 1 (Land at Crossways) being reduced.

The resulting shortfall in housing land supply would be addressed by undertaking further work on future development options for the end of the plan period, in the period between 2026 and 2031. This is dependant upon the results of the ongoing housing land supply monitoring, which may for example show that a greater amount of development has come forward from neighbourhood plans than had been anticipated. It is proposed that any additional development proposals for this period will be brought forward through a review of this Plan or a separate Development Plan Document.

9. JUNE 2013: SUSTAINABILITY APPRAISAL OF RECOMMENDED MODIFICATIONS TO THE DRAFT LOCAL PLAN

A schedule of recommended modifications to the draft Local Plan was completed in June 2013, which considers the representations made during the consultation events and suggests changes to the June 2012 draft Local Plan accordingly. This chapter provides the sustainability appraisal of these recommended changes.

Only those recommendations which represent a considerable change in the direction or approach towards a policy area which has not yet been appraised during the previous stages of the sustainability appraisal have been considered here. Minor changes, such as the rewording or rearranging of a policy, or small amendments to a policy with relatively small strategic consequences, have not been considered.

All recommended changes to the policies in the June 2012 draft Local Plan were appraised and it was considered that the changes to the following policies required reappraisal:

ENV 2 – Wildlife and Habitats

SUS 1 – Level of Economic and Housing Growth

SUS 3 – Adaption and Reuse of Buildings outside the DDB

ECON 4 – Retail and Town Centre Development

ECON 6 – Built Tourist Accommodation

WEY 10 – Land at Markham and Little Francis

CRS 1 – Land at Crossways

METHODOLOGY

The methodology explained in Chapter 7 of this Environmental Report was used to appraise the recommended modifications to the draft Local Plan.

SUMMARY OF SUSTAINABILITY APPRAISAL OF RECOMMENDED MODIFICATIONS

This section provides a summary of the sustainability impacts associated with the recommended modifications to the June 2012 draft Local Plan. A summary of the main sustainability impacts associated with the policy amendments is given below, with a summary of the short, medium and long term impacts of each of the policy amendments presented in Figure 9.1. The full Sustainability Appraisal of these policies is presented in Appendix F.

ENV 2 (Wildlife and Habitats): The recommended amendment to this policy results in less protection to national sites (such as SSSI). In policy ENV 2 in the June 2012 draft Local Plan, national sites were safeguarded from development that could have adverse effects upon them. The recommended amendment states that development will be permitted should the benefits of development outweigh the impacts, potentially enabling more development to come forward at these locations. The recommended amendment reflects the National Planning Policy Framework approach to national sites.

The Sustainability Appraisal also identifies potential long term impacts upon sites other than international or national designations. In instances where 'significant harm' will occur to these sites, development will only be 'resisted'.

The Sustainability Appraisal indicates that this approach may lead to a loss of biodiversity in the longer term, with national and local sites being impacted by development.

SUS 1 (Level of Economic and Housing Growth): The recommended amendments to this policy result in a slight reduction in the amount of employment land allocated in the Local Plan, and a reduction in the amount of housing allocated in West Dorset. However, the amount of employment land allocated through this amended policy would exceed the demand, and this level of employment land would be likely to facilitate economic growth in the plan area. The amount of housing provided will increase housing availability but not to an extent that the demand for affordable housing is satisfied.

SUS 3 (Re-use and Replacement of Buildings Outside Defined Development Boundaries): The recommended amendment to this policy would mean that the reuse and replacement of buildings outside the defined development boundaries for open market housing is permitted in settlements of more than 200 people. This would be likely to have adverse impacts upon climate change mitigation and vulnerability, as the location of such development in more remote areas, away from the defined development boundaries would lead to an increase in the fuel used for transport purposes and an increase in reliance on the private car. However, it is appreciated that reusing and replacing buildings outside the defined development boundaries supports economic and housing growth, and the recommended policy amendment would have positive impacts upon historic and cultural features by preserving the long term future of these assets. The potentially adverse impacts upon wildlife and habitats associated with the adaptation or reuse of rural buildings outside the defined development boundaries would result from the direct loss of habitat (as buildings in rural locations may provide habitat for protected species, such as bats), and additional recreational pressures on rural locations and the ecological designations situated in these areas, particularly from the adaptation of buildings for open market housing.

ECON 4 (Retail and Town Centre Development): The recommended amendment to the policy would have the consequence that small scale community facilities no longer need to undertake the sequential test, and therefore these facilities would not be preferentially located in the town centre areas and would be permitted within smaller communities. This would increase access to community facilities for smaller communities, reducing fuel usage and reliance on vehicles for local residents and having a positive impact upon climate change mitigation and adaptation. It is considered unlikely that significant adverse impacts upon environmental receptors would result from the small scale development outside the defined development boundaries, therefore no mitigation is proposed in this instance.

ECON 6 (Built Holiday Accommodation): The recommended amendment to this policy would enable built holiday accommodation to be located outside the defined development boundaries. The appraisal identified likely positive impacts upon the visual character of the area and heritage assets as a result of conditions within the policy safeguarding the appearance of the site. However, potential adverse impacts upon the climate change mitigation and adaptation and quality of life sustainability objectives were identified, largely as a result of the location of the built holiday accommodation in more remote locations, outside the defined development boundaries. This restricts the use of sustainable transport modes, increasing the use of fuel and increasing reliance upon the private car, and also results in adverse impacts upon wildlife and habitats as a result of the direct loss of habitat and indirect impacts resulting from additional recreational pressures.

WEY 10 (Land at Markham and Little Francis): The proposed amendment to this policy reduces the area of allocation, with the northeastern portion of the site no longer allocated. This amendment means that the publically accessible green space on the northeast portion of the site would be retained, improving access to leisure and community facilities. In addition, an area would be reserved for St Augustine's School, further improving local facilities. This would result in this policy performing better under the quality of life sustainability objective. The amended policy would also give greater long term protection to hedgerows and streams, resulting in benefits upon biodiversity and habitats.

CRS 1 (Land at Crossways): The proposed amendment to this policy allocates the areas to the south of Crossways rather than the areas to the north and west of the site that were previously considered. The allocation would provide less land for employment and housing, but provide greater protection towards the setting of Scheduled Monuments. Flood issues are also given greater consideration, improving the performance of the policy in terms of climate change vulnerability.

Figure 9.1: A summary of the sustainability effects of the modifications to the June 2012 draft Local Plan

Sustainability objective	Policy number																				
	ENV 2			SUS 1			SUS 4			ECON 4			ECON 6			WEY 10			CRS 1		
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L
Historic & cultural features	+	+	0	-	-	-	++	++	++	+	+	+	+	+	+	0	0	0	0	+	+
Landscape, townscape & seascape	+	+	0	-	-	-	+	+	+	+	+	+	+	+	+	0	+	+	0	+	+
Climate change mitigation	+	+	0	-	-	-	-	-	-	++	++	++	-	-	-	0	+	+	0	+	+
Climate change vulnerability	0	0	0	-	-	-	-	-	-	++	++	++	-	-	-	0	+	++	0	++	++
Soil & water quality	+	+	0	--	--	--	0	0	0	0	0	0	0	0	0	+	+	++	0	0	0
Biodiversity, geodiversity & habitats	+	+	0	-	-	-	-	-	-	0	0	0	--	--	--	+	+	++	0	+	+
Quality of life	+	+	0	-	-	-	+	+	+	++	++	++	-	-	-	+	+	++	0	++	++
Economy	-	-	0	++	++	++	+	+	+	+	+	+	++	++	++	0	+	+	0	+	+
Housing	-	-	0	+	+	+	++	++	++	+	+	+	0	0	0	0	+	+	0	+	+

CUMULATIVE, SECONDARY AND SYNERGISTIC IMPACTS

In accordance with Annex 1(f) of the SEA Directive, the cumulative, secondary and synergistic effects of the recommended modifications to the plan were assessed.

The cumulative, secondary and synergistic effects of the June 2012 draft Local Plan were previously appraised (Chapter 7). The recommended modifications to the June 2012 draft Local Plan have relevance to the previously identified cumulative and synergistic impact upon biodiversity and habitats as a result of habitat fragmentation due to development in Weymouth and Portland.

The recommended amendments to policies ENV 2 and WEY 10 were identified as having a possible bearing upon this previously identified impact. The section of policy ENV 2 which safeguards key wildlife corridors has been removed from the policy. Whilst policy ENV 3 provides some mitigation to the loss of wildlife corridors in the longer term, by identifying the areas to be protected in the period until the green infrastructure network is defined through the Green Infrastructure Strategy, there are potential short term impacts associated with habitat fragmentation before this time.

Policy WEY10 continues to safeguard the area to the south of the site for nature conservation interest in the long term, ensuring that habitat fragmentation is not an issue in this area.

MITIGATION

This section recommends a series of measures to prevent, reduce or offset any significant adverse effects identified by the Sustainability Appraisal of recommended modifications to the June 2012 draft Local Plan (Figure 9.2).

Figure 9.2: The proposed mitigation measures following the sustainability appraisal of modifications to the Local Plan

Policy	Sustainability Appraisal recommendations
ENV 2 Wildlife and Habitats	<p>The amended policy affords less protection to national sites (such as SSSI) as national sites were safeguarded from development that could have adverse effects upon them in the draft Local Plan, whereas in the amended policy, development will be permitted should the benefits of development outweigh the impacts, potentially enabling more development to come forward at these locations. However, this reflects the National Planning Policy framework and therefore no mitigation is suggested.</p> <p>In terms of the mitigation against the longer term impacts upon sites other than international or national designations, mitigation may be provided through the change of wording in section (vi) of the policy from “Development of major sites will be expected to demonstrate no net loss in biodiversity” to “Development of major sites <i>must</i> demonstrate no net loss in biodiversity”, and a change of wording at the end of section (v) of the policy, which considers areas other than international or national sites, from “will be resisted” to “will not be permitted”.</p> <p>This more robust approach to locally designated sites and other areas will prevent the longer term loss of biodiversity, which will have secondary positive impacts upon landscape, historic features, and climate change mitigation.</p> <p>This mitigation will have longer term negative impacts upon economic growth and housing due to the restrictions on the land available for commercial, industrial and residential development that it would impose. However, it is likely that this mitigation would require developers to give greater protection to wildlife and habitats rather than reducing the land available for development to such an extent that housing and employment needs cannot be met.</p> <p>Mitigation against the cumulative and synergistic impact associated with the loss of wildlife corridors resulting in habitat fragmentation in the short term, until the Green Infrastructure Strategy is adopted, is provided by including the following condition in policy ENV 2: “key wildlife corridors shall be safeguarded from development until the Green Infrastructure Strategy has been adopted”</p>
SUS 1 Level of Economic and Housing Growth	No mitigation has been suggested for this policy as the negative impacts of the development of housing and employment land upon historic and cultural features, landscape, seascape and townscape, climate change mitigation, biodiversity, soil and water quality, and quality of life are more appropriately addressed through separate policies within the Local Plan.
SUS 3 Re-use and Replacement of Buildings Outside Defined Development Boundaries	<p>In order to mitigate impacts upon habitats and biodiversity, the policy should include a requirement for the developer to demonstrate that there will be no significant increase upon key wildlife habitats and species resulting from recreational pressure the adaptation or reuse of rural buildings. The following condition may be added to part (i) of this policy:</p> <ul style="list-style-type: none"> - “there is no significant loss of habitat or biodiversity”.
ECON 4 Retail and Town Centre Development	It is considered unlikely that significant impacts will result from the small scale development outside the DDB and therefore no mitigation is proposed in this instance.

Policy	Sustainability Appraisal recommendations
ECON 6 Built Holiday Accommodation	The potential adverse impacts resulting from the use of less sustainable transport methods may be addressed through policy COM 7, and therefore the preamble to this policy should refer to policy COM 7 to ensure that sustainable travel is a consideration. Furthermore, there may be impacts upon wildlife and habitats from increased pressure in these areas, in addition to the design and visual impacts included in the policy, which may be mitigated through adding the following text (<i>in italics</i>) to part (i) of this policy: “Through the replacement, intensification or extension of existing premises where the expansion would improve the quality and appearance of the accommodation and site <i>and not introduce significant adverse impacts upon wildlife and habitats.</i> ”
WEY 10. Land at Markham and Little Francis	None suggested.
CRS 1. Land at Crossways	None suggested.

10. JULY 2014: SUSTAINABILITY APPRAISAL OF SUGGESTED FURTHER CHANGES TO THE LOCAL PLAN FOLLOWING THE EXPLORATORY MEETING

The Local Plan was submitted to the Planning Inspectorate on 24th June 2013. Following this, an exploratory meeting was undertaken on 22 January 2014 between the Council, Planning Inspector Paul Crysell ('the Inspector'), and other interested parties.

Following the Exploratory Meeting, the Inspector expressed concerns with the submission draft of the Local Plan and wrote to the Councils with options for the next steps in the preparation of the Local Plan. The Councils decided to suspend the Local Plan examination for a period of six months to prepare additional evidence on housing issues, including an objective assessment of housing need and a review of the Strategic Housing and Land Availability Assessment ('SHLAA'), to address the Inspector's concerns. As a result of this additional work, it is recommended that a series of amendments be made to the Local Plan.

This Chapter provides an account of the sustainability appraisal of options which were considered for the level of housing supply in the Local Plan, with respect to policy SUS 1 titled 'The Level of Economic and Housing Growth'.

IDENTIFICATION OF REASONABLE ALTERNATIVES

LEVEL OF HOUSING SUPPLY

The inspector questioned the level of housing supply provided by policy SUS1 of the Local Plan during the exploratory meeting. As a result, additional work was completed following the exploratory meeting to identify the most appropriate level of housing supply. This work resulted in four possible levels of housing supply being suggested, each of which derived from different methodologies. These are summarised in Figure 10.1.

Figure 10.1: Options for the housing supply for policy SUS1 of the Local Plan.

Housing supply (per annum)	Methodology used
529	The housing supply of 529dpa was estimated using statistics from the 5 year period from 2007-12, and is therefore based on a time of economic recession when economic growth has been particularly low. This projection uses the estimates and assumptions for the rates of fertility, mortality and migration provided in the Office of National Statistics' 2012 projection for England, rather than using actual rates.
554	The housing supply of 554dpa was also estimated using statistics from the 5 year period from 2007-12, during a period which was largely recessionary. However, this projection uses the latest set of official Sub National Population Projections from the Office of National Statistics which were released in May 2014.
679	The housing supply of 679dpa was estimated using statistics from the 10 year period from 2001-11, which includes periods of both economic recession and higher growth and therefore reflects housing requirements across the full economic cycle.
775	The housing supply of 775dpa was estimated using statistics from the 5 year period from 2001-07, during the pre-recession period of higher economic growth.

PLAN PERIOD

The housing supplied by the allocations currently included in the Local Plan would not be sufficient to meet the highest possible level of housing supply of 775 dwellings per annum over a period of 20 years, providing 17 years of housing supply instead. It is essential that the Local Plan provides the allocations to meet the level of housing supply in order for it to be considered sound at the upcoming examination in public. Therefore, if the housing supply figure of 775 dwellings per annum was used and no further housing land allocations made, the plan period in policy SUS1 would need to be reduced from 20 years to 17 years. It is also not considered a reasonable option to reintroduce housing allocations that have been previously considered and rejected during the process of developing the Local Plan, in order to provide sufficient land for this level of housing over a 20 year period. Reducing the plan period to less than 17 years is not considered a reasonable alternative either, as the intention is to retain as long a plan period as possible in order to provide a longer term vision for development, and provide reasonable certainty of future housing supply. For these reasons, the option for the highest possible level of housing supply of 775 dwellings per annum will be considered over a reduced plan period of 17 years.

The allocations currently in the Local Plan would provide sufficient housing to meet the projected levels of housing supply of 529, 554 or 678 dwellings per annum over a period of 20 years. Therefore, the options for the lower levels of housing supply will be considered over the existing 20 year plan period.

Please note that reducing the plan period to any less than 14 years (i.e. ten years beyond the potential adoption date of 2015) would be contrary to national policy as set out in the National Planning Policy Framework and Ministerial Statement of March 2014 and is therefore not considered a reasonable option.

AREA OF HOUSING TARGET

The housing projections presented in Figure 10.1 were calculated for the whole plan area, which represents a single Housing Market Area, rather than the district of West Dorset and the borough of Weymouth & Portland separately. This is in line with paragraph 47 of the National Planning Policy Framework which states that local planning authorities must meet the full objectively assessed needs *'in the housing market area'*.

Whilst it would be acceptable under the National Planning Policy Framework to split the housing target presented in policy SUS1 between the district of West Dorset and the borough of Weymouth & Portland, a joint target provides greater flexibility in terms of providing the housing supply. Should the target be split between these two areas, some of the existing allocations in Weymouth and Portland would need to be removed and some of the previously rejected allocations in West Dorset would need to be added to the Local Plan. Reintroducing housing allocations to the Local Plan that have previously been considered and rejected during the process of developing the Local Plan is not considered a reasonable option. Furthermore, since the requirement within the National Planning Policy framework is to meet the target over the entire Housing Market Area, and the geographical area covered by the Local Plan is both the district and the borough, a joint target is considered the most reasonable approach. Therefore, the options for housing supply in this sustainability appraisal are considered across the whole plan area.

SUSTAINABILITY APPRAISAL METHODOLOGY

The methodology explained in Chapter 7 of this Environmental Report was used to appraise the recommended modifications to the draft Local Plan.

DIFFICULTIES IN UNDERTAKING THE ASSESSMENT

There were relatively few difficulties in undertaking this assessment due to the depth of the work completed by the consultants in deriving the possible levels of housing supply. This work considered factors such as the amount of in-migration of people of a working age for each option for the level of housing supply, which enabled the economic consequences to be evaluated in confidence.

However, despite the extensive amount of work completed, the relationships and interactions between the different components explored in this sustainability appraisal are complex. Professional opinion, as well as the quantitative evidence provided by the consultants' work, was required in most instances to provide a judgement on the consequences of each level of housing supply.

There are more difficulties in accurately appraising the long term impacts of the possible levels of housing supply. Assessing what the impacts of the levels of housing supply may be in 50 years time generally places more responsibility on assumptions and professional opinion rather than quantitative data and the findings of recent studies, and the effects of unforeseen events over the next 50 years cannot be accounted for, introducing greater potential for error in the findings of the assessment.

FINDINGS OF THE SUSTAINABILITY APPRAISAL

This section provides a summary of the sustainability impacts of the suggested changes to the Local Plan following the exploratory meeting and the subsequent additional work to resolve the issues with the housing figures highlighted by the Inspector. The findings of this Sustainability Appraisal are summarised in Figure 10.2, with the full Sustainability Appraisal presented in Appendix G. For each of the options, the short, medium and long term impacts (S, M and L in the table below) have been considered.

Figure 10.2: A summary of the sustainability effects of the suggested changes to the Local Plan following the exploratory meeting and subsequent work to address the housing issues

Sustainability objective	Option A 528 dwellings p.a over 20yrs and over the whole plan area			Option B 554 dwellings p.a over 20yrs and over the whole plan area			Option C 678 dwellings p.a over 20yrs and over the whole plan area			Option D 775 dwellings p.a over 17yrs and over the whole plan area		
	S	M	L	S	M	L	S	M	L	S	M	L
Historic & cultural features	-	-	-	-	-	-	-	-	-	-	-	--
Landscape, townscape & seascape	-	-	-	-	-	-	-	-	-	-	-	--
Climate change mitigation	-	-	-	-	-	-	-	-	-	-	-	--
Climate change vulnerability	-	-	-	-	-	-	-	-	-	-	-	--
Soil & water quality	-	-	-	-	-	-	-	-	-	-	-	--
Biodiversity, geodiversity, & habitats	-	-	-	-	-	-	-	-	-	-	-	--
Quality of life	0	0	0	0	0	0	0	0	0	0	0	0
Economy	-	--	--	-	--	--	0	-	-	+	++	++
Housing	-	--	--	-	--	--	0	-	-	+	++	++

The results of the sustainability appraisal of the options are explained in the following paragraphs for each of the options.

Option A:

Reducing the amount of housing supplied by policy SUS 1 to 529 homes per annum would result in the potential to remove some of the sites allocated for development from the Local Plan, as the current allocations would provide a significant over-supply. However, there is still likely to be some adverse impact upon the natural environment from this level of development.

This reduced level of housing supply was derived from the amount of housing development which occurred during a period of recession, when the rate of housing development was low. Therefore, by setting this level of housing in policy SUS 1, the Local Plan would be providing only enough housing for a period of recession. Should the economy recover, this level of housing supply would no longer be appropriate and will fail to meet the local housing need. Also, the Local Plan has a role to play in driving the recovery of the local economy. By only providing sufficient housing for an economy in recession, this level of housing supply would effectively prevent the higher growth which is required to encourage the recovery of the local economy. The additional work on housing issues has also suggested that this level of housing supply would result in a decreasing population of people of a

working age due to the low in-migration of people of a working age. This would result in a shrinking workforce and would not encourage the growth of local businesses, obstructing the growth of a sustainable local economy. In light of this, the undersupply of housing resulting from this option would have an adverse impact upon the economy and housing sustainability objectives during the first 5 years of the plan (in the short term). The continuing undersupply of housing would have a significant adverse impact by the end of the plan period (in the medium term), and in 50 years time (in the long term).

The Local Plan will provide new essential services, such as health facilities and schools, as well as new leisure and community facilities through development, by allocating land for mixed use development schemes and collecting financial contributions through the Communities Infrastructure Levy. Therefore, it follows that as more development occurs, more of these services and facilities will be provided to meet the needs of the growing communities in these areas. For this lower rate of development, fewer new community and recreational facilities will be provided, but there will also be less need for such services and facilities. Therefore the impact upon access to services and facilities, which is relevant to the quality of life sustainability objective, is considered negligible.

Option B:

Option B, to amend policy SUS 1 to provide 554 dwellings per annum, would result in similar impacts to option A, since both options propose a similar level of housing supply over a 20 year period.

As for option A, option B would allow for the removal of some of the sites allocated for development from the Local Plan, as the current allocations would provide a significant over-supply. However, there is still likely to be a degree of adverse impact upon the natural environment resulting from this level of development.

This housing projection was based upon statistics from 2007-12, which was largely a recessionary period, and therefore only provides sufficient housing for a period of low economic activity. Should the economy recover, this level of housing supply would no longer be appropriate and would fail to meet the local housing need. Also, by only providing sufficient housing for an economy in recession, this level of housing supply would effectively prevent the higher growth which is required to encourage an economic recovery. The additional work on housing issues has also suggested that this level of housing supply would result in a decreasing population of people of a working age due to the low in-migration of people of a working age, resulting in a shrinking workforce. This would not encourage the growth of local businesses, and may restrict the growth of a sustainable local economy. In light of this, the undersupply of housing resulting from this option would have an adverse impact upon the economy and housing sustainability objectives during the first 5 years of the plan (in the short term). The continuing undersupply of housing would have a significant adverse impact by the end of the plan period (in the medium term), and in 50 years time (in the long term).

The amount of new community and recreational infrastructure provided by the local plan will be in proportion with the amount of housing development that occurs, as explained for option A. Therefore, the impact upon access to services and facilities (which is relevant to the quality of life sustainability objective) is considered negligible.

Option C:

Setting the level of housing supply at 679 houses per year over a 20 year period would require the current allocations in the Local Plan to be retained. There is likely to be a degree of adverse impact upon the natural environment from this development.

This level of housing supply was derived from statistics over a ten year period, and covers the full economic cycle with periods of recession and of higher growth. Whilst this approach may provide sufficient housing over the short term, as the economy attempts to recover from a period of recession, it may not provide sufficient housing in the longer term should a period of higher growth

occur. Also, as for Options A and B, the Local Plan has a role to play in driving the recovery of the local economy and by not providing sufficient housing for a healthy economy, the Local Plan may effectively encourage further years of economic recession and impair the recovery of the local economy. Furthermore, the additional work on the housing figures has suggested that this level of housing supply would only allow a low level of in-migration of people of a working age, resulting in a shrinking workforce and obstructing the growth of a sustainable local economy. Therefore, the impact of this level of housing supply upon the economy and housing sustainability objectives would be negligible in the first 5 years of the plan (in the short term), whilst the recovery from the economic recession occurs. However, it is likely that there would be an undersupply of housing by the end of the plan period (in the medium term), and in 50 years time (in the long term), resulting in an adverse impact.

The amount of new community and recreational infrastructure provided by the local plan will be in line with the amount of housing development that occurs, as explained for option A. Therefore, the impact upon access to services and facilities (which is relevant to the quality of life sustainability objective) is considered negligible.

Option D:

Setting the level of housing supply at the significantly higher rate of 775 houses per year results in adverse impacts upon the natural environment in the short and medium term, as for options A, B and C. A potentially significant adverse impact upon the natural environment is noted in the long term, in 50 years time, as other potentially less sustainable sites come forward for development within this period, in order to meet this level of housing supply.

This significantly higher level of housing supply has been derived from a period of higher growth nationally, in the pre-recession period of 2001 to 2007. This level of housing supply would provide sufficient housing to meet the demand during a period of high economic activity and enable an increase in the workforce population, supporting the growth of a sustainable local economy. In light of this, the impact of this increased level of housing supply upon the economy and housing sustainability objectives would be positive in the first 5 years of the plan (in the short term), and strongly positive by the end of the plan period (in the medium term), and in 50 years time (in the long term).

The amount of new community and recreational facilities provided for this increased level of housing supply will be greater in proportion with the need for such facilities. Therefore, the impact upon access to services and facilities, which is relevant to the quality of life sustainability objective, is considered negligible.

SELECTION OF PREFERRED OPTION

The preferred option is option D, to increase the level of housing supply to 775 dwellings. The adverse impacts upon the natural environment are likely to be greatest for option D as the higher rate of development will mean that less sustainable sites will be more likely to come forward for development earlier which otherwise may not have done. These environmental impacts are likely to be mitigated to a degree through other policies within the local plan (particularly within Chapter 2), but there will inevitably be a greater adverse impact upon natural environment resulting from the higher rate of development.

The higher rate of housing provided by option D would enable an increase in the population of people of a working age within the plan area. Providing a growing workforce is likely to support economic growth locally. Therefore, by providing this level of housing, the Local Plan may play a role in developing a sustainable local economy and stimulating a recovery from the economic recession.

The level of housing supply provided by option D is the greatest, since it provides sufficient housing for a period of high economic activity. This housing is therefore most likely to meet the housing needs of the local community.

The Local Plan will ensure that new local services and facilities are provided with new development so that the additional demands that new development places on local services and facilities are fully met. This ensures that the balance between the need for and supply of local services and facilities remains constant. Therefore, for all options for the levels of housing supply considered, the impact upon access to services and facilities is considered negligible.

11. FEBRUARY 2015: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS TO THE SUBMISSION LOCAL PLAN FOLLOWING THE EXAMINATION

The Examination in Public of the Local Plan took place in November and December 2014. Following this, the Council has put forward a schedule of main modifications which the Council wish to make to the submission version of the Local Plan, which take into account all representations since the publication of the submission plan and the round table discussions with the Inspector and other participants which took place during the examination.

This Chapter provides the sustainability appraisal of the Council's suggested main modifications. All recommended modifications to the submission Local Plan were considered. However, in accordance with the Government's National Planning Practice Guidance, only those recommendations which represent a considerable change in the direction or approach towards a policy area which has not yet been appraised during the previous stages of the sustainability appraisal were reappraised. Minor changes, such as the rewording of policy, or small amendments to a policy with relatively small strategic consequences, have not been considered. It was determined that the changes to the policies shown in Figure 11.1 required reappraisal.

Figure 11.1: A table showing the policies and allocations which require reappraisal following the modifications to the submission draft of the Local Plan

Policies which require reappraisal	Allocations which require reappraisal
ENV 2: Wildlife and habitats	DOR 10: Dorchester Transport and Environment Plan
ENV 4: Heritage assets	CRS 1: Land at Crossways
ENV 6: Local flood alleviation schemes	CRS 2: Land around Crossways
ENV 9: Pollution and contaminated land	BRID 3: Land to the east of Bredy Veterinary Centre, off Jessops Avenue
ENV 13: Achieving high levels of environmental performance	BRID 5: St Michael's Trading Estate
SUS 1: Level of Economic and Housing Growth	
HOUS 1: Affordable housing	
HOUS 6: Other residential development outside defined development boundaries	

METHODOLOGY

The methodology explained in Chapter 7 of this Environmental Report was used to appraise the recommended modifications to the draft Local Plan.

SUMMARY OF SUSTAINABILITY APPRAISAL OF RECOMMENDED MAIN MODIFICATIONS

This section provides a summary of the sustainability impacts of the recommended main modifications to the submission draft of the Local Plan following the examination which are considered significant for the purposes of the sustainability appraisal. This section considers the main modification to policies and land allocations. The full Sustainability Appraisal of the recommended main modifications is presented in Appendix H.

SUSTAINABILITY APPRAISAL OF RECOMMENDED MAIN MODIFICATIONS TO POLICIES

ENV 2: The amended policy provides greater protection for water bodies by requiring significant harm to water bodies to be mitigated or compensated for. The amended policy therefore performs better under the 'soil and water quality' sustainability objective.

The amended policy no longer requires the developer to demonstrate that a proposal will result in no net loss in biodiversity. Less protection is also afforded to wildlife corridors, with the amended policy now stating that development 'should' rather than 'will' take opportunities to help connect and improve wider ecological networks. Whilst these changes may result in less protection to habitats and species, the policy will result in the conservation of a wider range of habitats by preventing significant harm to water bodies in addition to providing protection to designated wildlife sites and irreplaceable habitats (such as ancient woodlands). As a result, the amended policy has an overall positive effect on biodiversity in the short and medium term.

The protection against the loss of biodiversity and designated wildlife areas is subject to the adverse effects upon wildlife and habitats outweighing the benefits of the development. In the longer term, the public need for development may outweigh the perceived impact of the loss of biodiversity, resulting in these safeguards no longer applying. This would cause the loss of habitats and decline in biodiversity in the longer term.

ENV 4: The amended policy gives protection against potential impacts on both designated and non-designated heritage assets, based on the significance of the asset in question.

The amended policy allows a degree of harm to the significance of heritage assets, providing that the works proposed secure the sustainable future use of the asset. This may enable improvements to the energy and water efficiency of older heritage assets and permit the use of renewable energy technologies, improving their performance of this policy under the climate change mitigation and adaptation sustainability objectives. Furthermore, the amended policy enables heritage assets to be put to an appropriate and viable use, such as commercial or residential use, providing that it is consistent with their conservation. Rather than causing damage, these amendments to the policy will secure the longer term sustainable use of the heritage assets whilst at the same time preventing significant harm.

ENV 6: The amended policy provides protection against development which compromises the delivery of local flood alleviation schemes across the plan area, including the Burton Bradstock flood alleviation scheme. This provides more widespread protection against flooding across the entire plan area, resulting in positive secondary impacts upon the economy, housing, habitats and biodiversity, housing, and quality of life, and climate change vulnerability. This protection will result in more positive impacts in the longer term, as the risk of flooding increases in the face of climate change.

ENV 9: The amended policy provides protection to surface water bodies and tidal waters, in addition to groundwater, providing greater protection against impacts upon water quality. Whilst the policy does not prevent adverse impacts on the built environment from aggressive ground conditions, these impacts are likely to be mitigated against by providing protection against the risk of contamination to water, human health and the environment.

ENV 13: The policy has been amended to reflect the removal of the Code for Sustainable Homes standard which has been incorporated into the building regulations. The amended policy has been reduced to a single sentence which states that new development is expected meet high standards of development. The result is an overall negligible impact on the sustainability objectives.

SUS 1: The Council completed further work on housing land supply following the examination. This showed that the amount of housing provided by the land allocations in the Local Plan is now just over 16,200 homes. This is sufficient to provide 775 homes a year over a plan period which extends to 2031, rather than just to 2028, as suggested in the Further Modifications (July 2014). Policy SUS 1 has been updated accordingly.

The sustainability appraisal of the amended policy identified adverse impacts from development upon the environmental sustainability objectives. However, these impacts are likely to be mitigated through the policies in the Environment and Climate Change chapter of the Local Plan.

The amended policy will provide a level of housing which will encourage the sustainable growth of the local economy and meet for the future local housing need, resulting in a strong positive impact upon the economy and housing sustainability objectives in the medium and long term.

HOUS 1: This policy has been amended to reflect the new affordable housing thresholds which were introduced by the Government in November 2014 and relaxes the need for affordable housing for smaller schemes. The amendment will reduce the availability of affordable housing, and therefore the amended policy performs less well under the housing sustainability objective. However, the amendment is not predicted to have significant secondary impacts upon the economy, since the decrease in affordable housing provision is unlikely to significantly affect the infrastructure required to provide a local workforce, or quality of life, by reducing access to essential services and facilities due to a decrease in money collected through planning obligations.

HOUS 6: The policy has been amended to enable new housing for rural workers outside the defined development boundaries, providing that there is an essential need for a worker to live at or near their place of work. The need for other requirements to be met prior to such development being permitted has been removed.

The amended policy performs better under the economy sustainability objective, as the policy is more likely to deliver homes for workers, providing the infrastructure to enable rural industries to develop and grow and providing employment opportunities.

Figure 11.2: A summary of the sustainability appraisal of suggested main modifications to policies within the submission draft Local Plan.

Sustainability objective	Policy number																							
	ENV 2			ENV 4			ENV 6			ENV 9			ENV 13			SUS 1			HOUS 1			HOUS 6		
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L
Historic & cultural features	+	+	0	+	+	+	+	+	+	0	0	0	0	0	0	-	-	-	0	0	0	+	+	+
Landscape, townscape & seascape	+	+	0	+	+	+	+	+	+	0	0	0	0	0	0	-	-	-	0	0	0	+	+	+
Climate change mitigation	+	+	0	+	+	+	0	0	0	0	0	0	0	0	0	-	-	-	0	0	0	-	-	-
Climate change vulnerability	0	0	0	+	+	+	+	+	+	0	0	0	0	0	0	-	-	-	0	0	0	-	-	-
Soil & water quality	+	+	0	0	0	0	+	+	+	+	+	+	0	0	0	-	-	-	0	0	0	-	-	-
Biodiversity, geodiversity, & habitats	+	+	0	0	0	0	+	+	+	+	+	+	0	0	0	-	-	-	0	0	0	-	-	-
Quality of life	+	+	0	+	+	+	+	+	+	+	+	+	0	0	0	0	0	0	+	+	+	-	-	-
Economy	-	-	0	+	+	+	0	0	+	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+
Housing	-	-	0	+	+	+	0	0	+	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+

SUSTAINABILITY APPRAISAL OF RECOMMENDED MAIN MODIFICATIONS TO LAND ALLOCATIONS

DOR 10: The area of the Dorchester Park and Ride has been extended to the north, adjacent to the boundary with the A35. Whilst the area which the allocation now extends into is within a medium to low risk flood zone, the reason for extending the allocation is to allow for the installation of surface water attenuation measures which will address the flooding issues. The area in which the allocation has been extended into is within the Dorset AONB (as is the rest of the park and ride site), but is relatively low lying and will not introduce significant landscape impacts.

CRS 1: The policy provides additional protection for the Bowleys Camp Scheduled Monument, requiring this historic asset to be protected and preserved. Therefore, this policy performs better under the historic and cultural features sustainability objective.

CRS 2: This new policy ensures that the Councils will work together with other local authorities and network rail to provide a long term, integrated approach to development at Crossways through the provision of a Masterplan. This results in longer term positive impacts upon historic and cultural features, climate change mitigation and adaptation, quality of life, economy and housing sustainability objectives.

BRID 3: Amendments to the policy will ensure that a wildlife corridor alongside the River Asker will be protected and enhanced, with improved public access also. The amended policy performs better under the biodiversity sustainability objective, since it provides habitat and protect species of European importance, and quality of life sustainability objective, since it provides access to a public amenity which can be used for recreational purposes. There are potential longer term impacts associated with the risk to surface water flooding on the northern section of the site.

BRID 5: Amendments to the policy ensure that a wildlife corridor along the River Brit, which includes St Michaels Island, will be provided with the development. This will protect the water quality within the River Asker which runs adjacent to the site, create a habitat, and protect species including Otter and Water Vole. There are potential longer term impacts associated with the risk to flooding at the site.

Figure 11.3: A summary of the sustainability appraisal of suggested main modifications to allocations within the submission draft Local Plan

Sustainability objective	Policy number														
	DOR 10			CRS 1			CRS 2			BRID 3			BRID 5		
	S	M	L	S	M	L	S	M	L	S	M	L	S	M	L
Historic & cultural features	0	+	+	++	++	++	0	0	+	0	+	+	0	++	++
Landscape, townscape & seascape	0	0	0	0	+	+	0	0	0	0	+	+	0	+	+
Climate change mitigation	0	++	++	0	+	+	0	0	+	0	+	+	0	+	+
Climate change vulnerability	0	++	++	0	++	++	0	0	+	0	0	-	0	0	-
Soil & water quality	0	-	-	0	0	0	0	0	0	0	0	0	+	+	+
Biodiversity, geodiversity, & habitats	0	-	-	0	+	+	0	0	0	+	+	+	+	+	+
Quality of life	0	+	+	0	++	++	0	0	+	0	++	++	0	+	+
Economy	0	+	+	0	+	+	0	0	+	0	0	0	0	+	+
Housing	0	0	0	0	+	+	0	0	+	0	+	+	0	+	+

CUMULATIVE, SECONDARY AND SYNERGISTIC IMPACTS

In accordance with Annex 1(f) of the SEA Directive, the cumulative, secondary and synergistic effects of the recommended modifications to the plan were assessed.

The cumulative, secondary and synergistic effects of the June 2012 draft Local Plan (Chapter 7) and the recommended modifications to the June 2012 draft Local Plan in June 2013 (Chapter 9) were previously appraised.

There are two potential cumulative, secondary and synergistic effects which are relevant to the modifications to the submission draft of the Local Plan, both of which relate to land allocations in Bridport. The first potential impact is the result of development within the flood zones adjacent to the Rivers Asker, Brit and Symene exacerbating flooding, and the second potential impact is the result of the loss of wildlife corridors and loss of riverside habitats upon European protected species including the otter and water vole.

FLOODING

The previous appraisal of cumulative, secondary and synergistic effects identified a potential cumulative effect of a series of developments within or adjacent to risk flood zones in Central Bridport exacerbating flooding issues. The magnitude of this impact was predicted to increase in the longer term, as the frequency and severity of flooding increases in light of climate change. The appraisal also identified potential secondary impacts of flooding upon social and economic receptors in Bridport Town Centre, with impacts upon public safety, access to services and facilities, and the local economy as a result of flood damage.

Since the cumulative, secondary and synergistic effects were last assessed, additions have been made to policy BRID 1 and the preamble to this policy which ensure that no development occurs on the flood plain of the River Symene. However, additions to policies BRID 3, BRID 4 and BRID 5 may be required to ensure that the cumulative and secondary impacts of flooding in Bridport are addressed in a strategic manner (see Figure 11.4).

BIODIVERSITY

The previous assessment of cumulative, secondary and synergistic effects also identified the potential cumulative impacts of development in Central Bridport upon the populations of European protected species including the Otter and Water Vole. The development of the land allocations next to the Rivers Brit, Asker and Symene may result in the loss or degradation of riverside habitats, and an increase in recreational pressure which results in a decline in biodiversity across Bridport.

The modifications to the submission draft of the Local Plan ensure that a wildlife corridor is retained along the river banks of the land allocations at St Michaels Trading Estate (BRID 5) and the land to the east of Bredy Vet Centre (BRID 3). The amended policies promote the enhancement of the habitats within the wildlife corridor and protect species of European importance, which addresses the potential cumulative impacts upon habitats and species which were previously identified.

MITIGATION

This section recommends a series of measures to where possible prevent, reduce or offset the significant adverse effects identified by the Sustainability Appraisal of the modifications to the submission draft Local Plan following the examination (Figure 11.4).

Where any significant conflicts between the Local Plan and the sustainability framework were identified, possible measures to offset the adverse effects are presented for consideration. In some instances, mitigation measures may be suggested even where no adverse impacts were identified, but there is an opportunity for enhancement.

Figure 11.4: The proposed measures to mitigate the adverse effects identified in the sustainability appraisal of the Local Plan

Policy	Sustainability Appraisal recommendations
ENV 2 Wildlife and Habitats	None suggested, since this policy reflects the National Planning Policy Framework.

Policy	Sustainability Appraisal recommendations
ENV 4 Heritage Assets	None suggested.
ENV 6 Local Flood Alleviation Schemes	None suggested.
ENV 9 Pollution and Contaminated Land	None suggested.
ENV 13 The Design and Positioning of Buildings	None suggested, as the amendments to this policy reflect the removal of the Code for Sustainable Homes standard which has been incorporated into the building regulations.
SUS 1 The Level of Housing and Economic Growth	None suggested, as the adverse impacts upon the environmental sustainability objectives will be mitigated by the policies in the Environment and Climate Change chapter of the Local Plan.
HOUS 1 Affordable Housing	None required, as the amendments to this policy reflect the new affordable housing thresholds which were introduced into national policy in November 2014.
HOUS 6 Other Residential Development Outside Defined Development Boundaries	<p>The potential loss of productive agricultural land and may be unavoidable in some instances, if the development of the rural economy is to be promoted. The loss of biodiversity and habitats may be mitigated through adding the following text (<i>in italics</i>) to this policy:</p> <p>(i) The extension of an existing lawful dwelling-house located outside the defined development boundaries will be permitted provided that the extension is subordinate in scale and proportions to the original dwelling, and does not harm the character of the locality or its landscape setting, <i>or adversely impact upon wildlife and habitats.</i></p>
DOR 10 Dorchester Transport and Environment Plan	<p>None suggested. The Dorchester Transport and Environment Plan will be delivered over the period of the plan. Although the development of a new park and ride is likely to result in the loss of habitats and productive agricultural land, the management of transport and provision of transport infrastructure is considered essential and introduces environmental benefits which are likely to greatly outweigh these adverse impacts.</p> <p>Whilst the finer details of the scheme are presented in the Dorchester Transport and Environment Plan report, the preamble to the policy should highlight the potential landscape, flooding and ecological (loss of habitat) issues associated with the site.</p>
CRS 1 Land at Crossways	None suggested.
CRS 2 Land Around Crossways	In order to ensure that a strategic approach to the provision of SANG as mitigation against impacts upon the Dorset Heathlands European designation is provided, having a positive impact on biodiversity, Natural England may wish to be included in these discussions.

Policy	Sustainability Appraisal recommendations
<p>BRID 3 Land to the East of Brady Vet Centre, Off Jessops Avenue</p>	<p>The northern area of the allocation is within an area which is subject to surface water flooding. Since the frequency and magnitude of flooding is likely to increase in future, flood mitigation should be provided with this development. The following wording (<i>in italics</i>) should be included to the policy:</p> <p><i>“Development will adequately manage the flood risk from surface water flooding.”</i></p>
<p>BRID 5 St Michael’s Trading Estate</p>	<p>The development area is within a medium to low flood risk area. With flood events likely to increase in frequency and magnitude in future, defences against flooding should be provided with this development. The following wording (<i>in italics</i>) should be included to the policy:</p> <p>St. Michael’s Trading Estate is designated for a comprehensive mixed-use development, subject to:</p> <p><i>“adequately managing the flood risk from the adjacent watercourse”</i></p>

12. MONITORING

The significant effects of the implementation of the Local Plan must be monitored to identify any unforeseen adverse effects and enable appropriate remedial action to be taken if necessary.

Monitoring allows the actual significant effects of implementing the Local Plan to be tested against those predicted in the sustainability appraisal.

The monitoring will focus on the significant effects identified throughout this sustainability appraisal, which are those that are likely to put the Council's compliance with legislation or guidelines at risk, cause irreversible damage if not mitigated, or where there is uncertainty over the possible adverse effects.

It is proposed that the time and frequency of the monitoring will coincide with the regular monitoring report for the Local Plan.

Not all of the significant effects identified in this sustainability appraisal can be monitored, as the indicators to accurately monitor each of them are not available. Figure 12.1 shows the significant effects identified in this sustainability appraisal that will be monitored, the indicators that will be used, and the source of this information.

Figure 12.1: The proposed programme to monitor the significant effects of the implementation of the Local Plan.

Significant Effects	Potential Indicators	Source of Information
Longer term loss of biodiversity	Information on the condition and change of areas designated for their nature conservation interest.	Natural England provides survey data on the status of designated wildlife sites. Further data is provided by Dorset County Council with the assistance of the Dorset Environmental Records Centre.
Impacts of development upon internationally designated wildlife sites	Information on the condition of internationally designated wildlife sites, including the results of bird surveys on the Dorset Heathlands designation.	Natural England, and Dorset County Council with the assistance of the Dorset Environmental Records Centre.
River quality	Water quality, including the rivers within Central Bridport.	Environment Agency.
Air quality	Air quality within Air Quality Management Areas.	West Dorset District Council and Weymouth and Portland Borough Council.
Access to services and facilities	Percentage of developments within 30 minutes of key services and facilities.	Dorset County Council.
Access to affordable housing	Number of units granted each year through social housing schemes and planning obligations, and the number of people on the housing register	West Dorset District Council and Weymouth and Portland Borough Council.

**APPENDIX A: REVIEW OF OTHER RELEVANT PLANS, PROGRAMMES,
AND OBJECTIVES**

ENVIRONMENT AND CLIMATE CHANGE

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
International			
EU Directive on the Conservation of Wild Birds (79/409/EEC as amended by 97/49/EC) ("Birds Directive")	<p>Key objectives include:</p> <ul style="list-style-type: none"> • Maintenance of favourable conservation status of all wild bird species across their distributional range (Article 2). • The identification of Special Protection Areas for rare or vulnerable species listed in Annex 1 of the Directive and regularly occurring migratory species, paying particular attention to the protection of wetlands of international importance (Article 4). • Establishment of a general scheme for the protection of all wild birds (Article 5). • Restrictions on the sale and keeping of wild birds (Article 6). • Specification on the conditions under which hunting and falconry can be undertaken (Article 7). • Prohibition on the large-scale non-selective means of killing a bird (Article 8). • Encouragement of certain types of relevant research (Article 10). • Requirements to ensure that the introduction of non-native birds do not threaten other biodiversity (Article 11). <p>The Directive does not contain any targets.</p>	<p>The Local Plan could seek to protect and conserve wild bird species and avoid adverse effects upon Special Protection Areas, which are designated under the Directive.</p> <p>The Local Plan may also be aware of activities which support the implementation of the Directive in the U.K (such as bird monitoring schemes, research relating to birds, and the UK Biodiversity Action Plan).</p>	<p>The targets and objectives of this plan will be addressed through sustainability objective 6, presented in the sustainability framework.</p>
EU Directive on the Conservation of Habitats and wild fauna and flora (92/43/EEC as amended by 97/62/EC) ("Habitats Directive")	<p>Key objectives include:</p> <ul style="list-style-type: none"> • Contributing towards ensuring biodiversity by protecting important natural habitats (approx 220 listed in Annex I), and species of wild fauna and flora (approx 1,000, listed in Annex II, species in need of strict protection, listed in Annex IV, and species whose taking from the wild can be restricted by European law, in Annex V) within the European Community. • Using measures to ensure that habitats and species are maintained or restored at "favourable conservation status" in their natural range (Articles 3 and 4), through establishing a network of areas designated as Special Areas of Conservation (SAC) 	<p>The Local Plan could seek to protect and conserve habitats and wild flora and fauna and avoid adverse effects upon Special Areas of Conservation, which are designated under the Directive.</p>	<p>The targets and objectives of this plan will be addressed through sustainability objective 6, presented in the sustainability framework.</p>

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
	<p>and by the management of landscape features of importance to wildlife outside SACs through land-use and development policy.</p> <p>The Directive does not contain any targets.</p>		
Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat (Ramsar Bureau 1971)	<p>To protect Wetlands of International Importance (as defined on the Ramsar List) as habitats for waterfowl.</p> <p>No targets are presented in the document.</p>	The Local Plan should ensure the Wetlands of International Importance (presented on the Ramsar List), whether inside or outside the boundaries of the plan, are not adversely affected by the policies or proposals.	The targets and objectives of this plan will be addressed through sustainability objective 3, presented in the sustainability framework.
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)	<p>To conserve wild flora and fauna and their natural habitats, with particular emphasis given to endangered or vulnerable species, including migratory species.</p> <p>No targets are presented in the document.</p>	The Local Plan should ensure that European wildlife and natural habitats (as defined within the convention), whether inside or outside the District boundary, are not subject to significant adverse effects on account of the policies or proposals.	The targets and objectives of this plan will be addressed through sustainability objective 6, presented in the sustainability framework.
Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)	<p>To conserve migratory species (which are defined in Convention) and agree to take action to ensure this happens, paying particular attention to migratory species and their habitats.</p> <p>No targets are presented in the document.</p>	The Local Plan should ensure that migratory species and their habitats, whether inside or outside the District boundary, are not subject to significant adverse effects on account of the policies or proposals.	The targets and objectives of this plan will be addressed through sustainability objective 6, presented in the sustainability framework.
European Biodiversity Strategy (European)	<p>The Strategy is intends to:</p> <ul style="list-style-type: none"> prevent biodiversity reduction or loss and to place species and ecosystems, including agro-ecosystems, at a satisfactory conservation status both within and 	The Local Plan could seek to prevent biodiversity loss by including policy relating to biodiversity.	The targets and objectives of this plan will be addressed through sustainability objective 3, presented in the sustainability

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
Commission, 1998)	<p>beyond the territory of the European Union.</p> <ul style="list-style-type: none"> anticipate, prevent and attack the causes of significant reduction or loss of biodiversity at its source, through the integration of environmental policies into key policy areas, at the regional level and through spatial planning. <p>No targets are presented in the document.</p>		framework.
EU Sixth Environmental Action Plan (1600/2002/EC)	<p>The action plan includes objectives and targets under the following priority areas: Climate Change, Nature and Biodiversity, Environment and Health and Quality of Life, Natural Resources, and Waste. The key objectives include:</p> <ul style="list-style-type: none"> stabilising the atmospheric concentrations of greenhouse gases at a level that will not cause unnatural variations of the earth's climate; achieving a quality of the environment where the levels of man-made contaminants do not give rise to significant impacts on or risk to human health; averting the threats to the survival of many species and their habitats in Europe; completing the Natura 2000 network, new sectoral biodiversity action plans, and a thematic strategy for protecting soils; paying greater attention to protecting landscapes, new initiatives for protecting the marine environment; measures to prevent industrial and mining accidents; ensuring the consumption of renewable and non-renewable resources does not exceed the carrying capacity of the environment; achieving a de-coupling of resource use from economic growth through improved resource efficiency, dematerialisation of the economy and waste prevention. <p>The action plan contains the following targets:</p> <ul style="list-style-type: none"> Achieve an 8% reduction in emissions of greenhouse gases by 2008-2012 compared to 1990 levels; Achieve a reduction in the number of people regularly affected by long term high levels of noise from an estimated 100 million people in the year 2000 by around 10% by 2010 and 20% by 2020; Reduce the quantity of waste going to final disposal by 20% by 2010 compared to 	The Local Plan could include policy that supports the primary areas of the Action Plan.	The targets and objectives of this plan will be addressed through sustainability objective 3, 5, 6 and 7, presented in the sustainability framework.

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
	2000, and 50% by 2050; <ul style="list-style-type: none"> Reduce the volumes of hazardous waste generated by 20% by 2010 compared with 2000, and 50% by 2020. 		
Kyoto Protocol to the UN Convention on Climate Change (United Nations, 1999)	Established to limit the emissions of the six principal greenhouse gases. The following targets are included in the protocol: <ul style="list-style-type: none"> Reduce greenhouse gas emissions by at least 5% of 1990 levels by 2008-2012; and emissions 12.5% below 1990 levels by 2008-12 and a national goal to 20% reduction in carbon dioxide emissions below 1990 levels by 2010. 	The Local Plan could aim to minimise greenhouse gas emissions, thus contributing to the objective and targets of the protocol.	The targets and objectives of this plan will be addressed through sustainability objective 3, presented in the sustainability framework.
EU Air Quality Framework Directive (96/62/EC as amended by 1999/30/EC and 2002/3/EC)	The key objective is to maintain ambient air quality where it is classified as good, and improve it in other cases with respect to sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matters and lead. The framework sets European wide Limits, which form the basis of the national air quality objectives in national legislation.	The Local Plan may take account of air quality issues in policies and proposals, and consider measures to improve it in the relevant cases.	The targets and objectives of this plan will be addressed through sustainability objective 3, presented in the sustainability framework.
The Johannesburg Declaration on Sustainable Development (United Nations 2002)	Reaffirms the commitment to sustainable development, and aims to encourage sustainable consumption and production patterns by: <ul style="list-style-type: none"> A 10-year framework of programmes of action; Reversing the trend in loss of natural resources; Supporting an urgently and substantially increase in the global share of renewable energy; and Significantly reducing the rate of biodiversity loss by 2010. There are no targets presented in this document.	The Local Plan could seek to support sustainable development by striving to reduce the decline in natural resources and biodiversity, and supporting the development of renewable energy. The Plan may also have regard to the 'programmes of action' presented in the Plan.	The targets and objectives of this plan will be addressed through sustainability objectives 3 and 6, presented in the sustainability framework.
European Sustainable Development Strategy (2006)	Key objectives include: <ul style="list-style-type: none"> Limiting climate change and its effects to society and the environment; Ensuring that transport systems meet society's needs whilst minimising their undesirable impacts; Promoting sustainable consumption and production patterns; Improving management and avoid overexploitation of natural resources and recognising the value of ecosystem services; 	The Local Plan could consider how planning policy and proposals can contribute towards meeting the European Sustainable Development Strategies key objectives and targets.	The targets and objectives of this plan will be addressed through sustainability objectives 3, 6 and 7, presented in the sustainability framework.

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
	<ul style="list-style-type: none"> • Promoting good public health and improving protection against health threats; • Creating a socially inclusive society by taking into account solidarity between and within generations; and • To secure and increase the quality of life of citizens. <p>Targets include:</p> <ul style="list-style-type: none"> • 12% of energy consumption and 21% of electricity consumption should be met by renewable sources by 2010. Consideration is given towards raising this share to 15% of energy consumption by 2015; • Reducing transport noise, greenhouse gas, and pollutant Emissions and achieving a shift towards environment friendly transport modes; • Addressing social and economic development within the carrying capacity of ecosystems and decoupling economic growth from environmental degradation; • Improving resource efficiency to reduce the overall use of non-renewable natural resources; • Contributing to a significant reduction in the worldwide rate of biodiversity loss by 2010; • Curbing the increase in lifestyle related and chronic diseases, particularly among socio-economically disadvantaged groups and areas; • Reducing the number of people at risk of poverty and social exclusion by 2010 with a special focus on the need to reduce child poverty. 		
EU Directive Energy Performance of Buildings (2002/91/EC)	<p>The main objective of the Directive is to promote the improvement of the energy performance of buildings within the community, taking into account outdoor climatic and local conditions, as well as indoor climate requirements and cost effectiveness.</p> <p>No specific targets are set by the Directive.</p>	The Local Plan may include policies that support the overall energy efficiency requirements of the Directive.	The targets and objectives of this plan will be addressed through sustainability objectives 3 and 4, presented in the sustainability framework.

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
EU Water Framework Directive (2000/60/EC)	<p>Establishes framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater with the intention of:</p> <ul style="list-style-type: none"> • Preventing further deterioration and protecting and enhancing the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands; • Promoting sustainable water use based on long-term protection of available water resources; • Aiming at enhanced protection and improvement of the aquatic environment; • Ensuring the progressive reduction of pollution of groundwater and preventing its further pollution; and • Contributing to mitigating the effects of floods and droughts. <p>The Directive contains the following targets:</p> <ul style="list-style-type: none"> • Achieve good ecological & chemical status by 2015 unless there are grounds for derogation. • Reduce & ultimately eliminate priority hazardous substances. 	<p>The Local Plan may seek to protect and enhance the water environment primarily by reducing pollution and abstraction. They should have regard to flood risk and droughts, and if necessary ensure appropriate mitigation methods are proposed.</p>	<p>The targets and objectives of this plan will be addressed through sustainability objective 5, presented in the sustainability framework.</p>
EU Nitrates Directive (91/676/EEC)	<p>The Directive aims to protect water quality across Europe by:</p> <ul style="list-style-type: none"> • preventing nitrates from agricultural sources polluting ground and surface waters; and • promoting the use of good farming practices. <p>The Directive states that Nitrate Vulnerable Zones must be designated where nitrate pollution is found or appears likely, and an Action Plan produced to ensure that these areas are protected.</p> <p>No specific targets are set by the Directive.</p>	<p>The Local Plan could take into account the designated Nitrate Vulnerable Zones in West Dorset and Weymouth, in order to prevent nitrate pollution to ground and surface waters.</p>	<p>The targets and objectives of this plan will be addressed through sustainability objective 5, presented in the sustainability framework.</p>
EU Bathing Quality Directive	<p>Concerns the quality of waters used for bathing, with the objective of safeguarding public health.</p>	<p>The Local Plan could aid in maintaining bathing water standards.</p>	<p>The targets and objectives of this plan will be addressed through</p>

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
(76/160/EEC)	The Directive sets mandatory water quality standards as targets to protect the health of bathers and to maintain and improve overall water quality. The main factors influencing bathing water quality arise from the presence or absence of pollution from sewage, urban run-off or farm waste.		sustainability objective 5, presented in the sustainability framework.
EU Noise Directive (2000/14/EC)	<p>The main objectives of the Directive are to:</p> <ul style="list-style-type: none"> • Monitor this environmental problem by drawing up strategic noise maps; • Inform and consult the public about noise exposure, its effects and the measures considered to address noise; • Require authorities to draw up action plans to reduce noise where necessary in order to address local noise issues, and maintain environmental noise where it is good; and • Develop a long term EU strategy. <p>No specific targets are set by the Directive.</p>	The Local Plan may have regard to the strategic noise maps, and contain policy that ensures appropriate noise levels are not exceeded.	The targets and objectives of this plan will be addressed through sustainability objective 7, presented in the sustainability framework.
European Landscape Convention (2000)	<p>The Convention aims to encourage public authorities to adopt policies and measures at local, regional, national and international level for protecting, managing and planning landscapes throughout Europe.</p> <p>The convention includes the following targets:</p> <ul style="list-style-type: none"> • Recognise landscapes in law as an essential component of people's surroundings, an expression of the diversity of their shared cultural and natural heritage, and a foundation of their identity. • Establish and implement landscape policies aimed at landscape protection, management and planning. • Establish procedures for the participation of the general public, local and regional authorities, and other parties with an interest in the definition and implementation of the landscape policies; and • Integrate landscape into its regional and town planning policies and in its cultural, environmental, agricultural, social and economic policies, as well as in any other policies with possible direct or indirect impact on landscape. 	The Local Plan could recognise and protect landscapes and integrate them into policies and proposals, to ensure that they are given the appropriate level of protection from development.	The targets and objectives of this plan will be addressed through sustainability objectives 1 and 2, presented in the sustainability framework.

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
UNESCO World Heritage Convention 1972	<p>The key objective is to protect cultural and natural heritage.</p> <p>The Convention considers 'that parts of the cultural or natural heritage are of outstanding interest and therefore need to be preserved as part of the world heritage of mankind as a whole'.</p> <p>Therefore, the convention sets out the international and national guidance on management of world heritage sites, including the intergovernmental committee for protection of heritage, fund for protection of heritage, conditions and arrangements for international assistance and educational programmes.</p> <p>No specific targets are presented.</p>	<p>The Local Plan could assist in protecting the cultural and natural heritage of outstanding interest by considering the guidance on the management of World Heritage Sites within West Dorset and Weymouth and Portland, such as the Jurassic Coast.</p>	<p>The targets and objectives of this plan will be addressed through sustainability objective 1, presented in the sustainability framework.</p>
The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention) 1985	<p>The main objective of the Convention is to reinforce and promote policies for the conservation and enhancement of Europe's heritage.</p> <p>The convention also supports the need for European solidarity with regard to heritage conservation and intends to encourage practical co-operation among the Parties.</p> <p>No specific targets are presented.</p>	<p>The Local Plan could ensure that heritage assets are conserved and enhanced.</p>	<p>The targets and objectives of this plan will be addressed through sustainability objective 1, presented in the sustainability framework.</p>
The European Convention on the Protection of Archaeological Heritage (Valetta Convention) 1992	<p>The main objective of the convention is to ensure that the historic environment is properly preserved and managed.</p> <p>The convention is particularly concerned with encouraging co-operation among archaeologists and town and regional planners in order to ensure optimum conservation of archaeological heritage.</p> <p>The Convention also sets guidelines for the funding of excavation and research work and publication of research findings.</p> <p>It also deals with public access, in particular to archaeological sites, and educational actions to be undertaken to develop public awareness of the value of the archaeological heritage.</p> <p>No specific targets are presented.</p>	<p>The Local Plan could assist in fulfilling the objective of preserving and managing archaeological heritage through co-operation between archaeologists and planners.</p>	<p>The targets and objectives of this plan will be addressed through sustainability objective 1, presented in the sustainability framework.</p>

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
National			
The National Planning Policy Framework (NPPF)	<p>Core Principle: Presumption in favour of sustainable development.</p> <p>The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>Contribute to conserving and enhancing the natural environment and reducing pollution</p> <p>Landscape - protect & enhance valued landscapes, geological conservation interests and soils</p> <p>Biodiversity - minimise impacts & provide net gains in biodiversity</p> <p>Pollution/ land stability -prevent contributing to, or unacceptable risks from soil, air, water, or noise pollution or land instability</p> <p>Support the transition to a low carbon future in changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources and encourage the use of renewable resources.</p> <p>Low carbon future – locate development in ways to reduce greenhouse gas emissions, increase use of and supply of renewable energy, sustainability standards in line with Code for Sustainable Homes.</p> <p>Flooding – steer development away from areas of highest flood risk, apply sequential & exceptions test, seek opportunities to relocate development to more sustainable locations.</p> <p>Coastal Change – integrate coastal and terrestrial planning regimes, identify Coastal Change Management Areas, and make provision for relocating development and infrastructure away from these areas.</p> <p>Always seek to secure high quality design and a good standard of amenity.</p> <p>Design – achieve high quality & inclusive design for buildings, public/private spaces and</p>	<p>Include policies within the plan that:</p> <p>Protect and enhance valued landscapes and biodiversity,</p> <p>Steer development away from areas of land instability and sources of pollution where appropriate mitigation is not possible.</p> <p>Develop policies which reduce greenhouse gas emissions. i.e Sustainable locations, High Environmental performance of buildings</p> <p>Steer development away from areas of highest flood risk and Identify Coastal Change Management Areas and policies to deal with relocation of vulnerable developments.</p> <p>Ensure new development makes a positive contribution place making and has a good standard of amenity.</p> <p>Include policies to preserve heritage assets.</p>	<p>The targets and objectives of this plan will be addressed through sustainability objectives 1 to 7, presented in the sustainability framework.</p>

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
	<p>wider area, function well for lifetime of development, Whilst not being overly prescriptive.</p> <p>Development should:</p> <ul style="list-style-type: none"> -function well & add to overall quality of the area - establish a strong sense of place, using streetscapes and buildings to create attractive places - optimise the potential of the site, create appropriate mixed uses, support local facilities and transport networks - respond to local character and history, reflect identity of surrounding and materials while not preventing innovation - create safe and accessible places where crime and disorder does not detract from quality of life or community cohesion - be visually attractive as a result of good architecture and landscaping. <p>Permission should be refused for development of poor design that fails to take the opportunity for improving character, quality and the way an area functions.</p> <p>Conserve heritage assets in a manor appropriate to their significance</p> <p>Heritage assets – identify and assess the asset, take account of desirability of sustaining, enhancing & putting to viable use, recognise wider benefits the conservation brings particularly contribution to local distinctiveness/character of place.</p>		
National Planning Policy Framework Technical Guidance on Flood Risk	Provides technical guidance on The Sequential and exceptions Test, Flood Risk Assessment, and Managing Residual Flood Risk.	Note requirements within this technical guidance.	The targets and objectives of this plan will be addressed through sustainability objective 4, presented in the sustainability framework.

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
The Planning and Energy Act 2008	<p>Key objectives include:</p> <p>Enables Local Planning authorities to set requirements for energy use and energy efficiency in their development plans. They may ‘impose reasonable requirements’ regarding:</p> <p>a proportion of energy used in development to be from renewable sources in the locality of the development;</p> <p>a proportion of energy used in development to be low carbon energy from sources in the locality of the development;</p> <p>development to comply with energy efficiency standards that exceed the energy requirements of building regulations.</p>	Ensure policies promote the use of sustainable energy and energy efficiency methods.	The targets and objectives of this plan will be addressed through sustainability objective 3, presented in the sustainability framework.
The Planning Act 2008	Introduced a new planning system for applications to build nationally significant infrastructure facilities in England and Wales, including applications for major energy generation. National policy on infrastructure will be set out in a series of National Policy Statements. Consultation has taken place on these. They include an overarching National Policy Statement for Energy and one for Renewable Energy Generation, including wind farms, energy from waste and biomass plants Fossil	Local Plan policies should aim to conform with the national policy statements on energy and renewable energy generation.	The targets and objectives of this plan will be addressed through sustainability objective 3, presented in the sustainability framework.
Planning and Compulsory Purchase Act 2004	Places sustainable development at the heart of the planning system.	Local Plan policies should be in conformity with the aim of sustainable development.	The targets and objectives of this plan will be addressed through all of the sustainability objectives.

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
The Energy Act 2008	Provides the legislative basis for a wide range of matters that will assist in reduction of energy use, such as Feed in Tariff ¹⁰ and the Renewable Heat Incentive ¹¹ .	Ensure policies where possible promote the use of sustainable energy and energy efficiency methods.	The targets and objectives of this plan will be addressed through sustainability objective 3, presented in the sustainability framework.
The Climate Change Act 2008	Has a legally binding target of a reduction in carbon emissions in the UK of at least 34 percent by 2020 and at least an 80 percent cut by 2050. Both these targets are against a 1990 baseline.	Local Plan policies should lead to an overall reduction in carbon emissions.	The targets and objectives of this plan will be addressed through sustainability objective 3, presented in the sustainability framework.
The Natural Environment White Paper 2011	<p>Governments vision for the Natural Environment over 50 years. Includes themes on:</p> <ul style="list-style-type: none"> Protecting and improving the Natural Environment Growing a green economy Reconnecting people and nature International and EU Leadership Introduces - Local Nature Partnerships, Biodiversity offsetting, Nature Improvement Areas, Natural Capital committee and Ecosystem Market Task Forces. 	Include policies to protect and improve the natural environment and consider developing local nature partnerships.	The targets and objectives of this plan will be addressed through sustainability objectives 3, 6, 8, presented in the sustainability framework.

¹⁰ Feed in tariffs enable the Government to offer financial support for low-carbon electricity generation in projects up to 5 megawatts (MW). The aim is for generators to receive a guaranteed payment for generating low-carbon electricity.

¹¹ Allows the Secretary of State to establish a financial support programme for renewable heat generated anywhere, from large industrial sites to individual households

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
The Well-being Power	Introduced in 2000, enables local authorities in England and Wales to “do anything they consider likely to promote the economic, social and environmental well-being of their area unless explicitly prohibited elsewhere in legislation.” This provides the basis for a local authority to take a broad range of actions to achieve climate change policy objectives.	Note opportunities this power offers to develop community initiatives/projects related to the Environment and climate Change	All sustainability objectives aim to “promote the economic, social and environmental well-being of their area”.
Ancient Monuments and Archaeological Areas Act 1979	Disturbance to a scheduled monument is a criminal offence without consent. Some types of work are allowed without consent under a provision known as ‘Class Consent’.	Take account of act when developing heritage asset policy	The targets and objectives of this plan will be addressed through sustainability objective 1, presented in the sustainability framework.
The Countryside and Rights of Way Act 2000	Confirmed the significance of AONBs and created improved arrangements for their management. Section 85 places a statutory duty on all ‘relevant authorities’ to have regard to the purpose of conserving and enhancing natural beauty when discharging any function affecting land in AONBs.	Ensure policies recognise importance of protection of AONB.	The targets and objectives of this plan will be addressed through sustainability objective 6, presented in the sustainability framework.
Town and Country Planning (listed Buildings and Conservation Areas) Act 1990	In the consideration whether to grant listed building consent for any works, Local Planning authorities and the Secretary of State <i>shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses</i> . With respect to any buildings or other land in a Conservation Area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.	Take account of these requirements in developing policies relating to Listed Buildings and Conservation Areas.	The targets and objectives of this plan will be addressed through sustainability objective 1, presented in the sustainability framework.
Natural Environment and Rural Communities Act 2006	Section 40 - The District Council has a statutory duty to protect and positively enhance biodiversity and geodiversity.	Ensure policies protect and enhance biodiversity and geodiversity.	The targets and objectives of this plan will be addressed through sustainability objective 6, presented in the sustainability framework.

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
Circular 06/2005 Biodiversity and Geological Conservation - statutory obligations and their impact within the planning system	<p>Brings together advice on legislation relevant to nature conservation topics encountered by Planning Authorities. Deals with conservation of internationally (SPA's, SAC's & Ramsar sites) and Nationally (SSSI's) designated sites, nature conservation outside designations and conservation of species.</p> <p>Includes reference to: need for appropriate assessments, reviews of extant consents and restriction of Permitted Development Rights.</p>	Take account of statutory obligations for nature conservation in developing Local Plan policies.	The targets and objectives of this plan will be addressed through sustainability objective 6, presented in the sustainability framework.
UK Biodiversity Action Plan 1994	UK Government's response to the Convention on Biological Diversity (CBD), which the UK signed up to in 1992 in Rio de Janeiro. The CBD called for the development and enforcement of national strategies and associated action plans to identify, conserve and protect existing biological diversity, and to enhance it wherever possible.	Ensure policies protect and enhance biodiversity and geodiversity	The targets and objectives of this plan will be addressed through sustainability objective 6, presented in the sustainability framework.
Circular 07/09 Protection of World Heritage Sites July 2009	Gives advice on the level of protection and management needed for World Heritage Sites, and draws attention to recent legislative measures designed to enhance the protection of these sites. Planning authorities must have special regard to these policies when devising any site specific proposals for an area which includes a World Heritage Site and its setting including any buffer zone, and in deciding which parts of their areas are suitable for development.	Ensure policies recognise need to protect World Heritage sites	The targets and objectives of this plan will be addressed through sustainability objective 1, presented in the sustainability framework.
World Class Places: the Government's strategy for improving quality of place CLG 2000	Government's approach to improving quality of place – the way the places where we live and work are planned, designed, developed and maintained	Note when developing policies in relation to design and place making	The targets and objectives of this plan will be addressed through sustainability objective 9, presented in the sustainability framework.
By Design: Urban design in the planning system towards better	Aims to encourage better design and to stimulate thinking about urban design. Relevant to all aspects of the built environment, from the design of buildings and spaces, landscapes, to transport systems; and for planning and development at every scale, from streets and their neighbourhoods, villages and cities, to regional planning	Ensure Local Plan policies promote successful urban design	The targets and objectives of this plan will be addressed through sustainability objective 9, presented in the sustainability

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
practice – CABE 2000	strategies.		framework.
The Marine and Coastal Areas Act November 2009	Includes measures relating to coastal access duty regarding a long distance walking route and to land beside it which should be accessible to the public on foot.	Have regard to this act if any proposals affect coastal access.	The targets and objectives of this plan will be addressed through sustainability objective 6, presented in the sustainability framework.
The Governments Statement on the Historic Environment for England 2010	The Government believes that the historic environment is an asset of enormous cultural, social, economic and environmental value. It makes a very real contribution to our quality of life and the quality of our places. This document is intended to help the Government to realise its vision for the historic environment, and to assist sectors in working jointly with others to achieve the aims. In it is set out understanding of the value of the historic environment, and the many roles that Government and others can play.	Ensure policies recognise the important cultural, social, economic and environmental value of the historic environment and preserve it accordingly.	The targets and objectives of this plan will be addressed through sustainability objective 1, presented in the sustainability framework.
Wildlife and Countryside Act 1981	Many species are protected by legislation: The Wildlife and Countryside Act, 1981; Annex IV, EC Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, 1992; the Protection of Badgers Act, 1992; Sections 38 to 46, The Conservation (Natural Habitats, &c.) Regulations S.I. No. 2716, 1994.	Take into account legal protection of species in developing policies relating to biodiversity and habitat protection.	The targets and objectives of this plan will be addressed through sustainability objective 6, presented in the sustainability framework.
Low Carbon Transition Plan 2009	Sets out an aim of cutting emissions from fossil fuels in homes by 29% by 2020.	The Local Plan policy should aim to reduce greenhouse gas emissions from homes.	The targets and objectives of this plan will be addressed through sustainability objective 3, presented in the sustainability framework.
The Renewable Energy Road Map July 2011	Sets out an action plan to accelerate UK's deployment and use of renewable energy showing how the target of generating 15% of energy from renewable sources by 2020 can be reached.	Local Plan policies may encourage the use of renewable energy technology in line with the action	The targets and objectives of this plan will be addressed through sustainability objective 3,

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
		plan set out in this document.	presented in the sustainability framework.
Community Energy Online Portal – DECC	Includes guidance for local authorities on initiating and developing community energy projects.	This guidance may be followed in developing the Local Plan.	The targets and objectives of this plan will be addressed through sustainability objectives 3, 4 and 7, presented in the sustainability framework.
The Heat Strategy and National Heat Map March 2012	Provides a strategic framework for low carbon heat production in buildings.	The Local Plan could ensure that policy encourages the use of renewable heat in buildings.	The targets and objectives of this plan will be addressed through sustainability objectives 3, 4 and 9, presented in the sustainability framework.
Household Energy Management Strategy March 2010	Places an increased emphasis on district heating schemes and identifies an essential role for planning in facilitating the delivery. It sets out its plans for meeting the target of a reduction of 29% in (non-traded) carbon emissions from the household sector.	Local Plan policies could identify growth areas with potential for district heating networks.	The targets and objectives of this plan will be addressed through sustainability objective 3, presented in the sustainability framework.
The Code for Sustainable Homes	Was introduced by the Government in April 2007. It is a performance standard framework for measuring the sustainability/energy performance of new housing stock. The code, along with BREEAM, was introduced to work towards the Government's 2016 target of Zero Carbon Emissions from new homes. The code is assessed through a set of nine design principles. Refurbishments and non-domestic buildings are controlled by BREEAM assessment (Building Research Establishment's Environmental Assessment Method).	Policies could require specific code levels by certain dates.	The targets and objectives of this plan will be addressed through sustainability objective 3 and 9, presented in the sustainability framework.
Flood and Water Management Act 2010	Provides for better, more comprehensive management of flood risk for people, homes and businesses, helps safeguard community groups from unaffordable rises in surface water drainage charges and protects water supplies to the consumer.	Local Plan to take account of flood risk in the location of new development.	The targets and objectives of this plan will be addressed through sustainability objective 3, presented in the sustainability

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
			framework.
National Flood & Coastal Erosion Risk Management Strategy July 2011	Provides a national framework for local communities to develop local partnerships and solutions to the flood and coastal erosion risks they face and underpins the partnership approach to funding flood and coastal resilience projects.	Reference to when setting up Coastal Change Management areas.	The targets and objectives of this plan will be addressed through sustainability objective 4, presented in the sustainability framework.
Ground Water Protection Policy GP3	Describe how to manage and protect groundwater from pollution and demand - over-use	Local Plan could include policies to protect groundwater sources from pollution and demand over-use.	The targets and objectives of this plan will be addressed through sustainability objective 5, presented in the sustainability framework.
Local			
West Dorset's Climate Change Strategy 2009	Launched in October 2009. It aims to help residents, businesses and other organisations reduce their carbon emissions by 30% by 2020 from 2005 levels by a wide range of measures. It supports a planning policy framework that includes the role of renewable and low carbon energy based on a sound evidence base	Local Plan policies need to ensure that they achieve the aim of reducing carbon emissions and promote renewable and low carbon energy.	The targets and objectives of this plan will be addressed through sustainability objective 3, presented in the sustainability framework.
Bournemouth, Dorset and Poole Renewable Energy Strategy to 2020	This Strategy seeks to: promote a common awareness of the latest situation; provide an understanding of potential local renewable energy resources; identify an aspirational target for renewable energy generation for 2020 and outlines the key actions necessary to realise Dorset's renewable energy potential.	Local Plan policies should promote and realise the potential for local renewable energy generation.	The targets and objectives of this plan will be addressed through sustainability objective 3, presented in the sustainability framework.

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
Bournemouth, Dorset and Poole Energy Efficiency Strategy and Action Plan, November 2009	Includes the domestic, business, public (local authorities only), and community and charitable sectors, and covers both energy efficiency and fuel poverty. It seeks to improve energy efficiency and curb energy demand across Dorset in order to reduce carbon emissions in line with national targets of 30% reduction by 2020 (and also eliminate fuel poverty and save energy costs).	Local Plan policies should promote energy efficiency and sustainable construction techniques to reduce energy demand.	The targets and objectives of this plan will be addressed through sustainability objective 3, presented in the sustainability framework.
Dorset Area of Outstanding Natural Beauty: a Framework for the Future: AONB Management Plan 2009 – 2014	Sets out a framework for the conservation and enhancement of the AONB. It describes the vision for its future, the changes and challenges affecting the area and how these will be tackled to achieve the vision. It examines many aspects, including the landscape quality, biodiversity, geodiversity, the coast, the historic and built environment, development and infrastructure	Local Plan policies need to reflect the statutory duty to have regard to the purpose of the AONB.	The targets and objectives of this plan will be addressed through sustainability objectives 1, 2, and 6, presented in the sustainability framework.
Dorset and East Devon Coast World Heritage Site Management Plan 2009 – 2014,	Was prepared following extensive consultation with stakeholders and the general public, a review of progress against the previous Plan (2003 – 2008) and from an analysis of the key issues affecting the Site such as coastal erosion, climate change, fossil collecting and visitor management. The overall vision is to safeguard the Site for future generations whilst encouraging people to enjoy and learn about the coast.	Policies should have regard to the World Heritage Site designation	The targets and objectives of this plan will be addressed through sustainability objective 3, presented in the sustainability framework.
Dorset Biodiversity Strategy 2003	Provides a framework for action for biodiversity in Dorset over the next 10 years. The Strategy contributes to achieving the targets in the UK Biodiversity Action Plan . The Strategy provides habitat statements and action plans for each of the key habitats selected. Dorset is one of the richest counties for wildlife in England but has suffered many losses in the last 50 years. All documents that make up the District's Local Development Framework will need	Policies should address the conservation and enhancement of biodiversity and geological resources through restoration, recreation and improved connectivity, in line with the Biodiversity Action Plan targets and the requirement to safeguard protected species.	The targets and objectives of this plan will be addressed through sustainability objective 6, presented in the sustainability framework.

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
Dorset Local Geodiversity Action Plan, 2005	Prepared by Dorset County Council. Geodiversity is the range of rocks, fossils, minerals, soils, landforms and natural processes that make up the earth's landscape and structure. One aim of the Plan is to provide guidance to the planning authorities on sustainable policies in the geological context.	Local Plan to take note of sustainable policies for the geological context.	The targets and objectives of this plan will be addressed through sustainability objective 6, presented in the sustainability framework.
Urban development adjacent to heathland sites in Dorset	The effect on the density and settlement patterns of Annex 1 bird species, English Nature Research report number 463. This is a case study of the impacts of development on three key heathland bird species	Take account of study when proposing locations for development in order to protect the Heathland	The targets and objectives of this plan will be addressed through sustainability objective 6, presented in the sustainability framework.
Poole Harbour Aquatic Management Plan 2011 update	Plan provides a framework for the effective, co-ordinated management of the Harbour and the Poole Harbour Special Protection Area (SPA) and serves as a Management Scheme for the European Marine Site as set out in Regulation 36 of The Conservation of Habitats and Species Regulations 2010. It also covers the present and future needs of nature conservation, recreation and commercial use and other legitimate interests of the Harbour. The focus of the plan is the Harbour's aquatic environment, however in following the principles of a more integrated approach to coastal management, it takes a holistic view, which considers the impact of shore based activities and those of the surrounding areas.	Use plan to devise appropriate mitigation for impact of future development on Poole Harbour.	The targets and objectives of this plan will be addressed through sustainability objectives 5 and 6, presented in the sustainability framework.
South West River Basin Management Plan - EA	Is about the pressures facing the water environment in South West River Basin District, and the actions that will address them.	Policies need to ensure that future development does not have a detrimental impact on the water environment.	The targets and objectives of this plan will be addressed through sustainability objectives 5 and 6, presented in the sustainability framework.
South West Regional Water Resource Strategy - EA	Using water more efficiently makes a significant contribution to meeting national targets for reduced carbon emissions and will ensure there is adequate water for our valued and diverse wildlife. This action plan shows how the Environment Agency will meet these challenges and help secure sustainable and reliable water supplies for people whilst protecting the	Promote policies that encourage the efficient use of water resources.	The targets and objectives of this plan will be addressed through sustainability objectives 5 and 6, presented in the sustainability

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
	environment over the next five years		framework.

SUSTAINABLE PATTERN OF DEVELOPMENT

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
International			
Guiding Principles for Sustainable Spatial Development of the European Continent (2000)	<p>Key objectives include:</p> <ul style="list-style-type: none"> • Developing access to information and knowledge, and improving the telecommunications network; • Creating better balanced conditions of accessibility, and better connections between rural areas and their main axes; • Encouraging high quality sustainable tourism; • Limiting where possible the impacts of natural disaster; • Containing and reducing environmental damage; • Enhancing and protecting natural resources and the natural heritage; • Enhancing the cultural heritage as a factor for development; and • Encouraging development generated by urban functions and improving the relationship between town and countryside. <p>There are no targets presented in this document.</p>	The policies and proposals in the Local Plan could encourage the principles of sustainable development.	All of the sustainability objectives aim to promote sustainable development by reflecting the objectives of these guiding principles.
European Spatial Development Perspective (1999)	The main objective is to achieve balanced and sustainable development, in particular by strengthening economic and social cohesion. A key challenge for spatial development policy is to contribute to the objectives concerning the environment and climate, of reducing emissions into the global ecological system.	The Local Plan could provide a sustainable spatial vision for development within West Dorset, and Weymouth and Portland.	The targets and objectives of this plan will be addressed to an extent by all of the sustainability objectives, but

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
	<p>The key targets of the document include:</p> <ul style="list-style-type: none"> • Economic and social cohesion; • Conservation of natural resources and cultural heritage; • More balanced competitiveness of the European territory; and • To achieve more spatially balanced development, these goals must be pursued simultaneously in all regions of the EU and their interactions taken into account. 		<p>particularly through sustainability objectives 1, 3, 7 and 8.</p>
National			
National Planning Policy Framework ¹²	<p>There are a number of key principles within the National Planning Policy Framework which relate to this chapter of the Local Plan, including:</p> <ul style="list-style-type: none"> • To ensure planning fulfils its: • Economic Role • Social Role • Environmental Role • To ensure that the planning system plays an active role in guiding development to sustainable solutions. • To support the transition to a low carbon future in a changing climate. • To boost the supply of housing and employment site. • To seek positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. • To take account of and support local strategies to improve health, social and cultural wellbeing for all. • To encourage local people to take part in decision making through localism. <p>These planning principles should underpin both plan-making and decision taking.</p>	<p>To objectively identify the housing, business and other development needs of the plan area.</p> <p>To take full account of flood risk and coastal change. Encourage the re-use of existing resources, including the conversion of existing buildings, and encouraging the use of renewable energy resources.</p> <p>To make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.</p> <p>To deliver sufficient community and cultural facilities and services to meet local needs.</p> <p>To enable communities to develop their own plans and proposals</p>	<p>The targets and objectives of this plan will be addressed to an extent by all of the sustainability objectives, but particularly through sustainability objectives 3, 7, 8, and 9, presented in the sustainability framework.</p>

¹² National Planning Policy Framework, Department for Communities and Local Government, March 2012 www.communities.gov.uk

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
		through neighbourhood planning.	
Local			
Weymouth & Portland Corporate Plan ¹³ (Updated 2010/11)	<ul style="list-style-type: none"> • Make Weymouth & Portland a successful business location • Improve Weymouth and Portland as a place to live, work and visit • Improve the built environment • Address Deprivation • Tackling Homelessness • Delivering more affordable homes • Be more sustainable and deal with the effects of Climate Change 	<p>The Local Plan could:</p> <p>Facilitate the delivery of employment land through new allocations.</p> <p>Ensure that future development proposals take opportunities to enhance the area</p> <p>Develop policies which can assist in bringing forward additional housing.</p> <p>Ensure that principles of sustainable development are central to strategic decision making.</p>	<p>The targets and objectives of this plan will be addressed through sustainability objectives 3 and 9, presented in the sustainability framework.</p>
West Dorset Corporate Plan ¹⁴	<p>Affordable housing is the District Council's top priority.</p> <p>Looking after the health of its towns; West Dorset's market towns are thriving, but WDDC want to make sure they are even better prepared for the future.</p>	<p>The Local Plan could:</p> <p>Facilitate delivery of housing and employment through allocation of land to help meet local needs</p> <p>Develop a policy base to secure more affordable housing as part of new developments</p> <p>Locate development in areas which help facilitate regeneration and</p>	<p>The targets and objectives of this plan will be addressed through sustainability objective 9, presented in the sustainability framework.</p>

¹³ Weymouth & Portland Corporate Plan 2008-2013, Weymouth & Portland Borough Council, www.dorsetforyou.com

¹⁴ West Dorset Corporate Plan 2006-2010, West Dorset District Council, www.dorsetforyou.com

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
		support vibrant town centres.	
Draft Joint Corporate Plan for West Dorset District Council and Weymouth & Portland Borough Council ¹⁵	<p>The objectives relating to this background paper are to:</p> <ul style="list-style-type: none"> • Preventing homelessness and supporting communities to meet their housing needs • Facilitating inward investment to create more better-paid jobs • Improving infrastructure to enable businesses to grow • Supporting businesses through the recession and recovery • Regenerating and supporting vibrant town centres • Creating a planning framework which balances environmental protection with meeting community and economic needs • Protecting and enhancing the built and natural environment • Managing the implications of climate change, including flooding and coastal protection 	<p>The Local Plan could:</p> <p>Facilitate delivery of housing and employment through allocation of land to help meet local needs</p> <p>Develop a policy base to secure more affordable housing as part of new developments</p> <p>Support the delivery of mixed use development and encourage development to be located where it is easily accessible.</p> <p>Locate development in areas which help facilitate regeneration and support vibrant town centres.</p> <p>Balance environmental protection with meeting community and economic needs</p>	<p>The targets and objectives of this plan will be addressed to an extent by all of the sustainability objectives, but particularly through sustainability objectives 3, 8, and 9, presented in the sustainability framework.</p>
West Dorset Community Plan ¹⁶	<p>The vision for West Dorset includes aspirations that by 2026 it will be a district where:</p> <ul style="list-style-type: none"> • The beauty, geodiversity of coast, countryside and historic settlements remain, including maintenance, conservation and enhancement of the Area of Outstanding Natural Beauty and coastal World Heritage Site and the quality of the built environment is maintained and enhanced. • People understand the causes and effects of climate change and measures have 	<p>The Local Plan could:</p> <ul style="list-style-type: none"> • Aim to balance environmental protection with meeting community and economic needs. • Aim to pursue the principles of 	<p>The targets and objectives of this plan will be addressed to an extent by all of the sustainability objectives.</p>

¹⁵ Joint Corporate Plan for West Dorset District Council and Weymouth & Portland Borough Council 2012-2016, www.dorsetforyou.com

¹⁶ West Dorset Community Plan, West Dorset Partnership, www.dorsetforyou.com

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
	<p>been taken to reduce our impact and adapt to climate changes. This includes avoiding flood risk and incorporating sustainable construction methods, energy efficiency and renewable energy in development.</p> <ul style="list-style-type: none"> • There is a variety of housing to meet a range of incomes, including enough affordable housing for those in need. • People live, work and learn in more balanced communities with less need to travel; thriving market towns support the surrounding rural areas, and quality local facilities are accessible by a range of transport modes, including improved and more flexible public transport. • Conditions have been established for economic growth and including higher-value employment sectors, a greater choice of higher paid employment and local opportunities for training for all ages and abilities. 	<p>sustainable development</p> <ul style="list-style-type: none"> • Facilitate delivery of housing and employment through allocation of land to help meet local needs • Develop a policy base to secure more affordable housing as part of new developments • Support the delivery of mixed use development and encourage development to be located where it is easily accessible. • provide a safe transport route network for all types of travel and support the provision of greener travel options where practical. 	
The Community Plan for Weymouth & Portland ¹⁷	<p>The Interim Community Plan 2011-2012, contains a number of priorities for action which include:</p> <ul style="list-style-type: none"> • to encourage more job opportunities, raise income levels and provide more work and training opportunities for young people. • to ensure the housing needs of the borough are met. • to ensure that the Borough is a well maintained, sustainable and attractive place. 	<p>The Local Plan could:</p> <ul style="list-style-type: none"> • Aim to balance environmental protection with meeting community and economic needs. • Aim to pursue the principles of sustainable development • Facilitate delivery of housing and employment through allocation of land to help meet local needs • Develop a policy base to secure more affordable housing as part 	<p>The targets and objectives of this plan will be addressed by sustainability objectives 8 and 9, presented in the sustainability framework.</p>

¹⁷ The Community Plan for Weymouth & Portland 2008-2016, Weymouth & Portland Partnership www.weymouthandportlandpartnership.org

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
		of new developments	
Sustainable Communities Strategy ¹⁸	<p>The Strategy includes aspirational priorities that:</p> <ul style="list-style-type: none"> • Everyone can live in a good quality home and neighbourhood that meets their needs. • A strong economy offers better job opportunities for people in Dorset. • Dorset people can access work, education and training, • Dorset's natural, built and historic environment is safeguarded and enhanced now and for the future. • Communities thrive: everyone feels they belong, can take an active part in community life and can influence decision making. 	<p>The Local Plan could:</p> <ul style="list-style-type: none"> • Facilitate delivery of housing and employment through allocation of land to help meet local needs • Develop a policy base to secure more affordable housing as part of new developments • Aim to balance environmental protection with meeting community and economic needs. • Enable local communities to take responsibility for local decision making by encouraging take up of Neighbourhood Plans. 	<p>The targets and objectives of this plan will be addressed to an extent by all of the sustainability objectives, but particularly through sustainability objectives 7, 8, and 9.</p>
Dorset Local Enterprise Partnership (LEP) ¹⁹	<ul style="list-style-type: none"> • Advancing integrated spatial and infrastructure planning • Planning positively for sustainable economic growth 	<p>The Local Plan could:</p> <ul style="list-style-type: none"> • Facilitate delivery of housing and employment through allocation of land to help meet local needs 	<p>The targets and objectives of this plan will be addressed through sustainability objectives 7 and 8, presented in the sustainability framework.</p>

¹⁸ Sustainable Communities Strategy 2010-2020, Dorset Strategic Partnership www.dorsetforyou.com

¹⁹ Dorset Local Enterprise Partnership, www.dorsetforyou.com

ECONOMY

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
International			
Guiding Principles for Sustainable Spatial Development of the European Continent (2000)	<p>Key objectives include:</p> <ul style="list-style-type: none"> • Developing access to information and knowledge, and improving the telecommunications network; • Creating better balanced conditions of accessibility, and better connections between rural areas and their main axes; • Encouraging high quality sustainable tourism; • Limiting where possible the impacts of natural disaster; • Containing and reducing environmental damage; • Enhancing and protecting natural resources and the natural heritage; • Enhancing the cultural heritage as a factor for development; and • Encouraging development generated by urban functions and improving the relationship between town and countryside. <p>There are no targets presented in this document.</p>	The policies and proposals in the Local Plan could encourage the principles of sustainable development.	The targets and objectives of this plan will be addressed to an extent by all of the sustainability objectives, but particularly through sustainability objectives 1, 2, 7, 8, and 9, presented in the sustainability framework.
European Spatial Development Perspective (1999)	<p>The main objective is to achieve balanced and sustainable development, in particular by strengthening economic and social cohesion. A key challenge for spatial development policy is to contribute to the objectives concerning the environment and climate, of reducing emissions into the global ecological system.</p> <p>The key targets of the document include:</p> <ul style="list-style-type: none"> • Economic and social cohesion; • Conservation of natural resources and cultural heritage; • More balanced competitiveness of the European territory; and • To achieve more spatially balanced development, these goals must be pursued simultaneously in all regions of the EU and their interactions taken into account. 	The Local Plan could provide a sustainable spatial vision for development within West Dorset, and Weymouth and Portland.	The targets and objectives of this plan will be addressed to an extent by all of the sustainability objectives, but particularly through sustainability objectives 1, 2, 7, 8, and 9, presented in the sustainability framework.
National			

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
<p>National Planning Policy Framework (NPPF) (2012)</p>	<p>The main aim of the document is to achieve sustainable development. Three dimensions to sustainable economic development are identified: economic, social and environmental. However, the three dimensions can not be seen in isolation, they are mutually dependant. They requires the planning system to perform a number of roles, including an economic role: contributing to 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 innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.</p> <p>Core planning principles include:</p> <p>Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>Policies should seek to:</p> <p>Build a strong, competitive economy - plan proactively to meet the development needs of business and support an economy fit for the 21st century through: a clear vision and strategy which encourages sustainable economic growth; setting criteria or identifying sites to meet anticipated needs; supporting existing and emerging sectors; planning positively for knowledge driven, creative or high technology industries; identification of priority areas for economic regeneration, infrastructure provision and environmental enhancement; and facilitating flexible working practices.</p> <p>Ensure the vitality of town centre - promote the vitality and viability of town centres, and meet the needs of consumers for high quality and accessible retail services through: the definition of town centres and primary shopping areas; allocation of a range of suitable sites to meet the scale and type of development needed; use of a sequential approach for town centre uses; and the consideration of the impact of town centre uses which are not in accordance with the development</p>	<p>The targets and objectives of this plan will be addressed to an extent by all of the sustainability objectives, but particularly through sustainability objective 8.</p>

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
		<p>plan.</p> <p>Support a prosperous rural economy - raise the quality of life and the environment in rural areas by promoting thriving, inclusive and locally distinctive rural economies through: support for growth and expansion of businesses; the development and diversification of agriculture and land based rural businesses; support for rural tourism and leisure development; and the development and retention of local services and facilities</p>	
Local			
Weymouth and Portland Corporate Plan 2008-2013	<p>Objectives include:</p> <ul style="list-style-type: none"> • Make Weymouth and Portland a successful business location • Improve Weymouth as a place to live, work and visit 	<p>Include policies to support the growth and expansion of existing businesses and attract new businesses to the area through by planning positively, setting criteria and identifying sites to meet anticipated needs and setting a clear vision and strategy for sustainable economic growth.</p> <p>Include policies to permit, support and encourage development that would improve the plan area as a place to work or visit, such as new tourist accommodation, facilities and attractions.</p>	<p>The targets and objectives of this plan will be addressed by sustainability objectives 8 and 9, presented in the sustainability framework.</p>

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
West Dorset Corporate Plan to 2012	<p>Objectives include:</p> <ul style="list-style-type: none"> • looking after the health of the towns 	<p>promote the vitality and viability of town centres, and meet the needs of consumers for high quality and accessible retail services through: the definition of town centres and primary shopping areas; allocation of a range of suitable sites to meet the scale and type of development needed; use of a sequential approach for town centre uses; and the consideration of the impact of town centre uses which are not in accordance with the development plan.</p>	<p>The targets and objectives of this plan will be addressed by sustainability objectives 7 and 8, presented in the sustainability framework.</p>
West Dorset and Weymouth and Portland Draft Corporate Plan 2012-2016	<p>Aims and priorities include:</p> <ul style="list-style-type: none"> • Facilitating inward investment to create more better paid jobs • Improving infrastructure to enable businesses to grow • Supporting businesses through the recession and recovery • Regenerating and supporting vibrant town centres 	<p>plan proactively to meet the development needs of business and support an economy fit for the 21st century through: a clear vision and strategy which encourages sustainable economic growth; setting criteria or identifying sites to meet anticipated needs; supporting existing and emerging sectors; planning positively for knowledge driven, creative or high technology industries; identification of priority areas for economic regeneration, infrastructure provision and environmental enhancement; and facilitating flexible working practices.</p> <p>Support the development and</p>	<p>The targets and objectives of this plan will be addressed by sustainability objectives 7 and 8, presented in the sustainability framework.</p>

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
		<p>expansion of existing businesses.</p> <p>promote the vitality and viability of town centres through: the definition of town centres and primary shopping areas; allocation of a range of suitable sites to meet the scale and type of development needed; use of a sequential approach for town centre uses; and the consideration of the impact of town centre uses which are not in accordance with the development plan.</p>	
West Dorset Community Plan	<p>Key aims include:</p> <ul style="list-style-type: none"> • Support new and existing local businesses including social enterprises and local services, such as a pub, shops and schools, to act as centres/hubs for the community. • Support a broad range of business types by retaining and developing business parks and industrial estates, mixed use development and other opportunities for employment. • Encourage all year round employment opportunities. • Benefit from the wider economic opportunities from Dorset's hosting of the sailing events as part of the Olympics in 2012. • Support and protect tourism and infrastructure opportunities, including gaining benefit from the World Heritage Site and AONB designation while ensuring that the special qualities aren't harmed. • Support agricultural and rural businesses developing, producing or using local products and encourage communities to support local business, for example farmers markets. 	<p>Include policies to:</p> <p>Support new and existing businesses, including those that provide a local facility or service.</p> <p>Retain employment sites where appropriate</p> <p>Promote the provision of employment through strategic mixed use schemes</p> <p>Support tourism related development where this would not have a detrimental impact on the environment, landscape and amenity</p> <p>Support for growth and expansion of businesses; the development and diversification of agriculture and land</p>	<p>The targets and objectives of this plan will be addressed by sustainability objectives 7 and 8, presented in the sustainability framework.</p>

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
		based rural businesses; support for rural tourism and leisure development; and the development and retention of local services and facilities	
The Community Plan for Weymouth & Portland 2011-2012	<p>A priority action of the plan is:</p> <p>Develop the economy: to encourage more employment opportunities, raise income levels and provide more work and training opportunities for young people.</p>	<p>Plan proactively to meet the development needs of business and support an economy fit for the 21st century through: a clear vision and strategy which encourages sustainable economic growth; setting criteria or identifying sites to meet anticipated needs; supporting existing and emerging sectors; planning positively for knowledge driven, creative or high technology industries; identification of priority areas for economic regeneration, infrastructure provision and environmental enhancement; and facilitating flexible working practices.</p>	<p>The targets and objectives of this plan will be addressed by sustainability objectives 7 and 8, presented in the sustainability framework.</p>
The Business Support Framework for Action	<p>Priorities for action include supporting business competitiveness and, developing infrastructure and safeguarding the environment.</p> <p>Aims and actions include:</p> <ul style="list-style-type: none"> • developing initiatives to maximise tourism opportunities • supporting and informing employment land and buildings related enquiries and development • ensuring that economic impacts are a consideration when planning applications are being considered, for example regarding the retention of important employment providing premises such as hotels in seaside locations. 	<p>The Local Plan should:</p> <p>Plan proactively to meet the development needs of business.</p> <p>Support tourism related development where this would not have a detrimental impact on the environment, landscape and amenity</p> <p>Retain employment sites (including</p>	<p>The targets and objectives of this plan will be addressed by sustainability objectives 7 and 8, presented in the sustainability framework.</p>

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
		hotels) where appropriate	
The Weymouth and Portland Economic & Tourism Development Strategy 2010-2015	<p>The aim of the strategy is to develop creative opportunities in a world class location. It seeks to upgrade the areas tourism role and diversify its economy.</p> <p>Identified objectives include working with partners to deliver major developments and employment opportunities by ensuring that our built and natural environment is providing the current and future need for business and the community</p> <p>Key priorities include town centre regeneration</p>	<p>Local Plan policies should:</p> <p>Make provision for a wide range of businesses.</p> <p>Support tourism related development where this would not have a detrimental impact on the environment, landscape and amenity</p> <p>Identify and meet likely future need for employment land and premises.</p> <p>Support the vitality and viability of the town centres.</p>	<p>The targets and objectives of this plan will be addressed by sustainability objectives 7 and 8, presented in the sustainability framework.</p>
The Local Enterprise Partnership (LEP)	<p>The objectives of the Dorset LEP include:</p> <ul style="list-style-type: none"> • To improve the performance of existing businesses within Dorset, and to encourage the growth of new ones, for example, through inward investment • To create the conditions for enterprise, with an initial focus on establishing an agreed framework for spatial planning <p>At the time of writing the Dorset LEP had undertaken a review of headline indicators to discuss the areas of focus for the coming months. However, it has already identified the following sectors where it will intervene, reflecting their perceived growth potential, the need and scope to improve the performance of already significant sectors, and/or the opportunity to enhance environmental performance:</p> <ul style="list-style-type: none"> • Finance and banking • Tourism, leisure, hospitality and international education • Precision engineering • Food and Drink • Health and social work 	<p>The Local Plan should:</p> <p>Plan proactively to meet the development needs of business.</p> <p>seek to encourage and support the development of a wide range of sectors, including those identified by the LEP.</p>	<p>The targets and objectives of this plan will be addressed by sustainability objectives and 8, presented in the sustainability framework.</p>

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
	<ul style="list-style-type: none"> • Creative industries • Environmental goods and services 		
Bournemouth, Dorset & Poole Local Economic Assessment	<p>The LEA highlights a number of challenges and recommendations intended to offer a suggestion or a steer on issues which could be worth exploring further through the production of future strategies:</p> <p>Business Formation and Self Employment: Stronger growth aspirations in high value sectors such as knowledge intensive industries and specialist sectors for which the sub region demonstrates certain competitive advantages</p> <p>Productivity and Competitiveness: strategies which are realistic about the structural nature of the economy in terms of its conurbation core and satellite settlements/self-contained towns and which ensure that future priorities, for example in relation to the green knowledge economy and infrastructure, are geared to support and promote enterprise and competitiveness</p> <p>Productivity and Competitiveness: strengthening linkages between those areas which enjoy a functional affinity in economic terms, including neighbouring areas, to gain mutual benefits from growth in neighbouring areas and planning for infrastructure needs.</p> <p>Knowledge-intensive Sector: linking relevant threads of strategies which contribute in some way towards knowledge intensive and 'green' sectors</p> <p>Public Sector: promoting and supporting the growth and formation of small and medium sized enterprises (SMEs)</p> <p>Employment Land: it is important authorities take a long term view towards the retention of sufficient suitable land and premises for employment uses when preparing development plans and in determining planning applications/defending appeals</p> <p>Employment Land: The Governments proposal to allow the conversion of commercial premises (such as offices) to residential use raises some concerns for the sub region due</p>	<p>The Local Plan should:</p> <p>seek to encourage and support the development of a wide range of sectors, including those that are high value, locally important or knowledge intensive.</p> <p>Policies should reflect the structure of settlements in the plan area</p> <p>Set out policies for the whole of the plan area to reflect the economic linkages between Weymouth & Portland and West Dorset.</p> <p>Identify sites suitable for a range of business types and sizes.</p> <p>Retain employment sites where appropriate.</p> <p>Calculate employment land demand to account for a supply based factors</p>	<p>The targets and objectives of this plan will be addressed by sustainability objective 8, presented in the sustainability framework.</p>

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
	<p>to the constrained supply of employment land and premises. Whilst there may be cases where this could be supported, it will be important for planning strategies to consider the implications this could have for the long-term supply of business floorspace.</p> <p>Weymouth and Portland: maximising benefits to Weymouth and Portland arising from the wider economic area including Dorchester and Winfrith</p> <p>Weymouth and Portland: maximising the Olympic legacy benefits including: improvements to digital connectivity and broadband access; exploiting opportunities for development of water based sectors, new marine business, and developing small boat building skills; promoting the area as a tourist destination; transferring of athletes' accommodation for affordable housing; and developing the Green Knowledge Economy particularly sustainable energy technology</p> <p>Rural Dorset: Measures which can assist in supporting business start up rates, growth of small and medium enterprises and improvements in GVA could reap dividends in terms of absorbing the impact of a streamlined public sector. Key measures include ensuring an adequate supply of employment land and premises</p> <p>Rural Dorset: The combination of a high quality environment and good enterprise levels in much of rural Dorset complement the attributes of the South East Dorset economy which offers more dynamic levels of economic activity, a diverse economic base and good quality higher education establishments. This combination provides a good basis for promoting synergies between the rural and urban areas, in particular: knowledge-intensive and creative industries, including the green knowledge economy, which have an affinity with the high quality environment; local specialisms for which Dorset has a good name and a strong identity, including high quality foods (farming and fish / seafood); further enhancing the high quality tourism offer of the sub-region as a comprehensive package which includes rural, coastal and urban attractions</p>	<p>in addition to a baseline demand.</p> <p>Support tourism related development where this would not have a detrimental impact on the environment, landscape and amenity</p> <p>Support for growth and expansion of businesses; the development and diversification of agriculture and land based rural businesses; support for rural tourism and leisure development; and the development and retention of local services and facilities</p>	
Dorchester and Weymouth Economic Vision	<p>Strategic Development Objectives Identified include:</p> <p>The Nature and Location of Economic Growth: plan to accommodate a step change in economic growth and to stimulate this growth through development in attractive new locations within and around the towns, including key projects to create high value,</p>	<p>Local Plan policies should:</p> <p>Ensure that sufficient land in</p>	<p>The targets and objectives of this plan will be addressed by sustainability objective 8, presented in the sustainability</p>

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
	<p>good quality jobs in key sectors.</p> <p>Town Centres: plan to enhance the town centres' facilities and premises to accommodate growth in retail, leisure, cultural facilities, offices, housing and other facilities to meet the needs of the growing population and economic change and creating vibrant, dynamic new centres of business and employment.</p> <p>Strategic Economic Growth Objectives Identified include:</p> <p>Physical infrastructure: Ensure an adequate supply of suitable sites and premises to meet sector growth needs and opportunities</p> <p>Business competitiveness, enterprise & innovation: Cluster development in key industries – particularly marine, advanced engineering, tourism and leisure, creative, cultural and health sectors; Business innovation and networking; Entrepreneurship</p> <p>Partnership working: Co-ordination of plans and programmes for development, regeneration and infrastructure in the towns; Prioritising and targeting spend within the towns to maximise sustainable economic benefits; Dialogue and liaison between public and private sectors to implement the Vision</p>	<p>available to meet identified demand in the right locations</p> <p>promote the vitality and viability of town centres, through the allocation of suitable sites to meet the scale and type of development needed and the concentration of town centre uses within centres.</p> <p>Should take account of other strategies, plans and programmes for development.</p>	<p>framework.</p>
Bournemouth Dorset and Poole Workspace Strategy	<p>The study makes the following recommendations:</p> <p>Employment Land Policies: Planning documents should identify all regionally and locally important employment sites and include appropriate employment land protection policies and define where mixed use packages could be appropriate to ensure delivery.</p> <p>Balancing Demand and Supply through Adequate Supply of Sites and Premises: Local Planning authorities should work across borders to provide a balanced of supply and demand within functional economic areas (e.g. TTWAs).</p> <p>Interventions to Secure Adequate Supply of Sites and Premises: A range of interventions is required to help to bring the required supply (including smaller sites) forward. Priority should be given to the delivery of key sites with little constraints, site level intervention where the market alone will not deliver the required employment sites and sub-regional interventions to increase the attractiveness of the area as a place to do business.</p>	<p>The Local Plan should:</p> <p>Identify important employment sites and include appropriate employment land protection policies.</p> <p>Look at the demand and supply of employment land across the whole plan area.</p> <p>Identify sites with few constraints to delivery.</p> <p>Identify sites suitable for office development at Weymouth and Dorchester</p> <p>Where urban extensions are identified employment areas should</p>	<p>The targets and objectives of this plan will be addressed by sustainability objective 8, presented in the sustainability framework.</p>

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
	<p>Office: A focus should be given on the delivery of office premises in the sub-region, with a particular emphasis on provision at town centres in the conurbation and Dorchester: Weymouth.</p> <p>Urban Extensions: Within proposed urban extensions support should be given to the inclusion of employment areas as part of properly masterplanned, mixed use schemes.</p> <p>Town Centre Development: A priority should be the continued improvement in town centres. Attractive town centres increase overall market attractiveness of the sub-region and can help support office development and wider jobs growth.</p>	<p>be included as part of a masterplanned mixed use scheme.</p> <p>Include policies to promote the vitality and viability of the town centres</p>	

HOUSING

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
National			
National Planning Policy Framework ²⁰	<p>There are a number of key principles within the National Planning Policy Framework which relate to this background paper which the government looks to local authorities to facilitate, including:</p> <ul style="list-style-type: none"> To boost the supply of housing. To plan for a mix of housing To identify the size, type, tenure and range of housing to reflect local demand To set policies to meet affordable housing needs on site, or by off site provision or by financial contribution if it can be robustly justified. To encourage local people to take part in decision making through localism. 	<p>The Local Plan should:</p> <ul style="list-style-type: none"> Objectively identify the housing needs of the plan area. Plan for a mix of housing Identify the size, type, tenure and range of housing to reflect local demand Set policies to meet affordable housing needs on site, or by off site provision or by financial contribution if it can be robustly 	<p>The targets and objectives of this plan will be addressed to an extent by all of the sustainability objectives, but in the context of this chapter, particularly through sustainability objective 9.</p>

²⁰ National Planning Policy Framework, Department for Communities and Local Government, March 2012 www.communities.gov.uk

		<p>justified.</p> <ul style="list-style-type: none"> • Ensure that the planning system plays an active role in guiding development to sustainable solutions. • Encourage local people to take part in decision making through localism. • To enable communities to develop their own plans and proposals through neighbourhood planning. 	
Local			
Weymouth & Portland Corporate Plan ²¹ (Updated 2010/11)	<p>Make Weymouth & Portland a successful business location</p> <p>Improve Weymouth and Portland as a place to live, work and visit</p> <p>Improve the built environment</p> <p>Address Deprivation</p> <p>Tackling Homelessness</p> <p>Delivering more affordable homes</p> <p>Be more sustainable and deal with the effects of Climate Change</p>	<p>The Local Plan could:</p> <p>Facilitate the delivery of employment land through new allocations.</p> <p>Ensure that future development proposals take opportunities to enhance the area</p> <p>Develop policies which can assist in bringing forward additional housing.</p> <p>Ensure that principles of sustainable development are central to strategic decision making.</p>	<p>The targets and objectives of this plan will be addressed by sustainability objectives 3 and 9, presented in the sustainability framework.</p>
West Dorset Corporate Plan ²²	<p>Affordable housing is the District Council's top priority.</p> <p>Looking after the health of its towns; West Dorset's market towns are thriving, but</p>	<p>The Local Plan could:</p>	<p>The targets and objectives of this plan will be addressed by</p>

²¹ Weymouth & Portland Corporate Plan 2008-2013, Weymouth & Portland Borough Council, www.dorsetforyou.com

²² West Dorset Corporate Plan 2006-2010, West Dorset District Council, www.dorsetforyou.com

	<p>WDDC want to make sure they are even better prepared for the future.</p>	<ul style="list-style-type: none"> • Facilitate delivery of housing and employment through allocation of land to help meet local needs • Develop a policy base to secure more affordable housing as part of new developments • Locate development in areas which help facilitate regeneration and support vibrant town centres. 	<p>sustainability objective 9, presented in the sustainability framework.</p>
<p>Draft Joint Corporate Plan for West Dorset District Council and Weymouth & Portland Borough Council²³</p>	<p>The objectives relating to this background paper are to:</p> <ul style="list-style-type: none"> • Preventing homelessness and supporting communities to meet their housing needs • Facilitating inward investment to create more better-paid jobs • Improving infrastructure to enable businesses to grow • Supporting businesses through the recession and recovery • Regenerating and supporting vibrant town centres • Creating a planning framework which balances environmental protection with meeting community and economic needs • Protecting and enhancing the built and natural environment • Managing the implications of climate change, including flooding and coastal protection 	<p>The Local Plan could:</p> <ul style="list-style-type: none"> • Facilitate delivery of housing and employment through allocation of land to help meet local needs • Develop a policy base to secure more affordable housing as part of new developments • Support the delivery of mixed use development and encourage development to be located where it is easily accessible. • Locate development in areas which help facilitate regeneration and support vibrant town centres. • Balance environmental protection with meeting community and economic needs 	<p>The targets and objectives of this plan will be addressed to an extent by all of the sustainability objectives, but particularly through sustainability objectives 8 and 9.</p>

²³ Joint Corporate Plan for West Dorset District Council and Weymouth & Portland Borough Council 2012-2016, www.dorsetforyou.com

<p>West Dorset Community Plan²⁴</p>	<p>The vision for West Dorset includes aspirations that by 2026 it will be a district where:</p> <ul style="list-style-type: none"> • The beauty, geodiversity of coast, countryside and historic settlements remain, including maintenance, conservation and enhancement of the Area of Outstanding Natural Beauty and coastal World Heritage Site and the quality of the built environment is maintained and enhanced. • People understand the causes and effects of climate change and measures have been taken to reduce our impact and adapt to climate changes. This includes avoiding flood risk and incorporating sustainable construction methods, energy efficiency and renewable energy in development. • There is a variety of housing to meet a range of incomes, including enough affordable housing for those in need. • People live, work and learn in more balanced communities with less need to travel; thriving market towns support the surrounding rural areas, and quality local facilities are accessible by a range of transport modes, including improved and more flexible public transport. • Conditions have been established for economic growth and including higher-value employment sectors, a greater choice of higher paid employment and local opportunities for training for all ages and abilities. 	<p>The Local Plan could:</p> <ul style="list-style-type: none"> • Aim to balance environmental protection with meeting community and economic needs. • Aim to pursue the principles of sustainable development • Facilitate delivery of housing and employment through allocation of land to help meet local needs • Develop a policy base to secure more affordable housing as part of new developments • Support the delivery of mixed use development and encourage development to be located where it is easily accessible. • provide a safe transport route network for all types of travel and support the provision of greener travel options where practical. 	<p>The targets and objectives of this plan will be addressed to an extent by all of the sustainability objectives.</p>
<p>The Community Plan for Weymouth & Portland²⁵</p>	<p>The Interim Community Plan 2011-2012, contains a number of priorities for action which include:</p> <ul style="list-style-type: none"> • to encourage more job opportunities, raise income levels and provide more work and training opportunities for young people. • to ensure the housing needs of the borough are met. 	<p>The Local Plan could:</p> <ul style="list-style-type: none"> • Aim to balance environmental protection with meeting community and economic needs. 	<p>The targets and objectives of this plan will be addressed by sustainability objectives 8 and 9, presented in the sustainability framework.</p>

²⁴ West Dorset Community Plan, West Dorset Partnership, www.dorsetforyou.com

²⁵ The Community Plan for Weymouth & Portland 2008-2016, Weymouth & Portland Partnership www.weymouthandportlandpartnership.org

	<ul style="list-style-type: none"> to ensure that the Borough is a well maintained, sustainable and attractive place. 	<ul style="list-style-type: none"> Aim to pursue the principles of sustainable development Facilitate delivery of housing and employment through allocation of land to help meet local needs Develop a policy base to secure more affordable housing as part of new developments 	
Sustainable Communities Strategy ²⁶	<p>The Strategy includes aspirational priorities that:</p> <ul style="list-style-type: none"> Everyone can live in a good quality home and neighbourhood that meets their needs. A strong economy offers better job opportunities for people in Dorset. Dorset people can access work, education and training, Dorset's natural, built and historic environment is safeguarded and enhanced now and for the future. Communities thrive: everyone feels they belong, can take an active part in community life and can influence decision making. 	<p>The Local Plan could:</p> <ul style="list-style-type: none"> Facilitate delivery of housing and employment through allocation of land to help meet local needs Develop a policy base to secure more affordable housing as part of new developments Aim to balance environmental protection with meeting community and economic needs. Enable local communities to take responsibility for local decision making by encouraging take up of Neighbourhood Plans. 	<p>The targets and objectives of this plan will be addressed to an extent by all of the sustainability objectives, but particularly through sustainability objectives 7, 8 and 9.</p>
Dorset Local Enterprise Partnership (LEP) ²⁷	<ul style="list-style-type: none"> Advancing integrated spatial and infrastructure planning Planning positively for sustainable economic growth 	<p>The Local Plan could:</p> <ul style="list-style-type: none"> Facilitate delivery of housing and employment through allocation 	<p>The targets and objectives of this plan will be addressed by sustainability objective 8, presented in the sustainability</p>

²⁶ Sustainable Communities Strategy 2010-2020, Dorset Strategic Partnership www.dorsetforyou.com

²⁷ Dorset Local Enterprise Partnership, www.dorsetforyou.com

		of land to help meet local needs	framework.
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COMMUNITY NEEDS AND INFRASTRUCTURE

Plan or programme	Key objectives and targets	Implications for the Local Plan	Implications for the sustainability appraisal
International			
EU Directive to Promote Electricity from Renewable Energy (2001/77/EC)	<p>The key objectives of the Directive are:</p> <ul style="list-style-type: none"> • Promoting electricity generation from renewable energy sources in the internal market; • For member states to establish programmes to increase gross consumption of green electricity by 2010 by introducing an obligation to do so; and • For member states to publish national targets for future consumption of electricity derived from renewable sources. <p>The Directive includes a target for the U.K, which is for renewable sources to provide 10% of electricity consumption by 2010.</p>	The Local Plan may consider how development can contribute towards meeting national and European renewable energy targets.	The targets and objectives of this plan will be addressed through sustainability objective 3, presented in the sustainability framework.
National			
National Planning Policy Framework ²⁸	<p>There are a number of key principles within the National Planning Policy Framework which relate to this background paper, including:</p> <p>To proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places.</p> <p>To support the transition to a low carbon future in a changing climate.</p> <p>To actively manage patterns of growth</p> <p>To take account of and support local strategies to improve health, social and cultural wellbeing for all.</p> <p>These planning principles should underpin both plan-making and decision taking.</p>	<p>To objectively identify the housing, business and other development needs of the plan area.</p> <p>To take full account of flood risk and coastal change. Encourage the re-use of existing resources, including the conversion of existing buildings, and encouraging the use of renewable energy resources.</p> <p>To make the fullest possible use of public transport, walking and cycling,</p>	The targets and objectives of this plan will be addressed to an extent by all of the sustainability objectives, but in the context of this chapter, particularly through sustainability objectives 7 and 8.

²⁸ National Planning Policy Framework, Department for Communities and Local Government, March 2012 www.communities.gov.uk

		<p>and focus significant development in locations which are or can be made sustainable.</p> <p>To deliver sufficient community and cultural facilities and services to meet local needs.</p>	
<p>Community Infrastructure Levy (CIL)²⁹</p>	<p>The Levy will transform the process by which infrastructure is delivered as a result of new development. The Government has issued guidance on specific aspects of establishing a Community Infrastructure Levy regime.</p> <p>Ensuring that proposals within the Local Plan are delivered is important. Local Planning authorities are advised to undertake sound infrastructure planning as part of plan-making and involve key stakeholders such as local developers, public sector infrastructure providers, utility companies, local strategic partnerships and local community groups.</p>	<p>To prepare an assessment of the infrastructure needs for which developer contributions may be collected.</p> <p>Include policies which support the application of the Community Infrastructure Levy.</p> <p>To include policies which can support the provision of on-site infrastructure needs and other obligations through legal agreements?</p>	<p>Sustainability objective 7 will ensure that sound infrastructure planning is a consideration.</p>
Local			
<p>Weymouth & Portland Corporate Plan³⁰ (Updated 2010/11)</p>	<p>Developing and improving local infrastructure including broadband communication;</p> <p>Encouraging and supporting the improvement of transport infrastructure;</p> <p>Securing infrastructure improvements on strategic sites;</p> <p>Creating learning opportunities;</p> <p>Improve parks and open spaces, implement Magnet Play areas;</p> <p>Addressing climate change;</p>	<p>The Local Plan could:</p> <p>Ensure that appropriate infrastructure is planned for and that identified development sites provide pre-requisite infrastructure alongside development.</p> <p>Support the delivery of new educational</p>	<p>The targets and objectives of this plan will be addressed through sustainability objective 7, presented in the sustainability framework.</p>

²⁹ Community Infrastructure Levy - An Overview, Department for Communities and Local Government, May 2011 www.communities.gov.uk

³⁰ Weymouth & Portland Corporate Plan 2008-2013, Weymouth & Portland Borough Council, www.dorsetforyou.com

		<p>establishments/extensions.</p> <p>Deliver appropriate open space, sport and recreational establishments in areas where there is known deficiency or need.</p> <p>Address climate change by including policies that support renewable energy technologies.</p>	
West Dorset Corporate Plan ³¹	<p>Ensure adequate open space provision and recreational facilities (including audits of open spaces and recreational facilities);</p> <p>Tackle congestion through the implementation of park & ride, car park management and greener travel;</p> <p>Support infrastructure through developer obligations.</p>	<p>The Local Plan could:</p> <p>Take forward the standards as recommended by the audit of open space, sport and recreational facilities.</p> <p>The Local Plan could provide policies which support a safe road network and make the submission of travel plans and transport assessments a requirement of planning applications.</p> <p>The Local Plan could provide the policy basis for the development of the Community Infrastructure Levy.</p>	<p>The targets and objectives of this plan will be addressed through sustainability objective 7, presented in the sustainability framework.</p>
Joint Corporate Plan for West Dorset District Council and Weymouth &	<p>The objectives relating to this background paper are to:</p> <p>Improve infrastructure to enable businesses to grow;</p> <p>Facilitate sustainable leisure, culture and community activities;</p>	<p>The Local Plan could:</p> <p>Support the delivery of high-speed broadband;</p> <p>Support the delivery of mixed use</p>	<p>The targets and objectives of this plan will be addressed to an extent by all of the sustainability objectives, but particularly through</p>

³¹ West Dorset Corporate Plan 2006-2010, West Dorset District Council, www.dorsetforyou.com

<p>Portland Borough Council³²</p>	<p>Ensure safe and thriving communities with respect for each other;</p> <p>Create a planning framework which balances environmental protection with meeting community and economic needs;</p> <p>Manage the implications of climate change, including flooding and coastal protection.</p>	<p>development and encourage development to be located where it is easily accessible by road.</p> <p>Support the delivery of new community and recreational facilities in locations which are most sustainable.</p>	<p>sustainability objectives 3, 7, and 8.</p>
<p>West Dorset Community Plan³³</p>	<p>The vision for West Dorset is that by 2026 it will be a district where:</p> <p>People live, work and learn in more balanced communities with less need to travel; thriving market towns support the surrounding rural areas; and quality local facilities are available in villages. There is good IT and communications and other facilities are accessible by different modes of transport, including improved and more flexible public transport</p> <p>The community is safe, healthy, active, engaged and involved, with a diversity of cultural and leisure activities</p> <p>Measures have been taken to prevent, adapt to and raise awareness of the causes and effects of climate change. This includes avoiding flood risk and incorporating sustainable construction methods, energy efficiency and renewable energy in development.</p>	<p>The Local Plan could:</p> <p>Aim to provide a safe transport route network for all types of travel and support the provision of greener travel options where practical.</p> <p>Support the provision and retention of community facilities where appropriate.</p> <p>Support the provision of renewable energy development through standalone schemes and through on-site provision.</p>	<p>The targets and objectives of this plan will be addressed to an extent by all of the sustainability objectives, but particularly through sustainability objectives 3, 7 and 8.</p>
<p>The Community Plan for Weymouth & Portland³⁴</p>	<p>The objectives relating to this background paper are to:</p> <p>To address disability, disadvantage and accessibility to services in the Borough;</p> <p>To encourage more job opportunities, raise income levels and provide more work and training opportunities for young people.</p>	<p>The Local Plan could:</p> <p>Support opportunities to improve route connectivity</p> <p>Support the delivery of community travel exchanges to reduce the requirement for car borne trips.</p> <p>Support the delivery of new</p>	<p>The targets and objectives of this plan will be addressed through sustainability objective 8, presented in the sustainability framework.</p>

³² Joint Corporate Plan for West Dorset District Council and Weymouth & Portland Borough Council 2012-2016, www.dorsetforyou.com

³³ West Dorset Community Plan, West Dorset Partnership, www.dorsetforyou.com

³⁴ The Community Plan for Weymouth & Portland 2008-2016, Weymouth & Portland Partnership www.weymouthandportlandpartnership.org

		educational establishments/extensions.	
Sustainable Communities Strategy ³⁵	<p>The strategy believes that it would be good for Dorset if more people could start their own business and calls for better education and training; better transport and better internet and phone connections.</p> <p>The Plan acknowledges that many people in Dorset have to travel long distances to visit their doctor, get to work, school and shops. The Strategy calls for better information about public transport; providing buses and trains when people want them; providing pavements and cycle paths; providing better broadband so that people don't need to travel as much and by using places like community centres to bring services to people so they don't have to travel so far. The Dorset Strategic Partnership acknowledges that sport, good health and better roads and road safety make for better communities.</p>	<p>The Local Plan could:</p> <p>Support the delivery of community travel exchanges to reduce the requirement for car borne trips.</p> <p>Support proposals (including mixed uses) which are well located to existing services roads etc.</p> <p>Support opportunities to improve route connectivity and bring about a comprehensive public rights of way network.</p>	The targets and objectives of this plan will be addressed through sustainability objectives 7 and 8, presented in the sustainability framework.
Dorset Local Enterprise Partnership (LEP) ³⁶	<p>Enhancing the skills of our current and future workforce</p> <p>Improving electronic and physical connectivity, particularly through high speed broadband.</p>	<p>The Local Plan could:</p> <p>Support the delivery of high-speed broadband;</p> <p>Support the delivery of new educational establishments/extensions.</p>	The targets and objectives of this plan will be addressed through sustainability objective 8, presented in the sustainability framework.
Bournemouth, Dorset & Poole Local Economic Assessment	<p>Key objectives include:</p> <p>Improving infrastructure delivery</p> <p>Improving partnership working to enhance the delivery of infrastructure</p> <p>Improve digital connectivity and broadband access.</p>	<p>The Local Plan could:</p> <p>Ensure that the Local Plan and the accompanying Infrastructure Delivery Plan identify the needs of the plan area, drawing on the skills and resources of partner</p>	The targets and objectives of this plan will be addressed through sustainability objective 8, presented in the sustainability framework.

³⁵ Sustainable Communities Strategy 2010-2020, Dorset Strategic Partnership www.dorsetforyou.com

³⁶ Dorset Local Enterprise Partnership, www.dorsetforyou.com

		organisations. Support the delivery of high-speed broadband;	
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**APPENDIX B: SEPTEMBER 2011: SUSTAINABILITY APPRAISAL OF
OPTIONS**

ENVIRONMENT AND CLIMATE CHANGE

Landscape, coastline and sites of geological Interest

	Option A	Option B
Sustainability objectives	Protect the Dorset AONB and Regionally Important Geological and Geomorphological sites (RIGS), and local landscape character.	Protection only for designated areas of landscape and geological interest, such as the Dorset AONB and Regionally Important Geological and Geomorphological sites (RIGS)
Historic & cultural features	++	+
Landscape, townscape & seascape	++	+
Climate change mitigation	0	0
Climate change vulnerability	+	+
Soil and water quality	+	+
Biodiversity, geodiversity, & habitats	++	+
Quality of life	--	-
Economy	-	-
Housing	--	-

Summary:

Option A protects both designated areas of landscape and geological interest and local areas of landscape character, strongly conserving geodiversity, landscape and seascape quality, and the setting of features of historic and cultural importance. This approach is likely to restrict the development of housing, facilities and infrastructure, which will reduce the loss of habitats and productive agricultural land to development. The restrictions upon development are considered acceptable, as the Local Plan provides land allocations for employment and housing that meet the relevant targets. Furthermore, landscape mitigation to the standard required by this approach is considered possible to enable sufficient development.

Option B, to safeguard only designated areas of landscape and geological interest, provides a lesser degree of protection to environmental features, such as landscape and seascape, geodiversity, and historic and cultural features. As a result, this approach provides fewer restrictions to the development of housing, facilities and infrastructure.

Preferred option: Option A.

Wildlife and habitats		
Sustainability objectives	Option A Require major developments to demonstrate no net loss in biodiversity (for example through the retention or restoration of habitats)	Option B Do not require developments to demonstrate no net loss in biodiversity
Historic & cultural features	+	-
Landscape, townscape & seascape	+	-
Climate change mitigation	0	0
Climate change vulnerability	0	0
Soil and water quality	+	-
Biodiversity, geodiversity, & habitats	++	--
Quality of life	-	+
Economy	-	+
Housing	-	+
<p>Summary:</p> <p>Option A is likely to result in the protection of habitats and green spaces, strongly conserving biodiversity interests and protecting soil quality. This approach is likely to restrict the development of housing, services and infrastructure. This may preserve landscape and seascape quality, and the setting of features of historic and cultural importance.</p> <p>Option B does not protect against the potential adverse biodiversity impacts of development. This approach is likely to promote the development of housing, facilities and infrastructure, which may result in the loss of soil quality and adverse visual effects on landscape quality and the setting historical and cultural features.</p> <p>Preferred option: Option A.</p>		

Important local green spaces		
Sustainability objectives	Option A Protect green spaces of importance that are located within or close to settlements from harm.	Option B Do not provide protection to local green spaces
Historic & cultural features	+	-
Landscape, townscape & seascape	++	--
Climate change mitigation	+	-
Climate change vulnerability	0	0
Soil and water quality	+	-
Biodiversity, geodiversity, & habitats	+	-
Quality of life	++	--
Economy	-	+
Housing	-	+
<p>Summary:</p> <p>Option A, to protect green open spaces within the community, will improve access to recreational and leisure facilities by sustainable modes of transport, conserving soil quality, and protecting against the loss of habitats and biodiversity. The presence of green open spaces within settlement areas will also improve landscape and townscape, and the setting of historic and cultural features. Protecting green open spaces will restrict the development of housing and infrastructure.</p> <p>Option B is likely to result in the loss of green open spaces, as it will provide opportunities for the development of housing and infrastructure. This approach is likely to result in the loss of recreational and leisure facilities by sustainable modes of transport, increasing the need to use less sustainable transport methods to access these services, and the loss of habitats and soil quality.</p> <p>Preferred option: Option A.</p>		

Built heritage		
	Option A	Option B
Sustainability objectives	Level of protection given to heritage buildings will reflect the level of significance of that asset.	All heritage buildings will be considered as significant, and protected accordingly.
Historic & cultural features	+	++
Landscape, townscape & seascape	-	+
Climate change mitigation	0	-
Climate change vulnerability	0	-
Soil and water quality	n/a	n/a
Biodiversity, geodiversity, & habitats	n/a	n/a
Quality of life	0	0
Economy	+	-
Housing	+	-
<p>Summary:</p> <p>Option A is likely to give protection to the heritage buildings of the greatest importance, preserving cultural activities whilst enabling those buildings that are considered less significant to be redeveloped for other purposes. The loss of these properties, considered to be important to the character of the built environment, is likely to impact negatively upon townscape. However, the replacement of heritage buildings, which are considered to be less energy efficient, and less suitable for renewable energy technologies and therefore not as self-sufficient in energy terms, with modern developments is likely to provide climate change mitigation and will reduce vulnerability.</p> <p>Option B offers greater protection to heritage buildings, restricting their redevelopment for other purposes. Whilst access to cultural activities will not be adversely impacted upon, the redevelopment of these buildings for housing and infrastructure will not be permitted. Since heritage buildings are generally considered to be less energy efficient and less suitable for renewable energy technologies and therefore not as self-sufficient in energy terms, this approach is likely to compromise climate change mitigation and vulnerability.</p> <p>Preferred option: Option A.</p>		

Flood Risk		
Sustainability objectives	Option A Development will be prohibited on medium or higher risk flood sites.	Option B Development will be considered on medium and high risk flood sites, where no reasonable alternatives are possible.
Historic & cultural features	0	0
Landscape, townscape & seascape	0	0
Climate change mitigation	0	0
Climate change vulnerability	++	-
Soil and water quality	++	-
Biodiversity, geodiversity, & habitats	+	-
Quality of life	-	+
Economy	-	+
Housing	-	+
<p>Summary:</p> <p>Option A will protect high risk flood sites from development, reducing vulnerability to flood events, which are likely to become more regular as a consequence of climate change, and protecting flood plain habitats from development, which frequently contain productive agricultural land. This approach will, however, decrease opportunities for the development of housing, services and facilities by making less land available.</p> <p>Option B will only provide protection to the development of flood risk sites in certain instances, compromising climate change vulnerability and leading to the loss of productive agricultural land. This would, however, provide stimulation for the development of housing, services and infrastructure at these locations.</p> <p>Preferred option: Option A.</p>		

Coastal erosion and land instability: replacement of properties			
	Option A	Option B	Option C
Sustainability objectives	The replacement of properties affected by coastal change may be permitted within a defined area agreed through a community relocation strategy as an exception to normal policy.	The replacement of properties affected by coastal change may be permitted in accordance with the Council's planning policy.	The replacement of properties affected by coastal change will not be permitted.
Historic & cultural features	?	?	0
Landscape, townscape & seascape	?	?	+
Climate change mitigation	?	?	+
Climate change vulnerability	?	?	+
Soil and water quality	?	?	0
Biodiversity, geodiversity, & habitats	?	?	0
Quality of life	?	?	++
Economy	n/a	n/a	n/a
Housing	++	++	--
<p>Summary:</p> <p>The impacts associated with Option A cannot be accurately assessed, since the details of the Community Relocation Strategy are not known at this stage. However, it is believed that this approach would result in those at risk being provided with access to housing, through the replacement of their property.</p> <p>Option B, to replace affected properties in accordance with Council policy, would provide the environmental benefits associated with the Council's planning policy. Since, at this stage, the council's planning policy has not been finalised, it is not possible to accurately assess what the environmental implications are of replacing properties in accordance with a policy framework that is yet to be finalised. However, it is believed that it would be possible to replace those properties at risk through this approach.</p> <p>Option C, to not replace properties, would result in members of the community effecting losing their property, and potentially not having an alternative building to move into, which may be considered unacceptable in terms of the social implications. This approach is likely to result in the migration of those living in coastal areas, which tend to be more remote by nature, to larger settlements. This is likely to impact positively upon the seascape, and improve accessibility to services and facilities by sustainable modes of transport for those that are forced to relocate.</p> <p>No preferred approach.</p>			

Agricultural land and farming resilience		
Sustainability objectives	Option A Development will be steered away from higher grade agricultural land	Option B No restrictions will be given towards development on higher grade agricultural land
Historic & cultural features	0	0
Landscape, townscape & seascape	+	-
Climate change mitigation	0	0
Climate change vulnerability	++	--
Soil and water quality	++	--
Biodiversity, geodiversity, & habitats	+	-
Quality of life	+	-
Economy	-	+
Housing	-	+
<p>Summary:</p> <p>Option A, to steer development away from higher grade agricultural land, will safeguard this amenity, which provides a local food source, high quality soils, and a habitat for certain species. Development is likely to be encouraged nearer to larger settlements as a result of safeguarding agricultural land, where services and facilities are may be accessed by sustainable modes of transport. The impacts of development in urban rather than rural settings are likely to be significantly less severe. However, this approach is likely to restrict the growth of housing and infrastructure.</p> <p>Option B, to not provide protection to high grade agricultural land, will introduce adverse environmental impacts regarding landscape and geodiversity, and will decrease access to services and facilities by sustainable transport modes. However, this approach would encourage the development of housing and infrastructure.</p> <p>Preferred option: Option A.</p>		

Detailed design and use of materials		
	Option A	Option B
Sustainability objectives	Development should reflect the character of the surrounding area, reinforcing local distinctiveness	There is no requirement for development to reflect the surrounding buildings.
Historic & cultural features	++	--
Landscape, townscape & seascape	++	--
Climate change mitigation	+	-
Climate change vulnerability	+	-
Soil and water quality	0	0
Biodiversity, geodiversity, & habitats	-	+
Quality of life	n/a	n/a
Economy	n/a	n/a
Housing	0	+
<p>Summary:</p> <p>Option A, to reflect the character of surrounding areas, will impact positively upon the townscape, and the setting of historic and cultural features. It is likely that this approach will encourage the use of locally sourced materials transported relatively short distances to the development site, thus using less fuel and providing reliance within the building trade. However, there are adverse biodiversity and habitat impacts associated with the sourcing of building materials.</p> <p>Option B, to enable buildings to developed in a style that does not reflect their surroundings, would impact adversely upon townscape and the setting of historic and cultural features. Building materials may be sourced from elsewhere, which would increase fuel usage and reliance on external suppliers. This approach to reduce design requirements is likely to encourage the development of housing.</p> <p>Preferred option: Option A.</p>		

ACHIEVING A SUSTAINABLE PATTERN OF DEVELOPMENT

Sustainability objectives	Level of Housing Growth		
	Option A	Option B	Option C
	No New Housing allocations - limit development to just those sites coming forward from within previously defined development boundaries. (Approx 286 new homes a year in West Dorset and 94 in Weymouth and Portland)	Supply based on housing projections from the Strategic Market Housing Projections (470 new homes a year in West Dorset and 160 new homes in Weymouth and Portland)	Supply the absolute need for housing (Approx 753 new homes a year in West Dorset and 904 in Weymouth and Portland)
Historic & cultural features	+	-	--
Landscape, townscape & seascape	+	-	--
Climate change mitigation	+	-	--
Climate change vulnerability	+	-	--
Soil and water quality	+	-	--
Biodiversity, geodiversity, & habitats	+	-	--
Quality of life	0	+	++
Economy	--	+	++
Housing	--	+	++
<p>Summary:</p> <p>Option A would not supply sufficient housing to meet community needs. As a result, little money would be raised through planning obligations to improve access to services and facilities, or provide the infrastructure to support the growth of the economy. The shortfall in housing that would result from this approach would protect against the loss of green space and productive agricultural land, impacting positively upon the landscape, climate change vulnerability, soil and water and biodiversity sustainability objectives. Historic and cultural features may also be protected, as a result of reduced development. The use of energy would be decreased due to there being fewer buildings, providing climate change mitigation.</p> <p>Option B would provide sufficient homes to meet community needs and an infrastructure to support economic growth. In addition, the capital raised through planning obligations is likely to improve access to services and facilities. The potential loss of green open space and productive agricultural land, and the threat to historic and</p>			

cultural features, and the energy usage through additional development, would have an adverse impact upon the environmental indicators.

Option C, to supply housing in line with the household market projections, would result in a large housing provision. The money collected through planning obligations could be used to significantly improve services, facilities, and the infrastructure to support economic growth. However, the additional development would result in a major increase in energy usage, the loss of open green space and productive agricultural land, and a threat to historic and cultural features, which would have a severe adverse impact upon the environmental sustainability objectives.

Preferred option: Option B.

Distribution of Development					
	Option A	Option B	Option C	Option D	Option E
Sustainability objectives	Allocate development in areas which takes account of the needs, size and roles of the area settlements.	Development in one area only (new, sustainable infrastructure could be provided, if necessary).	Proportionate increase in housing at all settlements	No new housing allocations outside of the defined development boundaries	Remove all Development Boundaries
Historic & cultural features	0	?	0	0	0
Landscape, townscape & seascape	+	?	-	+	-
Climate change mitigation	++	++	--	++	--
Climate change vulnerability	++	++	--	++	--
Soil and water quality	+	?	-	+	-
Biodiversity, geodiversity, & habitats	+	?	-	+	-
Quality of life	+	+	-	+	-
Economy	0	--	+	--	+
Housing	+	--	+	--	++

Summary:

Option A would result in the majority of new development within larger existing settlements. This would minimise landscape impacts, as development would occur within an existing urban setting, rather than as a separate feature within the rural landscape. Furthermore, green spaces and productive agricultural land would be protected by concentrating development within existing urban areas. Since development would occur in close proximity to existing services and facilities, which are more accessible by sustainable transport modes, fuel usage and reliance on the less sustainable transport modes would be reduced as a result.

Option B would concentrate housing within one locality only, and would not take into account the housing needs of communities located across the entire plan area, effectively causing the stagnation of growth in other areas in terms of economy and housing. The impacts upon historic and cultural features, landscape, soil and water quality, and biodiversity are largely site specific, depending largely upon the location of the new development.

Option C would encourage the development of housing in areas away from larger settlements, which may also stimulate economic growth in these areas. This is likely to result in the development of areas that are more sensitive in landscape terms, and potentially the loss of habitats and productive agricultural land. Development in these remote locations will reduce access to services and facilities, as they cannot be accessed easily by sustainable transport means, increasing fuel usage and reliance on non-sustainable transport modes.

Option D is likely to result in a significant shortfall in housing provision, since it will reduce the area available for development. However, this approach will restrict development in areas that are sensitive in terms of landscape, biodiversity, and soil and water. Development will occur within existing settlements, within close proximity to services and facilities, reducing fuel usage and reliance on the less sustainable transport modes.

Option E would effectively enable development in greenfield locations, resulting in the loss of habitat and productive agricultural land, and development within sensitive landscape areas. Development in areas away from existing settlements will reduce access to services and facilities, since they cannot easily be accessed by sustainable transport means. This would increase fuel usage and reliance on non-sustainable transport modes. However, this approach would encourage the provision of housing and stimulate economic growth across the plan area, rather than within existing settlement areas.

Preferred option: Option A.

Reuse of buildings outside the defined development boundary		
Sustainability objectives	Option A Limit the reuse of buildings outside defined development boundaries to locations on the edge of settlements only.	Option B Permit the reuse of buildings outside defined development boundaries irrespective of their proximity to settlements.
Historic & cultural features	0	0
Landscape, townscape & seascape	-	+
Climate change mitigation	+	-
Climate change vulnerability	+	-
Soil and water quality	0	0
Biodiversity, geodiversity, & habitats	0	0
Quality of life	+	-
Economy	-	+
Housing	-	+
<p>Summary:</p> <p>Option A, to limit the reuse of buildings outside the defined development boundaries to those within close proximity of settlements, is likely to result in buildings outside this area falling into disrepair, impacting adversely upon the townscape. Furthermore, restricting the reuse of buildings will reduce opportunities in terms of housing provision and the use of buildings for employment use. This approach would, however, result in services and facilities being within easy reach by sustainable modes of transport, reducing fuel usage and reliance on less sustainable transport modes.</p> <p>Option B, to permit the reuse of buildings outside the defined development boundaries irrespective of location, will largely prevent buildings falling into disrepair and will encourage the reuse of buildings for economic and housing purposes. This approach is likely to result in some services and facilities being located away from settlements, in areas that are not accessible by sustainable transport modes, reducing accessibility to these amenities, increasing fuel usage, and preventing communities becoming self-sufficient.</p> <p>No preferred option.</p>		

ECONOMY AND TOWN CENTRE USES

Definition of employment			
	Option A	Option B	Option C
Sustainability objectives	A restrictive approach to definition of employment sites - Only B1 (light industrial), B2 (general industrial), and B8 (storage and distribution) uses	A permissive approach to definition of employment sites – any economic use	A mixed approach – B class uses and non B class uses that provide direct, ongoing local employment
Historic & cultural features	n/a	n/a	n/a
Landscape, townscape & seascape	n/a	n/a	n/a
Climate change mitigation	n/a	n/a	n/a
Climate change vulnerability	n/a	n/a	n/a
Soil and water quality	n/a	n/a	n/a
Biodiversity, geodiversity, & habitats	n/a	n/a	n/a
Quality of life	0	+	+
Economy	0	0	+
Housing	n/a	n/a	n/a

Summary:

The approach to defining employment sites presented in option A safeguards high value employment sites against use for any purpose except B1, B2, and B8 uses. Whilst this approach is likely to result in the retention of key employment sites, it may stifle opportunities for the provision of employment, albeit for lower value employment sites, in situations where development for higher value employment uses is not likely to occur.

Option B allows greater freedom to develop employment sites. However, whilst this approach allows lower value employment sites to be used to generate employment opportunities, the loss of employment sites to other uses may occur due to the lack of protection afforded to them. The resulting impact upon the economy will be neutral. This approach may, however, improve access to services and facilities, which may be considered as an economic use.

Option C protects employment sites for any economic use. This will deliver employment opportunities whilst giving flexibility for other employment sites to be used for

services and facilities. The flexibility given by this approach is likely to meet a variety of employment requirements.

Preferred option: Option C.

Provision of employment sites

	Option A	Option B	Option C
Sustainability objectives	No restrictions to the location of employment site allocations.	Development is permitted, but only in sustainable locations, such as within other identified settlements, through the expansion of existing sites, as part of a farm diversification scheme, or through the reuse or replacement of an existing building.	A more restrictive approach with the concentration of development at the settlements with defined development boundaries
Historic & cultural features	--	+	+
Landscape, townscape & seascape	--	+	+
Climate change mitigation	-	+	+
Climate change vulnerability	--	+	+
Soil and water quality	-	+	+
Biodiversity, geodiversity, & habitats	--	+	+
Quality of life	0	0	0
Economy	++	+	-
Housing	n/a	n/a	n/a

Summary:

Whilst option A creates a very positive economic impact, the environmental impacts associated with this approach are considerable. Development may occur in any location, potentially impacting adversely upon features of historic and cultural importance. Development of new employment sites in remote locations, away from existing settlements, may impact adversely upon the landscape. These remote locations may not be accessible by sustainable modes of transport, increasing the emission of greenhouse gases associated with the transport, and reliance on the motor car. Wildlife habitats may be threatened by this approach, impacting upon biodiversity, in addition to geodiversity interests.

Whilst option B is unlikely to provide the same amount of employment and economic opportunities offered by option A, the creation of employment opportunities is not significantly adversely impacted, and impacts upon environmental interests are minimised.

Option C is likely to provide less employment and economic opportunities than either option A or B, as the development of employment sites will be restricted to within settlement areas only, preventing the development of employment in the more rural areas. This option offers strong positive effects, as these locations are easily

accessible by sustainable transport means and habitats and biodiversity, and soil and water quality, will be protected from development.

Preferred option: Option B.

Retention of employment sites			
	Option A	Option B	Option C
Sustainability objectives	A restrictive approach to retention of employment sites - Only B1 (light industrial), B2 (general industrial), and B8 (storage and distribution) uses permitted.	A permissive approach to retention of employment sites - the redevelopment of employment sites for alternative employment use is permitted.	A Mixed approach - Key employment sites allocated, where only B1 (light industrial), B2 (general industrial), and B8 (storage and distribution) uses are permitted, but the permissive approach, with fewer restrictions, on other employment sites.
Historic & cultural features	n/a	n/a	n/a
Landscape, townscape & seascape	n/a	n/a	n/a
Climate change mitigation	n/a	n/a	n/a
Climate change vulnerability	n/a	n/a	n/a
Soil and water quality	n/a	n/a	n/a
Biodiversity, geodiversity, & habitats	n/a	n/a	n/a
Quality of life	0	+	+
Economy	0	0	+
Housing	n/a	n/a	n/a
<p>Summary:</p> <p>Option A safeguards high value employment sites against use for any purpose except B1, B2, and B8 uses. Whilst this approach is likely to result in the retention of key employment sites, it may reduce opportunities for the provision of employment, albeit for lower value employment sites, in situations where development for higher value employment uses is not likely to occur.</p> <p>Option B allows greater freedom to develop employment sites. However, whilst this approach allows lower value employment sites to be used to generate employment opportunities, the loss of employment sites to other uses may occur due to the lack of protection afforded to them. The resulting impact upon the economy will be neutral. This approach may, however, improve access to services and facilities considered as an economic use.</p> <p>Option C protects employment sites for any economic use. This will deliver employment opportunities whilst giving flexibility for other employment sites to be used for services and facilities. The flexibility given by this approach is likely to meet a variety of requirements.</p>			

Option C gives protection to key employment sites, delivering employment opportunities in these areas, whilst giving the flexibility for other employment sites to be used for services and facilities.

Preferred option: Option C.

Tourism attractions and facilities			
	Option A	Option B	Option C
Sustainability objectives	Direct tourism attractions and facilities towards the town centre, but enable some scope for countryside attractions to grow in other locations, such as within defined development boundaries.	Restrict tourist attractions and facilities to be location within town centre locations only	Do not restrict the location of tourist attractions and facilities
Historic & cultural features	0	0	--
Landscape, townscape & seascape	-	+	--
Climate change mitigation	0	+	--
Climate change vulnerability	0	+	--
Soil and water quality	-	0	--
Biodiversity, geodiversity, & habitats	-	+	--
Quality of life	0	+	+
Economy	+	--	+
Housing	n/a	n/a	n/a

Summary:

Option A may potentially have a significant adverse environmental impact upon biodiversity and soil quality, as the countryside developments may compromise geodiversity, habitats and biodiversity, result in the loss of landscape quality, and result in the loss of soil to development. There would be a likely positive economic effect, as the development of tourist attractions and facilities within the countryside would be enabled, allowing the growth of tourism in this sector, which is particularly important owing to the predominantly rural character of the plan area.

Option B would protect the landscape, reduce climate change mitigation and vulnerability (through reduced emissions of greenhouse gases from transport sources and reducing vulnerability to flooding, coastal change and sea level rise), protect and enhance conservation interests and geodiversity, and improve access to recreational and leisure facilities by sustainable modes of transport through the provision of tourist facilities and attractions within the towns. However, there would be a strong negative impact upon the economy, as the development and growth of tourist facilities in out of town locations would be prohibited, which would unreasonably restricting the growth of these facilities and attractions and stifle economic growth within the tourism sector.

Option C is likely to have strong adverse environmental impacts upon biodiversity and soil quality, as the countryside developments may compromise geodiversity, habitats and biodiversity, result in the loss of landscape quality and the setting of historic and cultural features, and the loss of soil (including productive agricultural land)

to development. It is likely that this option would result in development in locations that are not accessible by sustainable transport means. Option C is likely to encourage a large amount of tourist development. However, some of these facilities are likely to be accessible only by non-sustainable transport means.

No preferred option.

Built tourist accommodation			
	Option A	Option B	Option C
Sustainability objectives	Restrict new built holiday accommodation to defined development boundaries, but with some scope for the reuse and extension of existing premises elsewhere	Do not restrict new built holiday accommodation to defined development boundaries.	Restrict new built holiday accommodation to the towns
Historic & cultural features	0	-	0
Landscape, townscape & seascape	+	--	+
Climate change mitigation	+	-	+
Climate change vulnerability	+	-	+
Soil and water quality	+	-	+
Biodiversity, geodiversity, & habitats	+	--	+
Quality of life	0	0	0
Economy	+	+	-
Housing	+	++	-

Summary:

Option A would guide development to locations within the towns and larger settlements where attractions and facilities are concentrated and where there are more opportunities for travel other than by car. It would restrict the development of built holiday accommodation in the countryside, thus minimising the impact on landscape, biodiversity and geodiversity, soil and water (by protecting productive agricultural land) and reducing climate change mitigation and vulnerability (by reducing emissions of greenhouse gases from transport sources and reducing vulnerability to flooding, coastal change and sea level rise). The impact upon the economy is considered to be positive, as this policy approach is likely to increase economic activity in the holiday industry. Hotels are town centre uses and larger hotels are most appropriately located at the town centres. Smaller-scale serviced accommodation may also be appropriate within the larger villages if is targeting tourists who are seeking a more rural location. There are some well-established hotels and inns that provide serviced accommodation in more rural locations, and these add to the tourism offer of locations to stay in the area. To restrict extensions to existing accommodation would be unreasonable and inappropriate. Allowing extensions to such accommodation may help to ensure its viability and/or enhance its standard. However, consideration will need to be given to the size of the extension as a proportion of the existing building, and also the location of the accommodation in relation to nearby settlements. Similarly, additional accommodation from the conversion and change of use of existing buildings could increase the stock and variety of holiday accommodation and can help maintain historic buildings.

Option B would not restrict the location of built holiday accommodation, which could result in an increased stock of holiday accommodation, in a wider range of locations,

encouraging an increased number of visitors to the area. However, the economic benefits of this approach could come at the cost of the environment. There are likely to be strong negative impacts upon landscape (owing to the likelihood that holiday accommodation would be favourably built in areas of landscape beauty), the setting of historic and cultural features, and soil and water quality (through the potential loss of productive agricultural land). This could allow development in rural and isolated locations where there is little opportunity to access attractions, services and facilities, by sustainable transport means. This would be contrary to the aims of achieving sustainable development.

Option C would restrict the development of built holiday accommodation to the towns, thus conserving landscape, biodiversity and geodiversity, soil and water (by protecting productive agricultural land) and reducing climate change mitigation and vulnerability (by reducing emissions of greenhouse gases from transport sources and reducing vulnerability to flooding, coastal change and sea level rise). It would ensure that development takes place at locations where there are access services and facilities, and there are opportunities to use public transport. However, this policy approach is unlikely to increase economic activity in the holiday industry, or provide the infrastructure to drive growth in this sector. This option could be unduly restrictive on economic growth, and have negative impacts on the local economy.

Preferred option A.

Caravan and camping sites		
Sustainability objectives	Option A Restrict development to existing sites or within the defined development boundary.	Option B Do not restrict new caravan and camping sites to defined development boundaries
Historic & cultural features	0	0
Landscape, townscape & seascape	+	--
Climate change mitigation	+	-
Climate change vulnerability	+	-
Soil and water quality	+	-
Biodiversity, geodiversity, & habitats	+	--
Quality of life	0	+
Economy	--	+
Housing	n/a	n/a
<p>Summary:</p> <p>The environmental benefits of option A, to restrict development to existing sites or defined development boundaries, are balanced with the negative impact upon the economy. By restricting development of caravan and camping sites, which by definition require a rural location in most instances, to defined development boundaries, it is considered that growth of these tourist attractions would be stifled and the success of existing holiday accommodation sites prevented.</p> <p>Option B, which does not restrict the growth of development of caravan and camping sites, has a significantly adverse environmental impact, which is balanced with positive impacts upon the quality of life, through increased access to leisure and recreational facilities, and the economic benefits of allowing the growth of this tourist industry.</p> <p>No preferred option.</p>		

HOUSING

Affordable Housing				
	Option A	Option B	Option C	Option D
Sustainability objectives	Seek a minimum of 20% affordable housing on new development sites	Seek a minimum of 35% affordable housing on new development sites	Seek a minimum of 30% affordable housing on brownfield land and 40% on greenfield land on new development sites	Seek a minimum of 50% affordable housing on new development sites
Historic & cultural features	0	0	0	0
Landscape, townscape & seascape	-	-	+	0
Climate change mitigation	-	-	-	-
Climate change vulnerability	-	-	+	-
Soil and water quality	-	-	+	-
Biodiversity, geodiversity, & habitats	-	-	+	-
Quality of life	0	0	0	0
Economy	0	+	+	0
Housing	--	++	++	--
<p>Summary:</p> <p>Option A would require a relatively small amount of affordable housing. Whilst most housing projects would be able to meet this requirement, it is considered that the provision of housing using this approach would not be sufficient to meet the need. The development of some affordable housing may result in the loss of habitats, productive agricultural land, and adverse landscape impacts, in addition to additional energy usage from buildings.</p> <p>It is believed that option B, to require a minimum of 35% affordable housing, would deliver the correct balance of requiring affordable housing and not discouraging housing development. Once again, the development of some affordable housing may result in the loss of habitats, productive agricultural land, and adverse landscape impacts, in addition to additional energy usage from buildings.</p>				

Option C, to provide a differential approach to brownfield and greenfield development of affordable housing, but require a minimum of generally 35% affordable housing, acknowledges the additional costs associated with developing brownfield land but will still encourage development on brownfield rather than greenfield land. There are landscape, biodiversity, climate change vulnerability, and soil and water quality benefits associated with developing brownfield rather than greenfield sites. There would be additional energy usage resulting from the provision of housing.

The high percentage of affordable housing suggested by option D would be likely to discourage development. Therefore, whilst a large amount of affordable housing will be provided at each site, the overall affordable housing provision will be decreased due to a smaller number of housing projects being completed.

Preferred option: option C.

Exception sites		
	Option A	Option B
Sustainability objectives	Affordable housing can be permitted as an exception to general policy on sites around towns and villages	Affordable housing can be permitted as an exception to general policy on sites around villages only
Historic & cultural features	0	0
Landscape, townscape & seascape	-	-
Climate change mitigation	+	-
Climate change vulnerability	+	-
Soil and water quality	-	-
Biodiversity, geodiversity, & habitats	-	-
Quality of life	+	-
Economy	0	0
Housing	++	+
<p>Summary:</p> <p>Option A is likely to provide a greater degree of affordable housing in areas closer to larger settlements. The consequence is that services and amenities are more accessible by sustainable means, reducing fuel usage and reliance on less sustainable transport methods. This approach will mean that more green habitat, productive agricultural land, and sensitive landscape areas are available for development, increasing land supply for affordable housing, but introducing adverse impacts upon the landscape, habitats, and soil and water quality.</p> <p>Option B will restrict the development of affordable housing to villages only, reducing the land available for affordable housing. This approach will make services and facilities less accessible by sustainable means. This approach would adversely impact upon soil and water, biodiversity and landscape, due to the loss of green habitat, productive agricultural land, and sensitive landscape areas around village areas.</p> <p>Preferred option: Option A</p>		

Other residential development in the countryside		
	Option A	Option B
Sustainability objectives	Restrict residential development in the countryside. Replacements or extensions will be permitted, providing there are no adverse landscape impacts. Housing is permitted for workers which require 24hr supervision of their business in a rural location, if it can be proven that it is essential, and landscaping impacts are mitigated.	Residential development will be permitted in countryside locations.
Historic & cultural features	0	0
Landscape, townscape & seascape	++	--
Climate change mitigation	+	-
Climate change vulnerability	+	--
Soil and water quality	0	-
Biodiversity, geodiversity, & habitats	0	--
Quality of life	+	-
Economy	0	0
Housing	-	++
<p>Summary:</p> <p>Option A, to apply a restrictive approach to countryside development and strongly protect landscape assets, will ensure that the majority of housing is located in settlement areas rather than countryside locations. This will reduce the need to access services and facilities by less sustainable modes of transport. This approach will restrict the provision of housing in countryside locations.</p> <p>Option B, to permit residential development in residential locations, will have strongly adverse landscape impacts. Furthermore, the potential loss of productive agricultural land, and the need to use less sustainable modes of transport to access services and facilities, means that this option performs poorly under the climate change, soil and water quality and quality of life sustainability objectives. This approach is likely to support the development of housing.</p> <p>Preferred option: Option A</p>		

COMMUNITY NEEDS AND INFRASTRUCTURE

Community Infrastructure (planning obligations)			
	Option A	Option B	Option C
Sustainability objectives	Seek planning obligation payments only on larger development sites (with a defined threshold)	Seek planning obligation payments from all development types	Seek planning obligation payments from all development types except for affordable housing and community facilities
Historic & cultural features	n/a	n/a	n/a
Landscape, townscape & seascape	?	?	?
Climate change mitigation	n/a	n/a	n/a
Climate change vulnerability	n/a	n/a	n/a
Soil and water quality	n/a	n/a	n/a
Biodiversity, geodiversity, & habitats	0	+	0
Quality of life	0	+	+
Economy	0	+	+
Housing	+	-	+
<p>Summary:</p> <p>Option A would encourage smaller scale development by setting a threshold that requires obligation payments only on larger developments, therefore increasing access to housing. However, the threshold would mean that fewer contributions would be collected, resulting in potentially less money for the implementation of projects to develop community infrastructure (including green infrastructure).</p> <p>Option B is likely to reduce the financial viability of developing affordable housing, which would act as a deterrent, decreasing access to affordable housing and not providing an appropriate type and amount of housing to meet the needs of the local community. However, the amount of contributions collected through option B is likely be higher, providing capital for community infrastructure projects.</p> <p>Option C addresses the cumulative impacts of smaller development as well as the need for on-site provision of facilities on larger sites. It does not seek contributions from affordable housing development and community facilities, in recognition of the costs of providing affordable housing and the fact that the</p>			

latter is sought as a planning obligation in its own right.

The landscape, townscape and seascape impact of a greater number of small scale developments (potential consequence of option A) against a larger settlement (potential consequence of option B) is largely dependant on the proposed setting. For example, in general, smaller clusters of development may not have an adverse impact within small-scale hilly, woodland settings, whereas a larger settlement may be more suitable in an open setting. The plan area contains both settings, and therefore it is not possible to make an accurate assessment of the landscape impacts on a strategic scale in this instance.

Preferred option: Option C

New Local Community Buildings and Structures		
Sustainability objectives	Option A Allow community buildings within or adjoining settlements or through the re-use of rural buildings.	Option B Providing community buildings within or adjoining settlements only.
Historic & cultural features	0	0
Landscape, townscape & seascape	-	+
Climate change mitigation	-	+
Climate change vulnerability	-	+
Soil and water quality	-	+
Biodiversity, geodiversity, & habitats	-	+
Quality of life	+	+
Economy	n/a	n/a
Housing	n/a	n/a
<p>Summary:</p> <p>Option A will allow development of local community in locations away from existing settlements through the re-use of existing rural buildings. This may cause adverse environmental impacts, such as those associated with the landscape, and may result in the loss of productive agricultural land, thus impacting upon the soil and water quality and climate change vulnerability sustainability objectives, and the loss of biodiversity, geodiversity and habitats. Furthermore, there may be the need to use unsustainable methods of transport in order to travel to the facility, increasing greenhouse gas emissions and introducing climate change mitigation issues. Whilst option A may encourage the development of more facilities than option B, the extra facilities will be in the countryside and therefore may not be reached by sustainable modes of transport.</p> <p>Option B performs well under the environmental sustainability objectives. This approach reduces landscape impacts and largely protects conservation and geodiversity interests, and productive agricultural land from development, and therefore performs well under the biodiversity, geodiversity and habitats, climate change vulnerability, and soil and water quality sustainability objectives. Option B minimises the need for travel by unsustainable means, therefore reducing emissions associated with transport and therefore satisfies the climate change mitigation sustainability objective. Also, since the facilities will be accessible by sustainable means, the quality of life for the local community will be improved.</p> <p>Preferred option: Option B</p>		

Retention of existing local community facilities			
	Option A	Option B	Option C
Sustainability objectives	Protect community buildings against change of use even if the original use is being relocated elsewhere	Protect community buildings from change of use unless it can be proven the existing and alternative use is no longer needed or will not be viable.	Do not include a policy protecting against the loss of buildings for community use
Historic & cultural features	?	?	?
Landscape, townscape & seascape	?	?	?
Climate change mitigation	+	0	0
Climate change vulnerability	n/a	n/a	n/a
Soil and water quality	n/a	n/a	n/a
Biodiversity, geodiversity, & habitats	n/a	n/a	n/a
Quality of life	+	+	-
Economy	n/a	n/a	n/a
Housing	-	0	+
<p>Summary:</p> <p>Option A is likely to provide opportunities for the provision of new community facilities whilst retaining existing community facilities, particularly those existing facilities that are centrally located. Therefore, it is believed that this option will improve access to community facilities by sustainable modes of transport, and impact strongly upon quality of life in a positive way. The impact on quality of life is positive rather than strongly positive, as there are minor concerns that this approach may slightly discourage the provision of new improved facilities, as some new community schemes rely on the revenue generated from selling the original buildings for housing, which would be prevented by this approach. It is likely that this factor may decrease the availability of housing, which is reflected in the negative impact upon the housing sustainability objective. The retention of centrally located facilities will enable these facilities to be accessed by sustainable modes of transport, reducing greenhouse gas emissions from transport sources, and acting to mitigate climate change.</p> <p>Policy Option B also seeks to prevent changes of use, but takes a more permissive approach recognising that the retention of community uses is not always viable. This policy option would allow change of use of where it can be demonstrated that the retention of the existing use is not viable and that appropriate alternative community facilities have been explored and are either not needed as a result or unviable.</p>			

Option C would allow for a community building to be used for alternative uses. It is likely that this would result in a decrease in access to community facilities, but an increase in housing provision. This option is unlikely to impact significantly upon greenhouse gas emissions from transport sources.

Preferred option: Option B

New and improved public open space and local recreational facilities		
Sustainability objectives	Option A Provide facilities in locations where they are most accessible to the population they serve only.	Option B Provide facilities in the most appropriate locations and support facilities in coastal and countryside locations.
Historic & cultural features	-	-
Landscape, townscape & seascape	-	-
Climate change mitigation	+	-
Climate change vulnerability	n/a	n/a
Soil and water quality	n/a	n/a
Biodiversity, geodiversity, & habitats	+	-
Quality of life	-	+
Economy	-	+
Housing	n/a	n/a
<p>Summary:</p> <p>Policy Option A would mean that new recreational facilities would be provided in locations where they are accessible to the local catchment. Typically, this would limit development opportunities to sites within or the edge of existing settlements. This would be contrary to the objectives of sustainable development.</p> <p>There are a variety of open spaces and sports provided across the plan area, some of which are dependent on the physical landscape characterises such as access to the sea or countryside. Policy Option A would result in less open space and recreational facilities coming forwards in these areas, thus putting greater pressure on the quality and provision of existing facilities.</p> <p>Policy Option B provides a more flexible approach recognising the appropriateness of the location to the development and the demand for a range of recreational facilities in the countryside which require associated buildings and structures and access to the water.</p> <p>Preferred option: Option B</p>		

Retention of open space and recreational facilities		
Sustainability objectives	Option A Restrict development on or change of use of open spaces and recreational facilities.	Option B Allow development on open spaces and proposals for change of use on recreational facilities.
Historic & cultural features	+	-
Landscape, townscape & seascape	+	-
Climate change mitigation	n/a	n/a
Climate change vulnerability	?	?
Soil and water quality	n/a	n/a
Biodiversity, geodiversity, & habitats	+	-
Quality of life	0	-
Economy	-	+
Housing	-	+
<p>Summary:</p> <p>Policy Option A recognises that such facilities should normally be retained but gives consideration to re-using them to meet other needs for recreation in the wider community. The policy approach recognises that retention may not be the best option, particularly if the development proposal adds recreational value or it can be demonstrated that the proposal does not affect the number, size and quality of existing sites. This proposal is in line with National Planning Policy and existing Local Plan practice.</p> <p>Policy Option B allows development on or change of use of open space and recreational facilities. This approach would recognise that protecting against the loss of open space and recreational facilities would recognise that such uses are not always viable, and would allow a wider range of alternative uses if a recreational use fails or is relocated. This approach would be contrary to national policy and potentially reduce the finite opportunities that exist for recreation within settlements.</p> <p>No preferred option.</p>		

Provision of education and training facilities		
Sustainability objectives	Option A Support the provision of new/replacement facilities or the expansion of existing education and training facilities onto playing fields where appropriate.	Option B Support the provision of new/replacement facilities but ensure that all existing school playing fields are retained.
Historic & cultural features	n/a	n/a
Landscape, townscape & seascape	-	+
Climate change mitigation	-	0
Climate change vulnerability	-	0
Soil and water quality	0	0
Biodiversity, geodiversity, & habitats	-	+
Quality of life	0	0
Economy	n/a	n/a
Housing	n/a	n/a
<p>Summary:</p> <p>Option A would encourage the growth of schools and other educational bodies, improving access to essential services. However, the resulting loss of open space would decrease access to recreational facilities. The impacts upon the quality of life sustainability objective are considered neutral, as whilst access to educational facilities would be improved, access to recreational facilities would be reduced. The loss of open space and recreational facilities to development may directly have an adverse impact upon landscape, townscape and seascape, and biodiversity, geodiversity and habitats. Should playing fields be lost to development, there may be a need to use other, offsite resources. This may require travel, possibly by non sustainable means, which would result in additional greenhouse gas emissions, and a negative impact upon climate change mitigation, as well as increasing reliance on private vehicles.</p> <p>Option B would restrict the options for the expansion educational facilities, but safeguard the recreational facilities. The impacts upon the quality of life sustainability objective are considered neutral, as whilst access to recreational facilities would be improved, access to educational facilities would be reduced.</p> <p>Preferred option: Option B</p>		

Creating a safe transport network		
	Option A	Option B
Sustainability objectives	No alternative realistic options are proposed.	Ensure road safety is not compromised as a result of new development and ensure that the strategic cycle network and public rights of way are supported.
Historic & cultural features	n/a	n/a
Landscape, townscape & seascape	n/a	n/a
Climate change mitigation	--	++
Climate change vulnerability	n/a	n/a
Soil and water quality	n/a	n/a
Biodiversity, geodiversity, & habitats	n/a	n/a
Quality of life	--	++
Economy	-	+
Housing	n/a	n/a
<p>Summary:</p> <p>Option A, which does not require new developments to demonstrate that they will have no significant adverse impacts upon road safety and traffic congestion, may result in significantly higher greenhouse gas emissions associated with inefficient fuel usage due to slow moving or stationary traffic in areas of traffic congestion. This may lead to significant adverse impacts upon air quality and human health. Road safety may be compromised also, and access to essential services decreased as a result. Option A is likely to create a less efficient infrastructure, which will not support economic growth.</p> <p>Option B is likely to prevent a significant adverse impact upon the efficiency of the road transport network, improving access to services and facilities by safe and sustainable transport modes, creating an infrastructure that enables economic growth, and protecting air quality.</p> <p>Preferred option: Option B</p>		

Transport Interchanges and Community Travel Exchanges		
	Option A	Option B
Sustainability objectives	Support the provision of community travel exchanges and proposals for public realm enhancement in existing interchange locations.	Not support the provision of community travel exchanges.
Historic & cultural features	0	0
Landscape, townscape & seascape	0	0
Climate change mitigation	++	-
Climate change vulnerability	?	?
Soil and water quality	n/a	n/a
Biodiversity, geodiversity, & habitats	n/a	n/a
Quality of life	++	-
Economy	+	-
Housing	n/a	n/a
<p>Summary:</p> <p>Policy Option A encourages the improvement of public realm in these areas in order to enhance their attraction as gateway sites. Secondly, this policy approach intends to provide a solution to the growing contraction of rural and some suburban commercial bus services and increasing financial constraints on the use of private car. The policy would support the greater use of existing community facilities as ‘hubs’ and improve levels of service and linked mode connectivity.</p> <p>Policy Option B would not support the provision of community travel exchanges. This would result in a greater need for people living in rural areas to travel by car in order to meet their shopping needs. It would also mean that existing community facilities which could be consolidated or retained as a central hub may be lost as demand reduces due their peripheral location.</p> <p>Preferred option: Option A</p>		

Parking standards in new development		
	Option A	Option B
Sustainability objectives	Apply varying standard that take into account the different parking needs and local circumstances and nature of the proposed development	Apply a fixed standard of parking provision, in accordance with established practices for residential and non-residential development
Historic & cultural features	n/a	n/a
Landscape, townscape & seascape	+	-
Climate change mitigation	n/a	n/a
Climate change vulnerability	n/a	n/a
Soil and water quality	n/a	n/a
Biodiversity, geodiversity, & habitats	+	-
Quality of life	+	-
Economy	n/a	n/a
Housing	n/a	n/a
<p>Summary:</p> <p>Option A is likely to provide a more accurate estimation of the amount of parking required in new developments, since it adopts a more site-specific approach. As a result, the design of new developments is likely to be more accurate in the provision of parking spaces, therefore using land more sustainably. Green spaces within new developments are less likely to be unnecessarily used for parking spaces as a result of an overestimation of parking needs, safeguarding against the loss of biodiversity and providing recreational facilities. In addition, there may be townscape, design and safety impacts associated with misjudging the provision of parking spaces, as vehicles may be parked away from the property, and guidance suggests that parking should be provided conveniently located and overlooked to provide a level of surveillance.</p> <p>Preferred option: Option A</p>		

The provision of utilities service infrastructure			
	Option A	Option B	Option C
Sustainability objectives	Permit development where inadequate infrastructure capacity can be overcome; require broadband infrastructure at housing allocations (on-site).	Permit development where inadequate infrastructure capacity can be overcome; require broadband infrastructure through planning obligations.	Permit development regardless of whether inadequate infrastructure capacity can be overcome;
Historic & cultural features	0	0	n/a
Landscape, townscape & seascape	0	0	-
Climate change mitigation	+	-	-
Climate change vulnerability	0	0	-
Soil and water quality	n/a	n/a	n/a
Biodiversity, geodiversity, & habitats	0	0	-
Quality of life	+	-	-
Economy	+	-	+
Housing	+	-	+
<p>Summary:</p> <p>Option A is likely to encourage broadband on larger scale residential and commercial developments. This will provide the necessary infrastructure to support economic growth, and will provide access to essential services. Broadband in residential developments will improve the quality of housing and enable residents to work from home, reducing the need to travel to the place of work, thus decreasing the carbon emissions associated with this. The presence of the broadband infrastructure is inconspicuous, and therefore has no significant effect on historic and cultural features, or landscape and townscape and seascape features.</p> <p>Policy Option B proposes a similar approach to Policy Option A. The distinct difference being that the provision of broadband is not a direct requirement on-site, instead delivered through planning obligations e.g. the Contributions Infrastructure Levy. Until the Government's announcement to invest in providing Superfast Broadband in Dorset, this was considered to be the most appropriate solution. However, had this approach been pursued the cost of providing this provision would have been a considerable charge on development and may not have been fulfilled in light of other planning obligation priorities such as affordable housing and flood defence.</p> <p>Policy Option C would effectively allow development regardless of whether there are infrastructure capacity constraints. This option may result in an ad-hoc</p>			

approach to delivery resulting in an inadequate standard of service infrastructure to meet the needs of new and existing development.

Preferred option: Option A

Renewable Energy Development				
	Option A	Option B	Option C	Option D
Sustainability objectives	Allow in principle energy generation from renewable energy schemes where it is appropriate for the location.	Allow in principle energy generation from renewable energy schemes in all locations but excluding the Dorset AONB.	Allow in principle renewable energy development in all locations, regardless of other constraints.	Apply an approach requiring certain types of development to provide a proportion of renewable energy on site.
Historic & cultural features	++	+	--	?
Landscape, townscape & seascape	+	++	--	-
Climate change mitigation	+	+	++	++
Climate change vulnerability	+	+	++	++
Soil and water quality	0	-	-	0
Biodiversity, geodiversity, & habitats	+	+	--	-
Quality of life	n/a	n/a	n/a	n/a
Economy	0	0	+	-
Housing	0	0	+	-
<p>Summary:</p> <p>Option A enables the development of renewable energy schemes, providing that landscape, townscape and historic features are protected. This is likely to enable some development of renewable energy schemes, positively impacting upon climate change mitigation through reduced greenhouse gas emissions from sustainable energy usage, and climate change vulnerability, as a result of energy self-sufficiency.</p> <p>Option B, to encourage renewable energy development but protect the residential amenity, is likely to impact negatively upon historic and cultural, and landscape and townscape features, as well as conservation interests, due to the lack of protection offered in these areas. Soil and water quality may be impacted upon negatively due to the loss of productive agricultural land, particularly with regard to solar farms, which is likely to occur should landscape impacts not be specifically protected. The loss of agricultural land would also impact upon climate change vulnerability to an extent, although this negative impact is not considered as significant as the energy self-sufficiency.</p> <p>Option C, to encourage renewable energy in all locations, would have strongly negative impacts upon historic and cultural, and landscape and townscape features, and conservation interests, due to the strong support to the development of renewable energy schemes that this approach gives coupled with the lack</p>				

of protection afforded. Once again, soil and water quality may be impacted upon negatively due to the loss of productive agricultural land from renewable energy development. This approach would strongly encourage renewable energy development, resulting in a large number of renewable energy schemes and significantly reducing greenhouse gas emissions and resilience to potential climate change impacts. Additional benefits would occur with respect to providing residential properties and a commercial infrastructure that relies on renewable energy for their energy needs. These developments are likely to be of higher quality as a result, and more affordable to manage in light of rising fuel costs, promoting economic growth and making housing more affordable.

Preferred option: Option A

The provision of utilities service infrastructure: Broadband		
	Option A	Option B
Sustainability objectives	The provision of infrastructure to support broadband will be provided on all new service infrastructure (over a specified threshold).	The provision of infrastructure to support broadband will not be required on new developments.
Historic & cultural features	0	0
Landscape, townscape & seascape	0	0
Climate change mitigation	+	-
Climate change vulnerability	0	0
Soil and water quality	n/a	n/a
Biodiversity, geodiversity, & habitats	0	0
Quality of life	+	-
Economy	+	-
Housing	+	-
<p>Summary:</p> <p>Option A is likely to encourage broadband on larger scale residential and commercial developments. This will provide the necessary infrastructure to support economic growth, and will provide access to essential services. Broadband in residential developments will improve the quality of housing and enable residents to work from home, reducing the need to travel to the place of work, thus decreasing the carbon emissions associated with this. The presence of the broadband infrastructure is inconspicuous, and therefore has no significant effect on historic and cultural features, or landscape and townscape and seascape features.</p> <p>Preferred option: Option A</p>		

EASTERN AREA

The following land allocation options were considered for the Eastern chapter:

Option	Location	Option	location	Option	
A	Poundbury mixed use development	F	Red Cow Farm	K	Land SE of Dorchester
B	Poundbury Parkway Farm Business site extension	G	Land south of St Georges Road	L	Land W of Dorchester
C	Charles Street	H	Land west of Syward Road	M	Land at Crossways
D	Future town centre expansion	I	Dorchester Transport and Environment Plan	N	Land at Chickerell
E	Weymouth Avenue Area	J	Land to the north of the Watermeadows	O	Land at Southill

The sustainability appraisal of the land allocation options for the eastern areas is presented below.

Sustainability objectives	Options (with land allocations proposed in the June 2012 draft Local Plan in bold and discounted sites in normal font)														
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Historic & cultural features	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0
Landscape, townscape & seascape	-	-	0	0	0	0	0	0	-	--	0	0	-	-	-
Climate change mitigation	+	+	-	+	+	0	+	0	++	-	-	-	+	+	-
Climate change vulnerability	0	-	-	+	+	0	+	0	+	--	0	-	+	+	0
Soil and water quality	-	-	0	0	0	-	-	-	-	-	-	-	-	-	-
Biodiversity, geodiversity, & habitats	-	-	0	0	+	-	-	-	-	-	-	--	--	-	--
Quality of life	++	++	++	++	++	0	0	0	+	--	-	-	+	+	0
Economy	++	++	++	++	++	++	+	0	++	0	0	0	+	+	+
Housing	++	0	+	0	++	++	++	++	0	++	++	++	++	++	++

Option	Summary of impacts
A	Provision of housing (including affordable housing), essential services and the infrastructure for economic growth. The provision of pedestrian and cycle lanes improves accessibility by sustainable modes of transport, reducing carbon emissions associated with transport and reliance on the motor car. Highway improvements reduce congestion, further supporting this. This site is within the Dorset AONB, and whilst the buildings will be designed sensitively, there is likely to be a negative landscape impact upon this designation. The development will involve the loss of productive agricultural land, impacting negatively upon soil quality and climate change vulnerability. This allocation results in the loss of habitats and biodiversity.
B	Provision of employment and the infrastructure for economic growth. This allocation is within the Dorset AONB, and there is likely to be a negative landscape impact upon this designation. Provided close to existing settlement, reducing the need to travel by unsustainable means and decreasing the greenhouse gas emissions. The development will involve the loss of productive agricultural land, impacting negatively upon soil quality and climate change vulnerability. This allocation results in the loss of habitats and biodiversity.
C	Includes the provision of housing, and improves access to essential services and recreational facilities. Economic growth is likely through the provision of retail and further encouraged through the creation of infrastructure. This development provides car parking spaces, encouraging transport by non-sustainable modes of transport and therefore potentially increasing greenhouse gas emissions and increasing reliance on the motor car.
D	This option will promote economic growth and the provision of associated infrastructure, through the provision of retail facilities. Access to essential services and community facilities will also be improved. The extension of town centre locations, as opposed to out of town areas, allows access by sustainable modes of transport, reducing greenhouse gas emissions from transport sources and reducing reliance on the motor car. The loss of agricultural land and habitats through the expansion of out of town areas is also avoided as a result.
E	This option would result in the provision of housing, as well as some essential, recreational and community facilities. This allocation would provide business facilities, which is likely to facilitate access to employment and the infrastructure for economic growth. This option would have strong rail links, encouraging sustainable methods of transport. Listed buildings are present on the site. Development at this site may impact upon the setting and character of the listed buildings at the site.
F	Provision of housing and employment development, on the eastern edge of Dorchester. The allocation may also result in the loss of habitat, impacting adversely upon biodiversity.
G	Provision of housing and land for employment use, on the eastern edge of Dorchester. The retention of footpaths would improve accessibility by sustainable modes of transport, reducing carbon emissions associated with transport and reliance on the motor car. The allocation may also result in the loss of habitat, impacting adversely upon biodiversity.
H	Provision of housing, on the eastern edge of Dorchester. The allocation may also result in the loss of habitat, impacting adversely upon biodiversity.
I	This option is likely to reduce traffic, significantly reducing greenhouse gas emission and resolving issues regarding air quality in Dorchester town centre. Furthermore, improve climate change vulnerability, reducing reliance on the motor car. The reduced congestion is likely to provide an infrastructure which encourages economic growth, and improve access to services and facilities. The land allocated for the park and ride service may have landscape and flooding impacts, and result in the loss of habitats.

J	The provision of housing at this site is likely to require a new bypass which, along with the development itself, would result in a series of environmental impacts, including those relating to flood risk and landscape character. The distance from the town centre is likely to negatively impact upon access to services and facilities, with the river acting as a barrier between these services and facilities, and the new development. Development in this area would result in the loss of productive soils, habitats and biodiversity. Due to this site being open and elevated, and physically separate from Dorchester, it is likely to be visible from a wide distance.
K	This housing allocation would require a significant improvement in the road network, to enable access to services and facilities and prevent congestion. The areas surrounding Dorchester to the southeast contains features of archaeological and heritage importance, which may be impacted upon negatively, either directly or indirectly (through an impact upon setting, for example) by any development. The allocation may also result in the loss of high grade agricultural land and habitat, impacting adversely upon biodiversity.
L	Although this site is relatively close to community facilities and other services, the A35 bypass prevents easy access to them for residents. This may encourage the use of unsustainable methods of transport to access these facilities and services. The allocation may also result in the loss of high grade agricultural land and habitat, impacting adversely upon biodiversity.
M	Provision of a large amount of housing and employment land. The site is situated next to the Dorset Heathlands Special Area of Conservation, potentially providing significant adverse impacts upon this designated area which is considered a sensitive site according to the baseline information. Whilst essential services in this area are barely adequate to support the new residents, the new development will provide a town centre, new facilities and a generally improved infrastructure. A railway station is located in close proximity, giving access to sustainable transport methods and reducing reliance on less sustainable transport methods.
N	Involves the provision of housing, small scale employment uses, and community facilities. Services and amenities will be provided within the site, reducing fuel usage and reliance on the motor car. Potential landscape impacts exist. This allocation will involve the loss of agricultural land and habitats.
O	This site will provide housing and some employment use. The development area to the north is highly visible, adversely impacting upon the landscape quality of the area. The site is located in close proximity to the Radipole Lake Site of Special Scientific Interest and the development of this area may involve the loss of a wildlife corridor between Chickerell and Weymouth, resulting in a strongly negative effect upon biodiversity and habitats and a potential adverse impact upon water quality.

NORTHERN AREA

The following land allocation options were considered for the Northern chapter:

Option	location
A	The Former Gas Works Site
B	Barton Farm Mixed Use Development
C	Future Town Centre Expansion at Land at Newland Car Parks (North and South)
D	Land at Sherborne Hotel
E	Land to the West of Sherborne, East of Lenthay Dairy House Between Bradford and Lenthay Roads
F	East of Coldharbour Business Park
G	Development in Yetminster, on land to the north, west and east of St Andrew's Primary School.

The sustainability appraisal of the land allocation options for the Northern areas are presented below.

Sustainability objectives	Options (with land allocations proposed in the June 2012 draft Local Plan in bold and discounted sites in normal font)						
	A	B	C	D	E	F	G
Historic & cultural features	0	0	-	0	0	--	-
Landscape, townscape & seascape	0	+	0	0	0	--	0
Climate change mitigation	+	+	+	+	--	-	+
Climate change vulnerability	+	-	0	+	--	0	+
Soil and water quality	++	-	0	0	-	0	0
Biodiversity, geodiversity, & habitats	0	-	0	0	-	--	-
Quality of life	+	++	+	0	--	0	-
Economy	++	++	++	++	++	++	+
Housing	++	++	0	0	++	0	++

Option	Summary of impacts
A	It is understood that this housing and employment site would require extensive soil remediation works to mitigate the impacts of soil contamination and make it fit for purpose, greatly improving soil quality. The site is well located in terms of sustainable transport options, with access to services and provisions.
B	This allocation would provide housing, employment opportunities and the provision of services and facilities, and would include the appropriate landscape mitigation. There is a risk of flooding from surface water run-off, and the allocation would result in the loss of agricultural land, resulting in an adverse impact upon climate change vulnerability. However, the site is located within reach of amenities by sustainable modes of transport.
C	Provision of land for retail expansion and associated infrastructure (such as road improvements). Potential impacts upon the Conservation Area are noted. The road improvements may prevent traffic congestion, reducing fuel usage and improving air quality.
D	Provision of land for employment use, with road/footpath improvements that are likely to make the road network more efficient, improving air quality, and the footpath would encourage the use of sustainable transport methods.
E	This urban extension would include housing and employment land. It is believed that the site may have flood issues (particularly the southern portion). Furthermore, the site is located away from the services and amenities at Sherborne Town Centre, meaning that non-sustainable transport modes must be used for access, and may result in the loss of productive agricultural land and green habitat.
F	This allocation would provide land for employment purposes. However, this land is believed to have been an ancient battlefield, and therefore has historic and cultural value. There are also believed to be significant adverse landscape impacts associated with development at this location. There are further concerns regarding additional lorry movements that may result from the development. This allocation would involve the development of greenfield land (and potentially productive agricultural land), and there are further concerns that the wildlife corridor between Sherborne and Osborne would be lost as a result.
G	This allocation would involve the provision of housing, with a limited amount of employment. The development would be adjacent to a conservation area. Transport links by car are poor, reducing access to services and facilities. However, this location has good railway links, thereby encouraging sustainable transport methods and reducing fuel usage. This option would involve the loss of greenfield land.

WESTERN AREA

The following land allocation options were considered for the Western chapter:

Option	location	Option	location
A	Southwest Quadrant St Michaels Trading Estate	H	Burton Bradstock Flood Alleviation Scheme
B	St Andrews Employment Allocation	I	Land East of Wychside Close
C	Land at Vearse Farm	J	Land to Rear/West Of 169 To 179 Victoria Grove, Bridport
D	Land North of Happy Island Way	K	Allington and Ryeberry Hill
E	Land to East of Bredy Vet Centre, off Jessops Avenue	L	Land at Watton Hill
F	Future Town Centre Expansion at Bridport	M	Land North of Bradpole, to East of Mangerton Lane
G	Broomhills Waste Transfer Site		

The sustainability appraisal of the land allocation options for the Western areas is presented below.

Sustainability objectives	Options (with land allocations proposed in the June 2012 draft Local Plan in bold and discounted sites in normal font)												
	A	B	C	D	E	F	G	H	I	J	K	L	M
Historic & cultural features	--	0	0	0	-	-	0	0	0	0	-	0	0
Landscape, townscape & seascape	+	-	0	-	-	0	-	+	-	0	--	--	--
Climate change mitigation	+	-	0	++	0	+	+	0	-	-	-	+	-
Climate change vulnerability	0	0	0	++	-	-	0	+	-	--	-	0	--
Soil and water quality	-	--	-	-	-	-	-	++	0	-	0	-	-
Biodiversity, geodiversity, & habitats	-	0	-	-	-	-	--	+	--	-	-	-	-
Quality of life	++	0	++	0	0	+	0	0	0	0	-	0	-
Economy	++	++	++	0	++	++	0	0	0	0	0	0	0
Housing	++	0	++	++	++	0	0	0	++	+	++	++	++

Option	Summary of impacts
A	This allocation would include the provision of housing, employment and potentially recreational facilities. This allocation enables access to facilities and services by sustainable methods of transport, reducing fuel usage and reliance on less sustainable transport methods. This site contains historic buildings from the rope making industry that once dominated this area, and is considered by English Nature to be important industrial archaeology. The site is located next to a river, potentially impacting upon water quality, and habitats and species (protected species, such as the otter, have been recorded at this site), in addition to increasing the risk of flooding. Development at this site may impact positively upon the townscape, as there are currently buildings in a poor state of repair.
B	An option for the provision of employment. There are believed to be significant ground instability problems at this site, which is likely to impact upon soil and water quality. Furthermore, the site is located on the edge of a flood risk zone, which may not currently be a problem, but may impact upon resilience to climate change in future. The site is situated within the AONB.
C	This site would provide housing, employment land and community facilities. Whilst the development would be located within the AONB, this site is likely to be well contained. The site has potentially good pedestrian and cycle connections, promoting sustainable transport modes and reducing fuel usage and reliance on less sustainable transport modes. However, the existing road network is unlikely to be able to cope with the additional traffic, potentially causing congestion. The development would result in the loss of productive farmland, habitats and biodiversity.
D	This housing site is located close to the town, enabling access via sustainable transport methods, reducing fuel usage and reliance on less sustainable transport means. This development may result in the loss of habitats and biodiversity, as the greenfield site contains mature trees and hedgerows. A river is situated in relatively close proximity to the site. The site is situated within the Dorset AONB.
E	The provision of land for both employment and housing. Development at this site would potentially involve the loss of habitat, and is relatively close to a river and a low to medium risk flood zone. The site is situated within the AONB and in close proximity to a conservation area.
F	This option would need to retain the number of car parking spaces and not compromise the opportunity to build a community based transport hub. Whilst this would encourage the growth of retail industries in a central location, that are accessible to the residents of Bridport by sustainable transport methods, this site is believed to be within an area which is at a medium to low risk of flooding, with implications for the river environment and inhabiting species. A conservation area is situated within close proximity to the site.
G	This waste transfer site would replace the existing facility, which has operational issues. The provision of this site would enable more sustainable waste management, through improved recycling, significantly decreasing the emission of air pollutants. However, there are potential issues regarding access to the site, which may cause congestion, leading to increased fuel usage and air quality issues. There are believed to be landscape issues associated with the site, which is located within the AONB. Furthermore, the site is located in close proximity to Broomhills Meadow, a designated Site of Nature Conservation Interest.
H	Whilst the provision of the flood alleviation scheme may restrict growth of housing, services and infrastructure in certain areas of the town, it is considered necessary to prevent impacts on the existing development. This scheme is likely to safeguard habitats, biodiversity, agricultural land, by preventing growth in certain areas of the town. The scheme is likely to improve water quality and resilience to the impacts of climate change by reducing vulnerability to flooding.
I	This housing allocation option is situated to the south of Wanderwell Quarry, which is designated as a Site of Nature Conservation Interest. This site is also located within the AONB. Facilities and services cannot be reasonably accessed by sustainable methods of transport from this remote location, increasing fuel usage and reliance on less sustainable transport methods.

J	This small area would provide housing. This site is close to the river which is the habitat of a water vole population (a protected species) and adjacent to an area of low to medium flood risk.
K	This housing option is likely to have significant landscape issues, and is located within the AONB. Furthermore, this development may impact upon the setting of the conservations areas which are situated relatively closely to both sites. The site appears remote from services and amenities, and therefore access to services and facilities is poor, and the use of less sustainable transport methods is encouraged. Development at these sites will result in the loss of green space habitat.
L	This housing allocation is in an exposed, elevated position within the AONB, and therefore landscape impacts are likely. This site enables access to services and facilities by sustainable transport modes, reducing fuel usage and reliance on less sustainable transport modes. However, the development of this site would result in the loss of habitats and productive agricultural land.
M	This site is an option for housing provision, and would involve the development of a greenfield site and potentially productive agricultural land. The site is located within the AONB, and is likely to impact significantly upon the landscape. The site appears to be remote from services and facilities, and is unlikely to provide access to services and facilities by sustainable transport methods, encouraging the use of less sustainable transport modes.

**APPENDIX C: JUNE 2012: SUSTAINABILITY APPRAISAL OF THE LOCAL
PLAN OBJECTIVES**

Sustainability objective	Plan objective							
	1	2	3	4	5	6	7	8
Historic & cultural features	0	-	+	0	++	0	0	++
Landscape, townscape & seascape	0	-	0	0	++	0	0	++
Climate change mitigation	0	-	+	+	0	+	++	+
Climate change vulnerability	0	-	+	+	0	++	+	+
Soil and water quality	0	-	0	0	0	+	0	0
Biodiversity, geodiversity & habitats	0	-	0	0	++	0	0	0
Quality of life	0	0	+	++	0	++	+	0
Economy	++	+	++	+	0	+	0	0
Housing	0	++	0	0	0	+	0	+

Summary of impacts

Plan objective	Summary of impacts
1	Supporting the local economy is likely to improve employment opportunities, provide an infrastructure to stimulate economic growth.
2	Increased availability of housing of the appropriate type to meet the needs of the local community. The provision of housing will provide accommodation for the workforce, and therefore an infrastructure that will enable economic growth. There are potentially adverse impacts upon the natural environment, townscape, and important heritage features. However, these impacts may be addressed through plan objectives 5 and 8, which will ensure that such features are protected.
3	Improved access to leisure facilities, community facilities and cultural activities (in addition to protecting or enhancing existing cultural features) may encourage visitors to town centre areas and stimulate economic growth. The regeneration of town centres as opposed to more remote locations mean that services and facilities are generally more accessible by sustainable transport modes, reducing fuel usage and reliance on the private car. Potential impacts upon the natural environment will be mitigated through strategic objectives 5 and 8.
4	Improved access to services and facilities and the promotion of safe, healthy communities results in a strongly positive score for quality of life. Sustainable communities with access to services and facilities are likely to conserve energy and water, and be more self-sufficient and resilient to climate change.
5	Will provide protection and enhancement of the natural environment (such as wildlife habitats, landscape and geodiversity) and the built environment (through protecting natural distinctiveness and character, which in turn will offer protection to historic and cultural features). Since the protection will be given towards only the outstanding natural and built environment, the restrictions upon land available for the development of services, facilities, infrastructure and housing are unlikely to be significant.
6	Providing development that is more resilient and less susceptible to the impacts of climate change impacts will minimise the potential adverse economic effects of climate change, such as flooding and other extreme weather events, and improve public safety. This plan objective may also reduce the vulnerability of habitats and species to the impacts of climate change. Please note that these impacts are likely to become more pronounced in time, as the effects of climate change are realised.

7	Encouraging the use of more sustainable transport modes will decrease the fuel usage associated with transport. Reducing reliance upon the car will increase self-sufficiency in terms of transport, and decrease vulnerability to climate change. This plan objective also considers the safety aspect of transport.
8	Reflecting the local character and distinctiveness of an area will conserve landscape and townscape quality, and historic and cultural features of importance. Sustainable designs are likely to practice energy and water conservation, and improve a building's resilience to climate change. High quality, sustainable design is likely to increase the availability of decent housing for local people.

APPENDIX D: JUNE 2012: SUSTAINABILITY APPRAISAL OF THE PRE-SUBMISSION DRAFT LOCAL PLAN

Key: ST: Short term, MT: Medium term, LT: Long term, P: Permanent impact, T: Temporary impact

ENVIRONMENT AND CLIMATE CHANGE

ENV 1. Landscapes, Seascape and Sites of Geological Interest					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	++	++	++	T	Protects important landmarks, historic parks and gardens, and the setting of features of cultural and heritage importance by conserving landscape interests and individual landmarks.
Landscape, townscape & seascape	++	++	++	T	Conserves and where possible enhances local landscape character and the seascape interest. Also protects the Dorset AONB.
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	++	++	++	T	Safeguards historic parks and gardens, which is considered a wildlife habitat. Geological sites are given protection.
Quality of life	0	0	0	T	Safeguarding of landscape and seascape interests will improve access to cultural and recreational facilities, but may in some case prevent the development of services and facilities.
Economy	--	--	--	T	Protecting these features may reduce the amount of land available for the development of commercial and industrial infrastructure, thus restricting the growth of these sectors and preventing economic growth.
Housing	-	-	-	T	Safeguarding landscape and seascape interest will reduce the amount of land available for housing, thus restricting the development of housing.
Mitigation: None suggested. The negative impacts upon the economy and housing sectors are not considered significantly adverse, as it is considered very likely that the housing and employment needs identified in the Local Plan can be met through land allocations that meet this policy (as shown in the land allocation section of the Local Plan).					

ENV 2 Wildlife and Habitats					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	++	+	0	T	The setting of important historic and cultural features is likely to be improved through the protection of ancient woodlands, hedgerows, and green spaces. Effect will diminish due to long term loss of biodiversity.
Landscape, townscape & seascape	++	+	0	T	Conservation of ancient woodlands, hedgerows, and green spaces is likely to conserve the distinctive quality of the Dorset landscape and seascape. Effect will diminish due to long term loss of biodiversity.
Climate change mitigation	+	+	0	T	The protection of woodlands, veteran trees and hedgerows will have a positive impact upon air quality that may diminish in the long term due to the requirement only to 'resist' development affecting these receptors.
Climate change vulnerability	0	0	0	n/a	No significant effect
Soil and water quality	+	+	0	T	Soil and water quality is likely to benefit from the conservation of wildlife and habitats, but will diminish due to long term loss of biodiversity.
Biodiversity, geodiversity & habitats	++	+	0	T	Safeguarding of designated wildlife sites. Loss of key wildlife corridors 'resisted' and 'expectation' on developer to protect against biodiversity loss may result in longer term loss of biodiversity and habitats.
Quality of life	+	+	0	T	Safeguarding of wildlife and habitats will improve access to recreational facilities, but may hinder the development of services and facilities. Greater access to green spaces likely to have a positive impact upon human health.
Economy	-	-	0	T	Protecting wildlife and habitats will reduce the amount of land available for the development of commercial and industrial infrastructure, thus restricting the growth of these sectors.
Housing	-	-	0	T	Safeguarding wildlife and habitats (which will reduce the amount of land available for housing) and placing an expectation on developers to demonstrate no net loss in biodiversity, may restrict housing development.
<p>Mitigation: Longer term adverse impacts upon wildlife and habitat may be mitigated through the change of wording in section (v) of policy, from "Development of major sites will be expected to demonstrate no net loss in biodiversity" to "Development of major sites <i>must</i> demonstrate no net loss in biodiversity", and a change of wording at the end of section (iv) of policy, which protects local wildlife designations, trees and hedgerows, and key wildlife corridors, from "will be resisted" to "will not be permitted". This will prevent the longer term loss of biodiversity, local wildlife designations, trees and hedgerows, and key wildlife corridors, which will have secondary positive impacts upon landscape, historic features, and climate change mitigation.</p> <p>This mitigation will have longer term negative impacts upon economic growth and housing, due to the restrictions on land available for development. However, these adverse impacts are not considered significantly adverse, as it is very likely that the housing and employment needs can be met through the development of land that does not compromise wildlife and habitats, the evidence for this being that the land allocations provided in the Local Plan meet housing targets whilst adhering to this policy. The potential cumulative impacts upon the Poole Harbour international wildlife designation as a result of increased nutrient loading due to development in the Frome and Piddle catchments is mitigated through this policy.</p>					

ENV 3. Green Infrastructure Network

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	T	The setting of features of historic and cultural features may be protected by safeguarding important green local spaces.
Landscape, townscape & seascape	+	+	+	T	The retention of green spaces close to/within settlements will positively impact upon the landscape and townscape.
Climate change mitigation	++	++	++	T	Green open spaces provide access to recreational facilities close to residential areas via sustainable transport modes, reducing fuel usage. The protection of green open spaces is likely to improve air quality.
Climate change vulnerability	+	+	+	T	Green open spaces provide access to recreational facilities close to residential areas via sustainable transport modes, reducing reliance on less sustainable transport modes.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	+	++	++	T	Local green spaces are considered important habitats for species within settlement areas. The Council will seek to secure opportunities in future to promote biodiversity within local green spaces.
Quality of life	+	++	++	T	Local green spaces provide recreational areas within settlement areas. Greater access to green spaces likely to have a positive impact upon human health.
Economy	-	-	-	T	protecting local green space will reduce the amount of land within settlement areas available for the development of commercial and industrial infrastructure, thus restricting the growth of these sectors.
Housing	-	-	-	T	Safeguarding local green space will reduce the amount of land available for housing, and therefore may restrict housing development.

Mitigation: None suggested. The negative impacts upon the economy and housing sectors are considered acceptable, as the housing and employment needs can be met through the development of land that does not compromise local green spaces. This is evident in the allocations provided in the Local Plan providing sufficient housing to meet targets whilst providing a green infrastructure network. Please note that the green infrastructure strategy that this policy indicates will be written will itself be subject to a sustainability appraisal.

ENV 4. Built Heritage and Archaeological Remains

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	++	+	+	P	Archaeological sites will be protected. Heritage buildings that are key to local character, and therefore 'significant', will be protected. Whilst the remaining built heritage may gradually be lost, important heritage assets will be safeguarded.
Landscape, townscape & seascape	0	0	0	P	The protection of heritage buildings that contribute to local character is likely to prevent the significant loss of townscape quality.
Climate change mitigation	0	+	++	P	The gradual redevelopment of the less significant heritage buildings with modern, more efficient buildings is likely to result in greater energy conservation and buildings that are more suitable for the use of renewable energy.
Climate change vulnerability	0	+	+	P	The gradual redevelopment of the less significant heritage buildings with modern, more efficient buildings that are more self-sufficient in terms of energy is likely to improve resilience to climate change.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	+	+	+	P	Heritage buildings that are not considered 'significant' may be redeveloped to provide services and facilities. Key cultural and historic features are likely to be retained.
Economy	+	+	+	P	Heritage buildings that are not considered 'significant' may be redeveloped for commercial or industrial use, encouraging economic growth, employment opportunities, and the provision of infrastructure.
Housing	+	+	+	P	Heritage buildings that are not considered 'significant' may be redeveloped for housing, improving the availability of housing.

Mitigation: None suggested.

ENV 5. Flood risk					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	0	P	New development and intensification of existing uses will not exacerbate flooding, and existing flood defences will not be compromised, thereby protecting heritage and cultural features in the short and medium term.
Landscape, townscape & seascape	+	+	0	P	New development and intensification of existing uses will not exacerbate flooding, and existing flood defences will not be compromised, thereby protecting townscape interests in the short and medium term.
Climate change mitigation	0	0	0	n/a	No significant impact.
Climate change vulnerability	0	0	-	P	The majority of development will be steered towards areas of the lowest flood risk, reducing vulnerability to flooding. Mitigation and reasonable alternatives apply to vulnerable development only, in high/medium risk flood zones.
Soil and water quality	--	--	--	P	Less vulnerable developments, including sewage and water treatment works, may be constructed in medium to high risk flood areas without a consideration of alternatives or mitigation, potentially causing soil or water pollution.
Biodiversity, geodiversity & habitats	0	0	-	P	Habitats and species may be afforded some protection from the effects of flooding, by restricting development in medium to high risk areas, until the longer term effect of increased rainfall and therefore flooding are realised.
Quality of life	++	++	+	P	Access to essential services and facilities will be protected. The safety of residents of new development will need to be demonstrated for vulnerable development on in high/medium risk flood zones.
Economy	0	0	-	P	Shops and businesses are considered less vulnerable development. Whilst these developments will be steered towards lower risk flood zones, there is no requirement to consider alternatives or mitigation on medium/high risk zones.
Housing	+	+	0	P	New housing will be steered towards lower risk flood zones, and consideration of alternatives or mitigation will be required for development in medium/high risk flood zones, improving accessibility to decent housing.

Mitigation: This policy would enable less vulnerable development, including shops, offices and sewage treatment works, to occur in medium to high risk flood zones without the consideration of alternatives or mitigation. Vulnerability to flooding is likely to increase in time as the effects of climate change are realised, and those developments in medium to high risk flood areas are most at risk. Therefore this policy only gives protection in the short to medium term. There are potentially significant social, economic and environmental impacts associated with the flooding of less vulnerable development, such as shops and leisure facilities. It is recommended that all development, including less vulnerable development, must show that adequate measures have been taken to mitigate the flood risk and ensure that potential occupants will be safe.

Whilst sewage treatment works will only be permitted if adequate measures to control pollution and manage sewage during flooding events are in place, there are uncertainties about the degree of future sea level rise and the frequency and severity of future flooding events. Therefore it is recommended that a more precautionary approach is taken to prevent the potential economic, social and environmental impacts of developing this type of infrastructure in flood risk areas. It is recommended that a

sewage treatment works is considered a higher risk development.

Whilst flooding may potentially have a negative impact upon wildlife and habitats (both the primary impacts of flood events, and secondary impacts associated with pollution from flooded sewage treatment works), the provision of green corridors, provided through other policy, will give wildlife the opportunity to naturally migrate in response to flood events.

ENV 6. Burton Bradstock Flood Alleviation Scheme

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	+	+	+	P	Landscape interests are likely to be protected by safeguarding land from development and reducing the incidence of flood events.
Climate change mitigation	0	0	0	n/a	No significant impact.
Climate change vulnerability	+	+	++	P	This policy will increase resilience to the impacts of climate change by reducing vulnerability to flooding, the frequency of which is likely to increase in future.
Soil and water quality	++	++	++	P	Agricultural land is likely to be protected from development. Water quality will be protected by reducing the likelihood of flooding.
Biodiversity, geodiversity & habitats	+	+	++	P	Habitats and species are likely to be more protected by safeguarding land from development and reducing the incidence of flood events, which are likely to occur more regularly in future.
Quality of life	++	++	++	n/a	The flood alleviation scheme is likely to improve access to services and facilities, and protect human health.
Economy	0	0	+	P	Reserving land for the flood alleviation scheme may restrict the development of infrastructure for economic growth. However, reducing flood risk in the area will reduce the risk of adverse economic impacts resulting from flooding.
Housing	0	0	+	P	Reserving land for the flood alleviation scheme may restrict the amount of land available for housing. However, reducing the flood risk in the area will increase availability to decent housing.

Mitigation: None suggested.

ENV 7. Coastal Erosion and Land Instability

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	P	No significant impact
Landscape, townscape & seascape	+	+	+	P	Development will be directed away from the coastal zone, impacting positively upon these sensitive areas and the seascape
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	+	+	++	P	Improved resilience against weather events that may occur more regularly as a result of climate change, and sea level rise.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	++	++	++	P	The prevention of landsliding and subsidence is likely to prevent the loss of habitat and biodiversity, particularly in coastal areas, many of which are designated wildlife areas, and sites of geological interest.
Quality of life	++	++	++	P	Improve access to services and facilities through development away from vulnerable areas. This policy will encourage the development of safe communities.
Economy	+	+	+	P	This policy is likely to encourage an Infrastructure that is more resilient to natural processes and the impacts of climate change, and therefore more supportive of a growing economy.
Housing	+	+	+	P	Housing that is likely to be effected by coastal erosion and land instability will be replaced in accordance with the community relocation strategy.
Mitigation: None suggested.					

ENV 8. Agricultural Land and Farming Resilience					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	0	0	n/a	No significant impact
Climate change mitigation	+	+	+	T	The use of local food crops will decrease the amount of fuel used to provide the community with food, reducing the need to import food from outside the community.
Climate change vulnerability	++	++	++	T	The protection of productive agricultural land and the encouragement of community schemes for food provision will increase community resilience to the impacts of climate change.
Soil and water quality	+	+	+	T	Productive agricultural land will be protected, conserving soil quality.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	0	0	0	n/a	No significant impact
Economy	+	+	+	T	The protection of productive agricultural land may support the farming industry.
Housing	0	0	0	n/a	No significant impact
Mitigation: None suggested.					

ENV 9. Water Resources					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant effect
Landscape, townscape & seascape	0	0	0	n/a	No significant effect
Climate change mitigation	+	+	+	n/a	The use of sustainable drainage systems will improve water conservation.
Climate change vulnerability	+	+	+	T	The protection of groundwater supplies is critical in ensuring drinking water may be supplied during future extreme weather events, such as droughts.
Soil and water quality	+	+	+	T	Water quality is likely to be conserved through the pollution controls on development in Groundwater Source Protection Zones and near to private water supplies.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant effect.
Quality of life	+	+	+	n/a	Drinking water quality is likely to be protected through the restrictions on the type of development in Groundwater Source Protection Zones, protecting human health.
Economy	0	0	0	n/a	The requirement to install sustainable drainage systems is unlikely to significantly effect the viability of economic development.
Housing	0	0	0	n/a	The requirement to install sustainable drainage systems is unlikely to significantly effect the viability of housing.
Mitigation: None suggested.					

ENV 10. Contaminated Land					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	0	0	n/a	No significant impact
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	+	+	+	P	Remediating contaminated land may allow these areas to be used in future for growing crops for food, increasing resilience to climate change.
Soil and water quality	++	++	++	P	Protects against impacts of contaminated land upon the environment, including soil and water quality.
Biodiversity, geodiversity & habitats	++	++	++	P	Prevents unacceptable impacts from contaminated land on habitats, species and the natural environment.
Quality of life	+	+	+	P	Prevents unacceptable risks upon human health. Also protects drinking water from contamination.
Economy	-	-	-	P	Does not protect commercial infrastructure against the impacts of contaminated land. Aggressive ground conditions can affect the integrity of concrete and other building materials.
Housing	-	-	-	P	Does not protect buildings against the impacts of contaminated land. Aggressive ground conditions can affect the integrity of concrete and other building materials.
<p>Mitigation: The policy should also protect the built environment against the impacts of contaminated land by including the following wording (<i>in italics</i>) in the policy:</p> <p>“Planning permission for development on or adjoining land that is suspected to be contaminated will not be granted unless it can be demonstrated that there is no unacceptable risk to future occupiers of the development, neighbouring uses and the <i>built and natural</i> environment from the contamination”.</p>					

ENV 11. Landscape/Townscape Setting

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	++	++	++	P	The setting of historic and cultural features is likely to be preserved by ensuring that development works in harmony with its existing surroundings. In some instances, the historic interest of a site may be enhanced.
Landscape, townscape & seascape	++	++	++	P	The landscape and townscape settings will be preserved by ensuring development works in harmony with the site and surroundings, and maintains the correct balance between soft and hard landscaping.
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	+	+	+	n/a	The retention of vegetation and surface water features for landscaping reasons will ensure that habitats are not lost as a result of development.
Quality of life	0	0	0	n/a	No significant impact
Economy	0	0	0	n/a	No significant impact
Housing	0	0	0	n/a	No significant impact

Mitigation: None suggested.

ENV 12. The Pattern of Streets and Spaces

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	+	+	+	P	Townscape quality will be improved through the sensitive use of vistas to determine key transport routes.
Climate change mitigation	0	+	++	P	This policy ensures that new development does not limit opportunities for the use of public transport and pedestrian/cycle routes. This would minimise the use of less sustainable transport modes and therefore the use of fuel.
Climate change vulnerability	0	+	++	P	Ensuring that new development does not limit opportunities for public transport and pedestrian/cycle routes to be used in future reduces reliance on less sustainable transport methods.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	++	++	++	n/a	Access to services and facilities will be improved by ensuring that locations are well connecting. This policy will ensure that streets and spaces are safe.
Economy	0	+	++	n/a	Opportunities for the growth of economic infrastructure will not be lost through new development
Housing	0	+	++	n/a	Opportunities for the future development of housing are not lost through new development

Mitigation: None suggested.

ENV 13. The Design and Positioning of Buildings

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	Building design will respect the character of the area, thus taking into account the setting of historic and cultural features.
Landscape, townscape & seascape	+	+	+	P	The design of buildings will be of a high quality and respect the character of the area (and in some cases improve the legibility of the area), thus providing landscape and townscape benefits.
Climate change mitigation	++	++	++	P	The design and positioning of new buildings will enable the use of renewable energy technologies, passive heating and cooling, natural lighting, water conservation, greatly promoting energy and water conservation.
Climate change vulnerability	++	++	++	P	The design and positioning of new buildings will encourage greater self-sufficiency in terms of energy and water supply.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	+	+	+	P	The building materials used will be sympathetic to the surrounding natural habitat.
Quality of life	+	+	+	P	Development will reduce opportunities for crime and the fear of crime.
Economy	0	0	0	n/a	No significant impact.
Housing	+	+	+	P	The policy will ensure a high standard of design and delivery of high quality housing.

Mitigation: None suggested.

ENV 14. Shop Fronts and Advertisements

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	++	++	++	P	Shop fronts will respect the character of the building, thus impacting positively upon the setting of features of cultural and historic importance.
Landscape, townscape & seascape	+	+	+	P	High quality design and materials will be used in shop fronts which respect the character and appearance and are compatible with the buildings surroundings, thus providing positive landscape and townscape impacts.
Climate change mitigation	0	0	0	n/a	No significant impact.
Climate change vulnerability	0	0	0	n/a	No significant impact.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact.
Quality of life	+	+	+	P	Security shutters will reduce the prevalence of crime, and public safety will be central to decisions regarding advertisements.
Economy	0	0	0	n/a	No significant impact.
Housing	0	0	0	n/a	No significant impact.

Mitigation: None suggested.

ENV 15. Efficient and Appropriate Use of Land

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	The impact upon local character, and therefore the setting of historic and cultural features, is considered in the use of land.
Landscape, townscape & seascape	+	+	+	P	The impacts upon local character are considered in the use of land, thus positively impacting upon landscape and townscape interests.
Climate change mitigation	0	0	0	n/a	No significant impact.
Climate change vulnerability	+	+	+	P	The appropriate mix of uses will enable access to services and facilities via sustainable modes of transport, reducing resilience upon the motor car.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	+	+	+	P	It is acknowledged that the efficient use of land should not result in the loss of green space and biodiversity.
Quality of life	+	+	+	P	The efficient and appropriate use of land achieves a balance between services and facilities, improving access via sustainable transport modes.
Economy	0	0	0	n/a	No significant impact.
Housing	0	0	0	n/a	No significant impact.

Mitigation: None suggested.

ENV 16. Amenity					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	+	+	+	T	Protects against increasing light pollution and the loss of dark skies.
Climate change mitigation	+	+	+	T	Protects against significant air pollution events and unpleasant emissions.
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	++	++	++	T	Conserves soil and water quality through protection against significant pollution or unpleasant emissions
Biodiversity, geodiversity & habitats	+	+	+	T	Protects against significant pollution, vibration, unpleasant emissions or any other detrimental emissions which may impact upon species and habitats. No specific mention of protection of species against light or noise pollution.
Quality of life	+	+	+	T	Human health interests are protected through pollution prevention measures.
Economy	0	0	0	n/a	No significant impact
Housing	0	0	0	n/a	No significant impact
Mitigation: None required.					

SUS 1. Level of Economic and Housing Growth						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Historic & cultural features	-	-	-		P	The setting of cultural and historic features may be compromised by new development.
Landscape, townscape & seascape	-	-	-		P	New development is likely to impact upon local landscape character and the AONB.
Climate change mitigation	-	-	-		P	The additional development is likely to result in increased energy usage.
Climate change vulnerability	0	0	0		n/a	No significant impact
Soil and water quality	--	--	--		P	The potential loss of agricultural land and pressures upon water features due to increased housing growth
Biodiversity, geodiversity & habitats	-	-	-		P	The loss of habitat to new development and additional recreational pressures from new development are likely to adversely impact upon biodiversity.
Quality of life	-	-	-		P	The additional growth may increase pressures on services and facilities, reducing accessibility to public amenities.
Economy	++	++	++		P	This allocation of employment land should meet projected needs. Furthermore, this level of housing will provide the infrastructure for economic growth by providing the local workforce with places to live.
Housing	+	+	+		P	This level of growth, developed using projected housing demand statistics published by the Office of National Statistics, will increase availability of housing but is unlikely to supply the affordable housing demand.
<p>Mitigation: None suggested. The negative impacts of the development of housing and employment land upon historic and cultural features, landscape, seascape and townscape, climate change mitigation, biodiversity, soil and water quality, and quality of life will be addressed through separate policies within the Local Plan. The implications of suggesting this amount of employment and housing land in the Local Plan, for example upon the distribution of development and the sites allocated to meet this demand, will be appraised separately to ensure that the adverse impacts are identified.</p>						

SUS 2. Distribution of Development					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	-	-	-	P	Whilst there is a preference to distribute development within defined development boundaries (DDBs), development of agricultural enterprises are permitted outside DDBs, potentially impacting upon landscape features.
Climate change mitigation	+	+	+	P	The preference for development within larger settlements will improve access to services and facilities by sustainable transport modes, resulting in reduced fuel usage.
Climate change vulnerability	-	-	-	P	Whilst there is a preference to distribute development within defined development boundaries (DDBs), development of agricultural enterprises are permitted outside DDBs, potentially causing the loss of high grade agricultural land.
Soil and water quality	+	+	+	P	The preference to distribute development in larger settlements and villages with defined development boundaries is likely to reduce the loss of productive agricultural land to development.
Biodiversity, geodiversity & habitats	-	-	-	P	Whilst there is a preference to distribute development within defined development boundaries (DDBs), some development is permitted outside DDBs, potentially causing the loss of habitats and biodiversity.
Quality of life	+	+	+	P	The preference to distribute development within larger settlements will ensure that residents will have improved access to services and facilities.
Economy	+	+	+	P	This distribution strategy is likely to provide the level of housing that will provide the infrastructure for economic growth by providing the local workforce with places to live.
Housing	+	+	+	P	This housing strategy does not significantly restrict the development of housing, enabling housing growth targets to be met and improving accessibility to housing.
<p>Mitigation: The following wording (<i>in italics</i>) could be added to part (v) of this policy, to ensure that development outside the defined development boundaries does not adversely impact upon landscape, biodiversity and the loss of agricultural land.</p> <p>“Outside defined development boundaries, development will be strictly controlled, having particular regard to the need for the protection of the countryside, <i>particularly landscape interests, wildlife sites and productive agricultural land</i>, and be restricted to...”</p>					

SUS 3. Neighbourhood Development Plans

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	?	?	?	n/a	Neighbourhood Plans are a new planning tool introduced by the Government in 2012. Neighbourhood plans give local people the opportunity to influence what is built in their area. It is not possible to accurately assess the impacts of neighbourhood plans at this stage, as they are yet to be written and are likely to differ greatly. Neighbourhood plans may be subject to sustainability appraisal in their own right, with any adverse impacts associated with them addressed at this stage. However, should the neighbourhood plans be in conformity with the strategic approach provided by the Local Plan and the National Planning Policy Framework, there may not be a need for a sustainability appraisal.
Landscape, townscape & seascape	?	?	?	n/a	
Climate change mitigation	?	?	?	n/a	
Climate change vulnerability	?	?	?	n/a	
Soil and water quality	?	?	?	n/a	
Biodiversity, geodiversity & habitats	?	?	?	n/a	
Quality of life	?	?	?	n/a	
Economy	?	?	?	n/a	
Housing	?	?	?	n/a	

Mitigation: None suggested

SUS 4. Re-use and Replacement of Buildings Outside Defined Development Boundaries

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	T	The reuse and adaptation of rural buildings will only be permitted if they remain in keeping with their surroundings, protecting the setting of historic and cultural features.
Landscape, townscape & seascape	+	+	+	T	Since the building is existing, its reuse is unlikely to create significant additional visual impacts. Also, there is a requirement for the building to be in keeping with their surroundings, following its reuse and adaptation.
Climate change mitigation	-	-	-	T	Development outside the defined development boundary encourages the use of less sustainable transport modes to access these facilities, increasing fuel usage.
Climate change vulnerability	-	-	-	T	Development outside the defined development boundary encourages the use of less sustainable transport modes to access these facilities, increasing reliance on these transport modes.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	-	-	-	T	The redevelopment of buildings in the countryside may result in the loss of key habitats and impacts upon wildlife populations. Possible recreational pressures upon habitats from the reuse of buildings in rural locations also.
Quality of life	+	+	+	T	The reuse of buildings outside of the defined development boundaries for community uses will be permitted, some of which may be accessible by sustainable transport modes.
Economy	+	+	+	T	The reuse of buildings outside of the defined development boundaries for employment use will be permitted, encouraging economic growth and increasing employment opportunities.
Housing	+	+	+	T	The reuse of buildings outside of the defined development boundaries for affordable housing will be permitted, increasing accessibility to affordable housing.

Mitigation: The reuse and replacement of buildings outside the defined development boundaries is likely to have adverse impacts upon climate change mitigation and vulnerability by nature of their location. However, it is appreciated that reusing and replacing buildings outside the defined development boundaries has positive impacts upon historic and cultural features, and landscape and townscape interests, and supports economic and housing growth.

In order to mitigate impacts upon habitats and biodiversity, the policy should include a requirement for the developer to demonstrate that there will be no significant increase upon key wildlife habitats and species resulting from recreational pressure the adaptation, replacement or reuse of rural buildings. The following wording may be added to part (i) of this policy:

- “there is no significant loss of habitat or biodiversity”.

ECONOMY

ECON 1. Provision of Employment					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	-	-	-	P	The development of land for employment uses may impact upon the setting of historic and cultural features.
Landscape, townscape & seascape	-	-	-	P	The development of land for employment uses may have landscape and visual impacts.
Climate change mitigation	-	-	-	P	Whilst the development of land for employment use in rural locations will only be permitted where essential, this may result in increased fuel usage, as these areas are less accessible by sustainable transport modes.
Climate change vulnerability	-	-	-	P	The development of land for employment use in rural locations, whilst only permitted where essential, may increase reliance on the private car as these areas are less accessible by sustainable transport modes.
Soil and water quality	-	-	-	P	Development in rural locations may result in the loss of productive agricultural land.
Biodiversity, geodiversity & habitats	-	-	-	P	Development in rural locations may result in the loss of habitats and increased pressure on remaining habitats, resulting in a loss in biodiversity.
Quality of life	0	0	0	n/a	No significant impact
Economy	++	++	++	P	Likely to result in economic growth and greatly increased access to employment opportunities by taking a permissive approach to the development of land for employment uses.
Housing	0	0	0	n/a	No significant impact
<p>Mitigation: The development of land for employment use is necessary to encourage economic growth. The environmental impacts associated with development for employment land will largely be addressed through other policy in the Local Plan. However, the development of rural locations is likely to cause the greatest environmental impacts and therefore should be mentioned in this policy. Preventing businesses that require a rural location to exist and develop would be likely to significantly restrict economic growth in the plan area, which is predominantly rural. However, in addition to considering design and amenity considerations, the policy should require the developer to consider impacts upon habitats and biodiversity, climate change (through accessibility/sustainable transport) and soil quality (retention of productive agricultural land). It is recommended that the following text is added to the final bullet point in part (i) of the policy:</p> <p>“...providing the development does not result in a significant loss of productive agricultural land or significant adverse impacts upon habitats and biodiversity, and does not</p>					

limit opportunities for public transport and pedestrian/cycle routes to be used in future.”

ECON 2. Protection of Key Employment Sites

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	0	0	n/a	No significant impact
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	+	+	+	T	The use of key employment sites for uses other than B1, B2 and B8 are only permitted where there is no detrimental effect upon highway safety.
Economy	++	++	++	T	The protection of key employment sites is likely to ensure economic growth and provide employment opportunities, and the infrastructure to support the growth of a sustainable economy.
Housing	0	0	0	n/a	No significant impact

Mitigation: The policy states that retail uses will only be only permitted where there is good access to a range of transport options. In order to encourage the use of sustainable transport modes, and introduce positive impacts in terms of air quality, climate change mitigation and climate change vulnerability, it is suggested that the policy is amended to mention “*sustainable* transport options”, rather than “transport options”, in part (iii) of the policy.

ECON 3. Protection of Other Employment Sites

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	T	Redevelopment of employment land is permitted where the present use causes significant harm to the character of an area, protecting the setting of historic and cultural features.
Landscape, townscape & seascape	+	+	+	T	Redevelopment of employment land is permitted where the present use (or previous use in the case of derelict/vacant sites) causes significant harm to the character of an area, thus improving landscape quality.
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	+	+	+	T	The loss of employment sites will only be permitted where the mix of development provides important community benefits, such as services and facilities.
Economy	0	0	0	T	Only likely to result in the loss of employment land where employment uses cannot be attracted anyway. The loss of employment sites will only be permitted where the mix of development ensures no significant loss of jobs.
Housing	+	+	+	T	The redevelopment of existing employment sites and employment land for housing purposes is permitted, increasing accessibility to housing.

Mitigation: None required.

ECON 4. Retail and Town Centre Development

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	0	0	P	Development proposals will be appropriate in terms of scale to the particular area in question, protecting landscape and townscape quality. Potential adverse impacts of the development of rural development outside the DDB.
Climate change mitigation	+	+	+	P	The preference for development of retail to the town centres of larger settlements will improve access to services and facilities by sustainable transport modes, resulting in reduced fuel usage.
Climate change vulnerability	+	+	+	P	The preference for development of retail to the town centres of larger settlements will improve access to services and facilities by sustainable transport modes, reducing reliance on less sustainable transport modes.
Soil and water quality	0	0	0	P	Encouraging development towards existing town centres is likely to reduce the loss of productive agricultural land. Rural offices outside DDBs are unlikely to cause a significant loss of productive agricultural land due to their small scale.
Biodiversity, geodiversity & habitats	0	0	0	P	Encouraging development towards existing town centres is likely to reduce the loss of habitats to development. However, permitting small scale rural offices outside defined development boundaries may have an adverse impact.
Quality of life	+	+	+	P	The development of town centre locations will improve access to town centre facilities by sustainable transport modes.
Economy	+	+	+	P	Supports the development of retail, leisure and community uses in town centre locations providing greater access these services and facilities by sustainable transport methods.
Housing	+	+	+	P	The use of the upper floors of premises in town centres for residential use will be supported, improving access to housing.

Mitigation: The policy permits small scale rural offices or other small scale rural development outside defined development boundaries. It is recommended that the following text (*in italics*) is added to the policy to mitigate the impacts upon habitats and biodiversity, and landscape interests:

“Small scale rural offices or other small scale rural development may be permitted outside defined development boundaries, providing the development does not result in significant adverse impacts upon wildlife and habitats, and the landscape amenity”.

ECON 5. Tourism Attractions and Facilities

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	+	+	+	P	Development of tourist attractions within town centre locations will protect rural locations, which are more sensitive areas in terms of landscape.
Climate change mitigation	+	+	+	P	Town centres and adjoining sites, and established villages are the preferred location of new tourist attractions, which will enable access by sustainable transport modes, resulting in reduced fuel usage.
Climate change vulnerability	+	+	+	P	Town centres and adjoining sites, and established villages are the preferred location of new tourist attractions, and are accessible by sustainable modes of transport, reducing reliance on the private car.
Soil and water quality	+	+	+	P	The loss of soil quality, particularly through the loss of productive agricultural land, will be protected by directing development towards established town centre areas.
Biodiversity, geodiversity & habitats	+	+	+	P	The loss of wildlife and habitats will be protected by directing development towards established town centre areas.
Quality of life	+	+	+	P	Tourist services and facilities will be accessible by sustainable transport modes.
Economy	++	++	++	P	Enhancement of existing tourist attractions and facilities will support the growth the tourism industry, a key industry within the plan area, providing employment opportunities and supporting economic development.
Housing	0	0	0	n/a	No significant impact

Mitigation: None required

ECON 6. Built Holiday Accommodation

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	++	++	++	P	Development of new holiday accommodation will be directed towards town centres, protecting rural sites, which are more sensitive landscape areas. Extensions will be proportionate in scale to the existing buildings.
Climate change mitigation	-	-	-	P	The replacement of and change of use of existing rural buildings to holiday accommodation will restrict access to services and facilities by sustainable transport modes, resulting in reduced fuel usage.
Climate change vulnerability	-	-	-	P	The replacement of and change of use of existing rural buildings to holiday accommodation will restrict access to services and facilities by sustainable transport modes, increasing reliance on the private car.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	-	-	-	P	Additional pressures on wildlife and habitat interests from the replacement of and change of use of existing rural buildings.
Quality of life	-	-	-	P	Access to services and facilities by sustainable transport modes will be reduced by the replacement of and change of use of existing rural buildings for holiday accommodation.
Economy	+	+	+	P	This policy is likely to support the provision of holiday accommodation, which will provide the infrastructure for the growth of the tourism industry.
Housing	0	0	0	n/a	No significant impact

Mitigation: It is appreciated that the replacement of and change of use of existing rural buildings to holiday accommodation is necessary in order to facilitate the growth of the tourism industry, a key industry within the plan area. However, there are potential adverse impacts regarding unsustainable transport methods. These impacts may be addressed through policy COM 7, and therefore the preamble to this policy should refer to policy COM 7 to ensure that sustainable travel is a consideration. Furthermore, there may be impacts upon wildlife and habitats from increased pressure in these areas, in addition to the design and visual impacts included in the policy, which may be mitigated through adding the following text (*in italics*):

“Outside the defined development boundaries, extensions to existing serviced accommodation will be supported where they are proportionate to the size of the original building and their location. New holiday accommodation from the alteration or replacement of existing rural buildings will also be permitted, *providing the development does not result in significant adverse impacts upon wildlife and habitats.*”

ECON 7. Caravan and Camping Sites					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	The setting of cultural and historic features will be protected through addressing landscape impacts of caravan and camping site development.
Landscape, townscape & seascape	+	+	+	P	The direct and cumulative visual impacts of the development of, or extension to, caravan and camping sites must be mitigated through landscape improvements must be made for reorganisation of these sites.
Climate change mitigation	+	+	+	P	The onsite provision of onsite facilities will ensure that travel by unsustainable transport means is minimised, reducing fuel usage.
Climate change vulnerability	++	++	++	P	The onsite provision of onsite facilities will ensure that reliance on unsustainable transport modes is not required. The rural amenity of the countryside, which includes productive agricultural land, is protected.
Soil and water quality	+	+	+	P	The rural amenity of the countryside, which includes productive agricultural land, is protected.
Biodiversity, geodiversity & habitats	-	-	-	P	The wildlife and habitat impacts of the development and reorganisation of caravan sites, which are often close to or within sensitive and important areas in terms of biodiversity, are not considered in this policy.
Quality of life	+	+	+	P	Provision of facilities are made on site, improving access to services and facilities by sustainable transport modes.
Economy	+	+	+	P	This policy enables the development and reorganisation of caravan and camping sites (despite the landscape and countryside amenity restrictions). This is important in terms of the growth of the tourism industry.
Housing	0	0	0	n/a	No significant impact
<p>Mitigation: Reorganisation and the development of caravan and camping sites often occurs in areas that are sensitive in terms of biodiversity and habitats (such as areas close to designated areas on the basis of ecological importance), in addition to sensitive landscape areas. The policy should require biodiversity interests to be considered during the redevelopment of caravan and camping sites. It is recommended that the following text (<i>in italics</i>) is added to part (ii) of the policy to mitigate these impacts:</p> <p>“All schemes should not, individually or cumulatively, harm the landscape character, <i>sites of wildlife interest</i>, or rural amenity of the countryside.”</p>					

ECON 8. Farm Diversification					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	The setting of cultural and historic features will be protected through addressing landscape impacts of new development.
Landscape, townscape & seascape	+	+	+	P	The use of redundant buildings will prevent them falling into disrepair will prevent negative impacts upon landscape character. Development will be required to protect the rural character of the area.
Climate change mitigation	-	-	-	P	Access to services and facilities by sustainable transport modes will be reduced by the use of buildings in rural areas for a variety of purposes, increasing fuel usage.
Climate change vulnerability	--	--	--	P	Development on farmland may result in the loss of productive farmland, which will increase reliance on imported food. Increased reliance on private cars due to use of buildings in rural areas.
Soil and water quality	-	-	-	P	The use of farmland for ancillary development may result in the loss of productive farmland.
Biodiversity, geodiversity & habitats	-	-	-	P	The development of farmland may result in the loss of habitats and wildlife to ancillary development in rural locations, and additional pressures upon conservation areas.
Quality of life	-	-	-	P	Access to services and facilities by sustainable transport modes will be reduced by development in rural areas.
Economy	+	+	++	P	Farm diversification projects will need to demonstrate a long term contribution to maintaining the agricultural industry, by requiring development to be tied by legal agreement.
Housing	+	+	+	P	Agricultural buildings may be used for non-agricultural purposes, including the provision of housing.
<p>Mitigation: It is recognised that the use of agricultural buildings for other uses is necessary to prevent rural areas falling into disrepair and ensure that the agricultural industry thrives and develops. However, this policy should include scope to prevent the loss of significant amounts of productive agricultural land from the development or reuse of farmland to provide resilience to climate change and protect soil quality. The policy may also consider the unacceptable impacts upon wildlife and species from the development of rural areas. It is suggested that the following wording (<i>in italics</i>) is added to this policy:</p> <p>“Farm diversification projects for the use of land or buildings for non-agricultural employment purposes will be supported, provided they are in keeping with the rural character, <i>prevent the permanent loss of large amounts of productive agricultural land, and avoid significant adverse impacts upon wildlife and habitats, and comprise...</i>”</p>					

ECON 9. New Agricultural Buildings					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	The setting of cultural and historic features will be protected through addressing landscape impacts of new development.
Landscape, townscape & seascape	+	+	+	P	The impact of new development upon landscape character will be minimised.
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	-	-	-	P	The development of buildings on farmland may result in the loss of productive agricultural land.
Biodiversity, geodiversity & habitats	-	-	-	P	The development of farmland to development may result in the loss of habitats and wildlife to ancillary development in rural locations, and additional pressures upon conservation areas.
Quality of life	0	0	0	n/a	No significant impact
Economy	+	+	+	P	The development of new agricultural buildings will enable the continued growth of the farming industry.
Housing	0	0	0	n/a	No significant impact
<p>Mitigation: Policy may include scope to minimise the impacts of the new development for agricultural purposes upon biodiversity, and demonstrate that the loss of productive farmland has been minimised by including the following wording:</p> <p>“The scale, siting design and external appearance of the buildings should be designed to minimise adverse impact on the landscape character, <i>wildlife and habitats</i>, and residential amenity as far as practicable. <i>The permanent loss of productive agricultural land should also be minimised wherever possible.</i>”</p>					

ECON 10. Equestrian Development					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	New buildings should relate well to existing buildings, some of which may be of historic or cultural importance.
Landscape, townscape & seascape	+	+	+	P	New buildings should relate well to existing buildings, protecting landscape and townscape interests.
Climate change mitigation	-	-	-	P	Development of recreational facilities in more remote rural locations may result in increased travel by non-sustainable means.
Climate change vulnerability	-	-	-	P	Development of recreational facilities in more remote rural locations may increase resilience on travel by less sustainable modes.
Soil and water quality	-	-	-	P	New development in rural areas may result in the loss of productive agricultural land.
Biodiversity, geodiversity & habitats	-	-	-	P	New development in rural areas may result in the loss of habitats and wildlife, and additional pressures upon conservation areas.
Quality of life	+	+	+	P	Improved access to leisure facilities.
Economy	+	+	+	P	The growth of equestrian industry, which will create employment opportunities.
Housing	0	0	0	n/a	No significant impact
<p>Mitigation: It is appreciated that equestrian development, by the very nature of this recreational activity, is likely to occur in remote locations which are only readily accessible by less sustainable transport modes. The preamble to this policy should refer to policy COM 7 to ensure that sustainable travel is a key consideration. The impacts upon wildlife and habitats and the loss of productive agricultural land may be considered by adding the following condition to this policy, after point (ii):</p> <p><i>(iii) The permanent loss of productive agricultural land should also be minimised wherever possible.</i></p> <p><i>(iv) New development and the associated activities should avoid significant adverse impacts upon wildlife and habitats.</i></p>					

HOUSING

HOUS 1. Affordable Housing					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	0	0	n/a	No significant impact
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	+	+	+	P	Viability testing has indicated that the level of affordable housing presented in this policy would provide the capital required through planning obligations to provide essential infrastructure.
Economy	+	+	+	P	The affordable housing presented through this approach will provide accommodation for the workforce and therefore vital infrastructure for economic growth.
Housing	++	++	++	P	Viability testing has shown that the 35% requirement will provide the most affordable housing. This policy ensures that the type, size and mix of affordable housing that is delivered reflects local need.
Mitigation: None required.					

HOUS 2. Exception Sites					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	Development of exception sites will be permitted only if the character and scale of the development is appropriate to the location, protecting the setting of features of historic and cultural importance.
Landscape, townscape & seascape	+	+	+	P	The development of exception sites will only be permitted should the character and scale of the development is appropriate to the location will, thus protecting landscape and townscape interests.
Climate change mitigation	+	+	+	P	Development will be situated within or adjoining towns and villages, reducing the need for travel by less sustainable transport modes and minimising fuel usage from transport.
Climate change vulnerability	+	+	+	P	Development within or adjoining towns and villages will enable access to services and facilities by sustainable transport modes, reducing reliance on private cars.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	-	-	-	P	Potential loss of habitats and biodiversity due to development of areas surrounding towns and villages.
Quality of life	+	+	+	P	Development within or adjoining towns and villages will enable access to services and facilities by sustainable transport modes.
Economy	+	+	+	P	The increased level of affordable housing will provide accommodation for the workforce and therefore the essential infrastructure for economic growth.
Housing	++	++	++	P	Affordable housing can be developed as an exception to general policy, in areas where a need for affordable housing is identified.
<p>Mitigation: The policy may include the following condition (<i>in italics</i>) to ensure that exception sites do not have a significant adverse impact upon biodiversity and habitats.</p> <p>Small scale sites for affordable housing adjoining settlements may, as an exception to normal policy, be permitted provided that: ...</p> <ul style="list-style-type: none"> - <i>adverse impacts upon wildlife and habitats are avoided wherever possible;</i> 					

HOUS 3. Market Housing Mix					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	+	+	+	P	A mix in the size and type of dwelling creates an interesting and varied townscape.
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	0	0	0	n/a	No significant impact
Economy	0	0	0	n/a	No significant impact
Housing	++	++	++	P	Provides a mix of housing that will meet the requirements of the local community.
Mitigation: None required.					

HOUS 4. Care Accommodation					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	Extensions to care homes will be at an appropriate scale in relation to the settlement, preserving the settings of features of historic and cultural features.
Landscape, townscape & seascape	+	+	+	P	Since extensions to care homes will be at an appropriate scale in relation to the settlement, townscape quality will be conserved.
Climate change mitigation	+	+	+	P	Care accommodation will be situated within defined development boundaries, reducing the need for residents and visitors to travel by less sustainable transport modes and minimising fuel usage from transport.
Climate change vulnerability	+	+	+	P	Care accommodation will be situated within defined development boundaries, enabling access by residents and visitors to services and facilities by sustainable transport modes, reducing reliance on private cars.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	P	Unlikely to be significant habitat loss due to the location of care accommodation within defined development boundaries.
Quality of life	+	+	+	P	Residents will be able to access services and facilities by sustainable modes of transport, due to the location of care accommodation.
Economy	+	+	+	P	The provision of care accommodation will provide employment opportunities for care workers.
Housing	+	+	+	P	This policy will provide housing for older residents, meeting the housing needs of the entire community.
Mitigation: None required.					

HOUS 5. Sites for Gypsies, Travellers and Travelling Showpeople

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	-	-	-	P	Landscape impacts associated with the development of these sites.
Climate change mitigation	+	+	+	P	Improved access to services and facilities will reduce the use of private vehicles and fuel usage.
Climate change vulnerability	+	+	+	P	Improved access to services and facilities will reduce reliance upon less sustainable transport modes.
Soil and water quality	-	-	-	P	Potential loss of productive agricultural land.
Biodiversity, geodiversity & habitats	-	-	-	P	Potential loss of habitats and species, and increased pressures upon these receptors and environments.
Quality of life	++	++	++	P	Sites will be located in areas that provide improved access to services and facilities, and include on-site facilities.
Economy	0	0	0	n/a	No significant impact
Housing	0	0	0	n/a	No significant impact

Mitigation: The site allocations presented in the Gypsy and Traveller Development Plan Document will undergo a sustainability appraisal that will address sustainability issues on a site by site basis. However, on a strategic level, this policy should also give consideration to environmental impacts through the following wording:

“Sites should not have a significant adverse environmental impact, particularly with regard to the landscape, the loss of productive agricultural land, and the degradation of habitats and species.”

HOUS 6. Other Residential Development Outside Defined Development Boundaries

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	T	New development must not detract from the landscape setting, thus protecting the setting of cultural and heritage assets.
Landscape, townscape & seascape	+	+	+	T	New development is required to be well landscaped, of a modest scale, and close to the existing built environment, reducing the landscape impacts.
Climate change mitigation	-	-	-	T	The development of low impact and self build dwellings in remote locations is likely to result in the use of less sustainable transport methods and increased fuel usage.
Climate change vulnerability	--	--	--	T	The development of low impact and self build dwellings in remote locations is likely to result in an increased reliance upon less sustainable transport methods and potentially the loss of productive agricultural land.
Soil and water quality	-	-	-	T	The development of low impact and self build dwellings may cause the loss of productive agricultural land.
Biodiversity, geodiversity & habitats	-	-	-	T	The development of low impact and self build dwellings in remote locations may result in the loss of habitats and biodiversity.
Quality of life	-	-	-	T	The residents of rural areas will not be able to access services and facilities by sustainable transport modes.
Economy	+	+	+	T	Housing for workers in the horticulture and agricultural businesses will be provided, enabling these industries to develop and grow.
Housing	++	++	++	T	Housing for workers in the agricultural and horticultural businesses will be permitted. Extensions to existing dwellings to ensure that the housing stock remains relevant for the needs of the local community.

Mitigation: Whilst policy SUS 2 directs development towards areas within the defined development boundaries, it is recognised that there may be a need for residential development outside defined development boundaries in some circumstances. The preamble may refer to policy COM 7, which relates to efficient transport. The potential loss of productive agricultural land, and loss of biodiversity and habitats, are potentially significant adverse impacts and it is recommended that they are addressed through adding the following text (*in italics*) to this policy:

(i) The extension of an existing lawful dwelling-house located outside the defined development boundaries will be permitted provided that the extension is subordinate in scale and proportions to the original dwelling, and does not harm the character of the locality or its landscape setting, *or adversely impact upon wildlife and habitats.*

(iv):

- *“The development avoids the loss of productive agricultural land, wherever possible.*
- *The scheme avoids significant adverse impacts upon wildlife and habitats.”*

HOUS 7. Development of Flats, Hostels and Houses in Multiple Occupation

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	The protection of townscape interests ensures that the setting of cultural and historic features.
Landscape, townscape & seascape	+	+	+	P	Provision is made for landscaping within the development. The design and scale of development considered and conversions must prevent harm to the intrinsic character of the building, protecting townscape interests.
Climate change mitigation	+	+	+	P	Provision is made for drying areas and recycling points within development, promoting energy conservation and emissions from the management of waste.
Climate change vulnerability	+	+	+	P	Cycle parks will be created in new development, promoting the use of sustainable transport methods and increasing self-sufficiency in terms of transport.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	+	+	+	P	Open space may be provided within development.
Quality of life	+	+	+	P	External sitting out or play areas may be provided within developments, along with amenity open space. Unacceptable noise levels will be permitted, protecting human health and general well-being.
Economy	+	+	+	P	The housing will provide accommodation for the workforce and therefore the infrastructure for economic growth.
Housing	+	+	++	P	This policy provides housing which caters for the increasing demand for flats or apartments, in light of the demographic trend for smaller households.

Mitigation: None suggested

COMMUNITY NEEDS AND INFRASTRUCTURE

COM 1. Making Sure New Development Makes Suitable Provision for Community Infrastructure.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	0	0	n/a	No significant impact
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	++	++	++	P	Access to services and facilities will be greatly improved by using the money gained through CIL and financial contributions to develop new facilities. Contributions will not be sought from new community facilities.
Economy	+	+	+	P	The provision of housing and community infrastructure through this policy will provide the infrastructure for economic growth.
Housing	+	+	+	P	The level of contributions will be set so that the development of housing is still considered viable. Affordable housing will be encouraged by not seeking contributions for this housing type.

Mitigation: None suggested.

COM 2. The Provision of New or Improved Local Community Buildings and Structures

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	0	0	n/a	No significant impact
Climate change mitigation	+	+	+	P	The provision of new development within or adjoining existing settlements will ensure access by sustainable transport modes, reducing fuel usage.
Climate change vulnerability	+	+	+	P	The provision of new development within or adjoining existing settlements will ensure access by sustainable transport modes, reducing reliance on the private car.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	+	+	+	P	Access to community facilities by sustainable transport modes will be greatly increased.
Economy	0	0	0	n/a	No significant impact
Housing	0	0	0	n/a	No significant impact

Mitigation: None suggested.

COM 3. The Retention of Local Community Facilities

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	0	0	n/a	No significant impact
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	++	++	++	T	Local community facilities will be retained, unless it can be demonstrated that there is no need for the facility.
Economy	0	0	+	T	It will be ensured that the conversion or replacement of community facilities will allow a range of future uses, including those that may increase employment opportunities.
Housing	0	0	+	T	The conversion or replacement of community facilities will allow a range of future uses, including housing.

Mitigation: None suggested.

COM 4. New or Improved Local Recreational Facilities

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	The landscape protection provided in this policy will ensure that the setting of historic and cultural features is preserved.
Landscape, townscape & seascape	+	+	+	P	Proposals for recreational facilities in the countryside will only be permitted if its scale is in keeping with the surrounding environment The development must not be intrusive in the landscape.
Climate change mitigation	+	+	+	P	Open space/recreational facilities within existing settlements will ensure access by sustainable transport, reducing fuel usage. Increased vehicle movements through new recreational facilities will be minimised, improving air quality.
Climate change vulnerability	+	+	+	P	The provision of recreational facilities within or adjoining existing settlements will ensure access by sustainable transport modes, reducing reliance on the private car.
Soil and water quality	-	-	-	P	May result in the loss of productive agricultural land.
Biodiversity, geodiversity & habitats	0	0	0	P	Water sports and marine based provision will be required to take full account of land and maritime nature conservation. Potential adverse impacts resulting from development in rural locations.
Quality of life	+	+	+	P	The provision of the majority of community facilities or recreational facilities within or adjoining existing settlements will ensure improved access by sustainable transport modes.
Economy	0	0	0	n/a	No significant impact
Housing	0	0	0	n/a	No significant impact

Mitigation: This policy permits the development of recreational facilities in the coast or countryside. It is appreciated that some recreational activities require a countryside or coastal location, by their very nature. However, development may encompass sensitive areas in terms of wildlife conservation and result in the loss of productive agricultural land, in addition to the impacts upon landscape interests or local amenity mentioned in the policy, and therefore the policy needs to extend its considerations to include these environmental receptors. It is proposed that the following wording (in italics) is added to the policy to mitigate these impacts:

“ii) Proposals for recreational facilities in the coast or countryside will only be permitted if they require a rural location and their scale is in keeping with the surrounding environment. Such proposals must not:

- be intrusive in the landscape;
- *result in the unacceptable loss of productive agricultural land;*

- *cause significant adverse impacts upon wildlife and habitats; or*
- *cause unacceptable impacts to local amenity through increased vehicle movements."*

COM 5. The Retention of Open Space and Recreational Facilities

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	T	The visual benefits associated with the retention of open space are likely to impact positively upon the setting of cultural and historic features.
Landscape, townscape & seascape	+	+	+	T	Open spaces may provide visual breaks in the urban setting, providing landscape and townscape benefits.
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	+	+	+	T	The preamble to the policy notes that some green open space will be protected if included in the green infrastructure network. This is believed to provide sufficient protection to biodiversity and habitats.
Quality of life	+	+	+	T	Access to open space and recreational facilities will be retained through the safeguarding of these amenities, unless it can be demonstrated that the open space is surplus to requirement.
Economy	0	0	0	n/a	No significant impact
Housing	0	0	0	n/a	No significant impact

Mitigation: None required

COM 6. The Provision of Education and Training Facilities

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	-	-	-	n/a	Potential landscape impacts associated with new development.
Climate change mitigation	+	+	+	P	The provision of education and training facilities which is accessible to the local catchment will ensure access by sustainable transport modes, reducing fuel usage.
Climate change vulnerability	+	+	+	P	The provision of education and training facilities which is accessible to the local catchment will ensure access by sustainable transport modes, reducing reliance on the private car.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact.
Quality of life	0	0	0	n/a	No significant impact.
Economy	+	+	+	P	Improved access to training and education facilities.
Housing	0	0	0	n/a	No significant impact.

Mitigation: None suggested.

COM 7. Creating a Safe and Efficient Transport Network

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	0	0	n/a	No significant impact
Climate change mitigation	+	+	+	P	The provision of strategic cycling and walking networks will reduce reliance on less sustainable transport methods, reducing fuel usage and improving air quality.
Climate change vulnerability	+	+	+	n/a	The provision of strategic cycling and walking networks will reduce reliance on less sustainable transport methods.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	++	++	++	P	Development will not compromise road safety or cause community severance. Air quality improvements will positively affect health. The cycling/walking networks will improve accessibility by sustainable transport.
Economy	+	+	+	P	A safe road network is necessary infrastructure for economic growth.
Housing	0	0	0	n/a	No significant impact

Mitigation: None suggested.

COM 8. Transport Interchanges and Community Travel Exchanges

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	0	0	n/a	No significant impact
Climate change mitigation	+	+	+	T	Safeguarding of travel interchanges will protect against the loss of sustainable public transport services. The Community travel exchange will deliver mobile services, reducing the need for travel and fuel usage.
Climate change vulnerability	++	++	++	T	Safeguarding of travel interchanges will protect against the loss of sustainable public transport services. Community travel exchange will deliver mobile services, providing self-sufficient communities.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	++	++	++	T	Improved access to services and facilities via improved connectivity of the transport network. Community Travel Exchanges deliver mobile services to the community.
Economy	++	++	++	T	The safeguarding of public transport network will provide an infrastructure for economic growth and employment opportunities. The Community Travel Exchange will provide benefits for local businesses.
Housing	0	0	0	n/a	No significant impact
Mitigation: None suggested.					

COM 9. Parking Standards in New Development

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	+	+	+	P	Providing the appropriate level of parking will ensure that buildings are designed correctly and land is used efficiently, improving the quality of townscape.
Climate change mitigation	+	+	+	P	The provision of cycle parking facilities will encourage the use of this sustainable transport method, reducing fuel usage.
Climate change vulnerability	+	+	+	P	The provision of cycle parking facilities will encourage the use of bicycles, reducing reliance on the private car.
Soil and water quality	+	+	+	P	Providing the appropriate level of parking will result in land being used efficiently, protecting against the unnecessary loss of soils to concrete for parking in new development.
Biodiversity, geodiversity & habitats	+	+	+	P	Providing the appropriate level of parking will result in land being used efficiently, protecting against the unnecessary loss of garden habitats in new development.
Quality of life	0	0	0	n/a	No significant impact
Economy	0	0	0	n/a	No significant impact
Housing	+	+	+	P	Achieving the appropriate level of parking provision in new development will ensure that buildings are designed to meet the needs of the local community.

Mitigation: None suggested.

COM 10. The Provision of Utilities Service Infrastructure

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	The setting of features of cultural and historic importance will be protected by considering the landscape and townscape impacts of development.
Landscape, townscape & seascape	+	+	+	P	Landscape and townscape interests are protected against the visual impacts of telecommunications equipment.
Climate change mitigation	+	+	+	P	The provision of infrastructure to support superfast broadband will enable more people to work from home, reducing commuting traffic and fuel usage.
Climate change vulnerability	+	+	+	P	The provision of infrastructure to support superfast broadband will enable more people to work from home, reducing reliance of transport.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	0	0	0	n/a	No significant impact
Economy	+	+	+	P	The provision of the necessary utilities service infrastructure, and particularly the support of superfast broadband, will provide the infrastructure to strongly support economic growth.
Housing	+	+	+	P	Permitting development only where the necessary utilities service infrastructure is adequate will result in housing of a higher quality.

Mitigation: None suggested.

COM 11. Renewable Energy Development

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	Features of cultural and historic importance will be protected by considering 'areas of historic interest'. The setting of these features will be protected through the consideration of landscape and townscape impacts.
Landscape, townscape & seascape	+	+	+	P	Landscape and townscape interests are protected against the visual impacts of renewable energy development.
Climate change mitigation	+	+	+	P	This policy is likely to encourage the generation of energy from renewable sources, by permitting only suitable renewable energy development.
Climate change vulnerability	+	+	+	P	The development of renewable energy will result in greater energy self-sufficiency.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	+	+	+	P	The policy states that suitable for the location, and therefore takes into account any habitat and wildlife interests.
Quality of life	+	+	+	P	Residents are protected against issues such as noise, vibration and shadow flicker that may result from renewable energy development and effect human health and well being.
Economy	0	0	0	n/a	No significant impact
Housing	+	+	+	P	The residential amenity is protected against negative issues that may result from renewable energy development.

Mitigation: None suggested.

WEYMOUTH

WEY 1. Weymouth Town Centre Strategy					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	+	+	P	This policy will protect notable landmarks and distinct local character.
Landscape, townscape & seascape	0	+	+	P	Retaining the distinct local character will ensure that landscape and townscape quality is protected.
Climate change mitigation	0	+	+	P	Encourage a pedestrian friendly environment, promoting the use of sustainable transport methods and reducing fuel usage.
Climate change vulnerability	0	++	++	P	Encouraging a pedestrian friendly environment will reduce reliance on the private car. Flood risk will be minimised by avoiding vulnerable uses on ground floors and using flood resilient construction methods.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact.
Quality of life	0	+	+	P	Reduce the co-location of uses that is likely to cause anti-social behaviour and ensuring that the main arrival points into Weymouth are safe.
Economy	0	+	+	P	Encourages a range of independent traders and an active night-time economy.
Housing	0	0	0	n/a	No significant impact.
Mitigation: None suggested.					

WEY 2. Town Centre Core and Commercial Road Area

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	+	+	P	Development will reflect the historic built form of the waterfront.
Landscape, townscape & seascape	0	+	+	P	Development will create an active riverside frontage, protecting townscape qualities.
Climate change mitigation	0	+	+	P	The provision of commercial uses within a central location will decrease the need to travel by car, reducing fuel usage.
Climate change vulnerability	0	0	-	P	The central location of commercial uses will decrease the need to travel by car, reducing reliance upon less sustainable transport. The site is situated within a high risk flood zone, with the occurrence of flooding likely to increase in future.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact.
Quality of life	0	+	+	P	By restricting the development of late night activities, access to a wider range of activities will be improved, including those that occur during the current gap in activities between 5-8pm.
Economy	0	0	0	P	The growth of the late night entertainment industry will be restricted. However, this will enable other industry to develop in this area.
Housing	0	+	+	P	The upper floors of commercial buildings will be used for residential properties.

Mitigation: None required. The adverse impacts associated with flooding will be addressed through policy WEY 1. Furthermore, a masterplan will be produced for this site, as explained in policy WEY 1, which may consider flood mitigation in greater detail.

Whilst the growth of the late night entertainment industry will be restricted as a result of this policy, this is necessary in order to provide access to a wider range of activities, including those that occur during the current gap in activities between 5-8pm.

WEY 3. Station Area and Swannery Car Park

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	+	+	P	Development will create a positive and active frontage.
Climate change mitigation	0	++	++	P	Improving transport connectivity will reduce congestion and decrease fuel usage, improving air quality. The provision of retail facilities within a central location will decrease fuel usage.
Climate change vulnerability	0	-	-	P	The site is situated within a high risk flood zone, reducing vulnerability to the impacts of climate change.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	-	-	-	n/a	The Swannery, a Site of Special Scientific Interest, is located adjacent to the site.
Quality of life	0	+	+	P	Improved access to retail facilities.
Economy	0	+	+	P	A mix of retail and commercial businesses will be developed in this area.
Housing	0	+	+	P	The area will include residential properties.

Mitigation: None suggested. The adverse impacts associated with flooding will be addressed through policy WEY 1. Furthermore, a masterplan will be produced for this site, as explained in policy WEY 1, which may consider flood mitigation in greater detail.

Potentially adverse impacts upon the adjacent national wildlife designation ('The Swannery' Site of Special Scientific Interest), whilst mentioned in policy ENV 2, should be addressed by mentioning this in the preamble.

WEY 4. Custom House Quay and Brewery Waterfront

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	0	+	+	P	Townscape features will be improved through the removal of unnecessary street furniture and signage.
Climate change mitigation	0	+	+	P	The provision of retail facilities within a central location will decrease fuel usage.
Climate change vulnerability	0	0	-	P	The provision of retail facilities within a central location will reduce reliance on less sustainable transport methods. The site is situated within a high risk flood area.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact.
Quality of life	0	+	+	P	The creation of areas for sitting out will encourage outdoor activity, promoting healthy lifestyles.
Economy	0	+	+	P	The existing pub and restaurant, and retail uses, will be retained.
Housing	0	0	0	n/a	No significant impact.

Mitigation: None suggested. The adverse impacts associated with flooding will be addressed through policy WEY 1.

WEY 5. The Esplanade (South)					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	0	0	n/a	No significant impact
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	0	+	+	P	The policy will minimise the co-location problems associated with anti-social behaviour, reducing crime and increasing public safety. Activities that bridge the gap of activity between 6pm and 9pm will be encouraged.
Economy	0	-	-	P	Development that will lead to late night entertainment uses will not be permitted and restrictions will be placed upon the location of potentially un-neighbourly entertainment, reducing the growth of this industry.
Housing	0	0	0	n/a	No significant impact
Mitigation: None suggested. Whilst the growth of late night entertainment industry may be restricted, this is considered necessary in order to support public safety and ensure access to a range of activities.					

WEY 6. Ferry Peninsula					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	+	+	P	Development will not compromise views of the Nothe Fort.
Landscape, townscape & seascape	0	+	+	P	Visual impacts of development upon the Esplanade will be considered.
Climate change mitigation	0	0	0	n/a	No significant impact.
Climate change vulnerability	0	0	-	n/a	This area is within a high risk flood zone.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact.
Quality of life	0	0	-	P	The provision of services and facilities. However, flood issues may prevent access and introduce safety issues.
Economy	+	+	+	P	Redevelopment of this area will include leisure and tourist-related uses. Development will not compromise the continued use of the ferry service, a local job provider.
Housing	0	+	+	P	Complementary uses at the site may include housing.
Mitigation: None required. The adverse impacts associated with flooding will be addressed through policy WEY 1. Furthermore, a masterplan will be produced for this site, as explained in policy WEY 1, which may consider flood mitigation in greater detail.					

WEY 7. Westwey Road and North Quay Area

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	Development will respect the historic buildings of the old High Street.
Landscape, townscape & seascape	0	+	+	P	Development will create an active street and waterfront, enhancing townscape character.
Climate change mitigation	0	+	+	P	The provision of retail facilities within a central location will decrease fuel usage.
Climate change vulnerability	0	+	0	P	The provision of retail facilities within a central location will reduce reliance on less sustainable transport. This area is within a high risk flood area, with the occurrence of flooding likely to increase as a consequence of climate change.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	0	+	+	P	Improved access to retail facilities by sustainable transport modes.
Economy	0	+	+	P	The development of hotel, commercial and small scale retail development will encourage economic growth.
Housing	0	+	+	P	Proposals for redevelopment may include residential properties.

Mitigation: None required. The adverse impacts associated with flooding will be addressed through policy WEY 1. Furthermore, a masterplan will be produced for this site, as explained in policy WEY 1, which may consider flood mitigation in greater detail.

WEY 8. Lodmoor Gateway					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	Only development incorporating high quality design will be permitted, protecting the setting of cultural and historic features.
Landscape, townscape & seascape	+	+	+	P	Only development incorporating high quality design will be permitted, protecting landscape, seascape and townscape interests.
Climate change mitigation	-	--	--	n/a	This site is remote from the main town centre, increasing the need to travel by private car, thereby increasing fuel usage. This is a former landfill site, therefore potentially introducing air quality and contaminated land issues
Climate change vulnerability	-	--	--	n/a	The remote location of this site increases reliance on the private car. This site is at risk of flooding and from coastal erosion.
Soil and water quality	+	+	+	n/a	This is a former landfill site, and therefore there are potential contaminated land issues which may impact upon water or soil quality.
Biodiversity, geodiversity & habitats	-	-	-	n/a	Designated wildlife areas are located in the vicinity of the site (such as Lodmoor Site of Special Scientific Interest).
Quality of life	0	0	0	n/a	The development of tourism and recreational facilities would increase access to these amenities. The risk of flooding and potentially contaminated land would introduce public safety and human health concerns.
Economy	0	+	+	P	The development of tourism and recreational facilities would create job opportunities and promote economic growth.
Housing	0	0	0	n/a	No significant impact.
<p>Mitigation: This site is remotely located from the existing town centre, and is only accessible by less sustainable transport modes. There are also flood risks and coastal erosion issues associated with this site. The policy could mention the impacts upon adjoining designated wildlife areas and address the human health and environmental issues resulting from the contaminated land at the site. The following wording (<i>in italics</i>) may be added to the policy:</p> <p>“The development will be expected to be of a high quality design <i>to minimise vulnerability to flooding</i> and relate positively to the adjoining highway and car parking areas. <i>The development should also address contaminated land issues and avoid significant adverse impacts upon the wildlife designations located in close proximity to the site.</i> A comprehensive approach may be required to ensure that development complies with the aims of the Weymouth Town Centre Strategy.”</p>					

WEY 9. Bincleaves Cove					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	The unique history of the site will be protected.
Landscape, townscape & seascape	+	+	+	P	The world heritage site status will be protected, ensuring that views from the coastal waters are not impacted, protecting landscape and seascape interests.
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	+	+	P	Development will not be permitted if it compromises the nature conservation interest of the surrounding marine area, including the Portland Harbour Shoreline.
Quality of life	0	+	+	P	Any redevelopment of the site would be required to provide community benefits.
Economy	0	+	+	P	Any redevelopment of this site would be required to retain employment opportunities.
Housing	0	0	0	n/a	No significant impact
Mitigation: None suggested					

WEY 10. Land at Markham and Little Francis

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	+	+	P	The design and layout would be required to relate positively with the surrounding areas.
Climate change mitigation	0	+	+	P	Located in close proximity to amenities, services and facilities, with good links to the cycle network and footpaths, encouraging sustainable transport modes and reducing fuel usage.
Climate change vulnerability	0	+	+	P	Located in close proximity to amenities, services and facilities, with good links to the cycle network and footpaths, reducing reliance on less sustainable transport modes.
Soil and water quality	+	+	+	P	Streams through the site will be maintained where practical.
Biodiversity, geodiversity & habitats	+	+	+	P	Rising land to the south of Cockles Lane and the ridge further south will remain undeveloped and be managed as public open space for the long-term benefit of wildlife.
Quality of life	+	+	+	P	The provision of public open space for community use.
Economy	0	+	+	P	The development would provide an element of employment use.
Housing	0	+	+	P	The provision of residential properties.

Mitigation: None suggested.

WEY 11. Land Off Louviers Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	+	+	+	P	Provision for strategic landscaping to soften the edges onto the undeveloped landscaping. Roof heights will be limited relative to crest height.
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	P	Development would result in the loss of habitat. However, wildlife corridors will be provided through the developments connecting to Lorton Valley Nature Park and adjoining areas of open countryside.
Quality of life	0	0	0	n/a	No significant impact
Economy	0	0	0	n/a	No significant impact
Housing	0	+	+	P	The provision of residential properties.
Mitigation: None suggested.					

WEY 12. Land at Wey Valley					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	The impacts upon the conservation area that adjoins the site will be minimised through landscaping.
Landscape, townscape & seascape	+	+	+	P	Landscape planting will be required to minimise the visual impacts of the development.
Climate change mitigation	0	+	+	P	A network of road and cycle paths through the site will be required, encouraging sustainable transport methods and reducing fuel usage.
Climate change vulnerability	0	+	+	P	The network of road and cycle paths through the site will reduce reliance on less sustainable transport modes.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	0	+	+	P	Connections to the road network would ensure that the development is well integrated with the transport network, providing access to services and facilities.
Economy	0	+	+	P	The development would provide an element of employment use.
Housing	0	+	++	P	Potential to deliver approximately 500 new residential properties in a phased approach.
Mitigation: None suggested.					

WEY 13. Land at the Old Rectory, Lorton Lane

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	Development must preserve the character of the Conservation Area and the setting of the Old Rectory.
Landscape, townscape & seascape	+	+	+	p	Enhancing the setting of listed buildings and the Conservation Area is likely to have positive landscape and townscape impacts.
Climate change mitigation	0	0	0	n/a	No significant impact.
Climate change vulnerability	0	0	0	n/a	No significant impact.
Soil and water quality	0	0	0	n/a	Loss of agricultural land is considered to be minor in this instance.
Biodiversity, geodiversity & habitats	0	0	0	P	Whilst this development will result in the loss of habitat, existing trees and hedgerows will be retained and enhanced and the wildlife corridor function of the site maintained and enhanced.
Quality of life	0	0	0	n/a	No significant impact.
Economy	0	0	0	n/a	No significant impact.
Housing	+	+	+	P	Provision of residential properties.

Mitigation: None suggested.

WEY 14. Land to the South of Lorton Lane

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	The setting of the nearby historic and cultural features will be preserved through maintaining vegetative screening.
Landscape, townscape & seascape	+	+	+	P	Existing trees and hedgerows will be maintained to preserve the character of the site.
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	+	+	+	P	Whilst development would result in the loss of habitat, the existing trees and hedgerows, which are considered the most important ecological features and the wildlife corridor function will be preserved.
Quality of life	0	0	0	n/a	No significant impact
Economy	0	0	0	n/a	No significant impact
Housing	+	+	+	P	Provision of residential properties.

Mitigation: None suggested.

WEY 15. Bowleaze Cove					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	+	+	P	Any proposals must not be intrusive on the coastal landscape.
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	-	-	-	P	Part of the cove is within a high risk flood zone.
Soil and water quality	-	-	-	P	A river runs into the cove, which may require protection.
Biodiversity, geodiversity & habitats	--	--	--	P	International wildlife designations and sites of geological interest are located within the bay.
Quality of life	+	+	+	P	Increased access to leisure facilities.
Economy	+	+	+	P	The provision of land for development by those in the tourism industry.
Housing	0	0	0	n/a	No significant impact
<p>Mitigation: The adverse impacts associated with flooding will be addressed through policy WEY 1.</p> <p>Whilst the preamble to the policy mentions the areas of nature conservation and geological importance, the actual policy itself may include wording that ensures that these key issues are fully addressed, since an internationally designated site is located in close proximity to the site and areas of geological interest are acceptable. It is suggested that the policy is amended in the following way (additional text in <i>italics</i>):</p> <p>“Development at Bowleaze Cove will be restricted to tourist and leisure related development. <i>The development will must avoid unacceptable impacts upon the international wildlife designations and sites of geological interest.</i>”</p>					

WEY 16. Land at Tumbledown Farm					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	+	+	P	Development would be required to maintain the landscape interests of the site.
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	+	+	P	The provision of land for allotments and community food schemes will increase community self-sufficiency in terms of food supply.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	+	+	+	P	Development would be required to maintain the nature conservation interests of the site, part of which is designated a Site of Special Scientific Interest.
Quality of life	0	+	+	P	This allocation would improve access to allotments.
Economy	0	0	0	n/a	No significant impact
Housing	0	0	0	n/a	No significant impact
Mitigation: None suggested.					

WEY 17. Lorton Valley Nature Park					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	This allocation will promote the management of heritage interest.
Landscape, townscape & seascape	+	+	+	P	The provision of green infrastructure will preserve landscape quality.
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	++	++	++	P	The extension of the Lorton Valley Nature Park will ensure the protection of important habitats and species and link a series of designated wildlife areas, creating a wildlife corridor.
Quality of life	++	++	++	P	Improved access to the countryside for the residents of this area, and the opportunity for volunteer and community involvement.
Economy	0	0	0	n/a	No significant impact
Housing	0	0	0	n/a	No significant impact
Mitigation: None suggested.					

PORTLAND

PORT 1. Portland Port					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	-	-	-	P	No consideration is given towards to the historic quality of the area, which is believed to include historic military features.
Landscape, townscape & seascape	-	-	-	P	Local landscape issues and the heritage coastline status are not taken into consideration.
Climate change mitigation	0	0	0	n/a	No significant impact.
Climate change vulnerability	0	0	0	n/a	No significant impact.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	-	-	-	P	The policy does not provide protection to the designated areas of conservation interest at or near to the site, including European protected sites, in addition to local and national wildlife designations.
Quality of life	0	0	0	n/a	No significant impact.
Economy	0	+	+	P	This policy will safeguard land for port operational uses, improving access to employment opportunities and encouraging the economic growth within this area.
Housing	0	0	0	n/a	No significant impact.
<p>Mitigation: This policy should address the potential landscape and biodiversity impacts, by including the following text (<i>in italics</i>) to the policy:</p> <p><i>“Land within Port jurisdiction will be safeguarded for potential port operational and ancillary uses. Proposals for these areas must be sensitive to the areas of historic importance, the local landscape interest and the heritage coastline status of this coastline. Any development or activities must avoid significant adverse impact upon international wildlife designations”.</i></p> <p>Also, the development boundaries for Portland Port presented in the Local Plan should be amended to preclude European and Ramsar sites from development.</p>					

PORT 2. Osprey Quay					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	0	0	n/a	No significant impact
Climate change mitigation	0	+	+	P	This site will be accessible by sustainable transport modes, decreasing energy usage.
Climate change vulnerability	0	0	0	P	This site will be accessible by sustainable transport modes, reducing reliance on less sustainable transport modes. Flood risk may be an issue, due to the coastal location of the development.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	0	+	+	P	This development would include the provision of leisure related uses which may be accessed by sustainable transport modes.
Economy	0	+	+	P	This key employment site will provide job opportunities.
Housing	0	+	+	P	Land will be allocated for housing.
Mitigation: None suggested.					

PORT 3. Former Hardy Complex					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	0	0	0	n/a	No significant impact.
Climate change mitigation	0	0	+	P	Development would allow the possibility of the Castletown Link Road to be built in future, which will reduce congestion and improve air quality.
Climate change vulnerability	0	0	0	n/a	No significant impact.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact.
Quality of life	0	0	+	P	Development would allow the possibility of the Castletown Link Road, which will improve access to services and facilities.
Economy	0	0	0	n/a	No significant impact.
Housing	0	+	+	P	Site may provide 384 new homes.
Mitigation: None suggested.					

PORT 4. Portland Quarries Nature Park

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	T	The policy protects the quarries on Portland, which are considered culturally important sites.
Landscape, townscape & seascape	0	0	0	n/a	No significant impact.
Climate change mitigation	0	+	+	T	The provision of footlink paths between the nature conservation areas in Weymouth and the Portland Quarries Nature Park improves access by sustainable transport modes, reducing fuel usage.
Climate change vulnerability	0	+	+	T	The footlink paths between the nature conservation areas in Weymouth and the Portland Quarries Nature Park improves access by sustainable transport modes, reducing reliance on less sustainable transport modes.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	+	+	+	T	The management of conservation interests will provide protection to habitats and species.
Quality of life	0	++	++	T	Enhancement of public access to areas of nature conservation, and increased opportunities for community involvement within the Nature Park. Footlink paths improve access to nature areas by sustainable means.
Economy	0	+	+	T	The promotion of tourism in the area is likely to increase the number of visitors, providing a boost to the local economy.
Housing	0	0	0	n/a	No significant impact.

Mitigation: None suggested.

LITTLEMOOR

LITT 1. Littlemoor Urban Extension					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	+	+	P	The development would be designed so as to provide positive enhancement of the AONB.
Climate change mitigation	0	+	++	P	The use of renewable energy technologies (district heating networks) will be investigated, and if practical, will be made a requirement of the development.
Climate change vulnerability	0	+	++	P	The use of renewable energy to heat the development would increase energy self-sufficiency in the long term.
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	+	++	++	P	Development should incorporate green corridors and ensure a net gain in biodiversity.
Quality of life	0	+	+	P	Community infrastructure (including a local service centre, public open space and a new school) would be provided.
Economy	0	++	++	P	17ha of employment land will be provided.
Housing	0	++	++	P	The production of 500 new homes.
Mitigation: None suggested.					

LITT 2. Land at Icen and Weyside Farms

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	++	++	P	Development would be in accordance with an agreed landscape and design strategy. Development will not be of such a height or design to be visually intrusive in the Dorset AONB, and should create a positive image when viewed.
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	-	-	-	P	Potential loss of productive agricultural land, which will decrease resilience to climate change.
Soil and water quality	-	-	-	P	Potential loss of productive agricultural soils.
Biodiversity, geodiversity & habitats	-	-	-	P	Potential loss of farmland habitat and biodiversity.
Quality of life	0	0	0	n/a	No significant impact
Economy	0	+	+	P	Development would provide employment opportunities and further economic benefits to the area.
Housing	0	0	0	n/a	No significant impact

Mitigation: None required. Although this development is likely to result in the loss of farmland habitat, the allocation is considered unlikely to significantly impact upon climate change vulnerability and biodiversity as the neighbouring land is likely to provide habitat and the sites are not designated areas of wildlife interest.

CHICKERELL

CHIC 1. Land at Putton Lane					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	0	0	0	n/a	No significant impact.
Climate change mitigation	0	+	++	P	The provision of allotments will enable food to be grown locally, reducing the energy required to import food from elsewhere.
Climate change vulnerability	0	+	++	P	The provision of allotments will enable food to be grown locally, improving resilience to climate change.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	-	-	-	P	The development of this greenfield site would result in the loss of habitats and biodiversity.
Quality of life	0	+	+	P	Development will include community facilities.
Economy	0	+	+	P	Development will include land for employment use.
Housing	0	+	+	P	Includes the provision of residential development.
Mitigation: None suggested. Although this development is likely to result in the loss of habitat, development is unlikely to significantly impact upon biodiversity.					

CHIC 2. Chickerell Urban Extension					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	0	+	+	P	Planting will reduce impact of development upon longer views, providing landscape benefits.
Climate change mitigation	0	+	+	P	The new/improved facilities will be located centrally, and development will provide improved pedestrian and cycle links, and the potential for bus routes, encouraging sustainable transport and reducing fuel usage.
Climate change vulnerability	0	0	0	P	The provision of pedestrian and cycle links, and the potential for bus routes will reduce reliance on less sustainable transport modes. However, this development is likely to result in the loss of productive agricultural land.
Soil and water quality	0	0	0	P	Waterways and ponds will be retained wherever possible, protecting water quality. However, this development is likely to result in the loss of productive agricultural land.
Biodiversity, geodiversity & habitats	+	+	+	P	Whilst the development of greenfield sites will result in the loss of habitats and biodiversity, the development will include a network of green spaces that will link with the countryside.
Quality of life	0	+	+	P	New or improved community facilities will be delivered by this site.
Economy	0	+	+	P	Small scale employment uses will be provided at the site.
Housing	0	++	++	P	The delivery of approximately 850 new homes.
Mitigation: None suggested. Whilst development at this site would inevitably result in the loss of agricultural land, the development would also include provision of a network of green open spaces which will minimise the irreversible loss of soil quality and productive agricultural land.					

CHIC 3. Land Off Rashley Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	0	0	0	n/a	No significant impact.
Climate change mitigation	0	0	0	n/a	No significant impact.
Climate change vulnerability	0	0	0	n/a	No significant impact.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	P	The loss of open space will be replaced, providing a habitat for local wildlife and compensating for this loss.
Quality of life	0	0	0	P	Whilst the school and the playing fields will be lost, it will be replaced by a new school nearby.
Economy	0	0	0	n/a	No significant impact.
Housing	0	+	+	P	This land will provide housing.
Mitigation: None suggested.					

DORCHESTER

DOR 1. Poundbury Mixed Use Development

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	P	The Poundbury Development Brief, to which this policy refers, provides satisfactory mitigation against the loss of historic and cultural features, and protects the setting of nearby historic and cultural features.
Landscape, townscape & seascape	0	0	0	P	The Poundbury Development Brief, to which this policy refers, provides satisfactory mitigation against landscape impacts.
Climate change mitigation	0	+	+	P	Pedestrian and cycle links with Central Dorchester will reduce the need for transport by unsustainable means, reducing fuel usage and improving air quality.
Climate change vulnerability	0	0	0	P	Pedestrian and cycle links with Central Dorchester will reduce reliance on less sustainable transport modes. This development will result in the loss of productive agricultural land.
Soil and water quality	-	-	-	P	This development will result in the loss of productive agricultural land.
Biodiversity, geodiversity & habitats	0	0	0	P	Whilst this development will result in loss of habitat and increased recreational pressures, the Poundbury Development Brief will provide management for the environmentally sensitive areas as mitigation.
Quality of life	0	++	++	P	The development will provide essential services, including a school, and community, leisure and recreational facilities.
Economy	0	++	++	P	The provision of non-residential development,
Housing	0	++	++	P	The provision of approximately 1,200 new homes (including affordable housing).

Mitigation: None suggested. Development at this site will inevitably result in the loss of agricultural land. However, the development includes provision of green spaces (as outlined in the Poundbury Development Brief) which will minimise the irreversible loss of soil quality and productive agricultural land.

DOR 2. Poundbury Parkway Farm Business Site Extension

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	+	+	P	The setting of historic and cultural features will be protected by minimising landscape impacts.
Landscape, townscape & seascape	0	+	+	P	The policy includes landscaping to reduce the impact upon landscaping and satisfactory design, mitigating against potential landscape and townscape impacts.
Climate change mitigation	0	+	+	P	This employment allocation is provided close to existing settlement, reducing the need to travel by unsustainable means and decreasing fuel usage and greenhouse gas emissions.
Climate change vulnerability	0	+	+	P	The development will involve the loss of productive agricultural land. This employment allocation is provided close to existing settlement, reducing reliance upon less sustainable transport modes.
Soil and water quality	-	-	-	P	The development will involve the loss of productive agricultural land.
Biodiversity, geodiversity & habitats	-	-	-	P	This allocation results in the loss of habitats and biodiversity.
Quality of life	0	0	0	n/a	No significant impact.
Economy	0	+	+	P	The provision of land for employment use, and the infrastructure for economic growth.
Housing	0	0	0	n/a	No significant impact.

Mitigation: None suggested. Although this development is likely to result in the loss of habitat, the allocation is unlikely to significantly impact upon biodiversity as the development is of a small scale and the development area is not a designated site of conservation interest. The loss of agricultural land is considered to be minor in this instance.

DOR 3. Dorchester Roman Town Area

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	++	++	++	P	This option will conserve cultural and historic assets, which has associated townscape benefits.
Landscape, townscape & seascape	+	+	+	P	The preservation of historic buildings is likely to improve townscape quality.
Climate change mitigation	0	0	0	n/a	No significant impact.
Climate change vulnerability	0	0	0	n/a	No significant impact.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact.
Quality of life	0	0	0	n/a	No significant impact.
Economy	-	-	-	P	This policy may restrict economic growth in this area of the town centre.
Housing	0	0	0	n/a	No significant impact.

Mitigation: None suggested. Whilst the economic growth of this area of the town centre may be restricted, alternative areas for town centre growth are allocated in other policies.

DOR 4. Charles Street					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	0	0	0	n/a	No significant impact.
Climate change mitigation	0	0	0	P	Providing car parking spaces encourages transport by non-sustainable modes, therefore potentially increasing greenhouse gas emissions. However, pedestrian links will be improved by the development, encouraging walking.
Climate change vulnerability	0	0	0	P	Providing car parking spaces encourages transport by non-sustainable modes, increasing reliance on less sustainable transport modes. Improved pedestrian links, however, will encourage walking.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact.
Quality of life	0	++	++	P	Improves access to essential services (educational services in the form of an adult learning centre) and recreational facilities in a sustainable location.
Economy	0	++	++	P	Economic growth is likely through the provision of retail and further encouraged through the creation of infrastructure.
Housing	0	+	+	P	Includes the provision of some affordable housing.
Mitigation: None required.					

DOR 5. Future Town Centre Expansion

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	0	0	0	n/a	No significant impact.
Climate change mitigation	0	+	+	P	The extension of town centre locations, as opposed to out of town areas, allows access by sustainable modes of transport, reducing greenhouse gas emissions from transport sources.
Climate change vulnerability	0	+	+	P	The extension of town centre locations, as opposed to out of town areas, allows access by sustainable modes of transport, reducing reliance on the motor car.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact.
Quality of life	0	+	+	P	Access to essential services and community facilities will be improved by sustainable transport modes.
Economy	0	++	++	P	This option will promote economic growth and the provision of associated infrastructure, through the provision of significant amounts of retail facilities.
Housing	0	0	0	n/a	No significant impact.

Mitigation: None suggested.

DOR 6. Weymouth Avenue Brewery Site

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	+	+	n/a	It is believed that the development brief for this site will provide adequate mitigation against the potential impacts on the listed buildings at the site.
Landscape, townscape & seascape	0	+	+	n/a	It is believed that the development brief for this site will provide adequate mitigation against the potential impacts on landscape interests at the site.
Climate change mitigation	0	+	+	P	This site has a transport interchange facility, reducing fuel usage by encouraging sustainable methods of transport.
Climate change vulnerability	0	+	+	P	This site has a transport interchange facility, reducing reliance on the private car by encouraging sustainable methods of transport.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact.
Quality of life	0	+	+	P	This site would improve access to essential services, and recreational and community facilities
Economy	0	+	+	P	This allocation would provide business facilities, which are likely to facilitate access to employment and the infrastructure for economic growth.
Housing	0	+	+	P	The provision of residential properties.

Mitigation: None suggested.

DOR 7. Red Cow Farm					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	0	0	0	n/a	No significant impact.
Climate change mitigation	0	0	0	n/a	No significant impact.
Climate change vulnerability	0	0	0	n/a	No significant impact.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	-	-	-	P	The allocation would result in the loss of habitat.
Quality of life	0	0	0	n/a	No significant impact.
Economy	0	+	+	P	The development of six industrial units for employment purposes.
Housing	0	+	+	P	The provision of residential properties.
Mitigation: None suggested. Although this development is likely to result in the loss of habitat, the allocation is unlikely to significantly impact upon biodiversity as the development is of a small scale and the development area is not a designated site of wildlife conservation interest.					

DOR 8. Land South of St Georges Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	++	++	++	P	A landscape strategy will be required to ensure that there is no adverse impact upon landscape features.
Climate change mitigation	+	+	+	P	The retention of footpaths would improve accessibility by sustainable modes of transport, reducing carbon emissions associated with transport.
Climate change vulnerability	0	+	+	P	The retention of footpaths would improve accessibility by sustainable modes of transport, reducing reliance on the motor car.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	-	-	-	P	The allocation may result in the loss of habitat.
Quality of life	0	0	0	n/a	No significant impact.
Economy	0	+	+	P	This land is allocated partly for employment use.
Housing	0	+	+	P	The provision of 54 new homes.

Mitigation: None suggested. Although this development is likely to result in the loss of habitat, the allocation is unlikely to significantly impact upon biodiversity as the development is of a small scale and the development area is not a designated site of conservation interest.

DOR 9. Land Off Allington Avenue					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	+	+	+	P	Any new development would be required to mitigate adverse landscape impacts.
Climate change mitigation	0	0	0	n/a	No significant impact.
Climate change vulnerability	0	0	0	n/a	No significant impact.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	P	The development of this site may result in the loss of habitat. However, this area is not considered a sensitive wildlife area, and the woodland belt either side of the bypass and dense vegetation along the site boundaries will be retained.
Quality of life	0	0	0	n/a	No significant impact.
Economy	0	0	0	n/a	No significant impact.
Housing	0	+	+	P	The provision of residential properties.
Mitigation: None suggested.					

DOR 10. Dorchester Transport and Environment Plan

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	+	+	P	The historic fabric of the town is a key consideration in the development of the transport plan.
Landscape, townscape & seascape	0	0	0	P	The protection of historic development is likely to impact positively upon townscape quality. The park and ride site is located within the AONB.
Climate change mitigation	0	++	++	P	Reduced traffic and congestion, and the provision of a pedestrian/cycle network will decrease fuel usage and greenhouse gas emissions, and resolving issues regarding air quality in Dorchester town centre.
Climate change vulnerability	0	++	++	P	The provision of a pedestrian/cycle network will reduce reliance on less sustainable transport modes.
Soil and water quality	0	--	--	P	The new park and ride site would result in the loss of productive agricultural land. The northern area of the site may be susceptible to flooding.
Biodiversity, geodiversity & habitats	0	-	-	P	The new park and ride site would result in the loss of habitat.
Quality of life	0	+	+	P	A more efficient travel infrastructure will improve access to services and facilities.
Economy	0	+	+	P	Reduced congestion is likely to provide an infrastructure that is more conducive to encourage economic growth.
Housing	0	0	0	n/a	No significant impact.

Mitigation: None suggested. The Dorchester Transport and Environment Plan will be delivered over the period of the plan. Although this development is likely to result in the loss of habitats and productive agricultural land, the management of transport and provision of transport infrastructure is considered essential. Overall the environmental benefits of this scheme are likely to greatly outweigh the adverse impacts of the loss of the land in question. Whilst the finer details of the scheme are presented in the Dorchester Transport and Environment Plan report, the preamble to the policy should highlight the landscape, flooding and ecological (loss of habitat) issues associated with the site.

DOR 11. Land Around Dorchester					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	?	?	?	P	Impact not yet known.
Landscape, townscape & seascape	?	?	?	P	Impact not yet known.
Climate change mitigation	?	?	?	P	Impact not yet known.
Climate change vulnerability	?	?	?	P	Impact not yet known.
Soil and water quality	?	?	?	P	Impact not yet known.
Biodiversity, geodiversity & habitats	?	?	?	P	Impact not yet known.
Quality of life	0	-	-	P	Urban expansion may result in issues regarding accessibility to services and facilities by sustainable means.
Economy	0	+	+	P	Additional employment opportunities will result from the development of land for employment purposes.
Housing	0	+	+	P	The provision of new housing.
Mitigation: None suggested. The environmental impacts of the urban expansion cannot be fully assessed at this stage, as the location of the potential urban extension remains unknown. However, the environmental impacts of the proposed development will be fully assessed if and when land is identified for development.					

CROSSWAYS

CRS 1. Land at Crossways					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	Important local buildings and landmarks will be protected against the adverse impacts of development.
Landscape, townscape & seascape	0	+	+	P	Local character will be enhanced by the development, improving townscape quality.
Climate change mitigation	0	+	+	P	The links to the train station will reduce the need for travel by less sustainable transport modes, reducing fuel usage.
Climate change vulnerability	0	+	+	P	The links to the train station will reduce reliance on less sustainable transport modes.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	P	The loss of habitats through development will be balanced by the provision of large scale alternative greenspace, providing new habitats and reducing pressure upon European designated areas to the south of the site.
Quality of life	0	++	++	P	The large scale alternative greenspace will improve access to recreational facilities, and appropriate community infrastructure will be provided with the development.
Economy	0	++	++	P	Approximately 7.2ha of land reserved for employment uses, with key infrastructure for economic growth also provided.
Housing	0	++	++	P	The provision of 1,200 to 1,500 new homes.
Mitigation: None suggested. The landscape impacts highlighted here will be considered at the masterplanning stage. It is recommended that the masterplan also includes provision for cycle links in addition to road links, in order to encourage sustainable travel.					

BRIDPORT

BRID 1. Land at Vearse Farm						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Historic & cultural features	+	+	+		P	The masterplan for the site will consider and preserve local character, including the local conservation areas.
Landscape, townscape & seascape	+	+	+		P	The site is situated within the AONB. However, strategic planting (in advance to construction) will reduce landscape impacts.
Climate change mitigation	+	+	+		P	The provision of cycle/pedestrian networks reduces the use of the car and therefore decreases fuel usage.
Climate change vulnerability	0	0	0		P	The floodplain of the local river will be kept free of development, improving flood resilience. The great loss of farmland would reduce local self-sufficiency. Providing cycle/pedestrian networks reduce reliance on the car.
Soil and water quality	-	-	-		P	The development of this site will result in the loss of productive farmland.
Biodiversity, geodiversity & habitats	0	0	0		P	Whilst the development would result in the loss of habitat, the land to the south of the site will remain undeveloped and managed for the benefit of local wildlife. Existing hedgerows will also be retained.
Quality of life	0	+	+		P	Community infrastructure will be provided with the development, increasing access to these services and facilities.
Economy	0	++	++		P	Approximately 4ha of land provided for employment uses (with affordable community led business provided also) and key infrastructure for economic growth.
Housing	0	++	++		P	The provision of 1,200 to 1,500 new homes.
<p>Mitigation: This policy could require the developer to consider options to minimise the irreversible loss of soil quality and productive agricultural land as a result of the development by providing a community farm at the site. The following wording (<i>in italics</i>) could be added to the policy:</p> <p>(vi) The development will be guided by a masterplan (...) It should ensure that:</p> <p>- <i>“The development provides a community farm to minimise the irreversible loss of soil quality and productive agricultural land wherever possible.”</i></p>						

BRID 2. Land Off Skilling Hill Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	+	+	+	P	The site is situated within the AONB.
Climate change mitigation	0	+	+	P	The site is centrally located and therefore may be accessed by sustainable transport modes, reducing fuel usage.
Climate change vulnerability	0	0	-	P	The site is centrally located and therefore may be accessed by sustainable transport modes, reducing reliance upon private vehicles. The site is located within a high risk flood zone.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact.
Quality of life	0	0	0	P	Retention of essential education services and recreational playing fields. Historic landfill located approximately 250m from the site, with potential impacts upon human health.
Economy	0	+	+	P	Retaining the school will improve access to training and educational facilities.
Housing	0	+	+	P	The provision of housing.
<p>Mitigation: None suggested. The Sustainability Appraisal identified a historic landfill approximately 250m from the land allocation at Skilling Hill Road (BRID 2). Whilst the land allocation is located at a relatively large distance from the historic landfill, site specific conditions (such as geological conditions, and the nature of the material housed in the former landfill) play a key role in determining whether there is likely to be a significant risk or not. Furthermore, there have been no recorded instances of ground gas causing any issues upon the human receptors and the natural environment at this site, and therefore this risk is not considered significant.</p>					

BRID 3. Land to the East of Brady Vet Centre, Off Jessops Avenue

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	The site is situated in close proximity to a conservation area. The protection of landscape and visual impacts will mean that the interests of the conservation area are protected.
Landscape, townscape & seascape	+	+	+	P	The development will require a positive active frontage onto the adjacent roads, and planting will be used on the boundary with the river meadow area to minimise visual impacts.
Climate change mitigation	0	+	+	P	The site is well located in terms of pedestrian access to the town centre, reducing fuel usage.
Climate change vulnerability	0	+	0	P	The site is well located in terms of pedestrian access to the town centre, reducing reliance on less sustainable transport modes. The site is adjacent to the floodplain, which may reduce long term resilience to flooding.
Soil and water quality	0	0	0	n/a	Whilst the site is situated relatively closely to the water course. However, significant impacts upon water quality are unlikely.
Biodiversity, geodiversity & habitats	0	0	0	n/a	May result in the loss of habitat, the mature beech trees at the site, considered the most important feature onsite in terms of ecology, will be retained.
Quality of life	0	+	+	P	Enables access to town centre services and facilities by sustainable transport modes.
Economy	0	0	0	n/a	No significant impact.
Housing	0	+	+	P	The provision of new homes.

Mitigation: None suggested.

BRID 4. Future Town Centre Expansion

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	The site is situated in close proximity to the listed buildings and a conservation area. The setting of these cultural and historic features will be preserved by creating active frontages onto public areas.
Landscape, townscape & seascape	+	+	+	P	Whilst this site is located within the AONB, the policy requires development to create active frontages onto public areas.
Climate change mitigation	0	0	0	P	Retaining the number of car parking spaces encourages less sustainable transport. The central location of the town centre retail and the potential for a community transport hub will be preserved, reducing emissions.
Climate change vulnerability	0	0	-	P	Retaining the number of car parking spaces increases reliance on less sustainable transport modes, but preserving the community transport hub reduces reliance. Both sites are within flood risk areas.
Soil and water quality	-	-	-	P	The coach station site is located close to the river. Additional pressures upon river quality may occur due to development
Biodiversity, geodiversity & habitats	-	-	-	P	Possible additional pressures upon the local river habitat and its species, which include otters, a protected species under European law, due to the use of the coach station site for retail purposes.
Quality of life	0	0	0	P	The provision of retail facilities in a central location, which is accessible by sustainable transport modes. However, the risk of flooding reduces public safety and human health.
Economy	0	+	+	P	The economic expansion of the town centre through the provision of buildings for retail purposes.
Housing	0	0	0	n/a	No significant impact.

Mitigation: There are potential direct and cumulative impacts (with policy BRID 4) associated with flooding and wildlife designations at this site. The policy may ensure that development does not impact adversely upon the quality of habitat of the adjacent river, therefore protecting species such as the otter (a species protected by European law). This site is located within a medium to low flood risk area. With flood events likely to increase in future, the impacts of these events may be minimised by managing the nature of this development. Consideration may also be given in future towards creating a transport plan for Bridport, which reduces the emission of greenhouse gases and reliance on private vehicles. The preamble to this policy should highlight the flood issues and potential impacts upon protected wildlife species.

BRID 5. St Michael's Trading Estate					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	++	++	++	P	New development will retain and restore historic buildings at the site, and respect the character of the conservation area.
Landscape, townscape & seascape	+	+	+	P	The site is located within the AONB. However, the character of the conservation areas will be respected, protecting townscape interests.
Climate change mitigation	0	+	+	P	The site is centrally located, reducing the fuel required to access these services and facilities.
Climate change vulnerability	0	0	0	P	The site is centrally located, reducing reliance on less sustainable transport. However, the site is located within a low to medium risk flood zone.
Soil and water quality	-	-	-	P	The site is located close to the river, potentially adversely impacting upon habitats and species.
Biodiversity, geodiversity & habitats	-	-	-	P	Possible additional pressures upon the local river habitat and its species, which includes protected species such as the otter and water vole, due to the use of the coach station site for retail purposes.
Quality of life	0	+	+	P	Increased access to recreational facilities in the form of a riverside walk.
Economy	0	+	+	P	The employment opportunities at the site will be retained.
Housing	0	+	+	P	The provision of housing.
<p>Mitigation: There are potential direct and cumulative impacts (with policy BRID 4) associated with flooding and wildlife designations at this site. The trading estate is located within medium to low flood risk area. With flood risk event likely to increase in future, defences against flooding should be provided with this development. To ensure that the development does not adversely impact upon the quality of habitat of the adjacent river or substantially increase recreational pressure upon this habitat or species which include the Otter (a European protected species) and the Water Vole (a UK protected species), the following wording (<i>in italics</i>) should be included to the policy:</p> <p>St. Michael's Trading Estate is designated for a comprehensive mixed-use development, subject to:</p> <ul style="list-style-type: none"> - <i>“avoiding unacceptable impacts upon protected wildlife species and their habitats”</i> - <i>“adequately managing the flood risk from the adjacent watercourse”</i> 					

BRID 6. Broomhills Waste Management Site

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	-	-	-	P	The potential landscaping issues associated with the site, which is located within the AONB, are not addressed through this policy.
Climate change mitigation	0	0	0	P	The provision of this site would enable more sustainable waste management, through improved recycling. However, access issues may cause congestion, leading to increased fuel usage and air quality issues.
Climate change vulnerability	0	0	-	P	A stream runs through the site, which may cause future flooding issues.
Soil and water quality	0	0	0	P	Potential pollution issues are likely to be mitigated through site management and legislative compliance. The facility may result in reduced landfilling in future, improving soil quality. A river runs through the site.
Biodiversity, geodiversity & habitats	--	--	--	P	This site will result in the loss of habitat including Broomhills Meadow, a designated Site of Nature Conservation Interest.
Quality of life	0	0	0	n/a	No significant impact.
Economy	0	0	0	n/a	No significant impact.
Housing	0	0	0	n/a	No significant impact.

Mitigation: The preamble to the policy mentions the landscape mitigation that would be required with this development. The preamble should also mention that the impact of development upon sensitive wildlife areas, including those that have been designated for ecological importance, should be minimised.

BEAMINSTER

BEAM 1. Land to the North of Broadwindsor Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	+	+	+	P	Structural woodland planting and the retention of trees and hedges will protect landscape interests and the AONB. Development should create a positive frontage on the road, protecting townscape interests.
Climate change mitigation	0	+	+	P	The provision of pedestrian routes into the town centre will reduce the need to use less sustainable transport modes, reducing fuel usage.
Climate change vulnerability	0	0	0	P	The provision of pedestrian routes into the town centre will reduce reliance on less sustainable transport modes. Development will result in the loss of agricultural land.
Soil and water quality	-	-	--	P	Development will result in the loss of agricultural land. There are currently no flood risks associated with the river channel adjacent to the site, however in future this may become an issue.
Biodiversity, geodiversity & habitats	0	0	0	P	Whilst this development will result in the loss of habitat, structural woodland planting will create new habitat. Furthermore, trees and hedges will be retained.
Quality of life	0	0	0	n/a	No significant impact.
Economy	0	+	+	P	The provision of 0.5ha of employment land.
Housing	0	+	+	P	The provision of 140 new homes.
<p>Mitigation: None suggested. The loss of farmland is unlikely to significantly reduce the ability of the community to grow food locally, as the surrounding areas provide large tracts of productive farmland, and the development itself includes some green spaces which will prevent the permanent loss of soil quality on the productive agricultural areas at the site.</p> <p>Whilst the River Tweed, located adjacent to the site, does not currently flood, there may be issues in future. The preamble to the policy may highlight this, and require new development to take potential future flood risk into account in its design and layout.</p>					

BEAM 2. Land Off Hollymoor Lane					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	0	0	0	P	The site is located within the AONB. However, hedgerows will be retained, mitigating any significant adverse landscape impacts.
Climate change mitigation	0	+	+	P	The traffic management package will reduce traffic congestion, reducing fuel usage.
Climate change vulnerability	0	0	0	n/a	No significant impact.
Soil and water quality	0	0	0	P	Whilst the development will occur adjacent to a stream, the riverside vegetation will be retained and enhanced, providing a buffer between the development and the watercourse.
Biodiversity, geodiversity & habitats	+	+	+	P	Whilst the development will result in the loss of habitat, the existing hedgerows, hedgebanks and streamside flora will be retained and enhanced by the new development, and public open space will be provided with the development.
Quality of life	0	+	+	P	The provision of public open space, and improved access through the traffic management package which will reduce traffic congestion.
Economy	0	0	0	n/a	No significant impact.
Housing	0	+	+	P	The provision of 70 new homes.
Mitigation: None suggested					

BEAM 3. Land at Lane End Farm					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	0	0	0	P	The site is located within the AONB. However, hedgerows will be retained, mitigating any significant adverse landscape impacts.
Climate change mitigation	0	+	+	P	The development will provide a footway link, allowing access to the town centre from the development, and reducing the use of unsustainable transport and fuel usage, despite the remote location of this site.
Climate change vulnerability	0	0	0	P	The development will provide a footway link, reducing reliance on the motor car. Development may result in the loss of agricultural land.
Soil and water quality	-	-	-	P	The loss of agricultural land due to development.
Biodiversity, geodiversity & habitats	+	+	+	P	Whilst the development is likely to result in the loss of habitat, the development should retain and enhance the existing hedgerows, hedgebanks and streamside vegetation.
Quality of life	0	0	0	n/a	No significant impact.
Economy	0	+	+	P	The provision of employment opportunities.
Housing	0	0	0	n/a	No significant impact.
Mitigation: None required.					

LYME REGIS

LYME 1. Land at Woodberry Down					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	+	+	+	P	Development will require advance tree and hedge planting to screen the site, and existing trees will be retained, protecting the quality of the AONB.
Climate change mitigation	0	+	+	P	The provision of a cycle and pedestrian only footpath will enable the use of sustainable transport modes, reducing fuel usage.
Climate change vulnerability	0	+	+	P	The provision of a cycle and pedestrian only footpath will encourage the use of sustainable transport modes, reducing reliance upon less sustainable transport modes.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	-	-	-	P	The loss of potentially important downland habitat.
Quality of life	0	0	-	P	The retention of existing employment will ensure access to the Educational Holiday Facility is retained for the duration of the plan. Development would result in the permanent loss of playing fields.
Economy	0	+	+	P	The retention of existing employment uses at the site.
Housing	0	+	+	P	The provision of new homes.
<p>Mitigation: Should the playing fields at the site be lost to development, options to replace these facilities should be considered (if it is decided that they are a valuable asset to the community) by including the following text as section (iii) of the policy:</p> <p><i>“(iii) Should the development result in the loss of playing fields, a replacement of equal or better quality should be provided in a suitable location, unless it can be demonstrated that the open space is surplus to requirements.”</i></p> <p>In order to mitigate the potential loss of downland habitat, this issue should be mentioned in the preamble to the policy or the following text added as section (iv) of the policy:</p>					

“(iv) The value of the downland habitat should be assessed prior to development and measures taken, if necessary, to ensure no significant loss in rare habitat or species of importance.”

LYME 2. Land around Lyme Regis					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	?	?	?	n/a	Impact unknown
Landscape, townscape & seascape	?	?	?	n/a	Impact unknown
Climate change mitigation	?	?	?	n/a	Impact unknown
Climate change vulnerability	?	?	?	n/a	Impact unknown
Soil and water quality	?	?	?	n/a	Impact unknown
Biodiversity, geodiversity & habitats	?	?	?	n/a	Impact unknown
Quality of life	0	+	+	P	This policy may encourage the development of community facilities in Lyme Regis
Economy	0	+	+	P	This policy will support the long term growth of Lyme Regis.
Housing	0	+	+	P	This policy may encourage the development of housing in Lyme Regis
Mitigation: None suggested. The potential environmental impacts associated with new allocations would need to be appraised on a site specific basis. The AONB, wildlife designations and conservation areas are located within the vicinity of Lyme Regis, and therefore there are potentially sensitive areas.					

SHERBORNE

SHER 1. Land at Barton Farm					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	The masterplan will outline how local character will be enhanced, protecting the character of the nearby conservation area.
Landscape, townscape & seascape	+	+	+	P	Strategic landscape planting will occur, protecting landscape interests.
Climate change mitigation	0	+	+	P	The provision of pedestrian and bus routes through the town will encourage the use of sustainable transport modes, reducing fuel usage.
Climate change vulnerability	0	0	-	P	The provision of pedestrian and bus routes through the town will reduce reliance on the private car. The development would result in the loss of agricultural land, and introduce increasingly important issues with surface water runoff.
Soil and water quality	-	-	-	P	The loss of productive agricultural land.
Biodiversity, geodiversity & habitats	0	0	0	P	Habitats will be lost through development. However, the hedgerows, considered to be the most important wildlife feature at the site, will be retained, and the provision of a garden area will provide some new habitat.
Quality of life	0	+	+	P	Improved access to services and facilities.
Economy	0	++	++	P	The provision of at least 6ha for employment use.
Housing	0	++	++	P	The provision of 800 homes.
<p>Mitigation: The issue of surface water flooding must be resolved through the masterplan document, in order to reduce vulnerability to the impacts of climate change. The following wording should therefore be added to the policy:</p> <p><i>“(iv) – How potential issues with surface water runoff may be resolved.”</i></p> <p>The loss of farmland is not considered significant due to the large amount of farmland situated in the areas surrounding the site.</p>					

SHER 2. Future Town Centre Expansion

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	The character and appearance of the conservation area will be preserved by this policy.
Landscape, townscape & seascape	0	0	0	n/a	No significant impact.
Climate change mitigation	0	0	0	P	The extension of town centre locations allows access by sustainable modes of transport, reducing transport emissions. Retaining the number of car parking spaces encourages less sustainable transport.
Climate change vulnerability	0	0	0	P	The extension of town centre locations allows access by sustainable modes of transport, reducing reliance on the motor car, but retaining the number of car parking spaces encourages less sustainable transport.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact.
Quality of life	0	+	+	P	Improved access to retail facilities.
Economy	0	+	+	P	Economic growth through the provision of retail facilities at the site.
Housing	0	0	0	n/a	No significant impact.

Mitigation: None suggested.

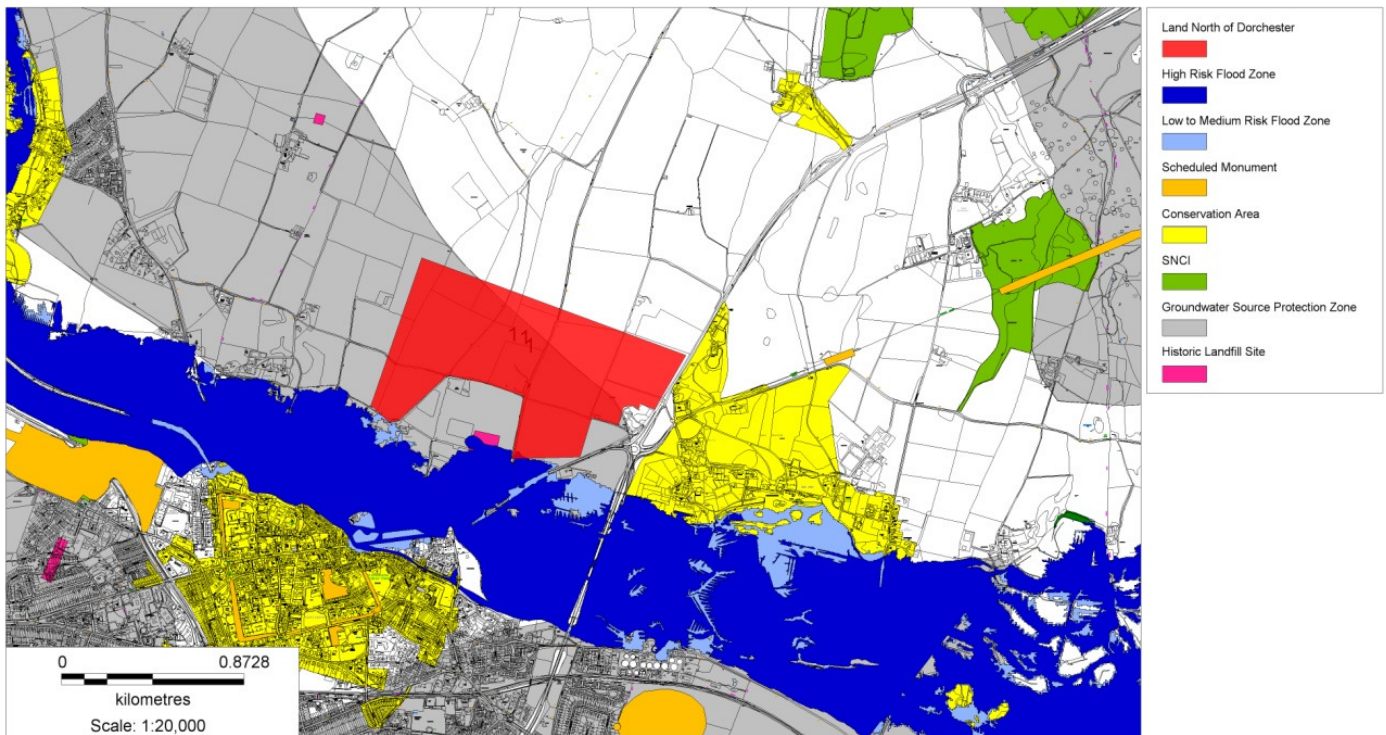
SHER 3. Land at Sherborne Hotel					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact.
Landscape, townscape & seascape	0	0	0	P	The site is visually prominent and would require landscape mitigation, as mentioned in the preamble to the policy.
Climate change mitigation	0	+	+	n/a	The site is located within an area that can be accessed by sustainable transport modes by the residents of Sherborne, reducing fuel usage.
Climate change vulnerability	0	+	+	n/a	The site is located within an area that can be accessed by sustainable transport modes by the residents of Sherborne, reducing reliance on less sustainable transport modes.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	P	Whilst the development would result in the loss of potential habitat, the area is small and not of particular ecological importance. The surrounding areas will provide large amounts of similar habitat.
Quality of life	0	0	0	n/a	No significant impact.
Economy	0	+	+	P	The retention or intensification of hotel and other business uses.
Housing	0	0	0	n/a	No significant impact.
Mitigation: None required. Although this development is likely to result in the loss of habitat, this site is not considered sensitive in terms of its conservation interests, and therefore the allocation is unlikely to significantly impact upon biodiversity.					

SHER 4. The Former Gasworks Site, Gas House Hill

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	+	+	P	A landscape strategy will be required to ensure that there is no significant adverse impact on wider landscape views, protecting the setting of historic and cultural features.
Landscape, townscape & seascape	0	+	+	P	A landscape strategy will be required to ensure that there is no significant adverse impact on wider landscape views.
Climate change mitigation	0	+	+	n/a	The site is located close to the town centre and railway station, enabling easy access by sustainable transport modes and reducing fuel usage.
Climate change vulnerability	0	+	+	n/a	The site is located close to the town centre and railway station, enabling easy access by sustainable transport modes, reducing reliance on less sustainable transport modes. The development would address flood risk issues.
Soil and water quality	0	0	0	n/a	No significant impact. The site has a history of contamination, but remediation has been completed to improve soil and groundwater conditions.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact.
Quality of life	0	0	0	n/a	No significant impact.
Economy	0	+	+	P	The site would provide land for employment use.
Housing	0	0	0	n/a	No significant impact.
Mitigation: None required.					

**APPENDIX E: FEBRUARY 2013: SUSTAINABILITY APPRAISAL OF THE
STRATEGY FOR ALTERNATIVE LAND ALLOCATIONS IN WEST
DORSET**

1. LAND NORTH OF DORCHESTER



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Although the Council has not prepared a policy for this site, it is likely that any policy accompanying this allocation would include the following considerations:

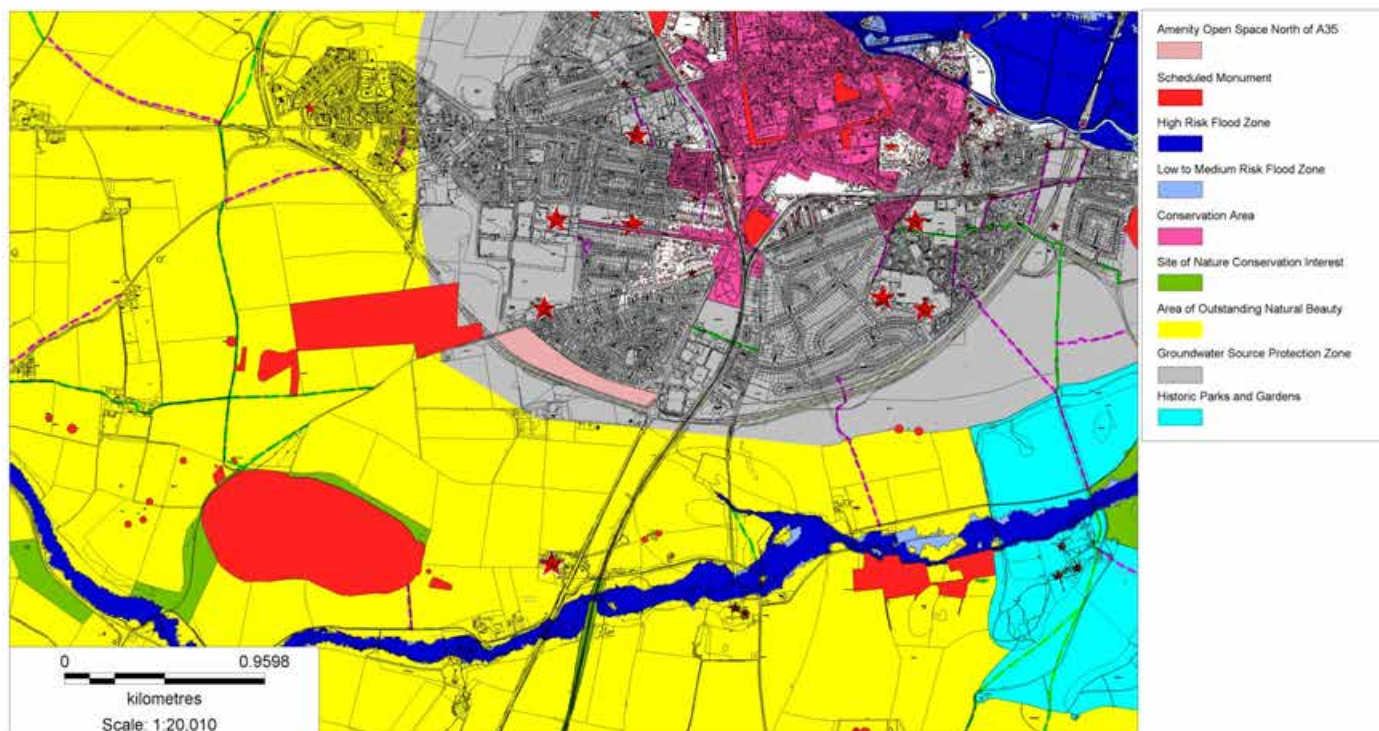
- i. **The development would be required to incorporate measures to secure effective avoidance and mitigation of any potential adverse effect of additional nutrient loading upon the Poole Harbour internationally designated sites.**
- ii. **The development would be required to deliver highway improvements necessary for the development to go ahead, including a new access point on to the A35. The development will allow for the future extension of a strategic vehicular route through the site to the west.**
- iii. **The development would provide safe footway/cycleway routes across the watermeadows into Dorchester town centre. These routes will need to be designed to allow for safe use by pedestrians and cyclists at all times including after dark and in times of flooding.**
- iv. **Areas prone to surface water flooding would be kept free of buildings**
- v. **Adequate noise mitigation measures would be provided to protect the amenity of future occupiers in the east of the site from vehicle and road noise generated by the A35.**
- vi. **the design and layout would need to relate positively to the surrounding area and avoiding adverse impacts on the surrounding landscape and the setting of the conservation areas.**

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	--	--	-	P	Whilst the policy would aim to minimise impacts upon the setting of the Stinsford Conservation Area adjacent and to the east of the site, impacts upon this designated area and the listed buildings within it (such as the St Michaels Church, a grade 1 listed building) are considered inevitable. The planting associated with the landscaping will take time to become established, and therefore this landscape mitigation will be experienced in

					the longer term.
Landscape, townscape & seascape	--	--	-	P	No significant impact upon the AONB. Whilst the design and layout of the site will minimise landscape and visual impacts, particularly in the longer term when the vegetation associated with the landscaping scheme becomes more established, significant adverse impacts upon the area of local landscape importance are likely.
Climate change mitigation	0	0	0	P	Whilst Dorchester town centre will be accessible by sustainable modes of transport, such as walking and cycling, at times, reducing fuel usage and promoting energy conservation, access will be restricted during times of flooding, encouraging the use of private vehicles.
Climate change vulnerability	-	-	--	P	The loss of agricultural land would reduce self-sufficiency in terms of food production. A high risk flood zone is located immediately to the south, and intersects the south eastern corner of the site. Whilst areas within the flood zone will be kept free of buildings, the risk of flooding is likely to increase with time due to the effects of climate change.
Soil and water quality	-	-	--	P	Potential water quality issues in the long term due to flooding at the site. Loss of soil quality on agricultural land.
Biodiversity, geodiversity & habitats	0	0	0	P	The development will incorporate measures to avoid adverse impacts upon the Poole Harbour Internationally designated site.
Quality of life	0	-	--	P	Residents would be isolated from the services and facilities in Dorchester. Flooding between the site and Dorchester would further restrict access and compromise safety. The historic landfill site located approximately 70m to the south of the site, may cause human health issues with landfill gases.
Economy	0	++	++	P	7ha of employment land may be provided with the development.
Housing	0	++	++	P	The provision of approximately 1500 residential properties.

(Note: ST = short term, MT= medium term, LT = long term, P/T = permanent/temporary)

2. AMENITY OPEN SPACE NORTH OF A35



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Although the Council has not prepared a policy for this site, it is likely that any policy accompanying this allocation would include the following considerations:

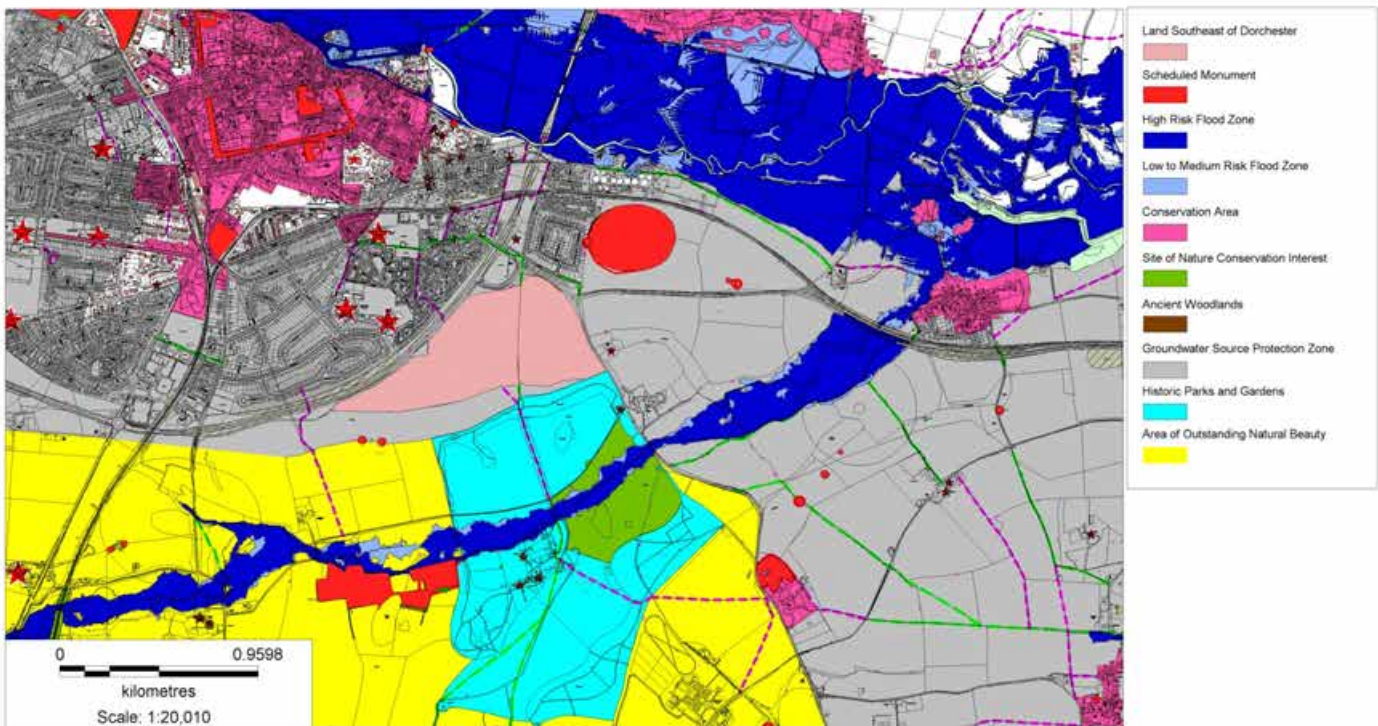
- i. **The development would be required to incorporate measures to secure effective avoidance and mitigation of any potential adverse effect of additional nutrient loading upon the Poole Harbour internationally designated sites.**
- ii. **Areas prone to surface water flooding would be kept free of buildings**
- iii. **Adequate noise mitigation measures would be provided to protect the amenity of future occupiers from vehicle and road noise generated by the A35 Dorchester Bypass.**
- iv. **The design and layout relates positively to the surrounding area and does not have an adverse impact on the surrounding landscape and the setting of the town and historic features.**

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	--	--	-	P	The design and layout of the site will be such that the adverse impacts upon the historic features surrounding the sites are minimised. However, the planting associated with the landscaping will take time to become established, and therefore this landscape mitigation will be experienced in the longer term. The setting of Scheduled Monuments, including the Settlement Remains North of Maiden Castle immediately to the west of the site, and Maiden Castle itself, located on an elevated area approximately 980m to the south of the site, are likely to be compromised.
Landscape, townscape & seascape	--	--	-	P	Whilst the design and layout of the site will be such that the adverse landscape and visual impacts are minimised in the longer term, views of the site from the Dorset AONB, which lies in the elevated area approximately 105m to the south of the site, are considered

					inevitable.
Climate change mitigation	0	+	+	P	Dorchester town centre will be accessible by sustainable modes of transport, reducing fuel usage and promoting energy conservation.
Climate change vulnerability	0	0	-	P	Areas prone to flooding will be kept free from development, however, the frequency and severity of surface water flooding, particularly to the north of the site, is likely to increase in future as the effects of climate change are realised, reducing vulnerability to flooding.
Soil and water quality	0	0	-	P	Potentially adverse impacts upon water quality in the longer term, as the effects of climate change are realised.
Biodiversity, geodiversity & habitats	0	0	0	P	The development will incorporate measures to avoid adverse impacts upon the Poole Harbour Internationally designated site.
Quality of life	0	0	0	P	Access available to the essential services and facilities located in Dorchester Town Centre by sustainable transport means. However, the playground and playing field on the western edge of the site will be lost through the development.
Economy	0	0	0	P	No significant impact.
Housing	0	+	+	P	The provision of residential properties.

(Note: ST = short term, MT= medium term, LT = long term, P/T = permanent/temporary)

3. LAND SOUTHEAST OF DORCHESTER



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Draft Policy:

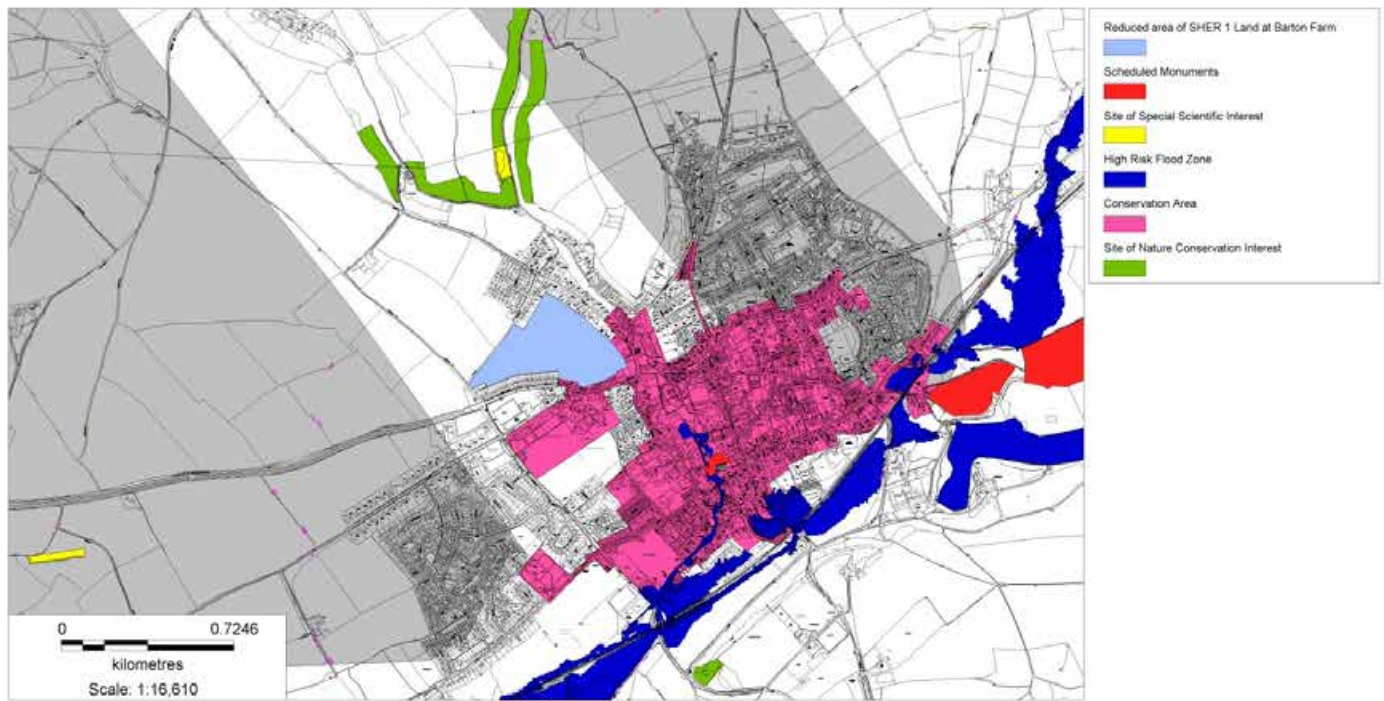
LAND TO THE SOUTH EAST OF DORCHESTER

- i. Land to the south east of Dorchester, as shown on the Proposals Map, will provide for the strategic growth of Dorchester post 2021, through a comprehensive mixed-use development, to include new homes, local community facilities and at least 3ha of employment land.
- ii. The development will be required to incorporate measures to secure effective avoidance and mitigation of any potential adverse effect of additional nutrient loading upon the Poole Harbour internationally designated sites.
- iii. The development will deliver highway improvements necessary for the development to go ahead, including improvements to the Max Gate junction onto the A35 Dorchester Bypass.
- iv. The development will provide a footway/cycleway bridge over the A35 Dorchester Bypass to link the site to the nearby schools in the Manor Park area and the leisure facilities St Osmund's Community Sports Centre. This route will also provide an alternative route to Dorchester town centre.
- v. Areas prone to surface water flooding will be kept free of buildings
- vi. Adequate noise mitigation measures will be provided to protect the amenity of future occupiers from vehicle and road noise generated by the A35 Dorchester Bypass.
- vii. The site should be developed in accordance with a master plan prepared in conjunction with Dorchester Town Council, Winterborne Faringdon Group Parish Council, and the local community, and agreed by West Dorset District Council. The masterplan will need to be subject to a BREEAM for Communities Assessment from a licensed assessor, in order to address sustainable development issues. The masterplan should ensure that:
 - the design and layout relates positively to the surrounding area and does not have an adverse impact on the surrounding landscape and the setting of the town.
 - the layout secures opportunities to provide improved access and recreational use and promote biodiversity within a network of spaces.
 - an area of the site is reserved for employment uses that are less suited to being mixed with residential.
 - good links to the wider footpath and cycle network are provided through the site

<ul style="list-style-type: none"> - the layout allows for at least two points of vehicular access into the development from the public highway and a bus route through the site. - strategic planting around the perimeters of the site is carried out in advance of the site being developed. Existing hedgerows should be retained where possible and provision for their future retention and management put in place. - the development is appropriately phased to ensure necessary infrastructure and mitigation measures are delivered suitability in advance of occupation. 					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	-	-	0	P	The development would be located in an enclosed area within the landscape. However, the setting of the Historic Park and Garden at Came House immediately to the south of the site, and the Scheduled Monument named Enclosure on Mount Pleasant Hill approximately 240m to the northwest of the site may be compromised in the short and medium term, until the strategic planting becomes established.
Landscape, townscape & seascape	-	-	0	P	Whilst the Dorset AONB lies in the elevated area immediately to the south of the site, this development would be located in an enclosed area, reducing the impact on the wider landscape. Existing hedgerows will be maintained where possible and development will not be permitted if it has an adverse impact on the surrounding landscape or setting of the town. Strategic planting surrounding the site will take time to become established and will only mitigate the visual and landscape impacts in the longer term.
Climate change mitigation	0	+	+	P	Dorchester town centre will be accessible by sustainable modes of transport, reducing fuel usage and promoting energy conservation.
Climate change vulnerability	-	-	--	P	The loss of approximately 42ha of agricultural land would reduce self-sufficiency in terms of local food production. Areas prone to surface water flooding will be kept free from development, however, the frequency and severity of surface water flooding is likely to increase in future as the effects of climate change are realised, reducing vulnerability to flooding.
Soil and water quality	-	-	--	P	The development would result in the loss of agricultural land. Surface water flooding at the site in the longer term may compromise water quality.
Biodiversity, geodiversity & habitats	0	0	0	P	The development will incorporate measures to avoid adverse impacts upon the Poole Harbour Internationally designated site, and the layout will promote biodiversity. The Site of Nature Conservation Interest approximately 240m to the south of the site is unlikely to be significantly affected.
Quality of life	0	++	+	P	Local community facilities will be provided with the development. A footway/cycle bridge over the A35, links to the wider footpath and cycle network, and a bus route through the site will be provided with the development, enabling safe access to the essential services and facilities of Central Dorchester by sustainable transport modes. Surface water flooding at the site in the longer term may compromise safety.
Economy	0	+	+	P	Up to 3ha of employment land may be provided with the development.
Housing	0	++	++	P	The provision of approximately 1000 residential properties.

(Note: ST = short term, MT= medium term, LT = long term, P/T = permanent/temporary)

4. REDUCED AREA OF SHER 1 (LAND AT BARTON FARM)



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Draft Policy:

LAND FOR MIXED USE DEVELOPMENT AT BARTON FARM

Land at Barton Farm, Sherborne, as shown on the Proposals Map, is allocated for a comprehensive mixed use scheme for employment and residential development together with public open space and local community facilities. Development will be developed in accordance with the adopted Barton Farm Development Brief 2007, and will include the following:

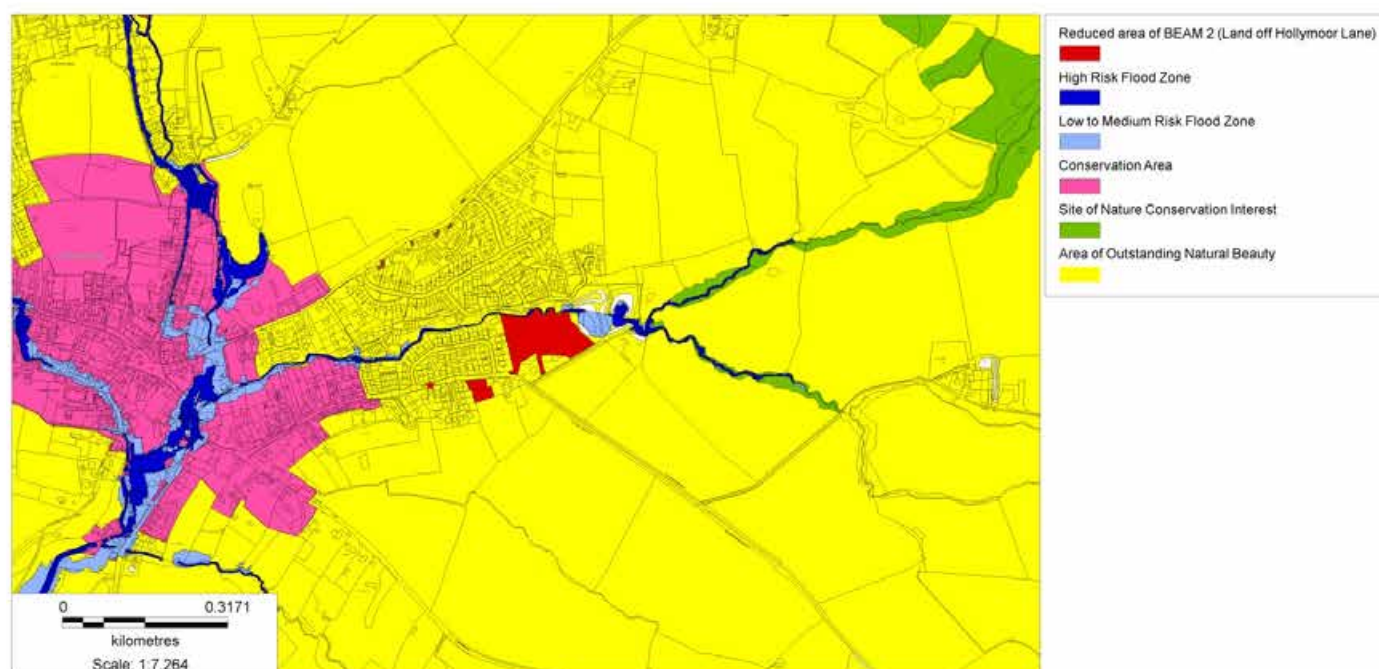
- i) strategic landscape planting.
- ii) the phased development of the land to ensure that the employment facilities, local community facilities including public open space are brought forward ahead of or in association with the housing development;
- iii) the completion of junction improvements to the Sheplands Lane/ Yeovil Road A30/ Horsecastles Lane (A352) junction) and the widening of Sheplands Lane to allow for two way traffic along part of its length;
- iv) the provision of safe routes to schools, a pedestrian and cycle route through the secret garden to the town centre and provision for a bus route through the site.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	The development will be in accordance with the Barton Farm development brief which requires new buildings to respect the setting of listed buildings and the character of the Sherborne Conservation Area located adjacent and to the south of the site.
Landscape, townscape & seascape	+	+	+	P	The AONB is not situated in close proximity to the site. The Barton Farm Development Brief will require a comprehensive landscape strategy.
Climate change mitigation	0	+	+	P	Sherborne town centre will be accessible by sustainable modes of transport, reducing fuel usage and promoting energy conservation.
Climate change vulnerability	0	0	-	P	The loss of agricultural land is not considered significant in terms of the potential for local food production, in light of the wealth of agricultural land in the area. Surface water flooding on the eastern

					portion of the site may have impacts in the longer term.
Soil and water quality	0	0	-	P	The loss of approximately 14ha of agricultural land is not considered significant in terms of local food production, in light of the wealth of agricultural land in this local area. Surface water flooding on the eastern boundary of the site may impact upon wider water quality, particularly in the longer term when the impacts of climate change may be realised.
Biodiversity, geodiversity & habitats	0	0	0	P	Whilst the habitat provided by hedgerows will be retained at the site, the development will result in the loss of farmland habitat. The local ecological designations, such as the Castleton SNCI and Sandford Lane Quarry SSSI approximately 375m and 500m to the north respectively, are unlikely to be significantly effected by the development.
Quality of life	0	+	+	P	Local community facilities will be provided with the development. Pedestrian and cycle routes, and a bus route through the site, will enable the essential services and facilities in Sherborne to be accessible by sustainable transport modes.
Economy	0	+	+	P	4.2ha of employment land will be provided with the development.
Housing	0	+	+	P	280 dwellings provided.

(Note: ST = short term, MT= medium term, LT = long term, P/T = permanent/temporary)

5. REDUCED AREA OF BEAM 2 (LAND OFF HOLLYMOOR LANE)



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Draft policy:

LAND OFF HOLLYMOOR LANE

Land to the north and south of Hollymoor Lane, as shown on the proposals map, is allocated for housing and public open space.

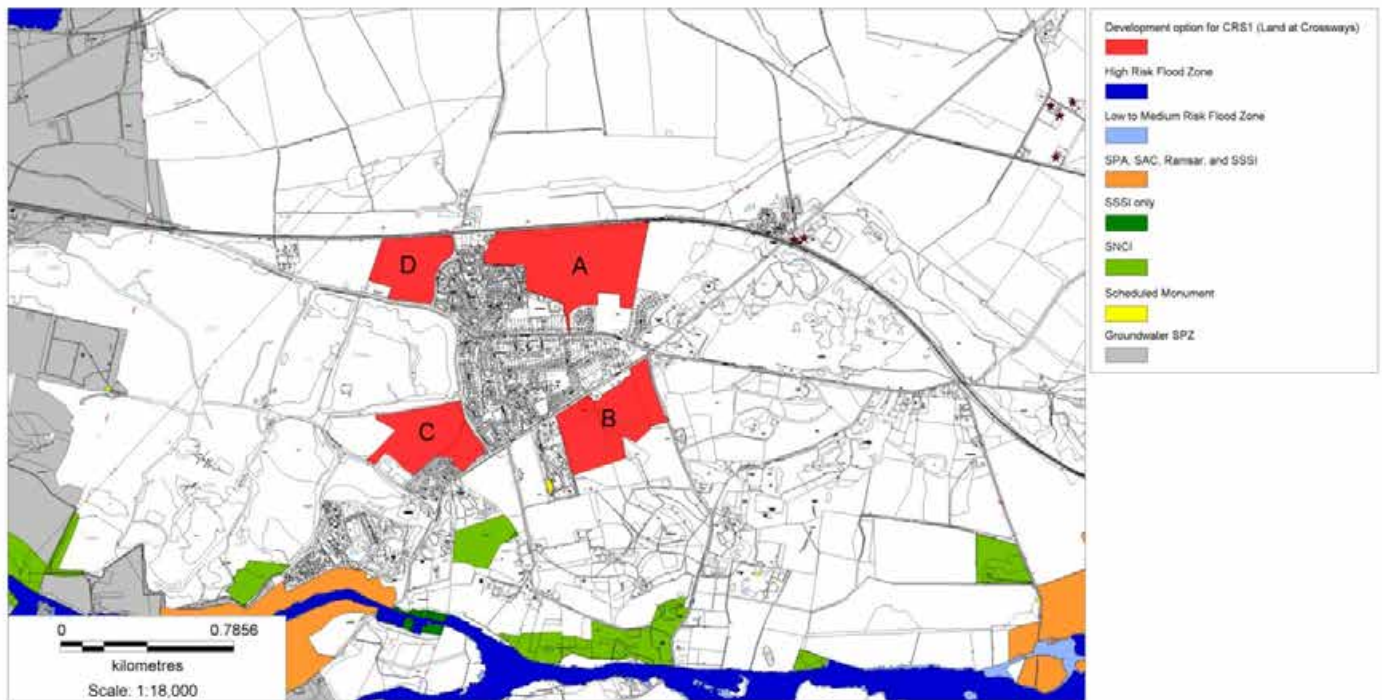
- i) **Planning Permission for the development will be subject to the agreement of a traffic management package for East Street that secures an overall benefit in terms of highway safety for the area.**
- ii) **The development should where practicable, retain and enhance the existing hedgerows, hedge banks and streamside vegetation.**

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	P	The Beaminster Conservation Area is located approximately 170m to the west of the site, and is unlikely to be significantly effected by this development on the eastern side of Beaminster.
Landscape, townscape & seascape	0	0	0	P	Hedgerows, hedge banks and streamside vegetation will be retained by the development, providing some screening and preventing a significant impact upon the AONB.
Climate change mitigation	0	+	+	P	Beaminster town centre will be accessible by sustainable modes of transport, reducing fuel usage and promoting energy conservation.
Climate change vulnerability	0	0	0	P	A high risk flood zone is located adjacent and to the north of the site. However, since the land slopes down steeply to the river, there is unlikely to be a high risk of flooding in future, when the effects of climate change are likely to be realised, due to this topographical feature.
Soil and water quality	0	0	0	P	The retention of hedgerows, hedge banks and streamside vegetation will provide a buffer to the River Brit located adjacent and to the north of the site, preventing adverse impacts upon water

					quality.
Biodiversity, geodiversity & habitats	0	0	0	P	The habitats provided by hedgerows, hedge banks and streamside vegetation will be retained by the development.
Quality of life	0	+	+	P	Safety in terms of improvements to the highway network.
Economy	0	0	0	P	The development does not provide land for employment purposes.
Housing	0	+	+	P	Provision of approximately 30 dwellings.

(Note: ST = short term, MT= medium term, LT = long term, P/T = permanent/temporary)

6. REDUCED AREA OF CRS 1 (LAND AT CROSSWAYS)



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There are two options for reducing the area of the allocation CRS1 (land at Crossways) being considered:

Option A: Areas A and B for residential development, and area C for employment land.

Option B: Areas A and D for residential development, and area C for employment land.

Draft policy:

LAND AT CROSSWAYS

Land at Crossways, as shown on the Proposals Map, will provide comprehensive mixed-use development to include new homes, local community facilities and at least 8ha of employment land.

- i. **The development will be required to mitigate any adverse effects upon internationally designated heathlands.**
- ii. **The development will be required to incorporate measures to secure effective avoidance and mitigation of any potential adverse effect of additional nutrient loading upon the Poole Harbour internationally designated sites.**
- iii. **The development will deliver highway improvements necessary for the development to go ahead.**
- iv. **The site should be developed in accordance with a comprehensive master plan for the village prepared in conjunction with Crossways Parish Council, adjoining parish councils, Dorset County Council, Purbeck District Council, the local community and agreed by West Dorset District Council. The masterplan will need to be subject to a BREEAM for Communities Assessment from a licensed assessor, in order to address sustainable development issues. The masterplan should ensure that:**
 - **there is an appropriate mix and layout of uses, including community facilities**

within the village.

- **the design and layout relates positively to the surrounding area, enhances local character and does not have an adverse impact on the landscape setting of the village.**
- **the layout secures opportunities to provide improved access and recreational use and promote biodiversity within a network of spaces. This will include the provision and location of Suitable Alternative Natural Green Space (SANGS).**
- **good links to the wider footpath and cycle network are provided through the village. This should include pedestrian/cycle links to Moreton station**
- **existing hedgerows, trees and woodland are retained where possible and provision for their future retention and management put in place.**
- **the development is appropriately phased.**

Option A

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	P	The Earthworks at Bowley's Plantation, which is a scheduled monument located approximately 95m to the south of the site, is unlikely to be affected by the development.
Landscape, townscape & seascape	0	+	+	P	Development will enhance local character and will not adversely impact upon the setting of Crossways village.
Climate change mitigation	0	+	+	P	Improved links to the wider footpath and cycle network, and to Moreton train station, will enable travel by sustainable modes of transport, reducing fuel usage and promoting energy conservation.
Climate change vulnerability	0	+	+	P	Improved links to the wider footpath and cycle network, and to Moreton train station, will reduce reliance on less sustainable modes of transport.
Soil and water quality	0	0	0	P	No significant effect.
Biodiversity, geodiversity & habitats	0	0	0	P	Whilst habitat will be lost through the development, the adverse impacts upon the Dorset Heathlands and Poole Harbour internationally designated sites will be mitigated. The layout of the development will promote biodiversity within a network of spaces, including the provision of Suitable Alternative Natural Green Space (SANGS) which will reduce the recreational pressures upon the Dorset Heathlands designation. The existing hedgerows, trees and woodland at the site will be retained where possible, and provision made for their future retention and management.
Quality of life	0	++	++	P	The development will provide alternative greenspace and community infrastructure, which will improve access to services and facilities for future residents. Links to the wider footpath and cycle network, and Moreton train station, will enable access to wider services and facilities by sustainable transport modes.
Economy	0	++	++	P	The development would provide at least 8ha of employment land.
Housing	0	+	+	P	The provision of 700 homes.

Option B					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	P	There are no historic or cultural features in the vicinity of the site.
Landscape, townscape & seascape	0	+	+	P	Development will enhance local character and will not adversely impact upon the setting of Crossways village.
Climate change mitigation	0	+	+	P	Improved links to the wider footpath and cycle network, and to Moreton train station, will enable travel by sustainable modes of transport, reducing fuel usage and promoting energy conservation.
Climate change vulnerability	0	+	+	P	Improved links to the wider footpath and cycle network, and to Moreton train station, will reduce reliance on less sustainable modes of transport.
Soil and water quality	0	0	0	P	No significant effect.
Biodiversity, geodiversity & habitats	0	0	0	P	Whilst habitat will be lost through the development, the adverse impacts upon the Dorset Heathlands and Poole Harbour internationally designated sites will be mitigated by the development. The layout of the development will promote biodiversity within a network of spaces, including the provision of Suitable Alternative Natural Green Space (SANGS), which will reduce the recreational pressures upon the Dorset Heathlands designation. The existing hedgerows, trees and woodland at the site will be retained where possible, and provision made for their future retention and management.
Quality of life	0	++	++	P	The development will provide alternative greenspace and community infrastructure, which will improve access to services and facilities for future residents. Links to the wider footpath and cycle network, and Moreton train station, will enable access to wider services and facilities by sustainable transport modes.
Economy	0	++	++	P	The development would provide at least 8ha of employment land.
Housing	0	+	+	P	The provision of 700 homes.

(Note: ST = short term, MT= medium term, LT = long term, P/T = permanent/temporary)

**APPENDIX F: JUNE 2013: SUSTAINABILITY APPRAISAL OF THE
MODIFICATIONS TO THE SUBMISSION DRAFT LOCAL PLAN**

ENV 2 Wildlife and Habitats					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	0	T	Hedgerows no longer protected. The setting of important historic and cultural features is likely to be protected through the reduced loss of ancient woodlands and veteran trees. Effect will diminish due to long term loss of biodiversity.
Landscape, townscape & seascape	+	+	0	T	Protection of ancient woodlands and veteran trees is likely to conserve the distinctive quality of the Dorset landscape and seascape. Effect will diminish due to long term loss of biodiversity.
Climate change mitigation	+	+	0	T	The protection of ancient woodlands and veteran trees will have a positive impact upon air quality that may diminish in the long term due to long term loss of biodiversity..
Climate change vulnerability	0	0	0	n/a	No significant effect.
Soil and water quality	+	+	0	T	Soil and water quality is likely to benefit from the conservation of ecosystems and habitats, but this will diminish due to long term loss of biodiversity.
Biodiversity, geodiversity & habitats	+	+	0	T	National sites now afforded less protection. No net loss in biodiversity only 'expected' for major development and significant harm to other sites (inc. SSSI) only 'resisted' which may result in long term loss of biodiversity and habitats.
Quality of life	+	+	0	T	Safeguarding of wildlife and habitats will improve access to outdoor facilities, but may hinder the development of other infrastructure.
Economy	-	-	0	T	Protecting wildlife and habitats will reduce the amount of land available for commercial and industrial development, thus restricting the growth of these sectors. However, development likely to occur in longer term through this policy.
Housing	-	-	0	T	Protecting wildlife and habitats will reduce the amount of land available for housing development. However, development likely to occur in longer term through this policy.
<p>Mitigation: The amended policy affords less protection to national sites (such as SSSI). Previously, national sites were safeguarded from development that could have adverse effects upon them. The amended policy states that development will be permitted should the benefits of development outweigh the impacts, potentially enabling more development to come forward at these locations. However, this reflects the National Planning Policy framework and therefore no mitigation against this impact upon national sites is suggested.</p> <p>In terms of the mitigation against the longer term impacts upon sites other than international or national designations, mitigation may be provided through the change of wording in section (vi) of the policy from "Development of major sites will be expected to demonstrate no net loss in biodiversity" to "Development of major sites <i>must</i> demonstrate no net loss in biodiversity", and a change of wording at the end of section (v) of the policy, which considers areas other than international or national sites, from "will be resisted" to "will not be permitted". This more robust approach to locally designated sites and other areas will prevent the longer term loss of biodiversity, which will have secondary positive impacts upon landscape, historic features, and climate change mitigation.</p>					

This mitigation will have longer term negative impacts upon economic growth and housing due to the restrictions on the land available for commercial, industrial and residential development that it would impose. However, it is likely that this mitigation would require developers to give greater protection to wildlife and habitats rather than reducing the land available for development to such an extent that housing and employment needs cannot be met.

SUS 1. Level of Economic and Housing Growth						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Historic & cultural features	-	-	-		P	The setting of cultural and historic features may be compromised by new development.
Landscape, townscape & seascape	-	-	-		P	New development is likely to impact upon local landscape character and the AONB.
Climate change mitigation	-	-	-		P	The additional development is likely to result in increased energy usage.
Climate change vulnerability	-	-	-		n/a	The potential loss of agricultural land.
Soil and water quality	--	--	--		P	The potential loss of agricultural land and pressures upon water features due to increased housing growth
Biodiversity, geodiversity & habitats	-	-	-		P	The loss of habitat to new development and additional recreational pressures from new development are likely to adversely impact upon biodiversity.
Quality of life	-	-	-		P	The additional growth may increase pressures on services and facilities, reducing accessibility to public amenities.
Economy	++	++	++		P	This allocation of employment land exceeds the demand for employment land, facilitating economic growth. Also, this level of housing will provide the infrastructure for economic growth by providing the local workforce with places to live.
Housing	+	+	+		P	This level of growth will increase availability of housing but is unlikely to supply the affordable housing demand.
<p>Mitigation: Slight reduction in employment land is not considered significant since the demand for employment land to facilitate economic growth will be exceeded. The provision of housing in West Dorset has decreased slightly, and whilst housing will be provided through the scheme, it will be insufficient to meet the demand for affordable housing.</p> <p>No mitigation has been suggested for this policy as the negative impacts of the development of housing and employment land upon historic and cultural features, landscape, seascape and townscape, climate change mitigation, biodiversity, soil and water quality, and quality of life are more appropriately addressed through separate policies within the Local Plan.</p>						

SUS 3. Re-use and Replacement of Buildings Outside Defined Development Boundaries

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	++	++	++	T	The adaptation or re-use of rural buildings will only be permitted if they make a positive contribution to local character. The long term future of the heritage assets will be secured through enabling the optimal viable use of these properties.
Landscape, townscape & seascape	+	+	+	T	Since the building is existing, its reuse is unlikely to create significant additional visual impacts. Also, there is a requirement for the building to be in keeping with their surroundings, following its reuse and adaptation.
Climate change mitigation	-	-	-	T	Development outside the DDB encourages the use of less sustainable transport modes to access these facilities, increasing fuel usage. However, open market housing limited to settlements of greater than 200.
Climate change vulnerability	-	-	-	T	Development outside the DDB encourages the use of less sustainable transport modes to access these facilities, increasing reliance on these transport modes. However, open market housing limited to settlements of more than 200.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	-	-	-	T	The adaption/reuse of rural buildings outside the DDB may result in impacts upon wildlife populations and habitats. Possible direct loss of habitat and recreational pressures upon habitats particularly from open market housing.
Quality of life	+	+	+	T	The reuse of buildings outside of the defined development boundaries for community uses will be permitted, some of which may be accessible by sustainable transport modes.
Economy	+	+	+	T	The reuse of rural buildings outside of the defined development boundaries for employment use will be permitted, encouraging economic growth and increasing employment opportunities.
Housing	++	++	++	T	The reuse of rural buildings outside of the defined development boundaries for affordable housing, essential rural dwellings and open market housing will be permitted, increasing accessibility to a variety of housing.

Mitigation: The reuse and replacement of buildings outside the defined development boundaries is likely to have adverse impacts upon climate change mitigation and vulnerability by nature of their location. However, it is appreciated that reusing and replacing buildings outside the defined development boundaries has positive impacts upon historic and cultural features by preserving their long term future, and landscape and townscape interests, and supports economic and housing growth.

The potentially adverse impacts upon wildlife and habitats associated with the adaptation or reuse of rural buildings outside the DDB result from the direct loss of habitat (as buildings in rural locations may provide habitat for protected species, such as bats), and additional recreational pressures on rural locations and the ecological designations situated in these areas, particularly from the adaptation of rural buildings for open market housing.

In order to mitigate impacts upon habitats and biodiversity, the policy should include a requirement for the developer to demonstrate that there will be no significant increase upon key wildlife habitats and species resulting from recreational pressure the adaptation or reuse of rural buildings. The following condition may be added to part (i) of this policy:

- “there is no significant loss of habitat or biodiversity”.

ECON 4. Retail and Town Centre Development

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	n/a	Whilst development of rural buildings and community facilities may occur outside the DDB, development proposals will be appropriate in terms of scale to the area in question, protecting the setting of historic and cultural features.
Landscape, townscape & seascape	+	+	+	P	Whilst development of rural buildings and community facilities may occur outside the DDB, development proposals will be appropriate in terms of scale to the particular area in question, protecting landscape and townscape quality.
Climate change mitigation	++	++	++	P	Retail development in the town centres of larger settlements will improve access to services by sustainable transport modes reducing fuel usage. Small scale community facilities will be available locally, reducing the need for travel.
Climate change vulnerability	++	++	++	P	Retail development in the town centres of larger settlements and small scale community facilities available locally will improve access to services and facilities by sustainable transport, reducing reliance on private vehicles.
Soil and water quality	0	0	0	P	Encouraging development towards existing town centres is likely to reduce the loss of productive agricultural land. Small scale development outside DDBs are unlikely to cause a significant loss of productive agricultural land.
Biodiversity, geodiversity & habitats	0	0	0	P	Encouraging development towards existing town centres is likely to reduce the loss of habitats to development. Small scale development outside DDBs is unlikely to cause significant adverse impacts upon wildlife and habitats.
Quality of life	++	++	++	P	The development of town centre locations will improve access to town centre facilities by sustainable transport modes. Access to small scale community facilities in local communities will be improved.
Economy	+	+	+	P	Supports the development of retail, leisure and community uses in town centre locations providing greater access these services and facilities by sustainable transport methods.
Housing	+	+	+	P	The use of the upper floors of premises in town centres for residential use will be supported, improving access to housing.
<p>Mitigation: The amended policy does not require small scale community facilities to undertake the sequential test, meaning that these facilities will not be preferentially located in town centre areas and are permitted within smaller communities. This will increase access to community facilities for smaller communities, reducing fuel usage and reliance on vehicles for local residents. It is considered unlikely that significant impacts will result from the small scale development outside the DDB, therefore no mitigation is proposed in this instance.</p> <p>It is considered unlikely that significant impacts will result from the small scale development outside the DDB, therefore no mitigation is proposed in this instance.</p>					

ECON 6. Built Holiday Accommodation

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	n/a	Extensions only where it would improve appearance of site, reducing likelihood of impacts upon the setting of heritage assets.
Landscape, townscape & seascape	+	+	+	P	Smaller new holiday accommodation is permitted outside the DDB (in settlements > 200 pop.), although larger development only within town centres. Extensions only where it would improve appearance of site.
Climate change mitigation	-	-	-	P	Development of built holiday accommodation in more remote locations (outside the DDBs) will mean that access to services and facilities by sustainable transport modes is restricted, resulting in increased fuel usage.
Climate change vulnerability	-	-	-	P	Development of built holiday accommodation in more remote locations (outside the DDBs) will restrict access to services and facilities by sustainable transport modes, increasing reliance on the private car.
Soil and water quality	0	0	0	n/a	Small scale development outside DDBs are unlikely to cause a significant loss of productive agricultural land.
Biodiversity, geodiversity & habitats	--	--	--	P	Direct loss of habitat and additional pressures on wildlife and habitat interests from the development of new tourist accommodation/adaptation of existing premises, especially in more remote and rural areas outside the DDB.
Quality of life	-	-	-	P	Restricted access to services and facilities by sustainable transport modes for those using built holiday accommodation outside the DDB.
Economy	++	++	++	P	This policy is likely to greatly support the provision of holiday accommodation, which will provide the infrastructure for the growth of the tourism industry, providing jobs and increasing the number of visitors to the area.
Housing	0	0	0	n/a	No significant impact.

Mitigation: The amendment to this policy enables built holiday accommodation to be located outside the defined development boundaries. The appraisal identified likely positive impacts upon the visual character of the area and heritage assets as a result of conditions within the policy safeguarding the appearance of the site. However, potential adverse impacts upon the climate change mitigation and adaptation and quality of life sustainability objectives were identified, largely as a result of the location of the built holiday accommodation in more remote locations, outside the DDB. This restricts the use of sustainable transport modes, increasing the use of fuel and increasing reliance upon the private car, and upon wildlife and habitats as a result of the direct loss of habitat and indirect impacts resulting from additional recreational pressures, as a result of permitting built holiday accommodation outside the DDB.

The potential adverse impacts resulting from the use of less sustainable transport methods may be addressed through policy COM 7, and therefore the preamble to this policy should refer to policy COM 7 to ensure that sustainable travel is a consideration. Furthermore, there may be impacts upon wildlife and habitats from increased

pressure in these areas, in addition to the design and visual impacts included in the policy, which may be mitigated through adding the following text (*in italics*) to part (i) of this policy:

“Through the replacement, intensification or extension of existing premises where the expansion would improve the quality and appearance of the accommodation and site *and not introduce significant adverse impacts upon wildlife and habitats.*”

WEY 10. Land at Markham and Little Francis

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	+	+	P	The design and layout would be required to relate positively with the surrounding areas.
Climate change mitigation	0	+	+	P	Located in close proximity to amenities, services and facilities, with good links to the cycle network and footpaths, encouraging sustainable transport modes and reducing fuel usage.
Climate change vulnerability	0	+	++	P	Located in close proximity to amenities, services and facilities, with good links to the cycle network and footpaths, reducing reliance on less sustainable transport modes. Flooding and surface water issues taken into consideration.
Soil and water quality	+	+	++	P	Streams through the site will be maintained where practical, and the future retention and management of these features put in place.
Biodiversity, geodiversity & habitats	+	+	++	P	Rising land to the south of Cockles Lane will remain undeveloped and nature conservation interests enhanced and protected at this site. Longer term management of hedgerows and streams in place.
Quality of life	+	+	++	P	The provision of public open space for community use, including the publically accessible green space on the northeast portion of the site. Area reserved for the expansion of St Augustine's school in the longer term.
Economy	0	+	+	P	The development would provide an element of employment use.
Housing	0	+	+	P	The provision of residential properties.
Mitigation: None suggested.					

CRS 1. Land at Crossways					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	+	+	P	Scheduled monuments will be protected against the adverse impacts of development.
Landscape, townscape & seascape	0	+	+	P	Local character will be enhanced by the development, improving townscape quality.
Climate change mitigation	0	+	+	P	The links to the train station will reduce the need for travel by less sustainable transport modes, reducing fuel usage.
Climate change vulnerability	0	++	++	P	The links to the train station will reduce reliance on less sustainable transport modes. Management of potential flooding issues at the site.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	+	+	P	Minor loss of habitat through development. However, provision of large scale alternative greenspace. European designations protected, existing hedgerows, trees and woodland within the development retained and managed.
Quality of life	0	++	++	P	The large scale alternative greenspace will improve access to recreational facilities, and appropriate community infrastructure will be provided with the development.
Economy	0	+	+	P	The provision of approximately 3.5ha of employment land.
Housing	0	+	+	P	The provision of approximately 500 new homes.
Mitigation: None suggested.					

**APPENDIX G: JULY 2014: SUSTAINABILITY APPRAISAL OF THE
SUGGESTED CHANGES TO THE LOCAL PLAN FOLLOWING THE
EXPLORATORY MEETING**

SUS 1: Option A - Housing supply of 529 dwellings per annum over a 20 year plan period					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	-	-	-	P	The setting of cultural and historic features may be compromised by new development.
Landscape, townscape & seascape	-	-	-	P	New development may impact upon local landscape character and the Dorset AONB.
Climate change mitigation	-	-	-	P	New development will result in increased energy usage.
Climate change vulnerability	-	-	-	P	New development may result in some agricultural land being lost to development.
Soil and water quality	-	-	-	P	The potential loss of productive agricultural land of higher soil quality and pressures upon water features due to increased housing growth.
Biodiversity, geodiversity & habitats	-	-	-	P	New development may result in the loss of habitat and additional recreational pressures, affecting biodiversity.
Quality of life	0	0	0	P	New community and recreational facilities and services will be provided with new development, to address the additional need for such services. The impact upon access to services and facilities will therefore be negligible.
Economy	-	--	--	P	The undersupply of housing will prevent sufficient in-migration of people of a working age to the extent that the workforce population will decrease, affecting the development of a sustainable local economy.
Housing	-	--	--	P	This level of housing supply would be insufficient to meet the local housing need. This impact will become greater in magnitude in the medium and long terms as the undersupply of housing continues for a number of years.

SUS 1: Option B - Housing supply of 554 dwellings per annum over a 20 year plan period

Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Historic & cultural features	-	-	-		P	The setting of cultural and historic features may be compromised by new development.
Landscape, townscape & seascape	-	-	-		P	New development may impact upon local landscape character and the Dorset AONB.
Climate change mitigation	-	-	-		P	New development will result in increased energy usage.
Climate change vulnerability	-	-	-		P	New development may result in some agricultural land being lost to development.
Soil and water quality	-	-	-		P	The potential loss of productive agricultural land of higher soil quality and pressures upon water features due to increased housing growth.
Biodiversity, geodiversity & habitats	-	-	-		P	New development may result in the loss of habitat and additional recreational pressures, affecting biodiversity.
Quality of life	0	0	0		P	New community and recreational facilities and services will be provided with new development, to address the additional need for such services. The impact upon access to services and facilities will therefore be negligible.
Economy	-	--	--		P	This level of housing supply will prevent sufficient in-migration of people of a working age to the extent that the workforce population will decrease, affecting the development of a sustainable local economy.
Housing	-	--	--		P	This level of housing supply would be insufficient to meet the local housing need. This impact will become greater in magnitude in the medium and long terms as the undersupply of housing continues for a number of years.

SUS 1: Option C - Housing supply of 679 dwellings per annum over a 20 year plan period						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Historic & cultural features	-	-	-		P	The setting of cultural and historic features may be compromised by new development.
Landscape, townscape & seascape	-	-	-		P	New development may impact upon local landscape character and the Dorset AONB.
Climate change mitigation	-	-	-		P	New development will result in increased energy usage.
Climate change vulnerability	-	-	-		P	New development may result in some agricultural land being lost to development.
Soil and water quality	-	-	-		P	The potential loss of productive agricultural land of higher soil quality and pressures upon water features due to increased housing growth.
Biodiversity, geodiversity & habitats	-	-	-		P	New development may result in the loss of habitat and additional recreational pressures, affecting biodiversity.
Quality of life	0	0	0		P	New community and recreational facilities and services will be provided with new development, to address the additional need for such services. The impact upon access to services and facilities will therefore be negligible.
Economy	0	-	-		P	This level of housing supply will not encourage the in-migration of people of a working age to provide a workforce and develop a growing sustainable local economy, particularly in the medium and long terms.
Housing	0	-	-		P	This supply of housing may be sufficient during an economic recession and may provide enough housing in the short term, but may result in an undersupply and a shortage of housing within the plan period and in the longer term.

SUS 1: Option D - Housing supply of 775 dwellings per annum and reducing the plan period to 17 years					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	-	-	--	P	The setting of cultural and historic features may be compromised by new development. At this rate of development, there are potentially significant impacts in the longer term (within 50 years) as less sustainable locations come forward for development in this period.
Landscape, townscape & seascape	-	-	--	P	New development may impact upon local landscape character and the Dorset AONB. At this rate of development, there are potentially significant impacts in the longer term (within 50 years) as less sustainable locations come forward for development in this period.
Climate change mitigation	-	-	--	P	New development will result in increased energy usage. At this rate of development, there are potentially significant impacts in the longer term (within 50 years) as less sustainable locations come forward for development in this period.
Climate change vulnerability	-	-	--	P	New development may result in some agricultural land being lost to development. At this rate of development, there are potentially significant impacts in the longer term (within 50 years) as less sustainable locations come forward for development in this period.
Soil and water quality	-	-	--	P	The potential loss of productive agricultural land of higher soil quality and pressures upon water features due to increased housing growth. At this rate of development, there are potentially significant impacts in the longer term (within 50 years) as less sustainable locations come forward for development in this period.
Biodiversity, geodiversity & habitats	-	-	--	P	New development may result in the loss of habitat and additional recreational pressures, affecting biodiversity. At this rate of development, there are potentially significant impacts in the longer term (within 50 years) as less sustainable locations come forward for development in this period.
Quality of life	0	0	0	P	New community and recreational facilities and services will be provided with new development, to address the additional need for such services. The impact upon access to services and facilities will therefore be negligible.
Economy	+	++	++	P	This level of housing supply would encourage the in-migration of people to the extent that a growing workforce would be provided, encouraging the sustainable growth of the local economy.
Housing	+	++	++	P	This level of housing supply would provide sufficient housing for a period of higher economic growth during the plan period, meeting the future local housing need.

**APPENDIX H: FEBRUARY 2015: SUSTAINABILITY APPRAISAL OF THE
MAIN MODIFICATIONS TO THE LOCAL PLAN FOLLOWING THE
EXAMINATION**

ENV 2 Wildlife and Habitats					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	0	T	The setting of historic and cultural assets will be protected by reducing the loss of ancient woodlands and veteran trees. Effect will diminish in the long term as the public benefits of development outweigh the loss of habitats.
Landscape, townscape & seascape	+	+	0	T	Protection of ancient woodlands and veteran trees is likely to conserve the distinctive quality of the Dorset landscape. Effect will diminish in the long term as the public benefits of development outweigh the loss of habitats.
Climate change mitigation	+	+	0	T	The protection of ancient woodlands and veteran trees will have a positive impact upon air quality that may diminish in the long term due to long term loss of this protection.
Climate change vulnerability	0	0	0	n/a	No significant effect.
Soil and water quality	++	++	0	T	Soil and water quality is likely to benefit from the conservation of habitats and the protection of water bodies. Effect will diminish due to long term loss of biodiversity as the public benefits of development outweigh the loss.
Biodiversity, geodiversity & habitats	+	+	0	T	There is no longer a requirement to demonstrate that major development will not result in a loss of biodiversity for major development, and adverse effects upon national wildlife sites are permitted where the benefits clearly outweigh the impacts. This may result in a decline in biodiversity in the longer term.
Quality of life	+	+	0	T	Safeguarding of habitats will improve access to outdoor facilities, but may hinder the development of other infrastructure.
Economy	-	-	0	T	Protecting wildlife and habitats will reduce the amount of land available for commercial and industrial development, thus restricting the growth of these sectors. However, the policy enables development particularly in the longer term.
Housing	-	-	0	T	Protecting wildlife and habitats will reduce the amount of land available for housing development, thus restricting the growth of these sectors. However, the policy enables development particularly in the longer term.
Mitigation: This policy reflects the National Planning Policy Framework and therefore no mitigation is suggested against the adverse impacts upon economic growth and housing provision, or the lack of longer term benefits on environmental receptors, which this policy offers.					

ENV 4: Heritage Assets					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	++	++	++	T	Development should conserve and where appropriate enhance the significance of both designated and non-designated heritage assets.
Landscape, townscape & seascape	+	+	+	T	Preventing adverse impacts on the setting of heritage assets is likely preserve the townscape.
Climate change mitigation	+	+	+	T	Applications which may result in harm to heritage assets may be permitted if the works secure the sustainable use of the heritage assets. This may enable improvements to the energy and water efficiency of older buildings.
Climate change vulnerability	+	+	+	T	Applications which may result in harm to heritage assets may be permitted if the works secure the sustainable use of the heritage assets. This may enable the use of sustainable energy technologies in older buildings.
Soil and water quality	0	0	0	T	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	T	No significant impact
Quality of life	+	+	+	T	Key historic features are likely to be retained, protecting cultural activities.
Economy	+	+	+	T	The amended policy enables heritage assets to be put to an appropriate and viable use, such as commercial use, providing that it is consistent with their conservation.
Housing	+	+	+	T	The amended policy enables heritage assets to be put to an appropriate and viable use, such as residential use, providing that it is consistent with their conservation.
Mitigation: None suggested.					

ENV 6. Local Flood Alleviation Schemes

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	+	+	+	P	Landscape interests are likely to be protected by safeguarding land from development and reducing the incidence of flooding in future.
Landscape, townscape & seascape	+	+	+	P	Landscape interests are likely to be protected by safeguarding land from development.
Climate change mitigation	0	0	0	n/a	No significant impact.
Climate change vulnerability	+	+	++	P	This policy will increase resilience to the impacts of climate change across the plan area by reducing vulnerability to flooding and increase local resilience to the predicted impacts of climate change.
Soil and water quality	++	++	++	P	Agricultural land is likely to be protected from development. Water quality will be protected by reducing the likelihood of flooding.
Biodiversity, geodiversity & habitats	+	+	++	P	Habitats and species are likely to be better protected by safeguarding land from development and reducing the incidence of flood events, which are likely to occur more regularly in future.
Quality of life	++	++	++	P	The flood alleviation scheme is likely to improve access to services and facilities by ensuring that access routes are not affected by flooding, and protect human health.
Economy	0	0	+	P	Reserving land for flood alleviation schemes may restrict the development of infrastructure for economic growth. However, reducing flood risk in the area will reduce the risk of longer term economic impacts resulting from flooding.
Housing	0	0	+	P	Reserving land for the flood alleviation scheme may restrict the amount of land available for housing. However, reducing the flood risk in the area will increase availability to decent housing in the longer term.
Mitigation: None suggested.					

ENV 9. Pollution and Contaminated Land

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	0	0	n/a	No significant impact
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	P	No significant impact
Soil and water quality	++	++	++	P	Prevents development which results in unacceptable risks of pollution to water (including ground water, surface water, and tidal waters), and the natural environment (which includes soil).
Biodiversity, geodiversity & habitats	+	+	+	P	Prevents unacceptable impacts from contaminated land on the environment.
Quality of life	+	+	+	P	Prevents unacceptable risks upon human health.
Economy	0	0	0	P	This policy does not provide protection against the impact of aggressive ground conditions upon the integrity of building materials. However, the policy mitigates against impacts to water and human health, and it is considered that this level of protection will prevent significant impacts upon building materials.
Housing	0	0	0	P	This policy does not provide protection against the impact of aggressive ground conditions upon the integrity of building materials. However, the policy mitigates against impacts to water and human health, and it is considered that this will prevent significant impacts upon building materials.
Mitigation: None suggested. Whilst this policy does not provide protection against the impact of aggressive ground conditions upon the integrity of building materials, it does mitigate against impacts to water and human health and it is therefore considered that this level of protection will prevent significant impacts upon building materials.					

ENV 13. The Design and Positioning of Buildings

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	0	0	n/a	No significant impact
Climate change mitigation	0	0	0	n/a	The policy 'expects' development to achieve higher levels of environmental performance, but since it is not a requirement, it is unlikely to cause a significant improvement in energy efficiency and water conservation.
Climate change vulnerability	0	0	0	n/a	The policy 'expects' development to achieve higher levels of environmental performance, but since it is not a requirement, it is unlikely to cause a significant increase in the uptake of renewable energy technologies.
Soil and water quality	0	0	0	n/a	The policy 'expects' rather than 'requires' development to achieve higher levels of environmental performance, and so the suggestion to use environmentally sensitive materials is unlikely to significantly protect soil and water quality.
Biodiversity, geodiversity & habitats	0	0	0	n/a	The policy 'expects' rather than 'requires' development to achieve higher levels of environmental performance, and so the suggestion to use environmentally sensitive materials is unlikely to significantly protect habitats and species.
Quality of life	0	0	0	n/a	No significant impact.
Economy	0	0	0	n/a	No significant impact.
Housing	0	0	0	n/a	No significant impact.

Mitigation: None suggested, as the amendments to this policy reflect the removal of the Code for Sustainable Homes standard which has been incorporated into the building regulations.

SUS 1: Level of Housing and Economic Growth

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	-	-	-	P	The setting of cultural and historic features may be compromised by new development.
Landscape, townscape & seascape	-	-	-	P	New development may impact upon local landscape character and the Dorset AONB.
Climate change mitigation	-	-	-	P	New development will result in increased energy usage.
Climate change vulnerability	-	-	-	P	New development may result in some agricultural land being lost to development.
Soil and water quality	-	-	-	P	The potential loss of productive agricultural land of higher soil quality and pressures upon water features due to increased housing growth.
Biodiversity, geodiversity & habitats	-	-	-	P	New development may result in the loss of habitat and additional recreational pressures, affecting biodiversity.
Quality of life	0	0	0	P	New community and recreational facilities and services will be provided with new development, to address the additional need for such services. The impact upon access to services and facilities will therefore be negligible.
Economy	+	++	++	P	This level of housing supply would encourage the in-migration of people to the extent that a growing workforce would be provided, encouraging the sustainable growth of the local economy.
Housing	+	++	++	P	This level of housing supply would provide sufficient housing for a period of higher economic growth during the plan period, meeting the future local housing need.

Mitigation: None suggested, as the adverse impacts upon the environmental sustainability objectives will be mitigated by the policies in the Environment and Climate Change chapter of the Local Plan.

HOUS 1. Affordable Housing					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	0	n/a	No significant impact
Landscape, townscape & seascape	0	0	0	n/a	No significant impact
Climate change mitigation	0	0	0	n/a	No significant impact
Climate change vulnerability	0	0	0	n/a	No significant impact
Soil and water quality	0	0	0	n/a	No significant impact
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact
Quality of life	+	+	+	P	The amendment means that affordable housing contributions won't be collected for smaller housing schemes (less than 6 dwellings). However, the reduction in the amount collected for essential infrastructure is considered negligible.
Economy	+	+	+	P	Affordable housing provides accommodation for the workforce and therefore vital infrastructure for economic growth. The reduction in the provision of affordable housing is not considered significant.
Housing	+	+	+	P	The amendment means that affordable housing will not be sought for development of less than 10 units and 1000m ² total floor space. Whilst affordable housing will still be provided, the availability of affordable housing will be reduced.
Mitigation: None required, as the amendments to this policy reflect the new affordable housing thresholds which were introduced into national policy in November 2014.					

HOUS 6. Other Residential Development Outside Defined Development Boundaries

Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Historic & cultural features	+	+	+		T	New development must not detract from the character of the locality, thus protecting the setting of cultural and heritage assets.
Landscape, townscape & seascape	+	+	+		T	New development must not detract from the landscape setting.
Climate change mitigation	-	-	-		T	The development of low impact and self build dwellings in remote locations is likely to result in the use of less sustainable transport methods and increased fuel usage.
Climate change vulnerability	--	--	--		T	The development of new housing for rural workers in remote locations is likely to result in an increased reliance upon less sustainable transport methods and potentially the loss of productive agricultural land.
Soil and water quality	-	-	-		T	The development of new housing for rural workers may cause the loss of productive agricultural land.
Biodiversity, geodiversity & habitats	-	-	-		T	The development of new housing for rural workers in remote locations may result in the loss of habitats and biodiversity.
Quality of life	-	-	-		T	The residents of rural areas may not be able to access services and facilities by sustainable transport modes.
Economy	++	++	++		T	The amended policy permits new housing for rural workers, if there is an essential need for this, providing the infrastructure to enable industries in rural areas to develop and grow, and providing employment opportunities.
Housing	++	++	++		T	The policy will provide housing for rural workers.

Mitigation: The potential loss of productive agricultural land and may be unavoidable in some instances, if the development of the rural economy is to be promoted. The loss of biodiversity and habitats may be mitigated through adding the following text (*in italics*) to this policy:

(i) The extension of an existing lawful dwelling-house located outside the defined development boundaries will be permitted provided that the extension is subordinate in scale and proportions to the original dwelling, and does not harm the character of the locality or its landscape setting, *or adversely impact upon wildlife and habitats.*

DOR 10. Dorchester Transport and Environment Plan

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	+	+	P	An objective of the transport plan was to provide a higher quality environment, in terms of the historic fabric of the town.
Landscape, townscape & seascape	0	0	0	P	The objective to protect the historic fabric of the town will prevent significant effects upon the townscape. The park and ride site is located within the Dorset AONB.
Climate change mitigation	0	++	++	P	Reduced traffic and congestion, and the provision of a pedestrian/cycle network will decrease fuel usage and greenhouse gas emissions, and resolving issues regarding air quality in Dorchester town centre.
Climate change vulnerability	0	++	++	P	The provision of a pedestrian/cycle network will reduce reliance on less sustainable transport modes.
Soil and water quality	0	-	-	P	The new park and ride site would result in the loss of productive agricultural land. Whilst the northern area of the site is susceptible to flooding, the amended policy allows for the installation of surface water attenuation measures.
Biodiversity, geodiversity & habitats	0	-	-	P	The new park and ride site would result in the loss of habitat.
Quality of life	0	+	+	P	A more efficient travel infrastructure will improve access to services and facilities.
Economy	0	+	+	P	Reduced congestion is likely to provide an infrastructure to enable economic growth.
Housing	0	0	0	n/a	No significant impact.

Mitigation: None suggested. The Dorchester Transport and Environment Plan will be delivered over the period of the plan. Although the development of a new park and ride is likely to result in the loss of habitats and productive agricultural land, the management of transport and provision of transport infrastructure is considered essential and introduces environmental benefits which are likely to greatly outweigh these adverse impacts.

Whilst the finer details of the scheme are presented in the Dorchester Transport and Environment Plan report, the preamble to the policy should highlight the potential landscape, flooding and ecological (loss of habitat) issues associated with the site.

CRS 1. Land at Crossways					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	++	++	++	P	The amended policy refers to the Bowley's Camp Scheduled Monument specifically, and requires this heritage asset to be protected and preserved.
Landscape, townscape & seascape	0	+	+	P	Local character will be enhanced by the development, improving townscape quality.
Climate change mitigation	0	+	+	P	The links to the train station will reduce the need for travel by less sustainable transport modes, reducing fuel usage.
Climate change vulnerability	0	++	++	P	The links to the train station will reduce reliance on less sustainable transport modes. Management of potential flooding issues at the site.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	+	+	P	Minor loss of habitat through development. However, provision of large scale alternative greenspace. European designations protected, existing hedgerows, trees and woodland within the development retained and managed.
Quality of life	0	++	++	P	The large scale alternative greenspace will improve access to recreational facilities, and appropriate community infrastructure will be provided with the development.
Economy	0	+	+	P	The provision of approximately 3.5ha of employment land.
Housing	0	+	+	P	The provision of approximately 500 new homes.
Mitigation: None suggested.					

CRS 2: Land Around Crossways					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	0	+	P	Joint evidence gathering for future planning policy documents will provide information on local constraints, which include the Scheduled Monuments at Crossways, thus providing long term protection.
Landscape, townscape & seascape	0	0	0	n/a	No significant impact.
Climate change mitigation	0	0	+	P	Working closely with National Rail is likely to provide links with the links to the train station, enabling travel by more sustainable transport modes, reducing fuel usage.
Climate change vulnerability	0	0	+	P	The links to the train station will reduce reliance on less sustainable transport modes.
Soil and water quality	0	0	0	n/a	No significant impact.
Biodiversity, geodiversity & habitats	0	0	0	n/a	No significant impact.
Quality of life	0	0	+	P	Evidence gathering to develop solutions to meeting the longer term housing needs of local authorities is likely to assist in bringing forward development at Crossways, including recreational facilities and community infrastructure.
Economy	0	0	+	P	Evidence gathering to develop solutions to meeting the longer term housing needs of local authorities is likely to assist in bringing forward employment land at Crossways.
Housing	0	0	+	P	Evidence gathering to develop solutions to meeting the longer term housing needs of local authorities is likely to assist in bringing forward housing at Crossways.
Mitigation: In order to ensure that a strategic approach to the provision of SANG as mitigation against impacts upon the Dorset Heathlands European designation is provided, having a positive impact on biodiversity, Natural England may wish to be included in these discussions.					

BRID 3. Land to the East of Brady Vet Centre, Off Jessops Avenue

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Historic & cultural features	0	+	+	P	The Bridport Conservation Area is situated to the west of the site. The policy will ensure a positive frontage onto Sea Road North, which provides the western site boundary.
Landscape, townscape & seascape	0	+	+	P	The development will require a positive active frontage onto the adjacent roads, and the boundary of the site with the river corridor will be subject to appropriate planting. Mature trees on the southern boundary will be retained.
Climate change mitigation	0	+	+	P	The site is well located in terms of pedestrian access to the town centre, reducing fuel usage.
Climate change vulnerability	0	0	-	P	Well located for pedestrian access to the town centre, reducing reliance on less sustainable transport. Adjacent to the floodplain and the northern section is subject to surface water flooding, reducing long term resilience to flooding.
Soil and water quality	0	0	0	n/a	Whilst the site is situated relatively closely to the water course, significant impacts upon water quality are unlikely due to a river corridor being retained by the development.
Biodiversity, geodiversity & habitats	+	+	+	n/a	The development results in the loss of habitat. However, the most important ecological features onsite, including the mature beech trees, will be retained and a river corridor which links to the wider green network will be provided.
Quality of life	0	++	++	P	Bridport Town Centre is sufficiently close to enable access to town centre services and facilities by sustainable transport modes. Public access to the wildlife corridor will be improved and enhanced through the amended policy.
Economy	0	0	0	n/a	No significant impact.
Housing	0	+	+	P	The provision of new homes.

Mitigation: None suggested.

BRID 5. St Michael's Trading Estate						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Historic & cultural features	0	++	++		P	New development will retain and restore historic buildings at the site, and respect the character of the conservation area.
Landscape, townscape & seascape	0	+	+		P	The site is located within the AONB. However, the character of the conservation areas will be respected, protecting townscape interests.
Climate change mitigation	0	+	+		P	The site is centrally located, reducing the fuel required to access these services and facilities.
Climate change vulnerability	0	0	-		P	The site is centrally located, reducing reliance on less sustainable transport. The site is within a low to medium risk flood zone, which may cause longer term adverse impacts as the magnitude and frequency of flood events increase.
Soil and water quality	+	+	+		P	The river and bankside areas will be retained as a wildlife corridor, preventing a significant adverse impact upon the water quality of the adjacent River Asker.
Biodiversity, geodiversity & habitats	+	+	+		P	A riverside wildlife corridor will be provided, along the length of the River Asker which includes St Michaels Island and prevents significant adverse impacts upon habitats and European protected species such as the otter and water vole.
Quality of life	0	+	+		P	Increased access to recreational facilities in the form of a riverside walk.
Economy	0	+	+		P	The employment opportunities at the site will be retained.
Housing	0	+	+		P	The provision of housing.
<p>The development area is within a medium to low flood risk area. With flood events likely to increase in frequency and magnitude in future, defences against flooding should be provided with this development. The following wording (<i>in italics</i>) should be included to the policy:</p> <p>St. Michael's Trading Estate is designated for a comprehensive mixed-use development, subject to:</p> <ul style="list-style-type: none"> - <i>“adequately managing the flood risk from the adjacent watercourse”</i> 						