



**Dorset**  
Council

**Sustainability Appraisal: Appendices**

**Dorset Council Local Plan – Options Consultation**

January 2021

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

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## The Development Strategy

### SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

A: Trend scenario: 88-99ha					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Employment development may result in adverse impacts upon designated wildlife sites and ecological corridors, adversely affecting biodiversity.
Soil	-	-	-	P	Employment development may result in the loss of high grade agricultural land and cause harm to areas of geological conservation interest.
Water	-	-	-	P	Employment development may adversely affect the chemical and ecological status of water, and contribute to groundwater inundation.
Air	-	-	-	P	Employment development may result in adverse impacts upon air quality.
Climate Change	-	-	-	P	Increased energy consumption and the emission of greenhouse gases from high levels of development.
Flooding & Coastal Change	-	-	-	P	Employment development may expose people and property to flooding or coastal change.
Landscape	-	-	-	P	Employment development may cause harm to valued landscapes, the AONBs, Dorset and East Devon World Heritage Site and the Greenbelt.
Historic Environment	-	-	-	P	Employment development may result in adverse impacts upon heritage assets and their setting.
Community	0	0	0	P	Employment development is unlikely to appreciably affect wellbeing and healthy communities.
Housing	0	0	0	P	The level of employment development is unlikely to appreciably affect the supply of housing.
Economy	+	+	+	P	Applying the trend scenario would provide employment land based on modelled employment growth rates with some adjustments for local knowledge, but does not take into account the housing growth.

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<b>B: Growth scenario: 131-151ha</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Employment development may result in adverse impacts upon designated wildlife sites and ecological corridors, adversely affecting biodiversity.
Soil	-	-	-	P	Employment development may result in the loss of high grade agricultural land and cause harm to areas of geological conservation interest.
Water	-	-	-	P	Employment development may adversely affect the chemical and ecological status of water, and contribute to groundwater inundation.
Air	-	-	-	P	Employment development may result in adverse impacts upon air quality.
Climate Change	-	-	-	P	Increased energy consumption and the emission of greenhouse gases from high levels of development.
Flooding & Coastal Change	-	-	-	P	Employment development may expose people and property to flooding or coastal change.
Landscape	-	-	-	P	Employment development may cause harm to valued landscapes, the AONBs, Dorset and East Devon World Heritage Site and the Greenbelt.
Historic Environment	-	-	-	P	Employment development may result in adverse impacts upon heritage assets and their setting.
Community	0	0	0	P	Employment development is unlikely to appreciably affect wellbeing and healthy communities.
Housing	0	0	0	P	The level of employment development is unlikely to appreciably affect the supply of housing.
Economy	++	++	++	P	Applying the growth scenario would provide employment land to meet the employment needs taking into account housing growth, providing sufficient employment land/infrastructure to support the growth, innovation and productivity of businesses.

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## Option 1: Former district council adopted Local Plans

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect biodiversity.
Soil	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect soil quality.
Water	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect water quality.
Air	-	-	-	P	Population of settlements and accessibility is not fully considered, potentially resulting in residents in more remote locations with fewer local facilities. This may require more travel by motor vehicle, adversely affecting air quality.
Climate Change	-	-	-	P	Population of settlements and accessibility is not fully considered, potentially resulting in residents in more remote locations with fewer local facilities. This may require more travel by motor vehicle, resulting in greater greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect exposure to flooding or coastal change.
Landscape	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect valued landscapes.
Historic Environment	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect heritage assets.
Community	-	-	-	P	Population of settlements and accessibility is not fully considered, potentially resulting in rural isolation.
Housing	-	-	-	P	This approach would direct housing to less sustainable locations.
Economy	-	-	-	P	This approach is considered likely to direct employment land towards less sustainable locations.

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## Option 2: Towns and Villages of population 1,000+

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect biodiversity.
Soil	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect soil quality.
Water	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect water quality.
Air	0	0	0	P	Whilst accessibility is not considered, this approach includes settlements of more than 1000 population which are likely to have greater facilities and therefore not require excess travel by car. The effect on air quality is therefore neutral.
Climate Change	0	0	0	P	Whilst accessibility is not considered, this approach includes settlements of more than 1000 population which are likely to have greater facilities and therefore not require excess travel by car. The effect on greenhouse gas emissions is therefore neutral.
Flooding & Coastal Change	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect exposure to flooding or coastal change.
Landscape	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect valued landscapes.
Historic Environment	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect heritage assets.
Community	+	+	+	P	Only includes settlements with populations of more than 1000 in the settlement hierarchy ensuring that development is focussed towards the larger settlements with stronger neighbourhood centres, helping to prevent rural isolation.
Housing	+	+	+	P	Given that the approach only includes settlements with populations of more than 1000 in the settlement hierarchy, this approach is likely to direct housing towards more sustainable locations.
Economy	+	+	+	P	Given that the approach only includes settlements with populations of more than 1000 in the settlement hierarchy, this approach is likely to direct employment development towards more sustainable locations.

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## Option 3: Towns and Villages of population 500+

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect biodiversity.
Soil	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect soil quality.
Water	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect water quality.
Air	-	-	-	P	Population of settlements and accessibility is not fully considered, potentially resulting in residents in more remote locations with fewer local facilities. This may require more travel by motor vehicle, adversely affecting air quality.
Climate Change	-	-	-	P	Population of settlements and accessibility is not fully considered, potentially resulting in residents in more remote locations with fewer local facilities. This may require more travel by motor vehicle, resulting in greater greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect exposure to flooding or coastal change.
Landscape	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect valued landscapes.
Historic Environment	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect heritage assets.
Community	-	-	-	P	Smaller settlements included in hierarchy and accessibility is not fully considered, potentially resulting in rural isolation.
Housing	-	-	-	P	This approach would direct housing to less sustainable locations.
Economy	-	-	-	P	This approach is considered likely to direct employment land towards less sustainable locations.



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## Option 4: Towns and refined villages of population 500+

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect biodiversity.
Soil	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect soil quality.
Water	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect water quality.
Air	+	+	+	P	Including only those settlements with reasonable travel time to towns in the settlement hierarchy will reduce travel by motor vehicles, helping to improve air quality.
Climate Change	+	+	+	P	Including only those settlements with reasonable travel time to towns in the settlement hierarchy will reduce travel by motor vehicles, reducing greenhouse gas emissions and helping to mitigate against future climate change.
Flooding & Coastal Change	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect exposure to flooding or coastal change.
Landscape	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect valued landscapes.
Historic Environment	0	0	0	P	This approach to the settlements included in tiers 3 and 4 of the settlement hierarchy is unlikely to appreciably affect heritage assets.
Community	+	+	+	P	Ensures that only villages with greater facilities are considered in the hierarchy, meaning that development is focussed towards the settlements with stronger neighbourhood centres, helping to prevent rural isolation.
Housing	+	+	+	P	Given that the approach only includes settlements with populations of more than 500 with the appropriate facilities and more accessible settlements in the settlement hierarchy, this approach is likely to direct housing towards more sustainable locations.
Economy	++	++	++	P	This approach is likely to direct employment development towards more sustainable locations. Consideration is given to whether the village has an existing employment site, supporting the growth of businesses in more rural locations.

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## SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

Vision and Strategic Priorities					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	The vision states that large areas of significance for biodiversity will be protected and where possible enhanced and the strategic priorities include support for development which will bring about net gains in biodiversity
Soil	-	-	-	P	Whilst there is mention of minimising the impact of population growth and economic activity on Dorset's environment and natural capital, there is no specific mention of protecting soil quality and conserve geological interest.
Water	-	-	-	P	Whilst there is mention of minimising the impact of population growth and economic activity on Dorset's environment, there is no specific mention of maintaining or improving water quality.
Air	+	+	+	P	The strategic priorities support climate change mitigation, reducing emissions to air.
Climate Change	++	++	++	P	The vision states that the plan will reduce our carbon footprint and the strategic priorities support climate change mitigation, for example by supporting the delivery of renewable energy, and adaptation, for example through addressing flood risk.
Flooding & Coastal Change	-	-	-	P	The strategic priorities address flood risk but does not mention coastal change.
Landscape	+	+	+	P	The vision states that the character of the landscape will be respected, helping to protect valued landscapes.
Historic Environment	-	-	-	P	Whilst there is mention of minimising the impact of population growth and economic activity on Dorset's environment, the strategic priorities do not mention preserving and enhancing heritage assets.
Community	++	++	++	P	The strategic priorities include providing community infrastructure and green space giving opportunities for people to meet and participate in their community.
Housing	++	++	++	P	The Strategic priorities include delivering around 30,000 new homes will be provided over the lifetime of this plan, of a range of types, sizes and tenures to meet Dorset's diverse needs.
Economy	++	++	++	P	The Strategic priorities include delivering economic growth by enabling sustainable economic development, homes for those who work in the area, and infrastructure provision.

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DEV 1: The housing requirement and the need for employment land in Dorset					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	This level of housing and employment development may result in adverse impacts upon designated wildlife sites and ecological corridors, adversely affecting biodiversity.
Soil	-	-	-	P	This level of housing and employment development may result in the loss of high grade agricultural land and cause harm to areas of geological conservation interest.
Water	-	-	-	P	This level of housing and employment development may adversely affect the chemical and ecological status of water, and contribute to groundwater inundation.
Air	-	-	-	P	This level of housing and employment development may result in adverse impacts upon air quality.
Climate Change	-	-	-	P	Increased energy consumption and the emission of greenhouse gases from development.
Flooding & Coastal Change	-	-	-	P	This level of housing and employment development may increase the risk of people and property being exposed to flooding or coastal change.
Landscape	-	-	-	P	This level of housing and employment development may cause harm to valued landscapes, the AONBs, Dorset and East Devon World Heritage Site and the Greenbelt.
Historic Environment	-	-	-	P	This level of housing and employment development may result in adverse impacts upon heritage assets and their setting.
Community	0	0	0	P	This level of housing and employment development is unlikely to appreciably affect wellbeing and healthy communities.
Housing	++	++	++	P	Providing 30,481 dwellings (1,793 dwellings per year) would meet the area's housing requirement figure and takes into account the unmet need from neighbouring areas, providing sufficient housing to meet the needs of present and future generations.
Economy	++	++	++	P	The requirement for employment land in Dorset has been derived from the workspace strategy, and will ensure the provision of sufficient employment land and infrastructure to support the growth, innovation and productivity of businesses.

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## DEV 2: Growth in the South Eastern Dorset functional area

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development has the potential to be within the South-Eastern Dorset functional area may be within the Poole Harbour and River Avon hydrological catchments, and in those areas surrounding the Dorset Heathlands.
Soil	-	-	-	P	Development within the South-Eastern Dorset functional area could result in the loss of high grade agricultural land to the west of Ferndown, west of Wimborne Minster, and around Blandford.
Water	-	-	-	P	Development within the South-Eastern Dorset functional area has the potential to affect the groundwater protection zones which stretch approximately between Corfe Mullen and Blandford, and groundwater inundation issues at Blandford Forum.
Air	0	0	0	P	Development within the South-Eastern Dorset functional area is unlikely to affect air quality management areas.
Climate Change	-	-	-	P	Some of the settlements in the South-Eastern Dorset functional area upon which development will be focused are subject to flooding, reducing resilience to future climate change.
Flooding & Coastal Change	-	-	-	P	Some of the settlements in the South-Eastern Dorset functional area upon which development will be focused are subject to flooding, particularly Wareham, Blandford and Wimborne Minster.
Landscape	-	-	-	P	Development in the South Eastern Dorset functional area has the potential to adversely affect the Dorset AONB, Cranborne Chase AONB and greenbelt.
Historic Environment	-	-	-	P	Development in the South Eastern Dorset functional area has the potential to adversely affect heritage assets and their setting.
Community	+	+	+	P	Focusing development on the edge of the main built-up area of the conurbation and larger villages will encourage social interaction, preventing rural isolation.
Housing	++	++	++	P	Development is likely to provide housing to meet the needs of south eastern Dorset.
Economy	++	++	++	P	The policy identifies areas for employment growth within the South-Eastern Dorset functional area, supporting the growth, innovation and productivity of businesses and contributing to economic growth in Dorset.

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## DEV 3: Growth in the Central Dorset functional area

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development has the potential to be within the South-Eastern Dorset functional area may be within the Poole Harbour hydrological catchment, near Chesil and the Fleet, and in those areas surrounding the Dorset Heathlands.
Soil	-	-	-	P	Development within the Central Dorset functional area could result in the loss of high grade agricultural land surrounding Dorchester and Crossways, and adverse effects upon the areas of geological conservation interest at Portland.
Water	-	-	-	P	Development within the central Dorset functional area has the potential to affect the groundwater protection zones which occupy large parts of the functional area, and groundwater inundation issues at surrounding Dorchester and the Piddle Valley.
Air	-	-	-	P	Development within the central Dorset functional area may affect the air quality management area in Dorchester.
Climate Change	-	-	-	P	Some of the settlements in the central Dorset functional area upon which development will be focused are subject to flooding, reducing resilience to future climate change.
Flooding & Coastal Change	-	-	-	P	Some of the settlements in the central Dorset functional area upon which development will be focused are subject to flooding, including Weymouth and Dorchester
Landscape	-	-	-	P	Development in the central Dorset functional area has the potential to adversely affect the Dorset AONB and Dorset and East Devon World Heritage Site.
Historic Environment	-	-	-	P	Development in the central Dorset functional area has the potential to adversely affect heritage assets and their setting.
Community	+	+	+	P	Focusing the majority of development at the main settlements of Weymouth & Dorchester will encourage social interaction, preventing rural isolation.
Housing	++	++	++	P	Development is likely to provide housing to meet the needs of central Dorset for present and future generations.
Economy	++	++	++	P	The policy identifies areas for employment growth within the Central Dorset functional area through the intensification and infilling of existing employment sites and employment development including Poundbury, north of Dorchester and Crossways.

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## DEV 4: Growth in the Northern Dorset Functional area

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development within the northern Dorset functional area may be within the Somerset Levels hydrological catchment and in close proximity to the chalk grassland areas which are European wildlife sites, such as the Fontmell Down SAC.
Soil	-	-	-	P	Development within the northern Dorset functional area could result in the loss of high grade agricultural land, particularly surrounding Sherborne and Shaftesbury.
Water	-	-	-	P	Development within the northern Dorset functional area has the potential to affect the groundwater protection zone to the southwest of Sherborne, and foul sewer inundation issues at Yetminster.
Air	0	0	0	P	Development within the northern Dorset functional area is unlikely to affect air quality management areas.
Climate Change	-	-	-	P	Some of the settlements in the northern Dorset functional area upon which development will be focused are subject to flooding, reducing resilience to future climate change.
Flooding & Coastal Change	-	-	-	P	Some of the settlements in the central Dorset functional area upon which development will be focused are subject to flooding, including Gillingham and Sturminster Newton.
Landscape	-	-	-	P	Development in the northern Dorset functional area has the potential to adversely affect the Cranborne Chase AONB.
Historic Environment	-	-	-	P	Development in the northern Dorset functional area has the potential to adversely affect heritage assets and their setting.
Community	+	+	+	P	Focusing the majority of development at the main settlements of Sherborne and Gillingham will encourage social interaction, preventing rural isolation.
Housing	++	++	++	P	Development is likely to provide housing to meet the needs of northern Dorset for present and future generations.
Economy	++	++	++	P	The policy identifies areas for employment growth within the northern Dorset functional area through the intensification and infilling of existing employment sites and employment development including Gillingham.

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DEV 5: Growth in the Western Dorset Functional area					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development within the western Dorset functional area has the potential to be within the River Axe hydrological catchment.
Soil	-	-	-	P	Development within the western Dorset functional area could result in the loss of high grade agricultural land, particularly surrounding Bridport.
Water	-	-	-	P	Development within the western Dorset functional area has the potential to affect the groundwater protection zones, for example those to the west of Beaminster.
Air	-	-	-	P	Development within the central Dorset functional area may affect the air quality management area in Chideock.
Climate Change	-	-	-	P	Some of the settlements in the central Dorset functional area upon which development will be focused are subject to flooding and coastal change, reducing resilience to future climate change.
Flooding & Coastal Change	-	-	-	P	Large areas of the coast within the western Dorset are prone to coastal change and some of the settlements are subject to flooding, such as Bridport.
Landscape	-	-	-	P	Development in the central Dorset functional area has the potential to adversely affect the Dorset AONB and Dorset and East Devon World Heritage Site.
Historic Environment	-	-	-	P	Development in the central Dorset functional area has the potential to adversely affect heritage assets and their setting.
Community	+	+	+	P	Focusing the majority of development at the main settlements of Bridport and Beaminster will encourage social interaction, preventing rural isolation.
Housing	++	++	++	P	Development is likely to provide housing to meet the needs of western Dorset for present and future generations.
Economy	++	++	++	P	The policy identifies areas for employment growth within the western Dorset functional area through the intensification and infilling of existing employment sites and employment development including Vearse Farm.

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DEV 6: Development at villages with development boundaries in rural Dorset					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Focusing development outside the larger settlements to within the development boundaries of tier 3 settlements will prevent development within wildlife designations and the ecological corridors between developed areas.
Soil	+	+	+	P	Focusing development outside the larger settlements to within the development boundaries of tier 3 settlements will help to protect high grade agricultural land, which generally fall outside development boundaries.
Water	0	0	0	P	Focusing development outside the larger settlements to within the development boundaries of tier 3 settlements is considered unlikely to significantly affect water quality.
Air	+	+	+	P	Restricting development in those small villages which do not have development boundaries and focusing development towards the existing larger villages may reduce the use of private vehicles, reducing the emission of greenhouse gases.
Climate Change	+	+	+	P	The policy will restrict development in those small villages which do not have development boundaries, focusing development towards the existing larger villages. This may reduce the use of private vehicles, reducing the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	Focusing development outside the larger settlements to within the development boundaries of tier 3 settlements is unlikely to significantly affect exposure to flooding and coastal change.
Landscape	+	+	+	P	The policy will restrict development in those small villages which do not have development boundaries, therefore focusing development towards the existing larger villages rather than more remote locations, helping to preserve landscape character.
Historic Environment	0	0	0	P	Focusing development outside the larger settlements to within the development boundaries of tier 3 settlements is unlikely to significantly affect heritage assets and their setting.
Community	+	+	+	P	The policy will restrict development in those small villages which do not have development boundaries, focusing development towards the existing larger villages with stronger neighbourhood centres and helping to reduce rural isolation.
Housing	+	+	+	P	Focusing development outside the larger settlements to within the development boundaries of tier 3 settlements will deliver housing in more sustainable locations for present and future generations.
Economy	0	0	0	P	Focusing development outside the larger settlements to within the development boundaries of tier 3 settlements is unlikely to affect the supply of employment land to support the growth, innovation and productivity of rural businesses.



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DEV 7: Development outside local plan and neighbourhood plan development boundaries in rural Dorset					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Policy requires particular regard to environmental constraints and to the need for the protection of the countryside, helping to safeguard habitats and species from the effects of development in more rural areas.
Soil	+	+	+	P	Policy requires particular regard to environmental constraints and to the need for the protection of the countryside helping to conserve high grade agricultural land and areas of geological interest.
Water	0	0	0	P	Strictly controlling development outside local plan and neighbourhood plan development boundaries in rural Dorset is unlikely to significantly affect water quality.
Air	0	0	0	P	Strictly controlling development outside local plan and neighbourhood plan development boundaries in rural Dorset is unlikely to significantly affect air quality.
Climate Change	++	++	++	P	Policy allows renewable energy development in rural areas, helping to mitigate against future climate change. Allowing flood and coastal defence works in rural areas will enable communities to be more resilient to the effects of climate change.
Flooding & Coastal Change	++	++	++	P	Policy enables flood defence, land stability and coastal protection schemes in rural areas, helping to protect people and property from the effects of flooding and coastal change.
Landscape	++	++	++	P	Policy enables landscape requirements for mitigation for local plan allocations, and requires particular regard to environmental constraints and the need for the protection of the countryside helping to protect valued landscapes.
Historic Environment	+	+	+	P	Policy requires particular regard to environmental constraints and to the need for the protection of the countryside, helping to protect heritage assets and their setting.
Community	+	+	+	P	Policy enables green infrastructure requirements for local plan allocations to be delivered and recreational development, enabling accessibility to natural spaces and promoting wellbeing and healthy communities.
Housing	+	+	+	P	The policy will enable the development of those types of housing which are necessary in rural areas, such as rural workers' housing, in addition to rural exception affordable housing, and sites for gypsies, travellers and travelling show people.
Economy	+	+	+	P	The policy will enable development for employment purposes, such as farm diversification and equestrian development, and new employment, tourism, recreational or leisure-related development, supporting the growth of rural businesses.

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## DEV 8: Reuse of buildings outside settlement boundaries

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Since the policy relates to the reuse of existing buildings, the development is unlikely to result in the significant loss of habitat. However, it may lead to an increase in population and therefore recreational pressures, adversely effecting biodiversity.
Soil	0	0	0	P	Since the policy relates to the reuse of existing buildings, the development is unlikely to result in the significant loss of productive agricultural land, or harm to areas of geological conservation interest.
Water	0	0	0	P	Since the policy relates to the reuse of existing buildings, the development is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	Since the policy relates to the reuse of existing buildings, the development is unlikely to appreciably affect air quality, particularly as the policy relates to buildings outside development boundaries and AQMA are within urbanised areas.
Climate Change	0	0	0	P	The reuse of buildings is considered unlikely to result in a significant increase in energy usage, particularly given that the building must be of substantial construction and
Flooding & Coastal Change	0	0	0	P	The reuse of buildings is considered unlikely to significantly affect exposure to flooding and coastal change.
Landscape	+	+	+	P	The policy ensures that the scheme makes a positive contribution to local character, helping to preserve the landscape setting.
Historic Environment	+	+	+	P	The reuse scheme should make a positive contribution to local character and include the retention of any features of historic or architectural importance.
Community	+	+	+	P	The policy prevents the reuse of buildings for residential purposes in remote locations except in exceptional circumstances, helping to reduce rural isolation
Housing	+	+	+	P	The policy permits the re-use of buildings outside the defined development boundary for housing, affordable housing, essential rural workers housing and built tourist accommodation, helping to supply the housing through the re-use of buildings.
Economy	+	+	+	P	Reuse of buildings for employment use and tourism, providing land for business growth and innovation.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

DEV 9: Neighbourhood Plans					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	Policy requires neighbourhood plans to contribute positively to the vision and strategic priorities of the plan and strategic policies, which support a net gain in biodiversity
Soil	+	+	+	P	Policy requires neighbourhood plans to contribute positively to the vision and strategic priorities of the plan and strategic policies, protecting soil quality (ENV 12) and conserving geological interest (ENV 6).
Water	+	+	+	P	Policy requires neighbourhood plans to contribute positively to the vision and strategic priorities of the plan and strategic policies, including ENV 12 which aims to maintain and improve water quality.
Air	+	+	+	P	Policy requires neighbourhood plans to contribute positively to the vision and strategic priorities of the plan and strategic policies, which includes supporting climate change mitigation and reducing emissions to air.
Climate Change	++	++	++	P	Policy requires neighbourhood plans to contribute positively to the vision and strategic priorities of the plan and strategic policies, which aims to support climate change mitigation and adaptation.
Flooding & Coastal Change	++	++	++	P	Policy requires neighbourhood plans to contribute positively to the vision and strategic priorities of the plan and strategic policies which address flood risk but not coastal change.
Landscape	++	++	++	P	Policy requires neighbourhood plans to contribute positively to the vision and strategic priorities of the plan and strategic policies. The vision states that the character of the landscape will be respected and policy ENV 4 protects the landscape.
Historic Environment	+	+	+	P	Policy requires neighbourhood plans to contribute positively to the vision and strategic priorities of the plan and strategic policies, including policy ENV5 which aims to preserve and enhance heritage assets.
Community	+	+	+	P	The strategic priorities and strategic policies in Chapter 6: Community Infrastructure include providing community infrastructure and green space giving opportunities for people to meet and participate in their community.
Housing	+	+	+	P	The policy states that where provision is made for housing, the housing requirement figure for a neighbourhood plan area set in the local plan should be met and where possible exceeded, providing housing for present and future generations.
Economy	+	+	+	P	Policy requires neighbourhood plans to contribute positively to the vision and strategic priorities of the plan, which include the policies in Chapter 6: Economy and delivering economic growth.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## Environment

### SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

To restrict development in CCMA according to the recommendations in the Coastal Risk Planning Guidance (CRPG)					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	The majority of coastal locations are designated as areas of importance to wildlife and habitats, and therefore permitting some development in accordance with the CRPG guidance in these areas may result in impacts upon biodiversity.
Soil	-	-	-	P	Some coastal areas are designated as areas of geological importance, and therefore allowing development in these areas in accordance with the CRPG guidance may result in adverse impacts upon sites of geological conservation interest.
Water	0	0	0	P	Restricting development in CCMA is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	Restricting development in CCMA is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	+	+	+	P	Restricting development in line with the CRPG guidance will ensure that new development is more resilient to future climatic conditions as the effects of climate change are more fully realised and the frequency/severity of rainfall events increase.
Flooding & Coastal Change	+	+	+	P	Whilst some limited development will be permitted, this approach is likely to ensure that coastal change is managed to the extent that local communities are protected.
Landscape	-	-	-	P	Large sections of the Dorset and East Devon Coast World Heritage Site are within and the CCMA areas and therefore permitting some development within these areas may affect the Dorset and East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	The approach of allowing some development in CCMA is unlikely to result in appreciably influence historic features.
Community	+	+	+	P	Preventing development in those areas at most risk of coastal change will result in a safer environment.
Housing	+	+	+	P	Whilst this policy restricts the amount of land available for housing, steering housing development away from areas at risk of coastal change is likely to supply housing which is fit for present and future generations.
Economy	+	+	0	P	Development for employment purposes will be permitted in some circumstances, supporting businesses which require a coastal setting in the short and medium term, as the development will be time limited.

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To prevent all development in CCMA's					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The majority of coastal locations are designated as areas of importance to wildlife and habitats, and therefore preventing all development in CCMA's in these areas is likely to protect biodiversity.
Soil	+	+	+	P	Some coastal areas are designated as areas of geological importance, and therefore preventing all development in CCMA's in these areas is likely to sites of geological conservation interest.
Water	0	0	0	P	Preventing all development in CCMA's is unlikely to appreciably affect the ecological and chemical status of water.
Air	0	0	0	P	Preventing all development in CCMA's is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	++	++	++	P	Preventing all development in CCMA's will ensure that new development is resilient to future climatic conditions as the effects of climate change are more fully realised and the frequency/severity of rainfall events increase.
Flooding & Coastal Change	++	++	++	P	Preventing all development in CCMA's will ensure that coastal change is managed to the extent that local communities are protected.
Landscape	+	+	+	P	Large sections of the Dorset and East Devon Coast World Heritage Site are within and the CCMA areas and therefore Preventing all development in CCMA's is likely to protect the Dorset and East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	Preventing all development in CCMA's is unlikely to result in appreciably influence historic features.
Community	+	+	+	P	Preventing all development in CCMA's at most risk of coastal change will result in a safer environment.
Housing	+	+	+	P	Whilst this policy restricts the amount of land available for housing, steering housing development away from areas at risk of coastal change is likely to supply housing which is fit for present and future generations.
Economy	-	-	-	P	This policy is likely to prevent development for employment purposes in a coastal setting.

# Sustainability Appraisal: Appendix Options Stage

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## SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

### ENV 1: Green Infrastructure: Strategic Approach

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	The policy protects designated wildlife sites, habitats of wildlife importance and wildlife corridors, providing widespread net gains for biodiversity.
Soil	0	0	0	P	Protection and enhancement of areas of geological conservation interest. However, high grade agricultural land does not form part of the green infrastructure network.
Water	+	+	+	P	Protection and, where appropriate, enhancing green corridors including rivers, floodplains and the coastline is likely to improve the chemical and ecological status of freshwater and coastal waters.
Air	+	+	+	P	Improving the provision of cycling/walking routes will encourage the use of sustainable transport, reducing emissions from transport.
Climate Change	+	+	+	P	Protection and, where appropriate, enhancing green corridors including rivers, floodplains and the coastline is likely to reduce the effects of flooding and coastal change, improving resilience to flooding and coastal change.
Flooding & Coastal Change	++	++	++	P	Protection and, where appropriate, enhancement of green corridors including rivers and floodplains and the coastline, helping to limit the effects of flooding and coastal change.
Landscape	+	+	+	P	Protection and, where appropriate, enhancement of local character areas and landscape planting, in addition to the UNESCO World Heritage Site designation.
Historic Environment	+	+	+	P	Protection and, where appropriate, enhancement of historic landscape screening, helping to preserve the historic environment.
Community	++	++	++	P	Protecting amenity greenspace and outdoor recreational facilities, and improving cycling/walking provision will enable healthy lifestyles and promoting wellbeing. Improved accessibility will encourage social interaction, reducing rural isolation.
Housing	-	-	-	P	Protecting and enhancing the green infrastructure will reduce the land available for housing.
Economy	0	0	0	P	Protecting and enhancing the green infrastructure will reduce the land available to support business growth and transport infrastructure. However, many elements of the green infrastructure network are key resources for tourism and businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

ENV 2: Habitats and Species					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	This policy preserves and protects designated wildlife sites and protected species.
Soil	+	+	+	P	Since some Sites of Special Scientific Interest (SSSI) are also sites international geological interest, protecting SSSI from the impacts of development is likely to conserve geological interest.
Water	+	+	+	P	Protecting habitats and species is likely to maintain or improve the ecological status of water bodies, many of which are within wildlife designations.
Air	0	0	0	P	Steering development away from wildlife designations and protected species is unlikely to greatly influence air quality or Air Quality Management Areas.
Climate Change	+	+	+	P	Since many coastal areas are designated as International, European or National wildlife designations, directing development away from these areas is likely to reduce the effect of coastal change and improve vulnerability to future climate change.
Flooding & Coastal Change	+	+	+	P	Since many coastal areas are designated as International, European or National wildlife designations, directing development away from these areas is likely to reduce the effect of coastal change.
Landscape	+	+	+	P	Since many wildlife designation are within valued landscapes and landscape designations, the protection given to wildlife designations is likely to reduce the impacts of development upon the landscape.
Historic Environment	0	0	0	P	Protecting wildlife designations and protected species from development is unlikely to result in influence historic features or local character.
Community	+	+	+	P	Protecting wildlife designations and preserves the green infrastructure and accessible natural space which enable healthy lifestyles and promoting wellbeing.
Housing	-	-	-	P	Protecting habitats and species from the impacts of development will reduce the land available for housing.
Economy	0	0	0	P	Whilst protecting habitats and species from the impacts of development will reduce the land available for business growth and transport infrastructure, habitats and species are key for tourism and businesses such as forestry, agriculture and fishing.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

ENV 3: Biodiversity and Net Gain					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	This policy aims to achieve a 10% net gain in biodiversity and achieve the restoration and recreation of habitats within the existing and proposed ecological network, protecting wildlife corridors.
Soil	0	0	0	P	The policy is unlikely to greatly influence the protection of agricultural soils, contaminated land remediation, or the protection of areas of geological conservation interest.
Water	+	+	+	P	The restoration and recreation of habitats may result in a secondary positive impact upon water quality by improving the ecological status of water bodies.
Air	0	0	0	P	The policy is unlikely to greatly influence air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	The gain in biodiversity and protection of ecological corridors is unlikely to greatly influence energy consumption or resilience to climate change.
Flooding & Coastal Change	0	0	0	P	The gain in biodiversity and protection of ecological corridors is unlikely to appreciably influence the effects of flooding or coastal change.
Landscape	+	+	+	P	The restoration and recreation of habitats, and retention of corridors for wildlife is likely to protect the landscape and result in visual improvements, benefiting valued landscapes and the Dorset AONB and UNESCO World Heritage Site.
Historic Environment	0	0	0	P	The gain in biodiversity and protection of ecological corridors is unlikely to result in influence historic features or local character.
Community	+	+	+	P	The restoration and recreation of habitats is likely to result in an improvement in green infrastructure and accessible natural space, enabling healthier lifestyles and promoting wellbeing.
Housing	-	-	-	P	The restoration and recreation of habitats and protection of wildlife corridors is likely to reduce the land available for housing.
Economy	0	0	0	P	Whilst the restoration and recreation of habitats and protection of wildlife corridors is likely to reduce the land available to support business growth and transport infrastructure, habitats and species are important for tourism and businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

ENV 4: Landscape					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to result in significant net gains for biodiversity.
Soil	0	0	0	P	Considered unlikely to protect or enhance soil quality or conserve geological conservation interests.
Water	0	0	0	P	Unlikely to significantly influence water quality.
Air	0	0	0	P	The policy is unlikely to result in appreciable impacts upon air quality.
Climate Change	-	-	-	P	Landscape protection may restrict the land available for renewable energy schemes.
Flooding & Coastal Change	0	0	0	P	Considered unlikely to limit the effects of flooding or coastal change.
Landscape	+	+	+	P	The policy requires development to conserve and enhance the landscape and seascape, and protects the Dorset AONB and valued landscapes from the visual impacts of development.
Historic Environment	+	+	+	P	Protecting and enhancing landscape/seascape character is likely to benefit the setting of heritage assets.
Community	+	+	+	P	Conserving and enhancing the landscape and seascape character will ensure that access to high quality natural spaces and green infrastructure will be maintained, promoting wellbeing and healthy communities.
Housing	-	-	-	P	The landscape and seascape protection may restrict the land available for housing.
Economy	0	0	0	P	Whilst the landscape protection is likely to reduce the land available to support business growth and transport infrastructure, a high quality landscape in Dorset is key for some sectors of the economy, such as tourism.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

ENV 5: Heritage Assets					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Heritage assets, such as Registered Parks and Gardens and the Dorset and East Devon Coast World Heritage Site, provide important habitats. Therefore, their protection is likely to result in a positive impact upon biodiversity.
Soil	0	0	0	P	The protection of heritage assets is unlikely to appreciably affect the preservation of high grade agricultural land, the remediation of land, or geological conservation interest.
Water	0	0	0	P	The protection of heritage assets is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	The protection of heritage assets is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	The protection of heritage assets is may restrict the development of renewable energy schemes. Protection of the Dorset and East Devon World Heritage Coast is likely to assist with coastal change management, improving resilience to climate change.
Flooding & Coastal Change	+	+	+	P	Protection of the Dorset and East Devon World Heritage Coast is likely to assist with coastal change management.
Landscape	+	+	+	P	Preserving the setting of heritage assets is likely to result in positive visual impact, helping to protect valued landscapes and the Dorset AONB and the Dorset and East Devon World Heritage Site.
Historic Environment	+	+	+	P	Policy requires development proposals to avoid or minimise harm to the significance of heritage assets.
Community	+	+	+	P	Conserving/enhancing heritage assets including the World Heritage Coastline and Historic Parks and gardens, will ensure that access to high quality natural spaces and green infrastructure is maintained, promoting wellbeing and healthy communities.
Housing	0	0	0	P	Whilst policy may restrict land available for housing by preventing harm to heritage assets, policy enables a heritage asset may be used for residential purposes in exceptional circumstances to ensure the conservation and enhancement of a heritage asset.
Economy	0	0	0	P	Whilst the policy restricts land available to support businesses, a heritage asset may be used for such purposes in exceptional circumstances to ensure the conservation and enhancement of a heritage asset. Heritage Assets are also important for tourism.

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ENV 6: Geodiversity					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Areas of geological importance often represent important and unique habitats supporting rare species. Conserving these assets is likely to result in a positive impact upon biodiversity.
Soil	+	+	+	P	This policy provides protection against harm to areas of geological conservation interests.
Water	0	0	0	P	The protection of sites of geological interest is unlikely to have an appreciable impact upon water quality.
Air	0	0	0	P	The protection of sites of geological interest is unlikely to have an appreciable impact upon air quality.
Climate Change	+	+	+	P	Protection of areas which are subject to coastal change, such as the Dorset and East Devon Coast World Heritage Site and RIGs, reducing the effects of coastal change and vulnerability to coastal change.
Flooding & Coastal Change	+	+	+	P	Protection against impacts upon the Dorset and East Devon Coast World Heritage Site and RIGs. These areas are subject to coastal change, and therefore restricting development in these areas and reducing the effects of coastal change.
Landscape	+	+	+	P	Protection of the Dorset and East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	The protection of sites of geological interest is unlikely to have an appreciable impact upon the man-made historic environment.
Community	+	+	+	P	Geological sites and the Dorset and East Devon Coast World Heritage Site provide accessible natural spaces and green infrastructure for the community.
Housing	-	-	-	P	The protection of sites of geological interest will restrict the land available for housing.
Economy	-	-	-	P	Whilst the protection of geodiversity is likely to reduce the land available to support business growth and transport infrastructure, the protection of sites for geodiversity in Dorset is key for some sectors of the economy, such as tourism.

# Sustainability Appraisal: Appendix Options Stage

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## ENV 7: Achieving High Quality Design

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Achieving good design is unlikely to result in significant net gains for biodiversity.
Soil	0	0	0	P	Applying good design principles is considered unlikely to protect or enhance soil quality or conserve geological conservation interests.
Water	0	0	0	P	Requiring a good level of design is unlikely to maintain or improve water quality.
Air	+	+	+	P	Development will enable ease of walking, cycling and public transport, encouraging sustainable transport rather than the use of motor vehicles.
Climate Change	++	++	++	P	Good design principles require green spaces, layouts and building materials to build climate resilience. Development will enable ease of walking, cycling and public transport, encouraging sustainable transport and cutting greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	Considered unlikely to limit the effects of flooding or coastal change.
Landscape	+	+	+	P	Policy requires development to take the opportunities available for improving the character and quality of an area, which may reduce the visual impacts and protect and enhance the landscape.
Historic Environment	+	+	+	P	Policy requires development to take the opportunities available for improving the character and quality of an area, which may preserve and enhance the setting of historic assets.
Community	++	++	++	P	Good design principles include ease of movement, places which are well used to bring the community together. Buildings designed to create a sense of security, ensuring that a safe environment is provided rather than undermining quality of life.
Housing	+	+	+	P	The good design principles will help to deliver a mix of types, tenures, styles and sizes of homes which meets the need of current and future generations.
Economy	0	0	0	P	The design principles are unlikely to significantly affect business growth and innovation.

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## ENV 8: The Landscape and Townscape Context

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The retention, enhancement and future maintenance of features such as trees and hedgerows will help to retain, conserve and enhance habitats.
Soil	0	0	0	P	Ensuring that new development respects and enhances the established townscape and local landscape character is considered unlikely to protect or enhance soil quality or conserve geological conservation interests.
Water	0	0	0	P	Respecting and enhancing the established townscape and local landscape character is unlikely to maintain or improve water quality.
Air	0	0	0	P	Ensuring that new development respects and enhances the established townscape and local landscape character is unlikely to have an appreciable impact upon air quality.
Climate Change	0	0	0	P	Respecting and enhancing the established townscape and local landscape character is unlikely to contribute to the emission of greenhouse gases and vulnerability to climate change.
Flooding & Coastal Change	0	0	0	P	Ensuring that new development respects and enhances the established townscape and local landscape character is considered unlikely to limit the effects of flooding or coastal change.
Landscape	+	+	+	P	Policy requires development to respect and enhance the established local landscape character, helping to protect and enhance valued landscapes.
Historic Environment	+	+	+	P	Policy requires development to respect and enhance the established townscape character, preserving and enhancing the historic environment.
Community	+	+	+	P	Policy requires sufficient soft design proposals to successfully integrate with the character of the site and its surroundings. This may provide accessible natural spaces for residents, promoting healthy lifestyles and wellbeing.
Housing	0	0	0	P	Respecting and enhancing the established townscape and local landscape character is unlikely to influence the delivery of housing.
Economy	0	0	0	P	Measures relating to the townscape and landscape context are unlikely to significantly affect business growth and innovation.

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## ENV 9: Achieving High Levels of Environmental Performance

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to result in significant net gains for biodiversity.
Soil	0	0	0	P	Considered unlikely to protect or enhance soil quality or conserve geological conservation interests.
Water	0	0	0	P	Unlikely to significantly influence water quality.
Air	+	+	+	P	The policy is likely to maintain/improve air quality by reducing emissions of greenhouse gases associated with more conventional methods of energy generation, such as fossil fuels combustion.
Climate Change	++	++	++	P	This policy is likely to result in a reduction in the emission of greenhouse gases, mitigating against climate change, and ensure that development incorporates design features to ensure that it is more resilient to future climate change.
Flooding & Coastal Change	0	0	0	P	Considered unlikely to limit the effects of flooding or coastal change.
Landscape	-	-	-	P	The use of renewable energy technologies on buildings may affect landscape character.
Historic Environment	+	+	+	P	The preamble to the policy recognises that particular care is required in relation to historic buildings where proposals to improve environmental performance, helping to protect the historic environment.
Community	0	0	0	P	Achieving a high level of environmental performance for new development is unlikely to improve access to natural spaces and green infrastructure, encourage social interaction or provide safe and accessible environments.
Housing	0	0	0	P	Requiring new development to achieve a high level of environmental performance is unlikely to influence the delivery of housing.
Economy	0	0	0	P	Requiring new development to achieve a high level of environmental performance is unlikely to significantly affect business growth and innovation.

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## ENV 10: Shop Fronts and Advertisements

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The policy on shop fronts and advertisements is unlikely to appreciably affect habitats and species.
Soil	0	0	0	P	The policy on shop fronts and advertisements is unlikely to appreciably affect the preservation of high grade agricultural land, the remediation of land, or geological conservation interest.
Water	0	0	0	P	The policy on shop fronts and advertisements is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	The policy on shop fronts and advertisements is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	The policy on shop fronts and advertisements is unlikely to appreciably affect energy consumption and the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	The policy on shop fronts and advertisements is unlikely to appreciably expose people or property to flooding or affect coastal change.
Landscape	+	+	+	P	Policy requires high quality design and materials, which are compatible with the character of the area to be used in shop front development, maintaining and enhancing the setting of valued landscapes, the Dorset AONB, and UNESCO World Heritage Site.
Historic Environment	+	+	+	P	Policy requires high quality design and materials, which are compatible with the heritage of the area and building, to be used in shop front development helping to preserve the historic environment and its setting.
Community	+	+	+	P	Decisions controlling advertisements will be made in the interests of amenity and public safety ensuring that quality of life is not undermined.
Housing	0	0	0	P	The policy is unlikely to affect the supply of housing.
Economy	+	+	+	P	Providing the appropriate shop fronts and advertisements is likely to support local businesses by providing high quality business infrastructure.

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ENV 11: Amenity					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Minimising noise, odour and light pollution will reduce disturbance to protected species.
Soil	0	0	0	P	Preventing impacts upon amenity is unlikely to result in the significant loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	Preventing impacts upon amenity is unlikely to result in impacts upon water quality.
Air	+	+	+	P	The policy prevents development which emits unpleasant odours, helping to maintain air quality.
Climate Change	0	0	0	P	Preventing impacts upon amenity is unlikely to appreciably affect energy consumption and the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	The policy on amenity is unlikely to appreciably expose people or property to flooding or affect coastal change.
Landscape	+	+	+	P	Minimising pollution from glare or spillage of light will help preserve dark skies, a special quality of the Dorset AONB. The Cranborne Chase AONB is a designated International Dark Sky Reserve.
Historic Environment	0	0	0	P	The policy on amenity is unlikely to appreciably affect the historic environment.
Community	++	++	++	P	The policy prevents odours which affect human health and living conditions, and ensures development minimises their impact on amenity, with widespread impacts upon health and well-being.
Housing	+	+	+	P	The policy protects amenity (for example, inadequate sunlight/daylight, overshadowing, flicker, odour), supplying housing of sufficient quality to meet the needs of present and future generations.
Economy	0	0	0	P	The policy is unlikely to significantly affect the growth and innovation of businesses.



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ENV 12: Pollution Control					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The policy protects the natural environment from development which could generate pollution, protecting habitats/species from contamination. Policy states that impacts upon habitats sites from pollution must be avoided.
Soil	+	+	+	P	Policy protects the environment from development which could generate land pollution, and results in the remediation of contaminated land to protect human health and the environment.
Water	+	+	+	P	Policy would prevent deterioration of, and where appropriate, enhance water quality.
Air	++	++	++	P	The policy protects the natural environment from development which could generate air pollution, maintaining air quality and the air quality issues within the Air Quality Management Areas.
Climate Change	+	+	+	P	The policy protects the natural environment from development which could generate air pollution, reducing greenhouse gas emissions and contributing towards climate change mitigation.
Flooding & Coastal Change	0	0	0	P	The policy on pollution and contaminated land is unlikely to expose people or property to flooding or affect coastal change.
Landscape	0	0	0	P	The policy on pollution and contaminated land is unlikely to appreciably affect the valued landscapes, the Dorset AONB or the Dorset and East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	The policy on pollution and contaminated land is unlikely to result in substantial impacts historic features or local character.
Community	++	++	++	P	Preventing development which would cause harm to human health due to contamination will result in a safer environment. Provision of green infrastructure to address air quality issues would improve health and wellbeing.
Housing	+	+	+	P	Preventing development which would cause harm to human health due to contamination is likely to supply housing of sufficient quality to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst policy requires development which could generate pollution, such as industrial/commercial development, to demonstrate that it can be appropriately mitigated, this is unlikely to significantly compromise business growth.

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ENV 13: Flood Risk					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Many water courses (and their floodplains) are designated for their wildlife importance, and preventing development on these areas is likely to result in wildlife benefits. Furthermore, river corridors often represent important wildlife corridors.
Soil	0	0	0	P	The policy on flood risk is unlikely to appreciably affect the preservation of high grade agricultural land, the remediation of land, or geological conservation interest.
Water	+	+	+	P	Preventing development on areas surrounding surface water bodies which are subject to flooding is likely to protect the ecological and chemical status of these water features.
Air	0	0	0	P	The policy on flood risk is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	+	+	+	P	Policy will ensure that new development is resilient to future climatic conditions.
Flooding & Coastal Change	+	+	++	P	Policy ensures that any flood risk issues associated with new development are mitigated, ensuring that development does not expose people and property to flooding, particularly in the long term as the effects of climate change are more fully realised.
Landscape	0	0	0	P	The policy on flood defence is unlikely to appreciably affect the valued landscapes, the Dorset AONB or the Dorset and East Devon Coast World Heritage Site.
Historic Environment	+	+	+	P	The policy supports the provision of flood defence works, which are likely to protect the existing built environment, including heritage assets.
Community	+	+	+	P	The policy will help to deliver a safe and accessible environment for the community. Whilst the restrictions may prevent some community infrastructure coming forward, river corridors and their floodplains may also provide land for leisure and recreation.
Housing	+	+	+	P	The flood risk policy will ensure that development is not as prone to flooding, supplying housing of sufficient quality to meet the needs of present and future generations.
Economy	+	+	+	P	The flood risk policy will ensure that development is not as prone to flooding, supplying development and infrastructure for employment purposes.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## ENV 14: Sustainable Drainage Systems (SuDS)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	SuDS should be designed to contribute towards mitigating the impact of development and achieving net gains in biodiversity.
Soil	+	+	+	P	Providing SuDS reducing the risk of excessive soil erosion by encouraging percolation rather than surface runoff.
Water	+	+	+	P	The policy requires SuDS to provide opportunities to treat and clean surface water runoff to protect the receiving environment, protecting the ecological and chemical status of these water features.
Air	0	0	0	P	Providing SuDS is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	+	+	+	P	Policy will reduce flooding and ensure that new development is resilient to future climatic conditions.
Flooding & Coastal Change	+	+	++	P	Incorporating SuDS ensures that development does not expose people and property to flooding, particularly in the long term as the effects of climate change are more fully realised.
Landscape	+	+	+	P	Ensuring that SuDS enhance the character of a development and respect the appearance and character of the surrounding area is likely to protect and enhance the landscape.
Historic Environment	+	+	+	P	Ensuring that SuDS enhance the character of a development and respect the appearance and character of the surrounding area is likely to preserve and enhance the setting of the historic environment.
Community	+	+	+	P	SuDS may provide safe and accessible natural greenspace, enabling healthy lifestyles and encouraging wellbeing.
Housing	-	-	-	P	The provision of SuDS is likely to restrict the amount of land available for housing.
Economy	-	-	-	P	The flood risk policy is likely to restrict the amount of land available for business growth and innovation.

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Dorset Council Local Plan

ENV 15: Land Instability					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Large sections of the area of land instability are designated as European and National Wildlife Sites, and therefore directing development away from these areas is likely to conserve these areas of wildlife interest.
Soil	+	+	+	P	Some areas of land instability are designated as areas of geological conservation interest. Directing development away from these areas is likely to conserve these areas of geological interest.
Water	0	0	0	P	The protection of heritage assets is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	Directing development away from those areas prone to land instability is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	+	+	+	P	Directing development away from those areas prone to land instability is likely to provide development which is more resilient to the effects of climate change.
Flooding & Coastal Change	+	+	+	P	Directing development away from those areas prone to land instability is likely to assist with the management of coastal change.
Landscape	+	+	+	P	Large sections of the Dorset and East Devon Coast World Heritage Site are within an area of land instability, and therefore directing development away from these areas is likely to conserve the Dorset and East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	Directing development away from those areas prone to land instability is unlikely to significantly influence historic features or local character.
Community	+	+	+	P	The policy will help to deliver a safe and accessible environment for the community.
Housing	+	+	+	P	Steering housing development away from areas of land instability is likely to supply housing to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst this policy is likely to restrict the amount of land available for business growth and innovation, roads and utility infrastructure are permitted in zone 4 areas where essential, providing infrastructure to meet business needs.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

ENV 16: New Built Development in Coastal Change Management Areas (CCMAs)					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	The majority of coastal locations are designated as areas of importance to wildlife and habitats, and therefore permitting some development in these areas may result in impacts upon biodiversity.
Soil	-	-	-	P	Some coastal areas are designated as areas of geological importance, and therefore development in these areas may result in adverse impacts upon sites of geological conservation interest.
Water	0	0	0	P	Restricting development in CCMAs is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	Restricting development in CCMAs is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	+	+	+	P	Restricting development in CCMAs will ensure that new development is resilient to future climatic conditions.
Flooding & Coastal Change	+	+	++	P	The policy is likely to ensure that coastal change is managed to the extent that local communities are protected, particularly in the long term as the effects of climate change are more fully realised and coastal change accelerates.
Landscape	-	-	-	P	Large sections of the Dorset and East Devon Coast World Heritage Site are within and the CCMA areas and therefore permitting some development within these areas may affect the Dorset and East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	The approach of allowing some development in CCMA is unlikely to result in influence historic features or local character.
Community	+	+	+	P	Restricting development in areas at risk of coastal change will result in a safer environment.
Housing	0	0	0	P	Whilst this policy restrict the amount of land available for housing, steering housing development away from areas at risk of coastal change is likely to supply housing which is fit for present and future generations.
Economy	+	+	0	P	Development for employment purposes will be permitted in some circumstances, supporting businesses which require a coastal setting in the short and medium term, as the development will be time limited.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

ENV 17: Replacement or Relocation of Existing Development in Coastal Change Management Areas					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The CCMA contains areas of international wildlife importance and replacing development in these areas and restoring the site is likely to assist in their conservation and enhancement.
Soil	+	+	+	P	Many areas within the CCMA are designated due to their geological conservation interest. Replacing development in these areas with development elsewhere and restoring the site is likely to assist in conserving these areas of geological interest.
Water	0	0	0	P	The relocation of buildings away from CCMA is unlikely to appreciably affect the ecological and chemical status of water.
Air	0	0	0	P	The relocation of buildings away from CCMA is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	+	+	+	P	This policy supports the relocation of buildings of a certain type from areas at risk of coastal processes to areas which are not at risk, providing development which is more resilient to climate change.
Flooding & Coastal Change	+	+	+	P	This policy supports the relocation of buildings of a certain type from areas at risk of coastal processes to areas which are not at risk, supporting the coastal change agenda.
Landscape	++	++	++	P	The character, appearance and use of replacement buildings should be appropriate to the new location and the existing site must be restored, protecting and enhancing the World Heritage Site and valued landscapes.
Historic Environment	+	+	+	P	The character, appearance and use of replacement buildings should be appropriate to the new location, helping to preserve the setting of heritage assets.
Community	++	++	++	P	Replacement residential buildings are required to be within or adjoining a settlement, moving residents to areas with stronger neighbourhood centres. Replacing development at risk from coastal processes is likely to provide safe environments
Housing	+	+	+	P	Replacement of residential dwellings which may otherwise be lost to coastal processes will help with the supply of housing.
Economy	+	+	+	P	Replacement of employment land which would otherwise would be lost to coastal processes, helping to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## Housing

### SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

#### A: Apply the optional lower threshold of 5 units in 'Rural Areas'

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	This option is unlikely to significantly affect the amount of housing which comes forward in rural areas and therefore significant impacts upon habitats and species are considered unlikely.
Soil	0	0	0	P	This option is unlikely to significantly affect the amount of housing which comes forward in rural areas and therefore it is unlikely to appreciably affect more productive agricultural land and sites of geological conservation interest.
Water	0	0	0	P	This option is unlikely to significantly affect the amount of housing which comes forward in rural areas and therefore it is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	The option is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	This option is unlikely to significantly affect the amount of housing which comes forward in rural areas is unlikely to appreciably affect climate change mitigation or adaptation.
Flooding & Coastal Change	0	0	0	P	This option is unlikely to significantly affect the amount of housing which comes forward in rural areas is unlikely to affect exposure to flooding or coastal change.
Landscape	0	0	0	P	This option is unlikely to significantly affect the amount of housing which comes forward in rural areas is unlikely to affect valued landscapes.
Historic Environment	0	0	0	P	This option is unlikely to significantly affect the amount of housing which comes forward in rural areas is unlikely to significantly influence historic features or their setting.
Community	0	0	0	P	This option is unlikely to significantly affect the amount of housing which comes forward in rural areas and is therefore unlikely to affect well-being or healthy communities.
Housing	+	+	+	P	Applying an affordable housing threshold to 5 units in rural areas is likely to provide more affordable housing in rural areas, where development proposals are typically below the 10 unit threshold, without compromising overall housing delivery.
Economy	0	0	0	P	The amount of housing which is affordable housing is unlikely to provide land or infrastructure for businesses.

# Sustainability Appraisal: Appendix Options Stage

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## B: Maintain the 10 unit threshold across the plan area

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	This option is unlikely to significantly affect the amount of housing which comes forward in rural areas and therefore significant impacts upon habitats and species are considered unlikely.
Soil	0	0	0	P	This option is unlikely to significantly affect the amount of housing which comes forward in rural areas and therefore it is unlikely to appreciably affect more productive agricultural land and sites of geological conservation interest.
Water	0	0	0	P	This option is unlikely to significantly affect the amount of housing which comes forward in rural areas and therefore it is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	The option is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	This option is unlikely to significantly affect the amount of housing which comes forward in rural areas is unlikely to appreciably affect climate change mitigation or adaptation.
Flooding & Coastal Change	0	0	0	P	This option is unlikely to significantly affect the amount of housing which comes forward in rural areas is unlikely to affect exposure to flooding or coastal change.
Landscape	0	0	0	P	This option is unlikely to significantly affect the amount of housing which comes forward in rural areas is unlikely to affect valued landscapes.
Historic Environment	0	0	0	P	This option is unlikely to significantly affect the amount of housing which comes forward in rural areas is unlikely to significantly influence historic features or their setting.
Community	0	0	0	P	This option is unlikely to significantly affect the amount of housing which comes forward in rural areas and is therefore unlikely to affect well-being or healthy communities.
Housing	-	-	-	P	Whilst this option is unlikely to affect the amount of total housing coming forward in rural areas, it is likely to result in less affordable housing being delivered in rural areas.
Economy	0	0	0	P	The amount of housing which is affordable housing is unlikely to provide land or infrastructure for businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## A: Apply a more permissive approach to low impact dwellings

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	A more permissive approach to low-impact dwellings may result in more development in less sustainable locations, with adverse impacts upon habitats and species.
Soil	-	-	-	P	A more permissive approach to low-impact dwellings may result in more development in less sustainable locations, resulting in the loss of high grade agricultural land.
Water	+	+	+	P	A more permissive approach to low-impact dwellings may result in more low-impact dwellings, helping to maintain water quality.
Air	0	0	0	P	May result in greater provision of low or zero carbon homes, with fewer emission at source. However, development in remote areas may contribute to more travel by motor vehicle, increasing exhaust emissions.
Climate Change	+	+	+	P	May result in greater provision of low or zero carbon homes which incorporate renewable energy. However, development in remote areas may contribute to more travel by motor vehicle, increasing greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	A more permissive approach to low-impact dwellings is unlikely to affect exposure to flooding and climate change.
Landscape	-	-	-	P	A more permissive approach to low-impact dwellings may result in more development in less sustainable locations, with potential impacts upon valued landscapes.
Historic Environment	-	-	-	P	A more permissive approach to low-impact dwellings may result in more development in less sustainable locations, with potential impacts upon heritage assets and their setting.
Community	-	-	-	P	A more permissive approach to low-impact dwellings may result in more development in less sustainable locations, potentially reducing opportunities for social interaction and contributing to rural isolation.
Housing	+	+	+	P	A more permissive approach to low-impact dwellings may result in more low-impact dwellings coming forward, improving the supply of housing.
Economy	0	0	0	P	A more permissive approach to low-impact dwellings is unlikely to supply more employment land.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>B: Continue considering low impact dwellings under the same framework as conventional dwellings</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Considering low impact dwellings under the same policy framework as conventional dwellings is unlikely to result in an appreciable change in the provision of low impact dwellings, therefore impacts upon biodiversity are unlikely.
Soil	0	0	0	P	Considering low impact dwellings under the same policy framework as conventional dwellings is unlikely to result in an appreciable change in the provision of low impact dwellings, therefore significant impacts upon soil quality are unlikely.
Water	0	0	0	P	Considering low impact dwellings under the same policy framework as conventional dwellings is unlikely to result in an appreciable change in the provision of low impact dwellings, therefore significant impacts upon water quality are unlikely.
Air	0	0	0	P	Considering low impact dwellings under the same policy framework as conventional dwellings is unlikely to result in an appreciable change in the provision of low impact dwellings, therefore significant impacts upon air quality are unlikely.
Climate Change	0	0	0	P	Unlikely to result in an appreciable change in the provision of low impact dwellings, therefore significant impacts upon climate change mitigation and adaptation are unlikely.
Flooding & Coastal Change	0	0	0	P	Considering low impact dwellings under the same policy framework as conventional dwellings is unlikely to result in an appreciable change in the provision of low impact dwellings, therefore exposure to flooding and coastal change is unlikely.
Landscape	0	0	0	P	Considering low impact dwellings under the same policy framework as conventional dwellings is unlikely to result in an appreciable change in the provision of low impact dwellings, therefore significant impacts upon the landscape is unlikely.
Historic Environment	0	0	0	P	Considering low impact dwellings under the same policy framework as conventional dwellings is unlikely to result in an appreciable change in the provision of low impact dwellings, therefore significant impacts upon heritage assets is unlikely.
Community	0	0	0	P	Considering low impact dwellings under the same policy framework as conventional dwellings is unlikely to result in an appreciable change in the provision of low impact dwellings, therefore significant impacts upon health and wellbeing is unlikely.
Housing	0	0	0	P	Considering low impact dwellings under the same policy framework as conventional dwellings is unlikely to bring more housing forward.
Economy	0	0	0	P	Considering low impact dwellings under the same policy framework as conventional dwellings is unlikely to supply more employment land.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

<b>HOUS 1: Housing Mix</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Requiring new development to achieve the appropriate size, type and affordability of housing is unlikely to appreciably affect habitats and species.
Soil	0	0	0	P	Requiring new development to achieve the appropriate size, type and affordability of housing is unlikely to appreciably affect and sites of geological conservation interest.
Water	0	0	0	P	Requiring new development to achieve the appropriate size, type and affordability of housing is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	Requiring new development to achieve the appropriate size, type and affordability of housing is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	Requiring new development to achieve the appropriate size, type and affordability of housing is unlikely to appreciably affect climate change mitigation or adaptation.
Flooding & Coastal Change	0	0	0	P	Requiring new development to achieve the appropriate size, type and affordability of housing is unlikely to affect exposure to flooding or coastal change.
Landscape	0	0	0	P	Requiring new development to achieve the appropriate size, type and affordability of housing is unlikely to affect
Historic Environment	0	0	0	P	Requiring new development to achieve the appropriate size, type and affordability of housing is unlikely to significantly influence historic features or their setting.
Community	+	+	+	P	Providing the appropriate mix of housing which meets the needs of all sections of the community is likely to create a more balanced and inclusive society, helping to encourage social interaction and prevent rural isolation.
Housing	+	+	+	P	Providing the right size, type and affordability of housing will ensure that the needs of all sections of the community, including families, single people, people with disabilities and the elderly, are met for present and future generations.
Economy	0	0	0	P	Providing the right size, type and affordability of housing is considered unlikely to provide land or infrastructure for businesses.

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Dorset Council Local Plan

HOUS 2: Affordable Housing					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The amount of housing which is affordable housing is unlikely to appreciably affect habitats and species.
Soil	0	0	0	P	The amount of housing which is affordable housing is unlikely to appreciably affect more productive agricultural land and sites of geological conservation interest.
Water	0	0	0	P	The amount of housing which is affordable housing is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	The amount of housing which is affordable housing is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	The amount of housing which is affordable housing is unlikely to appreciably affect climate change mitigation or adaptation.
Flooding & Coastal Change	0	0	0	P	The amount of housing which is affordable housing is unlikely to affect exposure to flooding or coastal change.
Landscape	0	0	0	P	The amount of housing which is affordable housing is unlikely to affect valued landscapes.
Historic Environment	0	0	0	P	The amount of housing which is affordable housing is unlikely to significantly influence historic features or their setting.
Community	+	+	+	P	The provision of the affordable housing is likely to create more balanced communities on development sites, helping to create a more inclusive society.
Housing	+	+	+	P	The policy will deliver an appropriate mix of affordable housing across rural and more developed areas without compromising overall housing delivery.
Economy	0	0	0	P	The amount of housing which is affordable housing is unlikely to provide land or infrastructure for businesses.

# Sustainability Appraisal: Appendix Options Stage

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## HOUS 3: Affordable Housing Exception Schemes

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Affordable housing exception schemes on the edge of settlements but outside settlement boundaries may result in greenfield development and impacts upon biodiversity.
Soil	-	-	-	P	Affordable housing exception schemes on the edge of settlements but outside settlement boundaries may result in the loss of productive agricultural land.
Water	0	0	0	P	Affordable housing exception schemes are unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	+	+	+	P	Ensuring that affordable housing exception schemes are on the edge of settlements will reduce travel by motor vehicles, helping to improve air quality.
Climate Change	+	+	+	P	Ensuring that affordable housing exception schemes are on the edge of settlements will reduce travel by motor vehicles, reducing greenhouse gas emissions and helping to mitigate against future climate change.
Flooding & Coastal Change	0	0	0	P	Affordable housing exception schemes are unlikely to appreciably affect exposure to flooding or coastal change.
Landscape	0	0	0	P	Ensuring that the character, scale and design of the affordable housing exception site is appropriate to the location and size of the existing settlement will help to protect valued landscapes but may result in the loss of greenbelt.
Historic Environment	+	+	+	P	Ensuring that the character, scale and design of the affordable housing exception site is appropriate to the location and size of the existing settlement will help to protect the setting of heritage assets, particularly conservation areas and listed buildings.
Community	+	+	+	P	The provision of the affordable housing adjacent to settlements rather than in more remote location is likely to encourage social interaction, encourage a more inclusive society, and prevent rural isolation.
Housing	+	+	+	P	Affordable housing exception schemes will be deliver affordable housing where there is a need. The policy requires secure arrangements to ensure the homes remain affordable in perpetuity, protecting affordable housing for future generations.
Economy	0	0	0	P	Affordable housing exception schemes will not provide land or infrastructure for businesses.

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## HOUS 4: Specialist purpose built accommodation

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Whether or not housing is specialist purpose built accommodation is unlikely to appreciably affect habitats and species.
Soil	0	0	0	P	Whether or not housing is specialist purpose built accommodation is unlikely to appreciably affect more productive agricultural land and sites of geological conservation interest.
Water	0	0	0	P	Whether or not housing is specialist purpose built accommodation is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	Whether or not housing is specialist purpose built accommodation is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	Whether or not housing is specialist purpose built accommodation is unlikely to appreciably affect climate change mitigation or adaptation.
Flooding & Coastal Change	0	0	0	P	Whether or not housing is specialist purpose built accommodation is unlikely to affect exposure to flooding or coastal change.
Landscape	0	0	0	P	Whether or not housing is specialist purpose built accommodation is unlikely to affect valued landscapes.
Historic Environment	0	0	0	P	Whether or not housing is specialist purpose built accommodation is unlikely to significantly influence historic features or their setting.
Community	+	+	+	P	The provision of the specialist purpose built accommodation is likely to enable those with care needs, particularly older and disabled people, to have access to social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	This policy will help to provide housing which is specialist to cater for those with care needs, delivering housing that meets the needs of this section of the community.
Economy	0	0	0	P	Providing specialist purpose built accommodation will not provide land or infrastructure for businesses.

# Sustainability Appraisal: Appendix Options Stage

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## HOUS 5: Housing for complex dementia and nursing care

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Ensuring that care homes are within towns or on public transport corridor will help to safeguard habitats and species from the effects of development in more rural areas.
Soil	+	+	+	P	Ensuring that care homes are within towns or on public transport corridor will help to conserve high grade agricultural land and areas of geological interest.
Water	0	0	0	P	Residential care home development is unlikely to appreciably affect the ecological and chemical water quality
Air	+	+	+	P	The policy requires the residential care home to be within a town or on a public transport corridor, reducing travel by motor vehicles, helping to improve air quality.
Climate Change	+	+	+	P	The policy requires the residential care home to be within a town or on a public transport corridor, reducing travel by motor vehicles which in turn will decrease greenhouse gas emissions and help to mitigate against future climate change.
Flooding & Coastal Change	0	0	0	P	Residential care home development is unlikely to affect exposure to flooding or coastal change.
Landscape	0	0	0	P	Residential care home development in towns is unlikely to affect valued landscapes.
Historic Environment	0	0	0	P	Residential care home development is unlikely to significantly affect historic features or their setting.
Community	+	+	+	P	Development of this type is required to provide sufficient outdoor space to enable therapeutic recreation, promoting well-being through the provision of accessible natural space.
Housing	++	++	++	P	This policy will provide accommodation for those incapable of independent living, delivering housing that meets the needs of this section of the community. Policy provides day care for the wider community, providing health facilities for the community.
Economy	+	+	+	P	This policy will support the care industry in Dorset.

# Sustainability Appraisal: Appendix Options Stage

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## HOUS 6: Self-build and custom build housing

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Self-build and custom build housing outside settlement boundaries has the potential to result in adverse impacts upon habitats and species in more rural areas.
Soil	-	-	-	P	Self-build and custom build housing outside settlement boundaries has the potential to result in the loss of high grade agricultural land and harm to areas of geological conservation interest.
Water	0	0	0	P	Self-build and custom build housing is unlikely to appreciably affect the ecological and chemical water quality
Air	-	-	-	P	Self-build and custom build housing outside settlement boundaries may result in development within more remote rural areas, resulting in more travel by motor vehicles and increased emissions to air, adversely affecting air quality.
Climate Change	-	-	-	P	Self-build and custom build housing outside settlement boundaries may result in development within more remote rural areas, resulting in more travel by motor vehicles and increased emissions of greenhouse gases, exacerbating climate change.
Flooding & Coastal Change	0	0	0	P	The provision of self-build housing is unlikely to affect exposure to flooding or coastal change.
Landscape	+	+	+	P	Schemes for more than 5 self-build or custom-build dwellings should be developed in accordance with an agreed design code, helping to protect valued landscapes.
Historic Environment	+	+	+	P	Schemes for more than 5 self-build or custom-build dwellings should be developed in accordance with an agreed design code, helping to protect the setting of historic features.
Community	-	-	-	P	Development in remote locations outside of development boundaries may contribute to rural isolation.
Housing	+	+	+	P	This policy will enable those requiring self-build or custom build housing to build their own homes, delivering housing that meets the needs of this section of the community.
Economy	+	+	+	P	The policy enables rural workers dwellings, providing the infrastructure to support rural businesses.



# Sustainability Appraisal: Appendix Options Stage

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## HOUS 7: Isolated development in the countryside

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Isolated development in the countryside has the potential to result in adverse impacts upon habitats and species in more rural areas.
Soil	-	-	-	P	Isolated development in the countryside has the potential to result in the loss of high grade agricultural land and harm to areas of geological conservation interest.
Water	0	0	0	P	Isolated development in the countryside is unlikely to appreciably affect the ecological and chemical water quality
Air	-	-	-	P	Isolated development in the countryside is likely to result in more travel by motor vehicles and increased emissions to air, adversely affecting air quality.
Climate Change	-	-	-	P	Isolated development in the countryside is likely to result in development within more remote rural areas, resulting in more travel by motor vehicles and increased emissions of greenhouse gases, exacerbating climate change.
Flooding & Coastal Change	0	0	0	P	Isolated development in the countryside is unlikely to affect exposure to flooding or coastal change.
Landscape	++	++	++	P	The policy requires isolated development in the countryside schemes to have particular regard to minimising its impact on the landscape and improve the setting and character of the immediate area, protecting and enhancing valued landscapes.
Historic Environment	++	++	++	P	The policy requires isolated development in the countryside schemes to improve the setting and character of the immediate area and/or heritage asset, helping to preserve and enhance heritage assets.
Community	-	-	-	P	Development in remote locations outside of development boundaries may contribute to rural isolation.
Housing	+	+	+	P	This policy provides clarity for those wishing to develop isolated homes in the countryside, allowing appropriate schemes to come forward.
Economy	+	+	+	P	The policy enables rural workers dwellings, providing the infrastructure to support rural businesses.

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<b>HOUS 8: Occupational dwelling</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Housing development for workers in agriculture, forestry or other rural business outside the settlement boundary has the potential to result in adverse impacts upon habitats and species in more rural areas.
Soil	-	-	-	P	Housing development for workers in agriculture, forestry or other rural business outside the settlement boundary has the potential to result in the loss of high grade agricultural land and harm to areas of geological conservation interest.
Water	0	0	0	P	Housing development for workers in agriculture, forestry or other rural business outside the settlement boundary is unlikely to appreciably affect the ecological and chemical water quality
Air	-	-	-	P	Housing development outside the settlement boundary is likely to result in more travel by motor vehicles and increased emissions to air, adversely affecting air quality.
Climate Change	-	-	-	P	Housing development for workers in agriculture, forestry or other rural business outside the settlement boundary is likely to result in more travel by motor vehicles and increased emissions of greenhouse gases, exacerbating climate change.
Flooding & Coastal Change	0	0	0	P	Housing development for workers in agriculture, forestry or other rural business outside the settlement boundary is unlikely to affect exposure to flooding or coastal change.
Landscape	-	-	-	P	Housing development for workers in agriculture, forestry or other rural business outside the settlement boundary may adversely affect valued landscapes.
Historic Environment	-	-	-	P	Housing development for workers in agriculture, forestry or other rural business outside the settlement boundary may adversely affect heritage assets and their setting.
Community	-	-	-	P	Development in remote locations outside of development boundaries may contribute to rural isolation.
Housing	+	+	+	P	This policy provides occupational dwellings, delivering housing that meets the needs of this section of the community.
Economy	+	+	+	P	The policy enables housing for workers in agriculture, forestry or other rural business, providing the infrastructure to support rural businesses.

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HOUS 9: Other residential development outside development boundaries					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Due to the strict controls which this policy introduces, largely limiting development outside the development boundary to replacement dwellings and small scale extensions, it is unlikely that adverse impacts upon habitats and species will occur.
Soil	0	0	0	P	Due to the strict controls of this policy, largely limiting development outside the development boundary to replacement dwellings and small extensions, the significant loss of high grade agricultural land is unlikely.
Water	0	0	0	P	Residential development outside the settlement boundary outside the settlement boundary is unlikely to appreciably affect the ecological and chemical water quality
Air	0	0	0	P	Whilst the policy enables a limited amount of development outside the settlement boundary, it is unlikely to result in an appreciable increase in travel by motor vehicles which would affect emissions to air.
Climate Change	0	0	0	P	It is unlikely to result in an appreciable increase in travel by motor vehicles which would affect greenhouse gas emissions or climate change mitigation.
Flooding & Coastal Change	0	0	0	P	Residential development outside the settlement boundary is unlikely to affect exposure to flooding or coastal change.
Landscape	+	+	+	P	The policy requires development to provide a positive contribution to local character, protecting and enhancing valued landscapes.
Historic Environment	+	+	+	P	The policy requires development to provide a positive contribution to local character, preserving and enhancing the historic environment.
Community	-	-	-	P	Development in remote locations outside of development boundaries may contribute to rural isolation.
Housing	+	+	+	P	This policy supports the provision of the replacement, extension and subdivision of existing dwellings under strict controls, providing housing development outside the settlement boundary in limited circumstances.
Economy	0	0	0	P	The policy is unlikely to provide land or infrastructure to support business growth.

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## HOUS 10: the requirement for Traveller sites

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development to provide accommodation for travellers may result in adverse impacts upon designated wildlife sites and ecological corridors, adversely affecting biodiversity.
Soil	-	-	-	P	Development to provide accommodation for travellers may result in the loss of high grade agricultural land and cause harm to areas of geological conservation interest.
Water	-	-	-	P	Development to provide accommodation for travellers may adversely affect the chemical and ecological status of water, and contribute to groundwater inundation.
Air	-	-	-	P	Development to provide accommodation for travellers may result in adverse impacts upon air quality.
Climate Change	-	-	-	P	Increased energy consumption and the emission of greenhouse gases from new development.
Flooding & Coastal Change	-	-	-	P	Development to provide accommodation for travellers may increase the risk of people and property being exposed to flooding or coastal change.
Landscape	-	-	-	P	Development to provide accommodation for travellers may cause harm to valued landscapes, the AONBs, Dorset and East Devon World Heritage Site and the Greenbelt.
Historic Environment	-	-	-	P	Development to provide accommodation for travellers may result in adverse impacts upon heritage assets and their setting.
Community	0	0	0	P	Development to provide accommodation for travellers is unlikely to appreciably affect wellbeing and healthy communities.
Housing	+	+	+	P	Providing the number of pitches and plots required for travellers as calculated in the Gypsy and Traveller Accommodation Assessment would providing sufficient housing for this section of the community.
Economy	0	0	0	P	The policy does not provide land or infrastructure for business growth.

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## HOUS 11: Gypsy, Traveller and Travelling Showpeople Allocations

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	The allocated sites for traveller accommodation includes areas within the Dorset Heathlands consultation zone, Poole Harbour recreational zone, and Poole Harbour nutrients catchment.
Soil	0	0	0	P	The allocated sites for traveller accommodation are not within high grade agricultural land or in close proximity to areas of geological conservation interest.
Water	--	--	--	P	The allocated sites for traveller accommodation include areas within a Groundwater source protection zone 1 and at risk of groundwater inundation for the site (Piddlehinton Camp).
Air	-	-	-	P	Some of the allocated sites for traveller accommodation are in remote areas, and therefore require more travel by motor vehicles and increased emissions to air, adversely affecting air quality.
Climate Change	--	--	--	P	Includes development in remote areas which require more travel by motor vehicles and increased emissions of greenhouse gases, exacerbating climate change. Development in a flood zone will compromise resilience to climate change.
Flooding & Coastal Change	--	--	--	P	The allocated sites for traveller accommodation includes land within a high risk flood zone (Land at Washpond Lane and Ulwell Road, Swanage).
Landscape	0	0	0	P	The allocated sites for traveller accommodation includes land within the Dorset AONB. However, the policy requires impacts on the character and value of the landscape or the settlements adjacent to the site to be avoided or adequately mitigated
Historic Environment	0	0	0	P	Whilst some of the allocated sites for traveller accommodation include heritage assets in their surroundings, the policy requires impacts on the character and value of the landscape or the settlements adjacent to the site to be avoided or mitigated.
Community	-	-	-	P	Development in remote locations outside of development boundaries may contribute to rural isolation.
Housing	+	+	+	P	The policy will provide land for accommodation for travellers, delivering housing for this section of the community.
Economy	0	0	0	P	The policy does not provide land or infrastructure for business growth.

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## HOUS 12: Sites for Gypsy, Traveller and Travelling Showpeople

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development to provide accommodation for travellers may occur outside the settlement boundary, with the potential to result in adverse impacts upon habitats and species.
Soil	-	-	-	P	Development to provide accommodation for travellers may occur outside the settlement boundary, with the potential to result in the loss of high grade agricultural land and harm to areas of geological conservation interest.
Water	0	0	0	P	Development to provide accommodation for travellers is unlikely to appreciably affect the ecological and chemical water quality
Air	+	+	+	P	Sites for traveller accommodation must be adjacent to or a reasonable distance from a settlement listed within the settlement hierarchy, reducing travel by motor vehicles and helping to improve air quality.
Climate Change	+	+	+	P	Sites for traveller accommodation must be adjacent to or a reasonable distance from a settlement listed within the settlement hierarchy, reducing greenhouse gas emissions and helping to mitigate against future climate change.
Flooding & Coastal Change	0	0	0	P	Development to provide accommodation for travellers is unlikely to affect exposure to flooding or coastal change.
Landscape	+	+	+	P	Policy ensures that the proposed use would not demonstrably harm the appearance, character, and setting of the surrounding landscape, helping to preserve valued landscapes.
Historic Environment	+	+	+	P	Policy ensures that the proposed use would not demonstrably harm the appearance, character, and setting of the historic environment, helping to preserve the historic environment.
Community	+	+	+	P	Sites for traveller accommodation must be adjacent to or a reasonable distance from a settlement listed within the settlement hierarchy, helping to encourage social interaction and prevent rural isolation.
Housing	+	+	+	P	The policy will provide land for accommodation for travellers, delivering housing for this section of the community.
Economy	0	0	0	P	The policy does not provide land or infrastructure for business growth.

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## Economy

### SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

#### A: Give more employment sites key status

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Industrial activity may result in an increase in emissions to the environment, affecting habitats and species.
Soil	--	--	--	P	The oversupply of key employment sites may result in employment sites being unoccupied, causing them to become derelict and degraded. Industrial activity may result in emissions to soil.
Water	-	-	-	P	The oversupply of key employment sites is likely to result in emissions to water from industrial activity.
Air	-	-	-	P	The oversupply of key employment sites is likely to result in emissions to air from industrial activity.
Climate Change	-	-	-	P	The oversupply of key employment sites is likely to result in emissions of greenhouse gases from industrial activity.
Flooding & Coastal Change	0	0	0	P	The oversupply of key employment sites is unlikely to result in more exposure to flooding and coastal change.
Landscape	0	0	0	P	The oversupply of key employment sites is unlikely to result in significant impacts upon valued landscapes.
Historic Environment	0	0	0	P	The oversupply of key employment sites is unlikely to result in significant impacts upon heritage assets.
Community	0	0	0	P	The oversupply of key employment sites is unlikely to affect health and wellbeing.
Housing	0	0	0	P	This approach is unlikely to supply more housing.
Economy	+	+	+	P	Protecting more employment sites as key employment sites may result in an oversupply of employment land, but will nevertheless provide sufficient employment land for businesses.

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## B: Apply the identified key employment sites

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Industrial activity from protecting these key employment sites may result in an increase in emissions to the environment, affecting habitats and species.
Soil	-	-	-	P	Industrial activity from protecting these key employment sites may result in emissions to soil.
Water	-	-	-	P	Industrial activity from protecting these key employment sites is likely to result in emissions to water.
Air	-	-	-	P	Industrial activity from protecting these key employment sites is likely to result in emissions to air.
Climate Change	-	-	-	P	Industrial activity from protecting these key employment sites is likely to result in emissions of greenhouse gases from industrial activity.
Flooding & Coastal Change	0	0	0	P	Applying the list of key employment sites is unlikely to affect exposure to flooding and coastal change.
Landscape	0	0	0	P	Applying the list of key employment sites is unlikely to result in significant impacts upon valued landscapes.
Historic Environment	0	0	0	P	Applying the list of key employment sites is unlikely to result in significant impacts upon heritage assets.
Community	0	0	0	P	Applying the list of key employment sites is unlikely to affect health and wellbeing.
Housing	0	0	0	P	This approach is unlikely to supply more housing.
Economy	+	+	+	P	Applying the identified key employment sites will provide sufficient employment land to support businesses.

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## C: Remove some sites from the list of key employment sites

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	This approach is likely to result in the loss of employment sites to other uses, including housing, which may result in an increase in recreational pressures.
Soil	++	++	++	P	This approach is likely to result in the loss of employment sites to other uses, potentially resulting in the remediation of degraded, derelict and contaminated land from industrial uses and a reduction in emissions to soil.
Water	+	+	+	P	This approach is likely to result in the loss of employment sites to other uses, reducing emissions to water from industrial activity.
Air	+	+	+	P	This approach is likely to result in the loss of employment sites to other uses, reducing emissions to air and helping to maintain and improve air quality.
Climate Change	+	+	+	P	This approach is likely to result in the loss of employment sites to other uses, reducing emissions of greenhouse gases to air and helping to mitigate against future climate change.
Flooding & Coastal Change	0	0	0	P	The loss of employment uses to other uses is unlikely to result in more exposure to flooding and coastal change.
Landscape	0	0	0	P	The loss of employment uses to other uses is unlikely to result in significant impacts upon valued landscapes.
Historic Environment	0	0	0	P	The loss of employment uses to other uses is unlikely to result in significant impacts upon heritage assets.
Community	0	0	0	P	The loss of employment uses to other uses is unlikely to affect health and wellbeing.
Housing	+	+	+	P	This approach may result in the loss of employment uses to housing, supplying more homes.
Economy	-	-	-	P	The loss of employment land may result in less land being available for growth, innovation and productivity of businesses.

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## SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

### ECON 1: Protection of Key Employment Sites

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Protecting key employment sites from other uses is likely to result in the delivery of more employment land, which may result in greater emissions to air and water and result in an adverse effect upon habitats and species.
Soil	-	-	-	P	Protecting key employment sites from other uses is likely to result in the delivery of more employment land, which may contribute to land contamination and the degradation of soils.
Water	-	-	-	P	Protecting key employment sites from other uses is likely to result in the delivery of more employment land, which may result in greater emissions to water from industrial uses, affecting water quality.
Air	-	-	-	P	Protecting key employment sites from other uses is likely to result in the delivery of more employment land, which may result in greater emissions to air from industrial uses, affecting air quality.
Climate Change	-	-	-	P	Protecting key employment sites from other uses is likely to result in the delivery of more employment land, which may result in greater emissions of greenhouse gases to air from industrial uses, affecting air quality.
Flooding & Coastal Change	0	0	0	P	Protecting key employment sites from other uses is unlikely to result in more exposure to flooding and coastal change.
Landscape	0	0	0	P	Preventing key employment sites from being used for other purposes is unlikely to result in significant impacts upon valued landscapes.
Historic Environment	0	0	0	P	Preventing key employment sites from being used for other purposes is unlikely to result in significant impacts upon heritage assets.
Community	+	+	+	P	Protecting key employment sites is likely to provide mixed use development, encouraging social interaction and a more inclusive society.
Housing	-	-	-	P	The policy prevents land on key employment sites from being used for housing.
Economy	+	+	+	P	Protecting key employment sites from other uses is likely to result in the delivery of more employment land, helping to support the growth and innovation of businesses.

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## ECON 2: Protection of Other Employment Sites

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Development of 'other employment sites' will only be permitted in accordance with other policies, including those in the Environment chapter, protecting habitats and species.
Soil	+	+	+	P	Enabling the redevelopment of non-viable employment sites on vacant or derelict may encourage the regeneration of degraded, derelict and contaminated land.
Water	+	+	+	P	Development of 'other employment sites' will only be permitted in accordance with other policies, including those in the Environment chapter, protecting water quality.
Air	+	+	+	P	Development of 'other employment sites' will only be permitted in accordance with other policies, including those in the Environment chapter, maintaining water quality.
Climate Change	+	+	+	P	Development of 'other employment sites' will only be permitted in accordance with other policies, including those in the Environment chapter, preventing an increase in greenhouse gas emissions.
Flooding & Coastal Change	+	+	+	P	Development of 'other employment sites' will only be permitted in accordance with other policies, ensuring that people and property are not exposed to flooding or coastal change.
Landscape	+	+	+	P	Redevelopment of the site is permitted where the present (or where vacant or derelict, the previous) use causes significant harm to the character of the surrounding areas, helping to protect and enhance valued landscapes.
Historic Environment	+	+	+	P	Redevelopment of the site is permitted where the present (or where vacant or derelict, the previous) use causes significant harm to the character of the surrounding areas, helping to preserve and enhance the setting of the heritage asset.
Community	+	+	+	P	Policy requires schemes to achieve the mixed use redevelopment of the site, encouraging social interaction and a more inclusive society.
Housing	+	+	+	P	Where no viable employment use could be attracted to the site which has been actively and realistically marketed for employment use, the site may be developed for other purposes, helping to supply housing and community facilities.
Economy	+	+	+	P	Protects against the loss of jobs and employment land to other uses, unless the employment use is no longer viable.

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## ECON 3: Hierarchy of Centres and the Sequential Test

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Directing town centre uses to more central locations in accordance with the sequential test will help to safeguard habitats and species from the effects of development.
Soil	+	+	+	P	Directing town centre uses to town centre locations in accordance with the sequential test will help to conserve high grade agricultural land and areas of geological interest.
Water	0	0	0	P	The distribution of town centre uses is unlikely to appreciably affect the ecological and chemical water quality
Air	+	+	+	P	Directing town centre uses to existing town centre locations or those on a public transport corridor in accordance with the sequential test is likely to reduce the need to travel by motor vehicles, helping to improve air quality.
Climate Change	+	+	+	P	Directing town centre uses to larger settlements or those on a public transport corridor in accordance with the sequential test may reduce travel by motor vehicles which will decrease greenhouse gas emissions and mitigate against future climate change.
Flooding & Coastal Change	0	0	0	P	The distribution of town centre uses is unlikely to affect exposure to flooding or coastal change.
Landscape	+	+	+	P	Directing town centre uses to town centre locations in accordance with the sequential test is likely to result in development for town centre uses in existing developed areas rather than countryside locations, helping to protect valued landscapes.
Historic Environment	0	0	0	P	Directing town centre uses to town centre locations in accordance with the sequential test is unlikely to significantly affect historic features or their setting.
Community	+	+	+	P	The provision of town centre uses which supports the vitality of in existing larger, more sustainable locations is likely to support the strong neighbourhood centres, encouraging a more inclusive society and promoting well-being in the community.
Housing	0	0	0	P	The policy is unlikely to significantly affect the supply of housing.
Economy	+	+	+	P	The policy will support the vitality of existing town, district and local centres, helping to support the productivity of businesses in these locations.

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## ECON 4: Town Centre Impact Assessments

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The policy establishes when a retail impact assessment is needed which is considered unlikely to appreciably affect biodiversity.
Soil	0	0	0	P	The policy establishes when a retail impact assessment is needed which is considered unlikely to high grade agricultural land and areas of geological interest.
Water	0	0	0	P	Town Centre Impact Assessments are unlikely to appreciably affect the ecological and chemical water quality
Air	0	0	0	P	The policy establishes when a retail impact assessment is needed which is considered unlikely to affect air quality.
Climate Change	0	0	0	P	The policy establishes when a retail impact assessment is needed which is considered unlikely to affect greenhouse gas emissions and adaptation to climate change.
Flooding & Coastal Change	0	0	0	P	The policy establishes when a retail impact assessment is needed which is considered unlikely to affect exposure to flooding or coastal change.
Landscape	0	0	0	P	The policy establishes when a retail impact assessment is needed which is considered unlikely to affect valued landscapes.
Historic Environment	0	0	0	P	The policy establishes when a retail impact assessment is needed which is considered unlikely to affect historic features or their setting.
Community	+	+	+	P	Policy is likely to protect the role of town centres, preserving strong neighbourhood centres which encourage social interaction and a more inclusive society
Housing	0	0	0	P	Town Centre Impact Assessments are unlikely to affect the supply of housing.
Economy	+	+	+	P	The policy will support town centre businesses by ensuring that new development which results in the loss of investment within a defined centre or the role of that centre is not permitted.

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## ECON 5: Management of centres, primary shopping areas and markets

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The policy is likely to ensure that the primary shopping area remains the focus for town centre uses rather than less central locations, helping to safeguard habitats and species from the effects of development.
Soil	+	+	+	P	The policy is likely to ensure that the primary shopping area remains the focus for town centre uses rather than less central locations, helping to conserve high grade agricultural land and areas of geological interest.
Water	0	0	0	P	Town Centre Impact Assessments are unlikely to appreciably affect the ecological and chemical water quality.
Air	+	+	+	P	The policy is likely to ensure that the primary shopping area remains the focus for town centre uses rather than less central locations, reducing the need to travel by motor vehicles, helping to improve air quality.
Climate Change	+	+	+	P	Likely to ensure that the primary shopping area remains the focus for town centre uses rather than less central locations, reducing travel by motor vehicles which will decrease greenhouse gas emissions and mitigate against climate change.
Flooding & Coastal Change	0	0	0	P	Town Centre Impact Assessments are unlikely to affect exposure to flooding or coastal change.
Landscape	+	+	+	P	The policy is likely to ensure that the primary shopping area remains the focus for town centre uses rather than less central locations, helping to protect valued landscapes.
Historic Environment	0	0	0	P	Town Centre Impact Assessments are likely to direct leisure and retail development towards more central locations rather than edge of town or out of town locations is unlikely to significantly affect historic features or their setting.
Community	+	+	+	P	Policy is likely to preserve strong neighbourhood centres which encourage social interaction and a more inclusive society.
Housing	+	+	+	P	The policy allows the use of the upper floors of town centre areas to be used for residential purposes, providing that the ground floor use not undermined, supporting housing delivery.
Economy	+	+	+	P	This policy requires new proposals to enhance the vitality, viability and diversity of primary shopping areas, supporting town centre businesses and helping to build a stronger local economy.

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## ECON 6: Supporting Vibrant and Attractive Tourism

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The AONB and Heritage Coast are also areas of importance for wildlife and species. Ensuring that major tourism development does not take place within the AONB/Heritage Coast may result in a positive impact upon biodiversity.
Soil	+	+	+	P	Large sections of the coast within the plan area are of great geological conservation interest. Ensuring that major tourism development does not take place within the Heritage Coast is likely to conserve these areas of geological importance.
Water	0	0	0	P	The policy is unlikely to result in significant impacts upon ecological and chemical water quality.
Air	+	+	+	P	Preventing major tourist tourism development in the countryside within the AONB or Heritage Coast will restrict development within more remote areas, reducing the need to travel by motor vehicles, helping to improve air quality
Climate Change	++	++	++	P	Reducing travel by motor vehicles will decrease greenhouse gas emissions and mitigating against climate change. Restricting development within the heritage coast will reduce exposure to coastal change, improving resilience to climate change.
Flooding & Coastal Change	+	+	+	P	Preventing major tourist development in the countryside within the Heritage Coast will reduce exposure to coastal change.
Landscape	+	+	+	P	Policy ensures that major tourist development does not take place in the countryside within the AONB or Heritage Coast, also protecting the Dorset and East Devon World Heritage Site. Major development may take place in the greenbelt.
Historic Environment	0	0	0	P	Preventing major tourist development in the countryside within the AONB or Heritage Coast is unlikely to significantly affect historic assets and their setting.
Community	+	+	+	P	Focusing tourism development such as country parks towards more sustainable locations may improve access to high quality accessible greenspace and green infrastructure, promoting well-being and healthy communities.
Housing	+	+	+	P	This policy may provide community facilities, for example relating to cultural infrastructure, in sustainable locations.
Economy	+	+	+	P	This policy is likely to provide support for the growth, innovation and productivity of businesses within the tourism industry.



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## ECON 7: Loss of Tourist Accommodation

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Policy prevents development which would result in an adverse impact upon sites of biodiversity importance. Directing new tourist accommodation towards more central locations will safeguard habitats and species from the effects of development.
Soil	+	+	+	P	Directing new tourist accommodation towards more central locations will help to conserve high grade agricultural land and areas of geological interest.
Water	0	0	0	P	The policy is unlikely to appreciably affect the ecological and chemical water quality.
Air	+	+	+	P	Directing tourist accommodation to existing town centre locations is likely to reduce the need to travel by motor vehicles, helping to improve air quality.
Climate Change	+	+	+	P	Directing tourist accommodation to existing town centre locations may reduce travel by motor vehicles which will decrease greenhouse gas emissions and mitigate against future climate change.
Flooding & Coastal Change	0	0	0	P	The policy is unlikely to affect exposure to flooding or coastal change.
Landscape	+	+	+	P	Directing new tourist accommodation towards more central locations must not result in an adverse impact upon valued landscapes.
Historic Environment	+	+	+	P	Development must be of a scale, type and appearance appropriate to the location, protecting historic assets and their setting.
Community	++	++	++	P	The provision of tourist accommodation in more central locations is likely to encourage social interaction and a more inclusive society. Policy encourages schemes which provide community benefits.
Housing	+	+	+	P	Protecting against the loss of existing development and delivering new tourist development in sustainable locations is likely to supply housing in sustainable locations.
Economy	++	++	++	P	Supports development which enhances the visitor economy and improves the quality and diversity of local tourism. Supports land based rural businesses. Development which harms local services, roads and other infrastructure are not permitted.

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ECON 8: Caravan and Campsites					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Expansion, intensification and reorganisation must not have a significant adverse impact on the area's important wildlife habitats. New development not permitted within sites of biodiversity importance or within 400m of protected heathland sites.
Soil	+	+	+	P	Large sections of the coast within the plan area are of great geological conservation interest. By not supporting development within the Heritage Coast, it is likely that areas of geological importance will be supported.
Water	0	0	0	P	The policy is unlikely to appreciably affect the ecological and chemical water quality.
Air	+	+	+	P	Ensuring that development is well located in relation to existing facilities is likely to reduce the need to travel by motor vehicles, helping to improve air quality.
Climate Change	++	++	++	P	Ensuring that development is well located in relation to existing facilities will reduce travel by car, decreasing greenhouse gas emissions and mitigate against climate change. Reducing exposure to coastal change will improve resilience to climate change.
Flooding & Coastal Change	+	+	+	P	Proposals in the Heritage Coast will not be supported, reducing exposure to coastal change.
Landscape	+	+	+	P	Expansion, intensification and reorganisation must not have a significant adverse impact on the distinctive characteristics of the area's landscape, protecting valued landscapes. Proposals in the Heritage Coast and AONBs are unlikely to be supported.
Historic Environment	+	+	+	P	Development must not have a significant adverse impact on the distinctive characteristics of the area's heritage assets, protecting historic assets and their setting.
Community	++	++	++	P	Ensuring that development is well located in relation to existing facilities is likely to create strong neighbourhood centres which encourage social interaction and a more inclusive society.
Housing	+	+	+	P	The policy will deliver caravan and campsite units.
Economy	++	++	++	P	The policy supports tourist businesses and farm diversification projects (for agricultural and other land-based rural businesses) for new caravan and camping sites.

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ECON 9: New Agricultural Buildings					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	New agricultural dwellings may result in increased emission of nutrients within hydrological catchments, including those associated with European wildlife sites, affecting biodiversity.
Soil	-	-	-	P	New agricultural dwellings may result in the loss of high grade agricultural land.
Water	-	-	-	P	New agricultural dwellings may affect the chemical and ecological status of water quality through runoff and nutrient inputs.
Air	-	-	-	P	New agricultural dwellings may result in an increase in odour and emissions to air, adversely affecting air quality.
Climate Change	-	-	-	P	New agricultural dwellings may result in an increase in greenhouse gas emissions, contributing to climate change.
Flooding & Coastal Change	0	0	0	P	Policy is unlikely to affect exposure to flooding or coastal change
Landscape	+	+	+	P	Policy requires the scale, siting, design and external appearance of any new agricultural building (or extension) to be designed to minimise adverse impact on the landscape character
Historic Environment	+	+	+	P	Policy requires the scale, siting, design and external appearance of any new agricultural building (or extension) to be designed to minimise adverse impact on the landscape character, protecting the setting of historic assets.
Community	0	0	0	P	This policy approach is unlikely to significantly affect health and wellbeing in the community.
Housing	0	0	0	P	This policy is unlikely to affect the supply of housing.
Economy	+	+	+	P	Supports the growth, productivity and innovation of agricultural businesses, helping to build a strong rural economy.

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## ECON 10: Diversification of Land Based Rural Businesses

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Policy may result in development of ancillary buildings for purposes including retail development, tourist development and tourist accommodation in rural areas affecting biodiversity.
Soil	-	-	-	P	Policy may result in development of ancillary buildings for retail, tourist and accommodation uses in rural areas potentially resulting in the loss of high grade agricultural land.
Water	0	0	0	P	The policy is unlikely to appreciably affect the ecological and chemical water quality.
Air	-	-	-	P	May result in development including retail development, tourist development and tourist accommodation in rural areas, resulting in more travel by car and an increase in odour and emissions to air, adversely affecting air quality.
Climate Change	-	-	-	P	May result in development including retail development, tourist development and tourist accommodation in rural areas, resulting in more travel by car and an increase in greenhouse gas emissions, contributing to climate change.
Flooding & Coastal Change	0	0	0	P	Policy is unlikely to affect exposure to flooding or coastal change
Landscape	+	+	+	P	Policy requires diversification projects will be supported providing that they are in keeping with rural character and make a positive contribution to the local character, helping to protect valued landscapes.
Historic Environment	+	+	+	P	Policy requires the scale, siting, design and external appearance of any new agricultural building (or extension) to be designed to minimise adverse impact on the landscape character, protecting the setting of historic assets.
Community	0	0	0	P	This policy approach is unlikely to significantly affect health and wellbeing in the community.
Housing	+	+	+	P	This policy is enables farm diversification projects which provide accommodation such as bed and breakfast and camping and caravan sites, supplying this type of housing.
Economy	+	+	+	P	Policy enables agricultural and other rural businesses to diversify, supporting the growth, innovation and productivity of rural businesses.

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## ECON 11: Equestrian Development

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Equestrian development must avoid effects upon habitats sites.
Soil	-	-	-	P	Policy may result in development for equine purposes in the countryside, potentially resulting in the loss of high grade agricultural land.
Water	0	0	0	P	The policy is unlikely to appreciably affect the ecological and chemical water quality.
Air	-	-	-	P	May result in development for equine purpose in the countryside, resulting in more travel by car and an increase in odour and emissions to air, adversely affecting air quality.
Climate Change	-	-	-	P	May result in development for equine purpose in the countryside, resulting in more travel by car and an increase in greenhouse gas emissions, contributing to climate change.
Flooding & Coastal Change	0	0	0	P	Policy is unlikely to affect exposure to flooding or coastal change
Landscape	+	+	+	P	Development must minimise the impact on the landscape and local character, protecting valued landscapes.
Historic Environment	+	+	+	P	Development must minimise the impact on the landscape and local character, protecting the setting of heritage assets.
Community	+	+	+	P	Equestrian development is likely to provide sports facilities for the community, enabling healthy lifestyles and wellbeing.
Housing	0	0	0	P	Equestrian development is unlikely to affect the supply of housing.
Economy	+	+	+	P	This policy supports equestrian businesses.

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## Community Infrastructure

### SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

A: Provide support for renewable energy development (including small scale wind turbines)						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Renewable energy development for heat and electricity generation (other than large scale wind development) may adversely impact upon habitats and species.
Soil	0	0	0		P	Renewable energy development for heat and electricity generation (other than large scale wind development) is unlikely to result in appreciable impacts upon soil quality.
Water	0	0	0		P	Renewable energy development for heat and electricity generation (other than large scale wind development) is unlikely to result in appreciable impacts upon water quality.
Air	+	+	+		P	Renewable energy development is likely to result in fewer emissions to air in the process of generating electricity and heat, improving air quality.
Climate Change	+	+	+		P	The policy is likely to increase the uptake renewable energy, and will help to reduce carbon emissions and limit climate change.
Flooding & Coastal Change	0	0	0		P	Renewable energy development is unlikely to expose people or property to the risk of flooding or coastal change.
Landscape	-	-	-		P	Providing smaller scale renewable energy development may affect valued landscapes.
Historic Environment	-	-	-		P	Providing smaller scale renewable energy development may affect heritage assets from the effects of development.
Community	0	0	0		P	Providing smaller scale renewable energy development is unlikely to affect healthy lifestyles and promoting wellbeing.
Housing	+	+	+		P	Providing low-carbon and renewable energy alongside development will ensure that the high quality homes and infrastructure is delivered for present and future generations.
Economy	+	+	+		P	Providing low-carbon and renewable energy development will support the green economy.

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## B: Identify areas for large scale renewable energy development

Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Larger wind turbines may adversely impact upon habitats and species including birds and bats.
Soil	0	0	0		P	Renewable energy development for heat and electricity generation including large scale wind development is unlikely to result in appreciable impacts upon soil quality.
Water	0	0	0		P	Renewable energy development for heat and electricity generation including large scale wind development is unlikely to result in appreciable impacts upon water quality.
Air	+	+	+		P	Renewable energy development is likely to result in fewer emissions to air in the process of generating electricity and heat, improving air quality.
Climate Change	++	++	++		P	The policy is likely to greatly increase the uptake renewable energy, and will help to reduce carbon emissions and limit climate change.
Flooding & Coastal Change	0	0	0		P	Renewable energy development is unlikely to expose people or property to the risk of flooding or coastal change.
Landscape	--	--	--		P	Larger wind turbines may have a detrimental visual impact, affecting valued landscapes.
Historic Environment	--	--	--		P	Larger wind turbines may have a detrimental visual impact, affecting heritage assets and their setting.
Community	-	-	-		P	There is the potential for large scale wind turbines to affect amenity, for example from noise, flicker and vibration
Housing	+	+	+		P	Providing low-carbon and renewable energy alongside development will ensure that the high quality homes and infrastructure is delivered for present and future generations.
Economy	+	+	+		P	Providing low-carbon and renewable energy development will support the green economy.

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## SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

COM 1: Making Sure New Development Makes Suitable Provision for Community Infrastructure					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Policy ensures that new development must provide open space of public value, helping to provide habitats within developments.
Soil	+	+	+	P	Policy ensures that new development must provide open space of public value, helping to protect soil quality.
Water	0	0	0	P	The policy is unlikely to appreciably affect the ecological and chemical water quality.
Air	0	0	0	P	The policy is unlikely to appreciably affect air quality.
Climate Change	+	+	+	P	Community infrastructure includes renewable energy and low carbon infrastructure.
Flooding & Coastal Change	++	++	++	P	Community infrastructure includes coast protection and flood defence schemes.
Landscape	+	+	+	P	Policy ensures that new development must provide open space of public value, helping to protect valued landscapes.
Historic Environment	0	0	0	P	The policy is unlikely to appreciably affect historic assets.
Community	+	+	+	P	Providing community infrastructure will improve access to natural spaces, green infrastructure and sports facilities, promoting healthy lifestyles and well-being. Community safety/emergency services will provide safe and accessible environments.
Housing	+	+	+	P	Providing new or improved community infrastructure alongside new development is likely to provide facilities such as health, education and cultural infrastructure alongside housing.
Economy	++	++	++	P	Community facilities include retail facilities, helping to support business growth and provide jobs, and transport and telecommunications infrastructure, providing the infrastructure to help meet business needs.



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## COM 2: New or improved local community buildings and structures

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Policy ensures new development does not result in adverse impacts upon the natural environment and development in the countryside will deliver over-riding environmental benefits, helping to deliver a net gain in biodiversity.
Soil	+	+	+	P	Policy ensures new development does not result in adverse impacts upon the natural environment and development in the countryside will deliver over-riding environmental benefits, helping to protect soil quality.
Water	+	+	+	P	Policy ensures new development does not result in adverse impacts upon the natural environment and development in the countryside will deliver over-riding environmental benefits, helping to protect water quality.
Air	+	+	+	P	New community buildings must be well-located in terms of accessibility to their main catchment population, enabling active travel and not generating significant additional trips by car, improving air quality.
Climate Change	+	+	+	P	New community buildings must be well-located in terms of accessibility to their main catchment population, enabling active travel, and not generate significant additional single purpose trips by private car, reducing greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The policy is unlikely to appreciably affect flooding or coastal change.
Landscape	+	+	+	P	Policy ensures new development does not result in adverse impacts upon the natural environment and development in the countryside will deliver over-riding environmental benefits, helping to protect valued landscapes.
Historic Environment	+	+	+	P	Policy ensures new development does not result in adverse impacts upon the built environment, preserving historic assets.
Community	++	++	++	P	Providing community infrastructure will improve access to facilities which promote healthy lifestyles and well-being, e.g. sports facilities. New facilities provided according with the settlement and retail hierarchy, providing strong neighbourhood centres.
Housing	+	+	+	P	Providing new or improved community infrastructure is likely to provide facilities such as health, education and cultural infrastructure.
Economy	+	+	+	P	Community facilities include retail facilities, helping to support business growth and provide jobs.

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## COM 3: Retention of local community buildings and structures

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Retaining local community buildings and structures is unlikely to result in significant impacts upon habitats and species.
Soil	0	0	0	P	Retaining local community buildings and structures is unlikely to appreciably affect more productive agricultural land and sites of geological conservation interest.
Water	0	0	0	P	Retaining local community buildings and structures is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	+	+	+	P	Policy ensures that a replacement community facility is provided in an equally accessible location to serve the local community, preventing replacement community facilities in remote locations and additional trips by car, improving air quality.
Climate Change	+	+	+	P	Policy ensures that a replacement community facility is provided in an equally accessible location, preventing replacement community facilities in remote locations and additional trips by car, reducing greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	Retaining local community buildings and structures is unlikely to appreciably affect exposure to flooding or coastal change.
Landscape	0	0	0	P	Retaining local community buildings and structures is unlikely to appreciably affect valued landscapes.
Historic Environment	0	0	0	P	Retaining local community buildings and structures is unlikely to appreciably influence historic features or their setting.
Community	++	++	++	P	Policy ensures the retention of facilities which promote healthy lifestyles and well-being, such as sports facilities. Policy ensures that a replacement community facility in an accessible location, providing strong neighbourhood centres.
Housing	+	+	+	P	Policy ensures the retention health, education and cultural infrastructure.
Economy	+	+	+	P	Policy ensures that proposals for the loss of community facilities which are of a commercial nature will only be permitted providing that the facility is no longer viable, ensuring that productive businesses which provide jobs are retained.

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## COM 4: Recreation, Sports Facilities and Open Space

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Policy requires the provision of facilities to avoid adverse effects upon land or marine conservation, preventing impacts upon habitats and species.
Soil	-	-	-	P	Policy enables development in coastal locations if required, resulting in adverse impacts upon the long sections of coastline which are of great geological conservation interest.
Water	+	+	+	P	Policy requires the provision of facilities to avoid adverse effects upon land or marine conservation, preventing impacts upon the ecological and chemical status of coastal waters.
Air	+	+	+	P	Policy ensures that development of facilities would not generate significant single purpose trips by private car, maintaining air quality.
Climate Change	0	0	0	P	Policy ensures that development would not generate car trip, minimising greenhouse gas emissions and limiting climate change. Development may expose people and property to coastal change, compromising resilience to climate change.
Flooding & Coastal Change	-	-	-	P	The policy permits the development of community facilities in coastal areas, where a coastal location is required, which may expose people and property to coastal change.
Landscape	+	+	+	P	Policy requires high quality design and the provision of facilities to avoid being intrusive in the landscape.
Historic Environment	+	+	+	P	Policy requires high quality design and the provision of facilities to avoid being intrusive in the landscape, protecting the setting of heritage assets.
Community	+	+	+	P	The policy provides the facilities to enable healthy lifestyles and promote wellbeing, such as green infrastructure, accessible natural space and sports facilities.
Housing	+	+	+	P	This policy will provide community facilities.
Economy	+	+	+	P	The provision of recreation and sports facilities may provide jobs and support businesses which operate in the leisure and recreation sector, such as swimming pools and sports centres.

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COM 5: Hot Food Takeaways					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to result in appreciable impacts upon biodiversity.
Soil	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to result in appreciable impacts upon soil quality.
Water	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to result in appreciable impacts upon water quality.
Air	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to result in appreciable impacts upon air quality.
Climate Change	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to result in appreciable impacts upon energy consumption and the emission of greenhouse gases, or the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to expose people or property to the risk of flooding or coastal change.
Landscape	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to significantly affect landscape receptors.
Historic Environment	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to significantly affect historic assets.
Community	+	+	+	P	Preventing hot food takeaways in areas regularly used by children is likely to promote healthy lifestyles and well-being.
Housing	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to affect the supply of housing.
Economy	-	-	-	P	This policy restricts the sites available for businesses in the catering industry.

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## COM 6: Provision of Education and Training Facilities

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The provision of education and training facilities is unlikely to result in appreciable impacts upon biodiversity.
Soil	0	0	0	P	The provision of education and training facilities is unlikely to result in appreciable impacts upon soil quality.
Water	0	0	0	P	The provision of education and training facilities is unlikely to result in appreciable impacts upon water quality.
Air	+	+	+	P	Policy ensures that the location of an educational facility is well linked in terms of accessibility to the local catchment, ensuring that it does not generate significant single purpose trips by private car, maintaining air quality.
Climate Change	+	+	+	P	Policy ensures that the location of an educational facility is well linked in terms of accessibility to the local catchment, ensuring that it does not generate significant single purpose trips by private car, limiting climate change.
Flooding & Coastal Change	0	0	0	P	The provision of education and training facilities is unlikely to expose people or property to the risk of flooding or coastal change.
Landscape	0	0	0	P	The provision of education and training facilities is unlikely to significantly affect landscape receptors.
Historic Environment	0	0	0	P	The provision of education and training facilities is unlikely to significantly affect historic assets.
Community	+	+	+	P	Providing schools in accessible areas will help to maintain strong neighbourhood centres, encouraging a more social interaction and a more inclusive society.
Housing	+	+	+	P	The policy will deliver educational infrastructure.
Economy	0	0	0	P	This policy is unlikely to supply land or infrastructure to support businesses.

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## COM 7: Creating a safe, efficient and low carbon transport network

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Creating a low carbon transport network will reduce emissions to air, minimising the effects upon habitats and species which are sensitive to air quality.
Soil	0	0	0	P	The provision a safe, efficient and low carbon transport network is unlikely to result in appreciable impacts upon soil quality.
Water	0	0	0	P	The provision a safe, efficient and low carbon transport network is unlikely to result in appreciable impacts upon water quality.
Air	+	+	+	P	Creating a low carbon transport network will reduce car dependency, reducing emissions to air and improving air quality.
Climate Change	+	+	+	P	Creating a low carbon transport network will reduce car dependency, reducing emissions to air and limiting climate change.
Flooding & Coastal Change	0	0	0	P	The provision a safe, efficient and low carbon transport network is unlikely to expose people or property to the risk of flooding or coastal change.
Landscape	0	0	0	P	The provision a safe, efficient and low carbon transport network is unlikely to significantly affect landscape receptors.
Historic Environment	0	0	0	P	The provision a safe, efficient and low carbon transport network is unlikely to significantly affect historic assets.
Community	++	++	++	P	The provision of a sustainable transport network is likely to improve accessibility to natural spaces and green infrastructure, promoting healthy lifestyles and wellbeing. Provision of a safe environment, helping to improve quality of life.
Housing	0	0	0	P	The policy is unlikely to deliver housing.
Economy	+	+	+	P	The policy will help to deliver efficient transport infrastructure to support businesses.

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COM 8: Parking standards in new development					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Providing parking for bicycles is likely to encourage this sustainable mode of transport, minimising the effects upon habitats and species which are sensitive to air quality.
Soil	0	0	0	P	The parking standards in new development are unlikely to result in appreciable impacts upon soil quality.
Water	0	0	0	P	The parking standards in new development are unlikely to result in appreciable impacts upon water quality.
Air	+	+	+	P	Providing parking for bicycles is likely to encourage this sustainable mode of transport, helping to maintain air quality.
Climate Change	+	+	+	P	Providing parking for bicycles is likely to encourage this sustainable mode of transport, helping to reduce carbon emissions and limit climate change.
Flooding & Coastal Change	0	0	0	P	The parking standards in new development are unlikely to expose people or property to the risk of flooding or coastal change.
Landscape	0	0	0	P	The parking standards in new development are unlikely to significantly affect landscape receptors.
Historic Environment	0	0	0	P	The parking standards in new development are unlikely to significantly affect historic assets.
Community	+	+	+	P	Providing parking for bicycles is likely to encourage this mode of transport, enabling healthy lifestyles and promoting wellbeing.
Housing	+	+	+	P	Providing the appropriate level of parking with development will ensure that the high quality homes and infrastructure is delivered.
Economy	0	0	0	P	This policy is unlikely to supply land or infrastructure to support businesses.

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## COM 9: Provision of infrastructure for electric and other low emission vehicles

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Providing infrastructure for electric/low carbon vehicles is likely to reduce vehicle emissions, minimising the effects upon habitats and species which are sensitive to air quality.
Soil	0	0	0	P	Providing infrastructure for electric/low carbon vehicles is unlikely to result in appreciable impacts upon soil quality.
Water	0	0	0	P	Providing infrastructure for electric/low carbon vehicles is unlikely to result in appreciable impacts upon water quality.
Air	+	+	+	P	Providing infrastructure for electric/low carbon vehicles is likely to reduce vehicle emissions, helping to maintain air quality locally.
Climate Change	+	+	+	P	Providing infrastructure for electric/low carbon vehicles is likely to reduce vehicle emissions, helping to reduce carbon emissions in the local area and limit climate change.
Flooding & Coastal Change	0	0	0	P	Providing infrastructure for electric/low carbon vehicles is unlikely to expose people or property to the risk of flooding or coastal change.
Landscape	0	0	0	P	Providing infrastructure for electric/low carbon vehicles is unlikely to significantly affect landscape receptors.
Historic Environment	0	0	0	P	Providing infrastructure for electric/low carbon vehicles is unlikely to significantly affect historic assets.
Community	0	0	0	P	Providing infrastructure for electric/low carbon vehicles is unlikely to affect healthy lifestyles and promoting wellbeing.
Housing	+	+	+	P	Providing infrastructure for electric/low carbon vehicles will ensure that the high quality homes and infrastructure is delivered for present and future generations.
Economy	+	+	+	P	This policy is likely to support the green economy.



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## COM 10: Low carbon and renewable energy development

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Proposals for renewable energy development will only be granted providing any adverse impacts upon designated wildlife sites, nature conservation interests, and biodiversity are satisfactorily mitigated.
Soil	0	0	0	P	Renewable energy development for heat and electricity generation (other than large scale wind development) is unlikely to result in appreciable impacts upon soil quality.
Water	0	0	0	P	Renewable energy development for heat and electricity generation (other than large scale wind development) is unlikely to result in appreciable impacts upon water quality.
Air	+	+	+	P	Renewable energy development is likely to result in fewer emissions to air in the process of generating electricity and heat, improving air quality.
Climate Change	++	++	++	P	The policy is likely to increase the uptake renewable energy, and will help to reduce carbon emissions and limit climate change.
Flooding & Coastal Change	0	0	0	P	Renewable energy development is unlikely to expose people or property to the risk of flooding or coastal change.
Landscape	+	+	+	P	Proposals for renewable energy development will only be granted providing any adverse impacts on the local landscape and townscape can be satisfactorily assimilated, protecting valued landscapes from the effects of development.
Historic Environment	+	+	+	P	Proposals for renewable energy development will only be granted providing any harm to the significance of a heritage asset (including its setting) is less than substantial, protecting heritage assets from the effects of development.
Community	0	0	0	P	Providing renewable energy development is unlikely to affect healthy lifestyles and promoting wellbeing.
Housing	+	+	+	P	Providing low-carbon and renewable energy alongside development will ensure that the high quality homes and infrastructure is delivered for present and future generations.
Economy	+	+	+	P	Providing low-carbon and renewable energy development will support the green economy.

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## COM 11: Small-scale wind energy development

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Proposals for small-scale wind energy development will only be granted if adverse impacts upon designated wildlife sites, nature conservation interests, and biodiversity are satisfactorily mitigated.
Soil	0	0	0	P	Proposals for small-scale wind energy development are unlikely to result in appreciable impacts upon soil quality.
Water	0	0	0	P	Proposals for small-scale wind energy development are unlikely to result in appreciable impacts upon water quality.
Air	+	+	+	P	Renewable energy development is likely to result in fewer emissions to air the process of generating electricity and heat, improving air quality.
Climate Change	++	++	++	P	The policy is likely to increase the uptake renewable energy, and will help to reduce carbon emissions and limit climate change.
Flooding & Coastal Change	0	0	0	P	Proposals for small-scale wind energy development are unlikely to expose people or property to the risk of flooding or coastal change.
Landscape	+	+	+	P	Proposals for renewable energy development will only be granted providing any adverse impacts on the local landscape and townscape can be satisfactorily assimilated, protecting valued landscapes from the effects of development.
Historic Environment	+	+	+	P	Proposals for renewable energy development will only be granted provided any adverse impacts on the historical interest can be satisfactorily assimilated, protecting heritage assets from the effects of development.
Community	+	+	+	P	Minimising harm to residential amenity is likely to result in widespread impacts upon health and well-being.
Housing	0	0	0	P	Proposals for small-scale wind energy development are unlikely to affect the delivery of housing and infrastructure.
Economy	+	+	+	P	Providing low-carbon and renewable energy development will support the green economy.

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COM 12: Utilities					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Proposals for the development of telecommunications/radio equipment will be permitted provided that development will not be unduly detrimental to nature conservation.
Soil	+	+	+	P	Policy prevents development where problems associated with the lack of necessary utilities including drainage, sewerage, sewage treatment, cannot be overcome preventing issues with contaminated land.
Water	+	+	+	P	Policy prevents development where problems associated with the lack of necessary utilities including drainage, sewerage, sewage treatment, cannot be overcome helping to maintain water quality.
Air	+	+	+	P	Policy prevents development where problems associated with the lack of necessary utilities including drainage, sewerage, sewage treatment, cannot be overcome helping to maintain air quality.
Climate Change	0	0	0	P	The policy is likely to significantly affecting climate change mitigation or adaptation.
Flooding & Coastal Change	0	0	0	P	The utilities policy is unlikely to expose people or property to the risk of flooding or coastal change.
Landscape	+	+	+	P	Proposals for telecommunications/radio equipment development will be permitted provided that it not be unduly detrimental to the appearance of the locality, particularly in sensitive areas of landscape/townscape, protecting valued landscapes.
Historic Environment	+	+	+	P	Proposals for telecommunications/radio equipment development will be permitted provided that it not be unduly detrimental to the appearance of the locality, protecting the setting of heritage assets.
Community	0	0	0	P	The provision of utilities infrastructure is unlikely to affect health and wellbeing.
Housing	+	+	+	P	Ensuring that new housing development has the necessary utilities to ensure that high quality homes are delivered.
Economy	+	+	+	P	Ensuring that new commercial development has the necessary service facilities, telecommunications infrastructure and connectivity to the high-speed electronic communications network to delivering the infrastructure to meet business needs.

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## South Eastern Dorset Functional Area

### GREENBELT

#### SED 1: The South East Dorset Green Belt

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	The loss of greenbelt may result in adverse impacts upon the habitats and species in the south east of the plan area.
Soil	-	-	-	P	The loss of greenbelt may result in adverse impacts upon soil quality and geological conservation interest in the south east of the plan area.
Water	0	0	0	P	The loss of greenbelt is unlikely to result in appreciable effects upon the ecological and chemical water quality.
Air	+	+	+	P	Providing development in more developed areas is likely to reduce the need to travel by car, reducing emissions to air.
Climate Change	+	+	+	P	Providing development in more developed areas is likely to reduce the need to travel by car, reducing emissions of greenhouse gases and helping to mitigate against climate change.
Flooding & Coastal Change	0	0	0	P	The loss of greenbelt is unlikely to expose people or property to the risk of flooding or coastal change.
Landscape	-	-	-	P	The loss of greenbelt may result in adverse impacts upon valued landscapes.
Historic Environment	-	-	-	P	The loss of greenbelt may result in adverse impacts upon the historic environment.
Community	+	+	+	P	Providing development on the edges of the large built-up areas, inset towns and villages within south east Dorset functional area is likely to encourage social interaction and a more inclusive society, and prevent rural isolation.
Housing	++	++	++	P	Releasing land from the greenbelt will supply more land for the delivery of housing and infrastructure.
Economy	+	+	+	P	Releasing land from the greenbelt will supply more land for the delivery of employment land.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## CORFE MULLEN

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

CM(BP)A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the Dorset Heaths European Site, Corfe and Barrow Hills SSSI, and the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	This area is within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Includes the Scheduled Monument titled "Round barrow cemetery on Barrow Hill 150m south west of Brookvale Farm". Approximately 20m to the west of the Scheduled Monument titled "Two sections of Roman road on Barrow Hill and Corfe Hills".
Community	+	+	+	P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

CM(BP)B					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment, Poole Harbour recreation catchment, and within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	This area is within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Approx. 60m to the south of the Scheduled Monument titled "Roman camp, forts and a vexillation fortress 240m north of Lake Farm".
Community	+	+	+	P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

CM(BP)C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment, Poole Harbour recreation catchment, and within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	This area is within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Adjacent to the Brogg Street / Sleight Lane Conservation Area. Approx. 420m to the south of the Scheduled Monument titled "Roman camp, forts and a vexillation fortress 240m north of Lake Farm".
Community	+	+	+	P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

CM(BP)D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment, Poole Harbour recreation catchment, and within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	This area is within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Within the Brogg Street / Sleight Lane Conservation Area
Community	+	+	+	P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

CM(BP)E					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment, Poole Harbour recreation catchment, and within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	This area is within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a potential future flood zone may reduce resilience to climate change.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the south of the area. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Within the Brogg Street / Sleight Lane Conservation Area.
Community	+	+	+	P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

CM(BP)F					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 40m to the east of the Corfe Mullen Pastures SSSI, and the Poole Harbour hydrological catchment and Poole Harbour recreation catchment
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	This area is within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Approx. 230m to the south of the Brogg Street / Sleight Lane Conservation Area.
Community	+	+	+	P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

CM(BP)G						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within 400m of the Dorset Heaths European Site, approx. 30m to the east of the Corfe Mullen Pastures SSSI, and the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-		P	This area is within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--		P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--		P	Includes the Scheduled Monument titled "Bowl barrow 350m north of Naked Cross".
Community	+	+	+		P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

CM(BP)H					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within 400m of the Dorset Heaths European Site, within the Naked Cross SNCI, and the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	This area is within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Approx. 130m to the south of the Scheduled Monument titled "Bowl barrow 350m north of Naked Cross".
Community	+	+	+	P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

CM(BP)I						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within the Dorset Heaths European Site, Upton Heath SSSI, and the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--		P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-		P	Approx. 260m to the southeast of the Scheduled Monument titled "Bowl barrow 350m north of Naked Cross"
Community	+	+	+		P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

<b>01_CM: Land west of Brog Street</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km buffer around the Dorset Heathlands.
Soil	-	-	-	P	Approx. 200m from a Knoll Manor Pit, an area of local geological interest.
Water	-	-	-	P	This site is within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in an increase in greenhouse gas emissions. Development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the south of the area. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Adjacent to the Brogg Street / Sleight Lane Conservation Area.
Community	+	+	+	P	Development in this area would provide access to a Tier 1 or 2 settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

02_CM: Part of Candys Farm					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km buffer around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	This site is within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in an increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Scheduled Monument titled 'Roman camp, forts and a vexillation fortress 240m north of Lake Farm' approx. 370m to the east of the site. Adjacent to the Brogg Street / Sleight Lane Conservation Area.
Community	+	+	+	P	Development in this area would provide access to a Tier 1 or 2 settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

03_CM: Haywards Lane					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the 400m to 5km buffer around the Dorset Heathlands. Adjacent and to the west of the Corfe Mullen Pastures SSSI.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	This site is within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in an increase in greenhouse gas emissions. Development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the south of the site. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Scheduled Monument titled 'Bowl barrow 350m north of Naked Cross' approx. 350m to the south of the site.
Community	+	+	+	P	Development in this area would provide access to a Tier 1 or 2 settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale would deliver highways improvements.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

CORM3: Land west of Pardy's Hill					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the 400m to 5km buffer around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	This site is within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions. Development avoids potential future flood zone, therefore not affecting reduce resilience to future climatic conditions.
Flooding & Coastal Change	0	0	0	P	Zone 3 Flood Zone adjacent and to the west of the area. Development either side of Sleight Lane, south of Pardy's Copse, avoiding the flood zone.
Landscape	--	--	--	P	Potential for high degree of harm to the greenbelt.
Historic Environment	0	0	0	P	Adjacent to Brogg Street/Sleight Lane Conservation Area. Existing trees/hedgerow retained providing screening. The northern section, adjacent to Conservation Area, retained for open space with development in the south.
Community	++	++	++	P	Development in this area would provide access to a Tier 1 or 2 settlement within 30 minutes by public transport, and will provide pedestrian access to services and facilities in the village. Development includes public open space and community uses.
Housing	0	0	0	P	Development would provide approx. 50 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## CORM4: Land to the east of Haywards Lane

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km buffer around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	This site is within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone or area of coastal change.
Landscape	--	--	--	P	Potential for high degree of harm to the greenbelt.
Historic Environment	0	0	0	P	Approx. 190m from the Brogg Street / Sleight Lane Conservation Area. Development will incorporate the existing trees and hedges at the site, reducing impacts upon the setting of the Conservation Area to the north.
Community	++	++	++	P	Development in this area would provide access to a Tier 1 or 2 settlement within 30 minutes by public transport, and will provide pedestrian access to services and facilities in the village.
Housing	+	+	+	P	Development would provide approx. 150 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## CORM5: Land to the west of Haywards Lane

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the 400m to 5km buffer around the Dorset Heathlands and adjacent and to the west of the Corfe Mullen Pastures SSSI. SANG will be provided between Brook Lane and Chapel Lane.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	This site is within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions. Development in a potential future flood zone, however SuDS will be incorporated in the development reducing flood risk.
Flooding & Coastal Change	0	0	0	P	Zone 3 Flood Zone adjacent and to the south of the site. However SuDS will be incorporated in the development reducing flood risk.
Landscape	--	--	--	P	Potential for high degree of harm to the greenbelt.
Historic Environment	0	0	0	P	Scheduled Monument titled 'Bowl barrow 350m north of Naked Cross' approx. 350m to the south. The southern area of the site will be a SANG and development will incorporate the existing trees/ hedges, reducing impacts upon the Scheduled Monument.
Community	0	0	0	P	Development in this area would provide access to a tier 1 or 2 settlement within 45 minutes by public transport.
Housing	+	+	+	P	Development would provide approx. 200 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

UPTON

STAGE 1: GENERAL DIRECTIONS FOR GROWTH

UP(BP)A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within 400m of the Dorset Heaths European Site, within the Upton Wood SNCI, and the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary or secondary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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UP(BP)B						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within the Dorset Heaths European Site, Upton Heath SSSI, Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--		P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+		P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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UP(BP)C						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within 400m of the Dorset Heaths European Site, Upton Heath SSSI, and the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--		P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+		P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

UP(BP)D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Approx. 410m from the Poole Harbour SPA and Ramsar. Within the 400m to 5km consultation zone around the Dorset Heaths European Site, Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

UP(BP)E						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Approx. 90m from the Dorset Heaths European Site. Approx. 100m from the Poole Harbour Spa and Ramsar, and within the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--		P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+		P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

UP(BP)F						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within the Poole Harbour and Dorset Heaths European Sites, and the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+		P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

UP(BP)G						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within the Poole Harbour and Dorset Heaths European Sites, Border Road SNCI, and the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+		P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

UP(BP)H					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 60m from the Poole Harbour SPA and Ramsar, within the 400m to 5km consultation zone around the Dorset Heaths European Site, and within the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary or secondary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## BLANDFORD

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

BLAND A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	--	--	--	P	Large parts of this area is classified as Grade 2 ('very good') agricultural land.
Water	--	--	--	P	The south eastern part of this area is within a zone 1 groundwater source protection zone, and the eastern section is within a zone 2 groundwater source protection zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Cranborne Chase AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to a primary and/or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>BLAND B</b>						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	The Blandford Bypass SNCI is within this area.
Soil	--	--	--		P	A small section on the northern part of this area is classified as Grade 2 ('very good') agricultural land.
Water	--	--	--		P	A large part of the site is within a zone 1 groundwater source protection zone.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	A band of Zone 3 Flood Zone crosses the middle of the site.
Landscape	--	--	--		P	Southern part of the area is within the Cranborne Chase AONB.
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++		P	Development in this area would provide access to a primary and/or secondary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>BLAND C</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	The southern part of the site is within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Cranborne Chase AONB.
Historic Environment	-	-	-	P	Approximately 190m to the east of the Blandford St Mary and Bryanston Conservation Area.
Community	+	+	+	P	Development in this area would provide access to a primary and/or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>BLAND D</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Within an area affected by groundwater inundation of the foul drainage network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	With a Zone 3 Flood Zone.
Landscape	-	-	-	P	Cranborne Chase AONB adjacent and to the north of the site.
Historic Environment	-	-	-	P	Approximately 50m to the east of the Blandford St Mary and Bryanston Conservation Area.
Community	+	+	+	P	Development in this area would provide access to a primary and/or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

BLAND E					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Within an area affected by groundwater inundation of the foul drainage network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	-	-	-	P	Dorset AONB is 400m to the north of the site.
Historic Environment	-	-	-	P	Approximately 200m to the south of the Blandford St Mary and Bryanston Conservation Area.
Community	+	+	+	P	Development in this area would provide access to a primary and/or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

BLAND F					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	The northern extent of this area includes the Lowland mixed deciduous woodland priority habitat and The Cliff, Bryanston SNCI.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Within an area affected by groundwater inundation of the foul drainage network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases. Development in a potential future flood zone may reduce resilience to climate change.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the south of the area. Potential long term impact as the impacts of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Northern part of the area is within the Dorset AONB.
Historic Environment	--	--	--	P	The Blandford St Mary and Bryanston Conservation Area occupies the northern extent of this area.
Community	+	+	+	P	Development in this area would provide access to a primary and/or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>BLAND G</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Within an area affected by groundwater inundation of the foul drainage network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	-	-	-	P	Cranborne Chase AONB is approx. 40m to the east and the Dorset AONB is approx. 80m to the west of the area.
Historic Environment	--	--	--	P	Within the Blandford St Mary and Bryanston Conservation Area.
Community	++	++	++	P	Development in this area would provide access to a primary and/or secondary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>BLAND H</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Approximately 450m to the southeast of the Bryanston SSSI.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	-	-	-	P	Dorset AONB is approx. 20m to the west of the area
Historic Environment	--	--	--	P	Within the Blandford St Mary and Bryanston Conservation Area.
Community	++	++	++	P	Development in this area would provide access to a primary and/or secondary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

BLAND I					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Includes The Cliff, Bryanston SNCI and the Bryanston SSSI is approximately 60m to the west.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	--	--	--	P	Within the Blandford St Mary and Bryanston Conservation Area.
Community	++	++	++	P	Development in this area would provide access to a primary and/or secondary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>BLAND J</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Includes the Lowland calcareous grassland priority habitat and The Milldown SNCI.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the south of the site. Potential long term impact as the impacts of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the Cranborne Chase AONB.
Historic Environment	-	-	-	P	Adjacent to the Blandford St Mary and Bryanston Conservation Area.
Community	++	++	++	P	Development in this area would provide access to a primary and/or secondary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>BLAND K</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Cranborne Chase AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to a primary and/or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

### 01\_BLFO: Land north of Blandford Forum

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	--	--	--	P	Within Grade 2 ('very good') agricultural land.
Water	--	--	--	P	Partly within a Zone 1 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the Cranborne Chase and West Wiltshire AONB.
Historic Environment	0	0	0	P	There are no heritage assets within the site and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 02\_BLFO: Land east of Blandford Forum

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	--	--	--	P	Within Grade 2 ('very good') agricultural land.
Water	--	--	--	P	Partly within a Zone 1 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in an increase in greenhouse gas emissions. Development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a zone 3 flood zone.
Landscape	-	-	-	P	Adjacent to the Cranborne Chase and West Wiltshire AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.



# Sustainability Appraisal: Appendix Options Stage

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## 03\_BLFO: Land North of Ward's Drove (Section 1)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	Within an area affected by groundwater inundation of the foul drainage network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	The Blandford St Mary Conservation Area is approx. 190m to the north of the site.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

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## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

### BLAN6: Land Adjacent to Ward's Drove

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	Within an area affected by groundwater inundation of the foul drainage network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute significantly to an increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt. Landscape planting will be provided with the development.
Historic Environment	0	0	0	P	The Blandford St Mary Conservation Area is approx. 190m to the north of the site. However, the policy requires development to avoid impacts upon the setting of heritage assets in Lower Blandford St Mary.
Community	++	++	++	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. The development will provide a link to the North Dorset Trailway and surrounding countryside, improving access to natural spaces and green infrastructure.
Housing	+	+	+	P	Development would provide approx. 220 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

# Sustainability Appraisal: Appendix Options Stage

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## BLAN7: Land north-east of Blandford Forum

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Within Grade 2 ('very good') agricultural land. However, allotments will be provided with the development to ensure that local food production is supported.
Water	--	--	--	P	Partly within a Zone 1 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	Within a zone 3 flood zone. Development will be required to deliver a drainage strategy which reduces flood risk.
Landscape	0	0	0	P	Within the Cranborne Chase and West Wiltshire AONB. However, development must satisfactorily mitigate any adverse impacts on the Cranborne Chase and West Wiltshire Downs AONB.
Historic Environment	0	0	0	P	There are no heritage assets within the site and immediate surroundings.
Community	++	++	++	P	Development would provide access to Blandford within 15 minutes by public transport and improve sustainable transport links, as well as improving access to green infrastructure encouraging healthy lifestyles and wellbeing.
Housing	++	++	++	P	Development would provide approx. 680 homes, including self-build and custom housing, and facilities including a primary school.
Economy	+	+	+	P	Development would provide approx. 4.7ha of employment land.

# Sustainability Appraisal: Appendix Options Stage

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## FERNDOWN/WEST PARLEY AND WEST MOORS

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

FWPWM A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Area includes the Dorset Heaths SAC, SPA and Ramsar, Holt and West Moors Heath SSSI, West Moors Petroleum Depot SNCI and the Dwarf shrub heath priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

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# Sustainability Appraisal: Appendix Options Stage

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<b>FWPWM B</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Area includes the Dorset Heaths SAC, SPA and Ramsar, Holt and West Moors Heath SSSI, West Moors Plantation SNCI, West Moors Long Paddock SNCI and the European dry heaths priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

FWPWM C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	A section of the southern part of the area is within the 400m of the Dorset Heathlands European site. Includes the Moors River System SSSI.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

FWPWM D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Area includes the Dorset Heaths SAC, SPA and Ramsar, Moor River System SSSI, Parley Common SSSI, and Dwarf shrub heath priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	The Scheduled Monument titled "Bowl barrow 750m south west of Palmers Ford Farm" is located approx. 80m to the south.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

FWPWM E					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Area includes the Dorset Heaths SAC, SPA and Ramsar, Moor River System SSSI, Parley Common SSSI, East Parley Common SNCI, and the other wet heaths priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	The Scheduled Monument titled "Bowl barrow 750m south west of Palmers Ford Farm" is located approx. 150m to the north.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

FWPWM F					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Area includes the Dorset Heaths SAC, SPA and Ramsar, Holt and West Moors Heath SSSI, Ferndown Golf Course SNCI, other lowland mixed deciduous woodland and dwarf shrub heath priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	The Scheduled Monument in the surrounding areas, including the monument titled "Ralphs Barrow" is located approx. 50m to the west.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

FWPWM G						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Almost entirely within the 400m to 5km buffer zone around the Dorset Heathlands. A very small area to the north of the area is within the 400m zone.
Soil	--	--	--		P	Part of this area is classified as Grade 2 ('very good') agricultural land.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	A small area is within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--		P	The West Parley Conservation Area is located on the southern part of the area.
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>FWPWM H</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 60m from the Dorset Heaths SAC and SPA, Ferndown Common SSSI. Includes the Big Copse SNCI.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Includes the Scheduled Monuments "Bell barrow known as Belle Vue Barrow, and a bowl barrow 250m north east of Hillamsland" and "Dudsbury camp". Approx. 110m from Scheduled Monument "Bell barrow 500m north east of Beacon Farm".
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

FWPWM I					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Area includes the Dorset Heaths SAC and SPA, Ferndown Common SSSI, Award Road SNCI, Big Copse SNCI, and dwarf shrub heath and European dry heath priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	The area includes the Scheduled Monument titled "Bowl barrow 600m north east of Beacon Farm", and the "Bowl barrow 250m west of Ferndown Upper School" is approx. 20m to the north".
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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FWPWM J					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Mainly within the 400m to 5km buffer zone around the Dorset Heathlands, with a small area on the eastern boundary within 400m zone. Includes Stapehill SNCI, Big Burles SNCI, wet woodland and lowland mixed deciduous woodland priority habitat.
Soil	--	--	--	P	Part of this area is classified as Grade 2 ('very good') agricultural land.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	The area includes the Scheduled Monuments titled "Bowl barrow 270m south east of Holy Cross Abbey" and "Bowl barrow 380m west of Holy Cross Abbey".
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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FWPWM K					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km buffer zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Additional development in this area may increase the emission of greenhouse gases and compromise resilience to climate change.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	The Scheduled Monuments titled "Bowl barrow 25m north west of Stapehill Village Hall" and "Three bowl barrows on Cannon Hill" are located approx. 90m to the south and 210m to the north of the area, respectively.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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<b>FWPWM L</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Includes Dorset Heaths SAC, SPA and Ramsar, Slop Bog and Uddens Heath SSSI, Leeson Drive Heath SNCI, Ferndown Bypass SNCI and priority habitats including dwarf shrub heath priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	A very small area is within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	The Scheduled Monument titled "Bowl barrow 250m west of Ferndown Upper School" is located approx. 450m to the south of the site.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



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FWPWM M					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Includes Dorset Heaths SAC, SPA and Ramsar, Slop Bog and Uddens Heath SSSI, Uddens Water East SNCI, Broadmoor Coppice SNCI, Pennington's Carr & Copse SNCI and priority habitats including wet woodland and other lowland rich fens.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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FWPWM N					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Includes Dorset Heaths SAC, SPA and Ramsar, Holt and West Moors Heath SSSI, Hatchard's Copse and Meadows SNCI, and dwarf shrub heath and lowland mixed deciduous woodland priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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## STAGE 2: DEVELOPMENT OPTIONS

01_FDWP: Land at SW Ferndown					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monument titled 'Bowl barrow 25m north west of Stapehill Village Hall' approx. 200m from the site and 'Bowl barrow 270m south east of Holy Cross Abbey' approx. 450m from the site.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

02_FDWP: Southwest of Ferndown					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Dorset Heathlands SPA and SAC and Ferndown Common SSSI is approx. 30m to the north of the site.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Scheduled Monument titled 'Bowl barrow on Poor Common 370m north east of Holmwood' approx. 380m to the east of the site.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 03\_FDWP: Southwest of Ferndown (Section 2)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Dorset Heathlands SPA and SAC and Ferndown Common SSSI is approx. 30m to the north of the site.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in an increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monuments titled 'Bell barrow 500m north east of Beacon Farm' approx. 40m from the site and 'Bowl barrow 600m north east of Beacon Farm' approx. 110m from the site.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

04_FDWP: Land off Dunedin Drive					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Dorset Heathlands SPA and SAC and Ferndown Common SSSI is adjacent and to the north of the site.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monuments titled 'Bell barrow 500m north east of Beacon Farm' at the site and 'Bowl barrow 600m north east of Beacon Farm' approx. 20m from the site.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	0	0	0	P	Development at this scale is unlikely to provide a significant amount of housing, including affordable housing, or community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

05_FDWP: Land at Pompey's Lane					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Dorset Heathlands SPA and SAC and Ferndown Common SSSI is approx. 100m to the north of the site.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monuments titled 'Bell barrow 500m north east of Beacon Farm' approx. 20m from the site and 'Bowl barrow 600m north east of Beacon Farm' approx. 120m from the site.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

06_FDWP: Land at Holmwood Park					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Dorset Heathlands SPA and SAC and Ferndown Common SSSI is approx. 470m to the north of the site.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Scheduled Monument titled 'Bowl barrow on Poor Common 370m north east of Holmwood' approx. 270m to the east of the site.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	0	0	0	P	Development at this scale is unlikely to provide a significant amount of housing, including affordable housing, or community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 07\_FDWP: Land opposite Dudsbury Golf Course

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km buffer zone around the Dorset Heathlands European Site.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monument titled 'Bell barrow known as Belle Vue Barrow, and a bowl barrow 250m north east of Hillamsland' approx. 70m to the east of the site.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

08_FDWP: Dudsbury Golf Course					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km buffer zone around the Dorset Heathlands European Site.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in an increase in greenhouse gas emissions. Development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monument titled 'Dudsbury Camp' approx. 10m to the east of the site and 'Bell barrow known as Belle Vue Barrow, and a bowl barrow 250m north east of Hillamsland' approx. 130m to the north of the site.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

09_FDWP: Garden Centre					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km buffer zone around the Dorset Heathlands European Site.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

10_FDWP: South of Ham Lane					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km buffer zone around the Dorset Heathlands European Site.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in an increase in greenhouse gas emissions. Development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent to the site. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Hampreston Conservation Area approx. 60m to the west of the site.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 11\_FDWP: Land to the North of Ham Lane

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km buffer zone around the Dorset Heathlands European Site.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Hampreston Conservation Area approx. 240m to the west of the site.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 12\_FDWP: Cranford Bottom & Uddens (East)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monument titled 'Three bowl barrows on Cannon Hill' approx. 180m to the north of the site and 'Bowl barrow 25m north west of Stapehill Village Hall' approx. 130m to the southeast of the site.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

01_WESM: East of West Moors						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	A small area on the eastern boundary is within the West Moors River System SSSI. Approx. 370m from the Dorset Heaths SAC and SPA and the Parley Common SSSI.
Soil	0	0	0		P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development of this scale may result in an increase in greenhouse gas emissions. Development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	0	0	-		P	Zone 3 Flood Zone adjacent to the site. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--		P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	++	++	++		P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+			Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

### FERN6: Land at Dudsbury Golf Course

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Within the 400m to 5km buffer zone around the Dorset Heathlands European Site. A SANG will be provided to mitigate against the potential additional recreational pressures upon the European site. Development will preserve wildlife corridors.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in an increase in greenhouse gas emissions. Development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Southern portion of the site is within a Zone 3 Flood Zone. Whilst the policy requires development to be denser towards the north and west of the site, there is still potential for development within the flood zone putting people and property at risk.
Landscape	--	--	--	P	Potential for a high degree of harm to the greenbelt.
Historic Environment	0	0	0	P	Policy requires development to avoid harm to Scheduled Monuments including 'Dudsbury Camp' approx. 10m to the east and 'Bell barrow known as Belle Vue Barrow, and a bowl barrow 250m north east of Hillamsland' approx. 130m north of the site.
Community	++	++	++	P	Within 45 mins of a Tier 1 or 2 settlement by public transport. Development will improve pedestrian and cycle routes and public transport. Development will deliver green infrastructure and sports/play facilities, encouraging wellbeing and healthy lifestyles.
Housing	++	++	++	P	Development would provide approx. 700 homes and a primary school.
Economy	+	+	+		Development will improve transport links and infrastructure, helping to support local businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## FERN7: Land Off Angel Lane North of Ham Lane

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Dorset Heathlands SPA and SAC and Ferndown Common SSSI is approx. 400m to the north of the site. A SANG will be provided to mitigate against the potential additional recreational pressures upon the European site.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute significantly to an increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	-	-	-	P	Potential for a moderate high degree of harm to the greenbelt.
Historic Environment	-	-	-	P	Scheduled Monuments titled 'Bell barrow 500m north east of Beacon Farm' approx. 340m from the site and 'Bowl barrow on Poor Common 370m north east of Holmwood' approx. 380m to the east of the site.
Community	+	+	+	P	Within 45 mins of a Tier 1 or 2 settlement by public transport. Development will provide improved pedestrian and cycle routes, including improved access to the green infrastructure at Stour Valley Park, encouraging healthy lifestyles and wellbeing.
Housing	+	+	+	P	Development would provide approx. 400 homes.
Economy	+	+	+		Development will improve transport links and infrastructure, helping to support local businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## FERN10: Land West and South of Longham Roundabouts

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Within the 400m to 5km buffer zone around the Dorset Heathlands European Site. However, development for employment purposes is unlikely to contribute to additional recreational pressure upon the Dorset Heaths.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	-	-	-	P	Potential for a moderate degree of harm to the greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 45 mins of a Tier 1 or 2 settlement by public transport. The policy only enables development which is not detrimental to amenity of the nearby residential properties, ensuring that quality of life and well-being is not undermined.
Housing	0	0	0	P	Policy does not deliver housing.
Economy	++	++	++	P	The policy provides approximately 12.9ha of employment land, providing land to support the growth and innovation of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## ST LEONARDS AND ST IVES

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

STLSTI A						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT	P/T		
Biodiversity	--	--	--	P	Includes Dorset Heaths SAC, SPA and Ramsar, Lions Hill SSSI, and European dry heaths and Dwarf shrub heath priority habitats.	
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.	
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.	
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.	
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.	
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.	
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.	
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.	
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.	
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.	
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.	

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

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# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STLSTI B					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 40m from the Dorset Heaths SAC, SPA and Ramsar, and includes Woolsbridge SNCI, Ashley Heath SNCI and European dry heaths priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STLSTI C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations at the site and immediate surroundings.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Scheduled Monument titled "Two bowl barrows in Watchmoor Wood 270m and 290m south west of Ashley Lodge" located approx. 450m to the northeast of the area.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STLSTI D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Includes River Avon SAC and River Avon System SSSI.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Scheduled Monument titled "Two bowl barrows in Watchmoor Wood 270m and 290m south west of Ashley Lodge" located approx. 300m to the northwest of the area.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STLSTI E					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the River Avon SAC, and Avon Valley SPA and Ramsar, River Avon Valley SSSI and Avon Valley (Bicton to Christchurch) SSSI. Very small area on the west is within 400m of the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STLSTI F					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Includes Dorset Heaths SAC, SPA and Ramsar, and the St Leonards and St Ives Heaths SSSI and European dry heaths priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STLSTI G					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Includes Dorset Heaths SAC, SPA and Ramsar, and the St Leonards and St Ives Heaths SSSI and various priority habitats relating to heathland habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	The southern part of the area includes the Scheduled Monument titled "Three bowl barrows in Avon Heath Country Park, two 620m and one 700m north west of Matcham's House".
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STLSTI H					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The eastern side of this area is within 400m of the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

01_SLSI: Guppy's Yard					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Includes the East Moors Wood SNCI and an area of Wet Woodland priority habitat. Approx. 220m from the Moors Valley River SSSI. Approx. 450m from the Dorset Heathlands and therefore within the 400m to 5km buffer zone.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

02_SLSI: Land adjacent to A31					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Approx. 290m from the Moors Valley River SSSI. Approx. 400m from the Dorset Heathlands European Site and St Leonards and St Ives Heaths SSSI and therefore within the 400m to 5km buffer zone.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in an increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

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## 03\_SLSI: Land adjacent to Boundary Lane

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Approx. 300m from the Moors Valley River SSSI. Approx. 400m from the Dorset Heathlands European Site and St Leonards and St Ives Heaths SSSI and therefore within the 400m to 5km buffer zone.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in an increase in greenhouse gas emissions. Development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Includes a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

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04_SLSI: 35 Wayside Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Includes the Grange SNCI. Approx. 470m from the Moors Valley River SSSI. Approx. 400m from the Dorset Heathlands European Site and St Leonards and St Ives Heaths SSSI and therefore within the 400m to 5km buffer zone.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in an increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

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## SWANAGE

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

SWAN A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Includes the Isle of Portland to Studland Cliffs SAC and Purbeck Ridge (East) SSSI, and Vegetated sea cliffs of the Atlantic and Baltic coasts priority habitat. Also within the Poole Harbour recreation zone and 400m to 5km Dorset Heathland buffer zone.
Soil	--	--	--	P	Within the Purbeck Ridge (East) SSSI, an area of geological conservation interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone and an area affected by potential cliff top recession within 20 years.
Landscape	--	--	--	P	Within the Dorset AONB and Dorset and East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0		Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



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SWAN B						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Isle of Portland to Studland Cliffs SAC and Purbeck Ridge (East) SSSI are 120m to the north of the site. Also within the Poole Harbour recreation zone and 400m to 5km Dorset Heathland buffer zone.
Soil	-	-	-		P	Purbeck Ridge (East) SSSI is 120m to the north of the site, and is an area of geological conservation interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--		P	Within the Dorset AONB.
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0			Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

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SWAN C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Isle of Portland to Studland Cliffs SAC is 370m to the northeast and Purbeck Ridge (East) SSSI is 190m to the north of the site. Also within the Poole Harbour recreation zone and 400m to 5km Dorset Heathland buffer zone.
Soil	-	-	-	P	Purbeck Ridge (East) SSSI is 190m to the north of the site, and is an area of geological conservation interest. Giant's Trencher Site Local Geological Site is approx. 300m to the southeast of the site.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to Swanage within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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SWAN D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour recreation zone and the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to Swanage within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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SWAN E					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour recreation zone and 400m to 5km Dorset Heathland buffer zone.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to Swanage within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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SWAN F					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Includes Victoria Meadows SNCI and other purple moor grass and rush pastures [Molinia-Juncus] priority habitat. Also within the Poole Harbour recreation zone and 400m to 5km Dorset Heathland buffer zone.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Approx. 150m to the north of the Swanage Conservation Area.
Community	++	++	++	P	Development in this area would provide access to Swanage within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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SWAN G					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour recreation zone and 400m to 5km of the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Approx. 150m to the north of the Herston Conservation Area.
Community	+	+	+	P	Development in this area would provide access to Swanage within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

SWAN H					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Includes the Litchfield Copse SNCI. Within the Poole Harbour recreation zone and 400m to 5km of the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	--	--	--	P	Within the Herston Conservation Area and Langton Matravers Conservation Area.
Community	++	++	++	P	Development in this area would provide access to Swanage within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

SWAN I					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Includes St Albans Head to Durlston Head SAC and Townsend SSSI, and Lowland calcareous grassland priority habitat. Within the Poole Harbour recreation zone and 400m to 5km Dorset Heathland buffer zone.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Adjacent to the Langton Matravers Conservation Area and approx. 160m to the south of the Herston Conservation Area.
Community	++	++	++	P	Development in this area would provide access to Swanage within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

SWAN J						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Includes Isle of Portland to Studland Cliffs SAC and South Dorset Coast SSSI, and Durlston Country Park SNCI. Within the Poole Harbour recreation zone and 5km of the Dorset Heaths SAC, SPA and Ramsar.
Soil	--	--	--		P	Within the South Dorset Coast SSSI, an area of geological conservation interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--		P	Within the Dorset AONB and Dorset and 90m to the west of the Dorset and East Devon Coast World Heritage Site.
Historic Environment	--	--	--		P	Within the 'Durlston Castle Historic Landscape' Historic Park and Garden.
Community	++	++	++		P	Development in this area would provide access to Swanage within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

SWAN K						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Includes Isle of Portland to Studland Cliffs SAC and South Dorset Coast SSSI. Within the Poole Harbour recreation zone and 400m to 5km of the Dorset Heaths SAC, SPA and Ramsar.
Soil	--	--	--		P	Within the South Dorset Coast SSSI, an area of geological conservation interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 2 Flood Zone and an area affected by potential clifftop recession within 20 years.
Landscape	--	--	--		P	Within the Dorset AONB and Dorset and East Devon Coast World Heritage Site.
Historic Environment	--	--	--		P	Within the 'Durlston Castle Historic Landscape' Historic Park and Garden and approx. 110m to the south of the Herston Conservation Area.
Community	+	+	+		P	Development in this area would provide access to Swanage within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

SWAN L					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Adjacent to the Isle of Portland to Studland Cliffs SAC and South Dorset Coast SSSI. Within the Poole Harbour recreation zone and 400m to 5km Dorset Heathland buffer zone.
Soil	-	-	-	P	Adjacent to the South Dorset Coast SSSI, an area of geological conservation interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within an area affected by potential cliff top recession within 20 years.
Landscape	--	--	--	P	Within the Dorset AONB and adjacent to the Dorset and East Devon Coast World Heritage Site.
Historic Environment	--	--	--	P	Within the Swanage Conservation Area.
Community	+	+	+	P	Development in this area would provide access to Swanage within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

### 01\_SWAN: Land around Swanage Farm

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Approx. 390m to the south of the Purbeck Ridge (East) SSSI and approx. 470m to the south of the Isle of Portland to Studland Cliffs SAC. Within the Poole Harbour Recreation zone and within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development adjacent to a flood zone may reduce resilience to future climatic conditions, since the frequency and severity of rainfall events is projected to increase.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the south of the area. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	0	0	0	P	Development at this scale is unlikely to make a significant contribution towards housing, affordable housing, or community facilities for present and future generations.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

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## 02\_SWAN: Land off Washpond Lane

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour Recreation zone and within the 400m to 5km zone around the Dorset Heathlands. Adjacent to the Litchfield Copse SSSI and 'other lowland mixed deciduous woodland' priority habitat.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in significant increases in greenhouse gas emissions. Development in a flood zone may reduce resilience to future climatic conditions, since the frequency and severity of rainfall events is projected to increase.
Flooding & Coastal Change	--	--	--	P	Part of the site is within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Adjacent to the Langton Matravers Conservation Area and Herston Conservation Area.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 03\_SWAN: Land north and west of Prospect Allotments

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour Recreation zone and within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in significant increases in greenhouse gas emissions. Development in a flood zone may reduce resilience to future climatic conditions, since the frequency and severity of rainfall events is projected to increase.
Flooding & Coastal Change	--	--	--	P	Part of the site is within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

### SWAN3: Land to the west of Prospect Allotments

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Within the Poole Harbour Recreation zone and within the 400m to 5km zone around the Dorset Heathlands. A SANG will be provided to mitigate against the potential effects of recreational pressure upon the heathlands.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone or area of coastal change.
Landscape	0	0	0	P	Within the Dorset AONB. However, development required to soften the edge of the town within the AONB and planting required to break up the built form, further mitigating against the potential landscape effects.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. Development will make use of the existing footpath connections to enable pedestrian and cycle travel.
Housing	+	+	+	P	Development would provide approx. 150 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## VERWOOD

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

VER A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Partly within the 400m of the Dorset Heaths SAC, SPA and Ramsar, and the area includes the Moors River System SSSI, Homers Wood SNCI, and wet woodland priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monument titled "Bowl barrow cemetery and a cross dyke on Horton Common 800m south of Bridge Farm" and "Bowl barrow on Redman's Hill 450m south west of Bridge Farm" located approx. 170m and 230m to the south, respectively.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

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VER B					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Partly within the 400m of the Dorset Heaths SAC, SPA and Ramsar, and the area includes the Moors River System SSSI,
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monument titled "Potteries at Prairie Farm" located approx. 110m to the south of the site.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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VER C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within 5km of the Dorset Heaths SAC, SPA and Ramsar, and the area includes the Moors River System SSSI, Ironmongers Copse SNCI, and other lowland mixed deciduous woodland priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

VER D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Includes Dorset Heaths SAC, SPA and Ramsar, Verwood Heaths SSSI, Boveridge Heath SNCI, Stephen's Castle SNCI and other lowland dry acid grassland and depressions on peaty substrates priority habitats.
Soil	--	--	--	P	Local Geological site titled "Stephen's Castle, Verwood" is located within this area.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The area is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	The site includes the Scheduled Monument titled "Stephen's Castle, a bowl barrow 720m east of Eastworth Farm".
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

VER E					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Includes Dorset Heaths SAC, SPA and Ramsar, Verwood Heaths SSSI, Boveridge Heath SNCI, and northern Atlantic wet heaths with Erica tetralix and European dry heaths priority habitats.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The area is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>VER F</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Includes Dorset Heaths SAC, SPA and Ramsar and Ebblake Bog SSSI.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	The area includes the Scheduled Monument titled "Bowl barrow 230m north east of Ebblake Bridge".
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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VER G					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Includes Dorset Heaths SAC, SPA and Ramsar, Holt and West Moors Heath SSSI, Moors River System SSSI, Potterne Wood SNCI and other lowland mixed deciduous woodland and Northern Atlantic wet heaths with Erica tetralix priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

### 01\_VER: Land at part Burrows Farm

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 400m from the Dorset Heathlands SAC, SPA and Ramsar and Verwood Heaths SSSI, therefore within the 400m of the Dorset Heathlands European site. Approx. 50m from the Moors River System SSSI.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in an increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The area is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

02_VER: Land at Manor Road						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Approx. 370m from the Dorset Heathlands SAC, SPA and Ramsar and Holt and West Moors Heaths SSSI, therefore within the 400m of the Dorset Heathlands European site. Adjacent to the Moors River System SSSI.
Soil	0	0	0		P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	-	-	-		P	Within a zone 2 flood zone.
Landscape	--	--	--		P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++		P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0		P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

03_VER: Crane Valley Golf Club						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Includes the Moors River System SSSI. Approx. 30m from the Dorset Heathlands SAC, SPA and Ramsar and Verwood Heaths SSSI, therefore within the 400m of the Dorset Heathlands European site.
Soil	0	0	0		P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development of this scale may result in an increase in greenhouse gas emissions. Development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a zone 3 flood zone.
Landscape	--	--	--		P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--		P	Scheduled Monuments titled 'Bowl barrow 240m north east of Martin's Farm Bungalow' approx. 110m to the west and 'Potteries at Prairie Farm' approx. 50m to the east of the site.
Community	+	+	+		P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++		P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+			Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

VER3: Land South of Manor Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 370m from the Dorset Heathlands SAC, SPA and Ramsar and Holt and West Moors Heaths SSSI, therefore within the 400m of the Dorset Heathlands European site. A SANG will be provided. Adjacent to the Moors River System SSSI.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a zone 3 flood zone.
Landscape	-	-	-	P	Potential for moderate high degree of harm to the greenbelt.
Historic Environment	0	0	0	P	The policy requires the setting of the listed building at the site to be respected.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. Enhanced recreation provision will encourage healthy lifestyles and wellbeing.
Housing	+	+	+	P	Development would provide approx. 100 homes.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## THREE LEGGED CROSS

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

THLC A						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT	P/T		
Biodiversity	--	--	--	P	Approx. 210m from the Dorset Heaths SAC, SPA and Ramsar, Holt and West Moors Heaths SSSI.	
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.	
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.	
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.	
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.	
Flooding & Coastal Change	0	0	0	P	The area is not within a flood zone or at risk of coastal change.	
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.	
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.	
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.	
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.	
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.	

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

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# Sustainability Appraisal: Appendix Options Stage

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<b>THLC B</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the Dorset Heaths SAC, SPA and Ramsar, Holt and West Moors Heaths SSSI.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The area is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

THLC C						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT	P/T		
Biodiversity	--	--	--	P	Approx. 260m from the Dorset Heaths SAC, SPA and Ramsar, Holt and West Moors Heaths SSSI. Includes the Nursery SNCI.	
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.	
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.	
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.	
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.	
Flooding & Coastal Change	0	0	0	P	The area is not within a flood zone or at risk of coastal change.	
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.	
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.	
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.	
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.	
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.	



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

THLC D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 340m from the Dorset Heaths SAC, SPA and Ramsar, Holt and West Moors Heaths SSSI. Includes The Nursery SNCI.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The area is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

THLC E					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 370m from the Dorset Heaths SAC, SPA and Ramsar, Holt and West Moors Heaths SSSI.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The area is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

### 01\_THLC: Land east and west of Church Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 370m from the Dorset Heathlands SAC, SPA and Ramsar, and the Holt and West Moors Heath SSSI.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The area is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	0	0	0	P	Development at this scale is unlikely to provide a significant amount of housing, including affordable housing, or community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 02\_THLC: Land north of Three Legged Cross

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 160m from the Dorset Heathlands SAC, SPA and Ramsar and the Holt and West Moors Heath SSSI.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The area is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 03\_THLC: Land west of Verwood Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 300m from the Dorset Heathlands SAC, SPA and Ramsar and the Holt and West Moors Heath SSSI.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The area is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	0	0	0	P	Development at this scale is unlikely to provide a significant amount of housing, including affordable housing, or community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

04_THLC: Standford House					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 170m from the Dorset Heathlands SAC, SPA and Ramsar and the Holt and West Moors Heath SSSI.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The area is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

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## 05\_THLC: Lone Pine, West Moors Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Approx. 400m from the Dorset Heathlands SAC, SPA and Ramsar and the Holt and West Moors Heath SSSI.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The area is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

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## 06\_THLC: Land east and west of Village Hall Lane

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 300m from the Dorset Heathlands SAC, SPA and Ramsar, and the Holt and West Moors Heath SSSI.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The area is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## WAREHAM

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

WARE A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 50m from the Dorset Heathlands European site (and Mordon Bog SSSI) and therefore within 400m of the Dorset Heathlands European site. Within the Poole Harbour Recreation and nutrients catchments.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monument titled "Two bowl barrows on Great Ovens Hill, 650m and 570m NNW of Sandford Bridge" situated approx. 350m to the north of the site and "Wareham and Stoborough Conservation Area" approx. 500m to the south.
Community	++	++	++	P	Development in this area would provide access to Wareham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

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# Sustainability Appraisal: Appendix Options Stage

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WARE B					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Area includes the Dorset Heathlands European site, Poole Harbour Ramsar, Mordon Bog SSSI, and valley mires (degraded) priority habitat. Within the Poole Harbour Recreation and nutrients catchment zones.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Wareham and Stoborough Conservation Area approx. 250m to the south of the site.
Community	++	++	++	P	Development in this area would provide access to Wareham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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WARE C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the Dorset Heathlands European site, Poole Harbour Ramsar, Wareham Meadows SSSI, and Dwarf shrub heath priority habitat. Within the Poole Harbour Recreation and nutrients catchments.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt and Dorset AONB.
Historic Environment	-	-	-	P	Wareham and Stoborough Conservation Area approx. 90m to the south of the site.
Community	++	++	++	P	Development in this area would provide access to Wareham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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WARE D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the Poole Harbour Ramsar, Wareham Meadows SSSI, and the Reedbeds priority habitat. Within the Poole Harbour Recreation and nutrients catchments, and the 400m to 5km from the Dorset Heathlands zone.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB and the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Within the Wareham and Stoborough Conservation Area and Scheduled Monument titled "Part of the defences of the Anglo-Saxon fortified centre of Wareham and part of the motte and bailey castle with shell keep" is approx. 230m to the south.
Community	++	++	++	P	Development in this area would provide access to Wareham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WARE E					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the Poole Harbour Ramsar, Wareham Meadows SSSI, and other purple moor grass and rush pastures [Molinia-Juncus] priority habitat. Within the Poole Harbour Recreation and nutrients catchments, and 400m to 5km Dorset Heathlands zone.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB and South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Within the Wareham and Stoborough Conservation Area and Scheduled Monument titled "Part of the defences of the Anglo-Saxon fortified centre of Wareham and part of the motte and bailey castle with shell keep".
Community	++	++	++	P	Development in this area would provide access to Wareham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WARE F					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Adjacent to the Poole Harbour Ramsar and Wareham Meadows SSSI. Within the Poole Harbour Recreation and nutrients catchments and 400m to 5km Dorset Heathlands zone.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	A small area on the eastern side of this area is within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt and Dorset AONB
Historic Environment	--	--	--	P	Within the Wareham and Stoborough Conservation Area and Scheduled Monument titled "Part of the defences of the Anglo-Saxon fortified centre of Wareham and part of the motte and bailey castle with shell keep".
Community	++	++	++	P	Development in this area would provide access to Wareham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WARE G					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the Poole Harbour SPA and Ramsar, Wareham Meadows SSSI, and River Frome SSSI. Within the Poole Harbour recreation zone and nutrient catchment. Within the 400m to 5km zone from the Dorset Heathlands European site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt and Dorset AONB
Historic Environment	--	--	--	P	Within the Wareham and Stoborough Conservation Area and Scheduled Monument titled "Part of the defences of the Anglo-Saxon fortified centre of Wareham and part of the motte and bailey castle with shell keep" is approx. 10m to the north.
Community	++	++	++	P	Development in this area would provide access to Wareham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WARE H					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Adjacent to the Poole Harbour SPA and Ramsar. Within the Wareham Meadows SSSI and River Frome SSSI. Within the Poole Harbour nutrients catchment. Within the 400m to 5km zone from the Dorset Heathlands European site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB and South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Within the Wareham and Stoborough Conservation Area and Scheduled Monument titled "Part of the defences of the Anglo-Saxon fortified centre of Wareham and part of the motte and bailey castle with shell keep" is approx. 40m to the north.
Community	++	++	++	P	Development in this area would provide access to Wareham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WARE I					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Small area is occupied by the Worgret Junction SNCI. Adjacent to the River Frome SSSI, and 50m from the Dorset Heathlands SPA (therefore within 400m to 5km from the Dorset Heathlands European site). Within the Poole Harbour nutrients catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	--	--	--	P	Wareham and Stoborough Conservation Area approx. 220m to the north and Scheduled Monument titled "Linear earthwork on Wareham Common, 350m north west and 420m north east of Little Farm" approx. 330m to the north.
Community	+	+	+	P	Development in this area would provide access to Wareham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WARE J					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	River Frome SSSI approx. 310m to the south. Within the 400m to 5km zone from the Dorset Heathlands European site and within the Poole Harbour nutrients catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	--	--	--	P	Scheduled Monuments titled "Bowl barrow 500m west of Worgret Manor Farm, forming an outlier of the Worgret Heath round barrow cemetery" and "Group of linear earthworks on Worgret Heath" approx. 60m and 200m to the north respectively.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WARE K					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 80m from the Wareham Common SSSI. Within 400m to 5km from the Dorset Heathlands European site and within the Poole Harbour nutrients catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	South East Dorset Greenbelt and approx. 80m from the Dorset AONB.
Historic Environment	--	--	--	P	Includes Scheduled Monuments titled "Bowl barrow 500m west of Worgret Manor Farm..." and "Group of linear earthworks on Worgret Heath". Wareham and Stoborough Conservation Area approx. 100m to the east.
Community	+	+	+	P	Development in this area would provide access to Wareham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WARE L					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 100m from the Wareham Common SSSI. Within the Poole Harbour nutrients catchment. Within the 400m to 5km zone from the Dorset Heathlands European site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	South East Dorset Greenbelt and approx. 40m from the Dorset AONB.
Historic Environment	--	--	--	P	Within the Wareham and Stoborough Conservation Area. Scheduled Monument titled "Linear earthwork on Wareham Common, 350m north west and 420m north east of Little Farm" approx. 70m to the north.
Community	+	+	+	P	Development in this area would provide access to Wareham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WARE M					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the Wareham Common SSSI and North Meadows SNCI. Within the Poole Harbour nutrients and recreation catchment. Within the 400m to 5km zone from the Dorset Heathlands European site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	South East Dorset Greenbelt and approx. 360m from the Dorset AONB.
Historic Environment	--	--	--	P	Within the Wareham and Stoborough Conservation Area. Scheduled Monument titled "Part of the defences of the Anglo-Saxon fortified centre of Wareham and part of the motte and bailey castle with shell keep" approx. 10m to the north of the site.
Community	++	++	++	P	Development in this area would provide access to Wareham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WARE N						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Includes North Meadows SNCI and other purple moor grass and rush pastures priority habitat. Wareham Common SSSI approx. 40m to the west. Within Poole Harbour nutrients and recreation catchments and 400m to 5km from the Dorset Heathlands.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone.
Landscape	--	--	--		P	South East Dorset Greenbelt and approx. 430m from the Dorset AONB.
Historic Environment	--	--	--		P	Within the Wareham and Stoborough Conservation Area. Scheduled Monument titled "Part of the defences of the Anglo-Saxon fortified centre of Wareham and part of the motte and bailey castle with shell keep" approx. 10m to the north of the site.
Community	++	++	++		P	Development in this area would provide access to Wareham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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WARE O					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within Wareham Common SSSI and other purple moor grass and rush pastures [Molinia-Juncus] priority habitat. Within Poole Harbour nutrients and recreation catchments and 400m to 5km from the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Wareham and Stoborough Conservation Area approx. 60m to the south. Scheduled Monument titled "Part of the defences of the Anglo-Saxon fortified centre of Wareham and part of the motte and bailey castle with shell keep" approx. 60m to the south.
Community	+	+	+	P	Development in this area would provide access to Wareham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

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WARE P					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 70m from the Wareham Common SSSI. Within Poole Harbour nutrients and recreation catchments and 400m to 5km from the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monument titled "Four bowl barrows 70m east of Seven Barrows Farm" approx. 60m to the north. Within the Wareham and Stoborough Conservation Area.
Community	++	++	++	P	Development in this area would provide access to Wareham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WARE Q					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the Poole Harbour nutrients and recreation catchment zones. The eastern part of the area is within 400m of the Dorset Heathlands, with the remaining area within the 400m to 5km zone.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	“Four bowl barrows 150m north east of Seven Barrows Farm” located approx. 60m to the north of the site.
Community	+	+	+	P	Development in this area would provide access to Wareham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

### 01\_WARH: Land adj Tantinoby Farm, North Wareham

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Approx. 400m to the west of the Dorset Heaths European site and Morden Bog and Hyde Heath SSSI. Within the Poole Harbour Recreation zone, nutrients catchment and the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monument titled 'Four bowl barrows 150m north east of Seven Barrows Farm' approx. 180m to the west of the site.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	0	0	0	P	Development at this scale is unlikely to make a significant contribution towards housing, affordable housing, or community facilities for present and future generations.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

02_WARH: Worgret Manor Farm					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The River Frome SSSI is adjacent and to the south and the Dorset Heathlands Ramsar is approx. 40m to the south of the site. Within the Poole Harbour Recreation zone, nutrients catchment and the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in significant increases in greenhouse gas emissions. Development adjacent to a flood zone may reduce resilience to future climatic conditions, since the frequency and severity of rainfall events is projected to increase.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the south of the area. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	--	--	--	P	Approx. 50m from the Wareham and Stoborough Conservation Area. Scheduled Monuments titled 'Bowl barrow on Worgret Heath, 390m west of Little Farm' and 'Group of linear earthworks on Worgret Heath' approx. 160m and 270m to the north.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 03\_WARH: Land to the West of Westminster Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The Wareham Common SSSI is approx. 20m to the south of the site. Within the Poole Harbour Recreation zone, nutrients catchment and the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development adjacent to a flood zone may reduce resilience to future climatic conditions, since the frequency and severity of rainfall events is projected to increase.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the south of the area. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monuments titled 'Four bowl barrows 150m north east of Seven Barrows Farm' approx. 120m to the north and 'Linear earthwork on Wareham Common, 350m north west and 420m north east of Little Farm' approx. 470m to the south.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

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## WIMBORNE/COLEHILL

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

WIM A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km buffer zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	The Scheduled Monument titled "Three bowl barrows on Cannon Hill" is located within this area.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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# Sustainability Appraisal: Appendix Options Stage

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<b>WIM B</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km buffer zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	The Burts Hill Conservation Area is located on the western side of the area.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



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WIM C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km buffer zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	The Scheduled Monument titled "Section of Roman Road 150m south of Park Farm Cottages" is located approximately 230m to the south.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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WIM D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km buffer zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Partly within a zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Area includes the Burts Hill Conservation Area and the Scheduled Monument titled "A bell barrow and a bowl barrow at St Michael's Middle School 60m west of the school buildings".
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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WIM E						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Area includes Catley Copse SNCI and lowland mixed deciduous woodland priority habitat. Within the 400m to 5km buffer zone around the Dorset Heathlands.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-		P	Within a zone 3 Groundwater Source Protection Zone.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Within the Cranborne Chase AONB and the South East Dorset Greenbelt.
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

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WIM F					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km buffer zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Within a zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt and 70m to the south of the Dorset AONB.
Historic Environment	--	--	--	P	Wimborne Minster and Pamphill Conservation Areas approx. 150m east and 250m west, respectively. Scheduled Monuments include "The Leaze medieval site" approx. 370m to the east and "Roman camp..." approx. 300m to the south.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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Dorset Council Local Plan

WIM G						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Includes the Deans Court Meadow SNCI and other lowland meadows priority habitat. Within the 400m to 5km buffer zone around the Dorset Heathlands.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-		P	Partly within a zone 3 Groundwater Source Protection Zone.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--		P	The Wimborne Minster Conservation Area and the Scheduled Monument titled ““The Leaze medieval site” are within this area.
Community	++	++	++		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

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<b>WIM H</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km buffer zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Wimborne Minster Conservation Area is approx. 60m to the north of the site.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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<b>WIM I</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km buffer zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	The Scheduled Monument titled "Section of Roman Road 150m south of Park Farm Cottages" is located approx. 120m to the north.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

### 01\_WIM: Land north of Blandford Road and Stone Lane

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	Within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in an increase in greenhouse gas emissions. Development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent to the site. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt and Cranborne Chase and West Wiltshire AONB.
Historic Environment	-	-	-	P	Approx. 40m from the Pamphill Conservation Area and approx. 240m to the north of the Wimborne Minster Conservation Area.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.



# Sustainability Appraisal: Appendix Options Stage

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## 02\_WIM: Land to the West of Cranborne Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands. Includes an area of 'other lowland mixed deciduous woodland' priority habitat on the south eastern boundary.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	Within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent to the site. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt and approx. 40m from the Cranborne Chase and West Wiltshire AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

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## 03\_WIM: Walford Farm & Longhow (East)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	Within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in an increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Adjacent to the Burts Hill Conservation Area.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

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04_WIM: Leigh Farm (Site 1)					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Rowlands Hill / St Johns Hill Conservation Area approx. 190m from the site.
Community	++	++	++	P	Development in this area would provide access to Dorchester within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

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01_COLE: Land at Eastcote					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in an increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Approx. 330m to the northeast of the Scheduled Monument titled 'A bell barrow and a bowl barrow at St Michael's Middle School 60m west of the school buildings'. Adjacent to the Burts Hill Conservation Area.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

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## 02\_COLE: Land Adjacent to 5 Heath Close

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in an increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

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03_COLE: Land West of Pilford Lane					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

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04_COLE: Land off Willow Drive					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monument titled 'Three bowl barrows on Cannon Hill' adjacent and to the north of the site.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

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05_COLE: Land off Canford Bottom					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monuments titled 'Three bowl barrows on Cannon Hill' approx. 400m to the north of the site and 'Bowl barrow 25m north west of Stapehill Village Hall' approx. 160m to the southeast.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	0	0	0	P	Development at this scale is unlikely to provide a significant amount of housing, including affordable housing, or community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

06_COLE: Land at Canford Bottom					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Scheduled Monument titled 'Three bowl barrows on Cannon Hill' approx. 320m to the north of the site and 'Bowl barrow 25m north west of Stapehill Village Hall' approx. 360m to the southeast of the site.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	0	0	0	P	Development at this scale is unlikely to provide a significant amount of housing, including affordable housing, or community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 07\_COLE: Land to the South of Ham Lane

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Scheduled Monument titled 'Bowl barrow 25m north west of Stapehill Village Hall' approx. 410m to the northeast of the site.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 08\_COLE: Land south of Canford Bottom Junction

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Scheduled Monument titled 'Bowl barrow 25m north west of Stapehill Village Hall' approx. 410m to the northeast of the site.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	0	0	0	P	Development at this scale is unlikely to provide a significant amount of housing, including affordable housing, or community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

09_COLE: Land south of A31					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in significant increases in greenhouse gas emissions. Development in a flood zone may reduce resilience to future climatic conditions, since the frequency and severity of rainfall events is projected to increase.
Flooding & Coastal Change	--	--	--	P	The site is within flood zone 3.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Scheduled Monument titled 'Section of Roman Road 150m south of Park Farm Cottages' approx. 310m to the northwest.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 10\_COLE: Land south of Leigh Road (extension) - site 2

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Approx. 250m from the Scheduled Monument titled 'Section of Roman Road 150m south of Park Farm Cottages'.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

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## 11\_COLE: Land south of Leigh Road (extension) - site 1

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent to the site. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Adjacent to the Scheduled Monument titled 'Section of Roman Road 150m south of Park Farm Cottages'.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	0	0	0	P	Development at this scale is unlikely to provide a significant amount of housing, including affordable housing, or community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 12\_COLE: Land North of Wimborne Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monument titled 'Section of Roman Road 150m south of Park Farm Cottages' approx. 160m to the south of the site.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 13\_COLE: Land at Northleigh Lane (North)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in an increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Scheduled Monuments titled 'A bell barrow and a bowl barrow at St Michael's Middle School 60m west of the school buildings' approx. 240m to the northwest of the site.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.



# Sustainability Appraisal: Appendix Options Stage

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## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

WMC6: Land at Leigh Farm					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Within the 400m to 5km zone around the Dorset Heathlands. The informal open space as part of the development will provide a SANG.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	0	0	0	P	Potential for a low degree of harm upon the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	Rowlands Hill/St Johns Hill Conservation Area approx. 190m from the site. Development will be below the 35m contour and hedges/trees retained, minimising visual impacts. Development will ensure that there is no impact upon the listed farmhouse.
Community	++	++	++	P	Development in this area would provide access to Dorchester within 15 minutes by public transport. Development will improve pedestrian and cycle links and deliver open space.
Housing	0	0	0	P	Development would provide approx. 50 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

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WMC7: Land at Northleigh Lane					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Within the 400m to 5km zone around the Dorset Heathlands. A SANG will be provided as part of the development.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Potential for high degree of harm to the greenbelt.
Historic Environment	0	0	0	P	Scheduled Monument titled 'A bell barrow and a bowl barrow at St Michael's Middle School...' approx. 240m to the northwest of the site. Hedges/trees retained, minimising visual impacts. Setting of heritage asset unlikely to be affected.
Community	++	++	++	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. Improved pedestrian access to open space for recreational use and additional open space provided with development.
Housing	0	0	0	P	Development would provide approx. 100 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

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## WMC8: Land North of Wimborne Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Within the 400m to 5km zone around the Dorset Heathlands. Open space will be provided with the development and connections to the existing Bytheway Field SANG.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	-	-	-	P	Potential for moderate high degree of harm to the greenbelt.
Historic Environment	0	0	0	P	Scheduled Monument 'Section of Roman Road 150m south of Park Farm Cottages' Approx. 160m to the south. Location of asset is under development altering its setting. Further development at this location would not affect its perception/significance.
Community	++	++	++	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. Open space provided with the development, promoting wellbeing.
Housing	0	0	0	P	Development would provide approx. 140 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

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## WMC9: Land South of Wimborne Road West

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Within the 400m to 5km zone around the Dorset Heathlands. Open space will be provided and access to the existing Bytheway Field SANG.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	Zone 3 Flood Zone adjacent to the site. The noise mitigation is likely to be located in the area adjacent to the flood zone, avoiding potential flooding in the long term as the effects of climate change are more fully realised.
Landscape	-	-	-	P	Potential for moderate high degree of harm to the greenbelt.
Historic Environment	0	0	0	P	Adjacent to Scheduled Monument 'Section of Roman Road...'. The policy requires development proposals to respect the setting of the scheduled Monument and explore whether there are further archaeological remains associated with the roman road.
Community	+	+	+	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres. Pedestrian/cycle links will be improved and open space will be provided.
Housing	+	+	+	P	Development would provide approx. 190 homes.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

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## ALDERHOLT

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

<b>ALD A</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-		Within the Bonfire Hill SNCI and European dry heaths priority habitat. Also within the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar, and within the River Avon catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	--	--	--	P	Development is more than an hour from a primary, secondary or tertiary settlement by public transport. The lack of accessibility and connectivity is likely to greatly discourage social interaction and contribute to rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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# Sustainability Appraisal: Appendix Options Stage

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<b>ALD B</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-		Within the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar, and within the River Avon catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	--	--	--	P	Development is more than an hour from a primary, secondary or tertiary settlement by public transport. The lack of accessibility and connectivity is likely to greatly discourage social interaction and contribute to rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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ALD C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-		Within the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar, and within the River Avon catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	--	--	--	P	Development is more than an hour from a primary, secondary or tertiary settlement by public transport. The lack of accessibility and connectivity is likely to greatly discourage social interaction and contribute to rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



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<b>ALD D</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-		Within the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar, and within the River Avon catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	--	--	--	P	Development is more than an hour from a primary, secondary or tertiary settlement by public transport. The lack of accessibility and connectivity is likely to greatly discourage social interaction and contribute to rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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ALD E					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-		Within the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar, and within the River Avon catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	--	--	--	P	Development is more than an hour from a primary, secondary or tertiary settlement by public transport. The lack of accessibility and connectivity is likely to greatly discourage social interaction and contribute to rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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<b>ALD F</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-		Within the Alderholt Heath SNCI, 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar, and within the River Avon catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	--	--	--	P	Development is more than an hour from a primary, secondary or tertiary settlement by public transport. The lack of accessibility and connectivity is likely to greatly discourage social interaction and contribute to rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>ALD G</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-		Within the Daggons Road Station SNCI, 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar, and within the River Avon catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Scheduled Monument titled 'Length of deer park bank and ditch at Alderholt' within this area.
Community	--	--	--	P	Development is more than an hour from a primary, secondary or tertiary settlement by public transport. The lack of accessibility and connectivity is likely to greatly discourage social interaction and contribute to rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>ALD H</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-		Within the Strouds Firs Meadows SNCI, other purple moor grass and rush pastures [Molinia-Juncus] priority habitat, 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar, and within the River Avon catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Scheduled Monument titled 'Length of deer park bank and ditch at Alderholt' approx. 20m to the north.
Community	--	--	--	P	Development is more than an hour from a primary, secondary or tertiary settlement by public transport. The lack of accessibility and connectivity is likely to greatly discourage social interaction and contribute to rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

### 01\_ALD: Land North of Ringwood Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the River Avon catchment. Development is 400m to 5km buffer zone around the Dorset Heathlands, but will provide a SANG.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The area is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	-	-	-	P	Development is more than an hour from a tier 1 or tier 2 settlement by public transport. Development will provide improved foot/cycle paths, and expansion of adjacent recreation ground, promoting healthy lifestyles and wellbeing.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0		Development will provide 0.25ha of employment land.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 02\_ALD: Significant Expansion of Alderholt

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the River Avon catchment and the 400m to 5km buffer zone around the Dorset Heathlands. Within the Daggons Road Station SNCI.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in an increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The area is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Scheduled Monument titled 'Length of deer park bank and ditch at Alderholt' adjacent and to the north of the site.
Community	+	+	+	P	Development is more than an hour from a larger settlement by public transport, but bus routes would be improved and development would create a self-contained settlement. Significant recreational provision will encourage healthy lifestyles.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community and educational facilities.
Economy	++	++	++		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses and associated infrastructure such as roads.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## LYTCHETT MATRAVERS

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

LYTM A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km consultation zone around the Dorset Heaths European Site and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LYTM B					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km consultation zone around the Dorset Heaths European Site and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LYTM C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km consultation zone around the Dorset Heaths European Site, and within the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LYTM D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km consultation zone around the Dorset Heaths European Site, and within the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LYTME					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km consultation zone around the Dorset Heaths European Site, and within the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LYTM F					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km consultation zone around the Dorset Heaths European Site, and within the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LYTM G					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km consultation zone around the Dorset Heaths European Site, and within the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LYTM H					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km consultation zone around the Dorset Heaths European Site, and within the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LYTM I					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km consultation zone around the Dorset Heaths European Site, and within the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LYTM J					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km consultation zone around the Dorset Heaths European Site, and within the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LYTM K					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km consultation zone around the Dorset Heaths European Site and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LYTM L					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km consultation zone around the Dorset Heaths European Site and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LYTM M					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Dyett's Coppice SNCI and Other lowland mixed deciduous woodland priority habitat. Within 400m to 5km consultation zone around the Dorset Heaths European Site and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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LYTM N					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km consultation zone around the Dorset Heaths European Site and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

### 01\_LYTM: Land to the East of Flowers Drive

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour recreation zone and the 400m to 5km consultation zone from the Dorset Heaths.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	Within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 02\_LYTM: South of Wimborne Road/Land at Blaney's Corner

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment, Poole Harbour recreation zone and the 400m to 5km consultation zone from the Dorset Heaths.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	Within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 03\_LYTM: Land at Lytchett Minster & Bere Farm (Parcel 3)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment, Poole Harbour recreation zone and the 400m to 5km consultation zone from the Dorset Heaths.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	Within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

04_LYTM: South of Deans Drove					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment, Poole Harbour recreation zone and the 400m to 5km consultation zone from the Dorset Heaths.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 05\_LYTM: Land East of Wareham Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment, Poole Harbour recreation zone and the 400m to 5km consultation zone from the Dorset Heaths.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in significant increases in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

06_LYTM: West of Wareham Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment, Poole Harbour recreation zone and the 400m to 5km consultation zone from the Dorset Heaths.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in significant increases in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 07\_LYTM: Land East of Eddy Green Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment, Poole Harbour recreation zone and the 400m to 5km consultation zone from the Dorset Heaths.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	Within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in significant increases in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

### LYTM5: Eastern extension at Land at Blaney's Corner

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Within the Poole Harbour hydrological catchment, Poole Harbour recreation zone and the 400m to 5km consultation zone from the Dorset Heaths. Development of this scale is unlikely to result in a substantial increase in recreational pressure.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Within a Zone 3 Groundwater Source Protection Zone. In light of the residential nature of the proposed development, impacts upon drinking water supply are considered unlikely.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	-	-	-	P	Potential for a moderate high degree of harm to the greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. The development will improve pedestrian links, improving accessibility and connectivity.
Housing	0	0	0	P	Development would provide approx. 40 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## LYTM6: Land between Wareham Road and Foxhills Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the Poole Harbour hydrological catchment, Poole Harbour recreation zone and 400m to 5km consultation zone from the Dorset Heaths. Development of this scale may result in a significant increase in recreational pressure upon the Dorset Heaths.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	-	-	-	P	Potential for a moderate high degree of harm to the greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 45 minutes of a Tier 1 or 2 settlement by public transport. The development will improve pedestrian links, improving accessibility and connectivity.
Housing	0	0	0	P	Development would provide approx. 120 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## LYTM7: Land to the West of Wareham Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Within the Poole Harbour hydrological catchment, Poole Harbour recreation zone and the 400m to 5km consultation zone from the Dorset Heaths. Development of this scale is unlikely to result in a substantial increase in recreational pressure.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Potential for high degree of harm to the greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 45 minutes of a Tier 1 or 2 settlement by public transport. The development will improve pedestrian and cycle links, improving accessibility and connectivity.
Housing	0	0	0	P	Development would provide approx. 40 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## LYTCHETT MINSTER

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

LMA					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 240m from the Poole Harbour SPA and Ramsar, within the 400m to 5km consultation zone around the Dorset Heaths European Site, and within the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Within the Lytchett Minster Conservation Area.
Community	+	+	+	P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LM B					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km consultation zone around the Dorset Heaths European Site, and within the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--	P	Within the Lytchett Minster Conservation Area.
Community	+	+	+	P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LM C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 350m from the Poole Harbour SPA and Ramsar, therefore within the 400m of the Dorset Heaths European Site, and within the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Approx. 90m to the west of the Lytchett Minster Conservation Area.
Community	+	+	+	P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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LM D						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Approx. 220m from the Poole Harbour SPA and Ramsar, within the 400m to 5km consultation zone around the Dorset Heaths European Site, and within the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Within the South East Dorset Greenbelt.
Historic Environment	--	--	--		P	Within the Lytchett Minster Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LME						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Approx. 220m from the Poole Harbour SPA and Ramsar, within the 400m to 5km consultation zone around the Dorset Heaths European Site, and within the Poole Harbour hydrological catchment and Poole Harbour recreation catchment.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-		P	Approx. 140m to the east of the Lytchett Minster Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STURMINSTER MARSHALL

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

STUR A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 flood zone.
Landscape	--	--	--	P	Within the Southeast Dorset Greenbelt. Approx. 400m to the west of the Cranborne Chase AONB.
Historic Environment	--	--	--	P	Within Sturminster Marshall Conservation Area. Scheduled Monuments 'Medieval standing cross 15m SW of St Mary's Church' approx. 80m west, and 'shrunken medieval village...' approx. 110m west of the site.
Community	+	+	+	P	Development in this area would provide access to Poole within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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STUR B					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 flood zone.
Landscape	--	--	--	P	Within the Southeast Dorset Greenbelt
Historic Environment	--	--	--	P	Adjacent to the Sturminster Marshall Conservation Area. Scheduled Monuments 'Medieval standing cross 15m SW of St Mary's Church' approx. 120m to the north, and 'shrunken medieval village...' approx. 130m north of the site.
Community	+	+	+	P	Development in this area would provide access to Poole within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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STUR C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	--	--	--	P	Within the Southeast Dorset Greenbelt
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to Poole within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



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STUR D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	--	--	--	P	Within the Southeast Dorset Greenbelt
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to Poole within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STUR E					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	--	--	--	P	Within the Southeast Dorset Greenbelt
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to Poole within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STUR F						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	--	--	--		P	Within an area classified as Grade 2 ('very good') agricultural land.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone.
Landscape	--	--	--		P	Within the Southeast Dorset Greenbelt
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+		P	Development in this area would provide access to Poole within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STUR G						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	--	--	--		P	Within an area classified as Grade 2 ('very good') agricultural land.
Water	-	-	-		P	Within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone.
Landscape	--	--	--		P	Within the Southeast Dorset Greenbelt
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+		P	Development in this area would provide access to Poole within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STUR H						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-		P	Within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 flood zone.
Landscape	--	--	--		P	Within the Southeast Dorset Greenbelt
Historic Environment	-	-	-		P	Adjacent to the Sturminster Marshall Conservation Area approx. 130m north of the site.
Community	+	+	+		P	Development in this area would provide access to Poole within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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STUR I					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 flood zone.
Landscape	--	--	--	P	Within the Southeast Dorset Greenbelt. Approx. 410m to the west of the Cranborne Chase AONB.
Historic Environment	--	--	--	P	Within Sturminster Marshall Conservation Area. Scheduled Monument 'A shrunken medieval village and earlier prehistoric settlement remains at Walnut Tree Field' within the area and 'Medieval standing cross...' approx. 100m east of the site.
Community	+	+	+	P	Development in this area would provide access to Poole within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

01_STMA: Springfield Farm						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	--	--	--		P	Within an area classified as Grade 2 ('very good') agricultural land.
Water	-	-	-		P	Within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development of this scale may result in an increase in greenhouse gas emissions. Development in a flood zone 2 may reduce resilience to future climatic conditions.
Flooding & Coastal Change	-	-	-		P	The site is within a Flood Zone 2.
Landscape	--	--	--		P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-		P	Approx. 160m from the Sturminster Marshall Conservation Area.
Community	+	+	+		P	Development in this area would provide access to Wareham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	++	++	++		P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

02_STMA: Golf Course					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	Within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the north of the site. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Approx. 310m to the south of the Scheduled Monument titled 'A shrunken medieval village and earlier prehistoric settlement remains at Walnut Tree Field' and approx. 90m from the Sturminster Marshall Conservation Area.
Community	+	+	+	P	Development in this area would provide access to Wareham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

03_STMA: East of Station Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	--	--	--	P	Within an area classified as Grade 2 ('very good') agricultural land.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to Wareham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 04\_STMA: Land at Sturminster Marshall (site 1)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	--	--	--	P	Within an area classified as Grade 2 ('very good') agricultural land.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in an increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the South East Dorset Greenbelt.
Historic Environment	-	-	-	P	Scheduled Monument titled 'The Henbury Barrow, a bowl barrow 800m west of Henbury Hall' approx. 360m to the south of the site.
Community	+	+	+	P	Development in this area would provide access to Wareham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

STMA2: Land at Station Road						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT	P/T		
Biodiversity	--	--	--	P	Within the 400m to 5km zone around the Dorset Heathlands.	
Soil	--	--	--	P	The southern area of the site is classified as Grade 2 ('very good') agricultural land.	
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.	
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.	
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.	
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.	
Landscape	-	-	-	P	Potential for a moderate degree of harm to the greenbelt.	
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.	
Community	++	++	++	P	Development in this area would provide access to a tier 1 or 2 settlement within 30 minutes by public transport. Development will provide pedestrian links, improving connectivity, provide open space encouraging healthy lifestyles, and protect amenity.	
Housing	+	+	+	P	Development would provide approx. 225 homes.	
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.	

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STMA3: Springfield Farm					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	A small area on the northern site boundary is within a Zone 2 Groundwater Source Protection Zone. Given the residential nature of the proposed development, it is unlikely that a significant risk to groundwater drinking supply will exist.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is within a Flood Zone 2. The policy requires an appropriate drainage strategy to be submitted to deal with the flooding issue.
Landscape	0	0	0	P	Potential for a low degree of harm to the greenbelt.
Historic Environment	-	-	-	P	Approx. 160m from the Sturminster Marshall Conservation Area.
Community	++	++	++	P	Development in this area would provide access to Wareham within 30 minutes by public transport. Development will provide pedestrian links, improving connectivity.
Housing	0	0	0	P	Development would provide approx. 60 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

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## STMA4: Sturminster Marshall Golf Course

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the 400m to 5km zone around the Dorset Heathlands.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Within a Zone 3 Groundwater Source Protection Zone. Given the residential nature of the proposed development, it is unlikely that a significant risk to groundwater drinking supply will exist.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the north of the site. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	-	-	-	P	Potential for a moderate degree of harm to the greenbelt.
Historic Environment	-	-	-	P	Approx. 310m to the south of the Scheduled Monument titled 'A shrunken medieval village and earlier prehistoric settlement remains at Walnut Tree Field' and approx. 90m from the Sturminster Marshall Conservation Area.
Community	++	++	++	P	Development in this area would provide access to Wareham within 30 minutes by public transport. Improved pedestrian/cycle links improving connectivity and provision of open space to promote wellbeing.
Housing	0	0	0	P	Development would provide approx. 140 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

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## WOOL

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

<b>WOL A</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Includes the River Frome SSSI and the SNCI titled "Woolbridge-Hyford Ditches" and "Wool Meadow", and the 'other wet woodland' priority habitat. Within the 400m to 5km zone from the Dorset Heathlands European site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Wool Conservation Area located approx. 50m to the south of the area.
Community	++	++	++	P	Development in this area would provide access to Wareham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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<b>WOL B</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The River Frome SSSI is approx. 140m to the northeast of the area. Within the 400m to 5km zone from the Dorset Heathlands European site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	-	-	-	P	Approx. 30m from the Dorset AONB.
Historic Environment	--	--	--	P	Includes the Scheduled Monument titled "Barrow group 200m north-east of Woodman's Cross" and Wool Conservation Area.
Community	+	+	+	P	Development in this area would provide access to Wareham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



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WOL C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone from the Dorset Heathlands European site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases. Development in a potential future flood zone may reduce resilience to climate change.
Flooding & Coastal Change	0	0	-	P	The site is adjacent to a Zone 3 Flood Zone. Potential long term impact as the impacts of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	-	-	-	P	Adjacent to the Dorset AONB.
Historic Environment	--	--	--	P	Scheduled Monuments "Barrow group 200m north-east of Woodman's Cross" and "Romano-British settlement site" located approx. 270m to the east and 130m to the west of the site respectively. Wool Conservation Area approx. 130m to the north.
Community	+	+	+	P	Development in this area would provide access to Wareham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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<b>WOL D</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-		Within the 'Westwood Coppice' SNCI and other lowland mixed deciduous woodland priority habitat. Within the 400m to 5km zone from the Dorset Heathlands European site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	--	--	--	P	Scheduled Monument titled "Romano-British settlement site" located approx. 30m to the north of the site.
Community	-	-	-	P	More than 45 mins from a Tier 1 or 2 settlement by public transport, resulting in restricted accessibility to and poor connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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<b>WOL E</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone from the Dorset Heathlands European site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	--	--	--	P	Scheduled Monument titled "Romano-British settlement site" located approx. 230m to the northeast of the site.
Community	-	-	-	P	More than 45 mins from a Tier 1 or 2 settlement by public transport, resulting in restricted accessibility to and poor connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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<b>WOL F</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone from the Dorset Heathlands European site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	-	-	-	P	Approx. 30m from the Dorset AONB.
Historic Environment	--	--	--	P	Scheduled Monument titled "Romano-British settlement site" located approx. 30m to the east of the site.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>WOL G</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone from the Dorset Heathlands European site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	A small part on the western boundary is within a Zone 3 Flood Zone.
Landscape	-	-	-	P	Approx. 450m from the Dorset AONB.
Historic Environment	--	--	--	P	Area includes the Scheduled Monument titled "Bowl barrow 350m north west of Gatehouse Farm". Scheduled Monument titled "Medieval settlement 350m east of West Burton Dairy" approx. 100m to the south.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>WOL H</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone from the Dorset Heathlands European site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	A small part on the northern boundary of this area is within a Zone 3 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	“Bowl barrow 350m north west of Gatehouse Farm” approx. 180m to the south of the site.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WOL I					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the 400m to 5km zone from the Dorset Heathlands European site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	A part on the northern boundary of this area is within a Zone 3 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	“Bowl barrow 350m north west of Gatehouse Farm” approx. 340m to the north east of the area.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>WOL J</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the "Burton Heath East" SNCI and bog woodland priority habitat. Approx. 60m to the south of the River Frome SSSI. Within the 400m to 5km zone from the Dorset Heathlands European site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	"Bowl barrow 350m north west of Gatehouse Farm" approx. 340m to the southeast of the area.
Community	-	-	-	P	More than 45 mins from a Tier 1 or 2 settlement by public transport, resulting in restricted accessibility to and poor connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>WOL K</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 100m from the River Frome SSSI. Within the 400m to 5km zone from the Dorset Heathlands European site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases. Development in a potential future flood zone may reduce resilience to climate change.
Flooding & Coastal Change	0	0	-	P	The site is 10m from the Zone 3 Flood Zone. Potential long term impact as the impacts of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to Wareham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

01_WOOL: South of Colliers Lane					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour nutrients catchment and the 400m to 5km zone from the Dorset Heathlands.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in significant increases in greenhouse gas emissions. Development adjacent to a flood zone may reduce resilience to future climatic conditions, since the frequency and severity of rainfall events is projected to increase.
Flooding & Coastal Change	0	0	-	P	The site is adjacent to a Zone 3 Flood Zone. Potential long term impact as the impacts of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	-	-	-	P	Adjacent to the Dorset AONB.
Historic Environment	--	--	--	P	Adjacent to the Scheduled Monument titled 'Romano-British settlement site'.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

02_WOOL: New Buildings					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour nutrients catchment and the 400m-5km zone from the Dorset Heathlands.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in significant increases in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	-	-	-	P	Adjacent to the Dorset AONB.
Historic Environment	--	--	--	P	Adjacent to the Scheduled Monument titled 'Romano-British settlement site' and the Wool Conservation Area. Scheduled Monument titled 'Barrow group 200m north-east of Woodman's Cross' is approx. 180m to the east of the site.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 03\_WOOL: Land at Monterey Avenue

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	This site includes the 'Other lowland dry acid grassland' Priority Habitat. Approx. 450m to the south of the River Frome SSSI. Within the Poole Harbour nutrients catchment and the 400m-5km zone from the Dorset Heathlands.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in significant increases in greenhouse gas emissions. Development adjacent to a flood zone may reduce resilience to future climatic conditions, since the frequency and severity of rainfall events is projected to increase.
Flooding & Coastal Change	0	0	-	P	The site is adjacent to a Zone 3 Flood Zone. Potential long term impact as the impacts of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	-	-	-	P	Approx. 380m from the Dorset AONB.
Historic Environment	--	--	--	P	The Scheduled Monuments titled 'Bowl barrow 350m north west of Gatehouse Farm' and 'Medieval settlement 350m east of West Burton Dairy' approx. 110m and 210m to the west of the site.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 04\_WOOL: Seven Stars Inn

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Adjacent to the River Frome SSSI. Within the Poole Harbour nutrients catchment and the 400m-5km zone from the Dorset Heathlands.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in significant increases in greenhouse gas emissions. Development within a flood zone may reduce resilience to future climatic conditions, since the frequency and severity of rainfall events is projected to increase.
Flooding & Coastal Change	--	--	--	P	Part of the site is within a Zone 3 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Scheduled Monument titled 'Bowl barrow 300m south east of Hyford Cottage' approx. 400m to the northwest of the site.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

### WOOL2: Land to the west of East Burton

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	This site includes the 'Other lowland dry acid grassland' Priority Habitat. Approx. 450m to the south of the River Frome SSSI. Within the Poole Harbour nutrients catchment and the 400m-5km zone from the Dorset Heathlands.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development in a flood zone may reduce resilience to climate change.
Flooding & Coastal Change	--	--	--	P	The northern part of the site is within a Zone 3 Flood Zone.
Landscape	-	-	-	P	Approx. 380m from the Dorset AONB. However, the existing hedgerows and trees will be retained, screening the site from view.
Historic Environment	--	--	--	P	The Scheduled Monuments titled 'Bowl barrow 350m north west of Gatehouse Farm' and 'Medieval settlement 350m east of West Burton Dairy' approx. 110m and 210m to the west of the site.
Community	++	++	++	P	Within 45 mins of a Tier 1 or 2 settlement by public transport. Will provide green infrastructure promoting wellbeing and sustainable transport links, improving connectivity.
Housing	+	+	+	P	Development would provide approx. 300 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## Optional Additional Site: Land to the South of Hillside Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Within the Poole Harbour nutrients catchment and the 400m-5km zone from the Dorset Heathlands. Would provide a SANG.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	0	0	0	P	Close proximity to the Dorset AONB. Development must respect the character of the landscape including the rising land to the AONB south of the site.
Historic Environment	-	-	-	P	Close proximity to the Scheduled Monuments titled 'Romano-British settlement site' and Conservation Area. The policy requires development to respond positively to the nearby conservation area, listed buildings and non-designated heritage assets.
Community	++	++	++	P	Within 30 mins of a Tier 1 or 2 settlement by public transport. Will provide pedestrian and cycle links towards the village centre sustainable transport links, improving connectivity.
Housing	0	0	0	P	Development would provide approx. 100 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## Central Dorset Functional Area

### DORCHESTER

#### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

DORCH A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment.
Soil	--	--	--	P	The eastern side of this area is classified as Grade 2 ('very good') agricultural land.
Water	--	--	--	P	The western part of this area is within a Zone 1 Groundwater Source Protection Zone.
Air	-	-	-	P	May result in additional traffic within Dorchester, affecting air quality within the Dorchester Air Quality Management Area.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases. Development in a potential future flood zone may reduce resilience to climate change.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the south of the area. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	The Higher Kingston Conservation Area is 400m to the east, Stinsford Conservation Area 60m to the east and the Dorchester Conservation Area is 440m to the south of the site.
Community	+	+	+	P	Development in this area would provide access to Dorchester within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>DORCH B</b>						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	The River Frome SSSI is located approximately 500m to the south of the area. Within the Poole Harbour hydrological catchment.
Soil	--	--	--		P	The western side of this area is classified as Grade 2 ('very good') agricultural land.
Water	0	0	0		P	Development in this area is unlikely to result in appreciable impacts upon water quality.
Air	-	-	-		P	May result in additional traffic within Dorchester, affecting air quality within the Dorchester Air Quality Management Area.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Zone 3 Flood Zone occupies the southern extent of this area.
Landscape	0	0	0		P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--		P	This area includes the Stinsford Conservation Area, Grade I Listed Kingston Maurward, and historic park and garden at Kingston Maurward.
Community	++	++	++		P	Development in this area would provide access to Dorchester within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>DORCH C</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The River Frome SSSI is located approximately 240m to the north of the area. Within the Poole Harbour hydrological catchment.
Soil	0	0	0	P	Development in this area is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	Within a Zone 2 Groundwater Source Protection Zone.
Air	-	-	-	P	May result in additional traffic within Dorchester, affecting air quality within the Dorchester Air Quality Management Area.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases. Development in a potential future flood zone may reduce resilience to climate change.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the south of the site. Potential long term impact as the impacts of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	-	-	-	P	The Dorset AONB is approx. 100m to the southwest of the area.
Historic Environment	--	--	--	P	This area includes the Scheduled Monument titled "Henge Enclosure, Conquer Barrow and Barrow Cemetery".
Community	+	+	+	P	Development in this area would provide access to Dorchester within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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<b>DORCH D</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	North Plantation SNCI and Came Park SNCI within this area. Within the Poole Harbour hydrological catchment.
Soil	0	0	0	P	Development in this area is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	Within a Zone 2 Groundwater Source Protection Zone.
Air	-	-	-	P	May result in additional traffic within Dorchester, affecting air quality within the Dorchester Air Quality Management Area.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Zone 3 Flood Zone occupies the southern extent of this area.
Landscape	--	--	--	P	The southern part of the area is within the Dorset AONB.
Historic Environment	--	--	--	P	This area includes the Scheduled Monument titled "Two bowl barrows on Conygar Hill"
Community	+	+	+	P	Development in this area would provide access to Dorchester within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>DORCH E</b>						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Small area of lowland calcareous grassland, a priority habitat, on the south eastern corner of this area. Within the Poole Harbour hydrological catchment.
Soil	--	--	--		P	The northern side of this area is classified as Grade 2 ('very good') agricultural land.
Water	-	-	-		P	This area is largely within a Zone 3 Groundwater Source Protection Zone, with a small part of the southern boundary of this area within Zone 2.
Air	-	-	-		P	May result in additional traffic within Dorchester, affecting air quality within the Dorchester Air Quality Management Area.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--		P	The southern and western parts of the area are within the Dorset AONB.
Historic Environment	--	--	--		P	This area includes the Scheduled Monument titled "Settlement remains N of Maiden Castle"
Community	+	+	+		P	Development in this area would provide access to Dorchester within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

DORCH F						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Frome Meadows SNCI within this area. Within the Poole Harbour hydrological catchment.
Soil	--	--	--		P	Large parts of this area is classified as Grade 2 ('very good') agricultural land.
Water	-	-	-		P	A small area on the southern boundary of this area is within a Zone 3 Groundwater Source Protection Zone.
Air	-	-	-		P	May result in additional traffic within Dorchester, affecting air quality within the Dorchester Air Quality Management Area.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--		P	Within the Dorset AONB.
Historic Environment	--	--	--		P	This area includes the Scheduled Monument titled "Discontinuous surviving sections of Roman aqueduct".
Community	+	+	+		P	Development in this area would provide access to Dorchester within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

DORCH G					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment.
Soil	0	0	0	P	Development in this area is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	--	--	--	P	Within an area affected by groundwater inundation of the foul drainage network. The southern part of this area is within a Zone 1 Groundwater Source Protection Zone.
Air	-	-	-	P	May result in additional traffic within Dorchester, affecting air quality within the Dorchester Air Quality Management Area.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The area is not within or adjacent to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	The Charminster Conservation Area is approx. 90m to the east of the site. The conservation area includes the Grade I Listed Building 'Parish Church of St Mary' approx. 400m to the east and Wolfeton House approx. 700m to the southeast of this area.
Community	-	-	-	P	Development is beyond 30 minutes from Dorchester by public transport. The lack of accessibility and connectivity may discourage social interaction and contribute to rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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DORCH H					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Lowland calcareous grassland, a priority habitat, and Higher Charminster Meadow SNCI towards the north of this area. Within the Poole Harbour hydrological catchment.
Soil	0	0	0	P	Development in this area is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	--	--	--	P	Within an area affected by groundwater inundation of the foul drainage network. The majority of this area is within a Zone 1 Groundwater Source Protection Zone.
Air	-	-	-	P	May result in additional traffic within Dorchester, affecting the Dorchester Air Quality Management Area.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Zone 3 Flood Zone occupies the western extent of this area.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	The Charminster Conservation area is within this area. The conservation area includes the Grade I Listed Building 'Parish Church of St Mary' approx. 50m and Wolfeton House approx. 300m to the west of the site.
Community	+	+	+	P	Development in this area would provide access to Dorchester within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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## STAGE 2: DEVELOPMENT OPTIONS

01_DOR: Higher Burton Farm					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	--	--	--	P	This site is within a Zone 1 Groundwater Source Protection Zone. Within an area affected by groundwater inundation of the foul drainage network.
Air	-	-	-	P	May result in additional traffic within Dorchester, affecting air quality within the Dorchester Air Quality Management Area.
Climate Change	--	--	--	P	Development of this scale may result in significant increases in greenhouse gas emissions. Development in a flood zone may reduce resilience to future climatic conditions, since the frequency and severity of rainfall events is projected to increase.
Flooding & Coastal Change	--	--	--	P	A small area on the southern boundary of the site is within a Zone 3 Flood Zone.
Landscape	-	-	-	P	The Dorset AONB is approx. 500m to the south of the area.
Historic Environment	-	-	-	P	Adjacent to the Charminster Conservation Area and approx. 480m to the south of the Scheduled Monument titled "Poundbury Camp, associated monuments and section of Roman aqueduct".
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.



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## 02\_DOR: North of Dorchester, west of Slyer's Lane

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Approx. 290m to the north of the River Frome SSSI, and within the Poole Harbour hydrological catchment.
Soil	--	--	--	P	A small area on the north eastern side of this site is classified as Grade 2 ('very good') agricultural land.
Water	--	--	--	P	This site is within a Zone 1 Groundwater Source Protection Zone.
Air	-	-	-	P	May result in additional traffic within Dorchester, affecting air quality within the Dorchester Air Quality Management Area.
Climate Change	--	--	--	P	Development of this scale may result in significant increases in greenhouse gas emissions. Development in a flood zone may compromise resilience to future climatic conditions, since the frequency and severity of rainfall events is projected to increase.
Flooding & Coastal Change	--	--	--	P	A small area on the southern boundary of the site is within a Zone 3 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Scheduled Monuments titled "Dorchester Roman walls" and "Colliton Park Roman house" located approx. 490m and 460m to the south of the site.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

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## 03\_DOR: North of Dorchester (west of A35)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Approx. 490m to the north of the River Frome SSSI, and within the Poole Harbour hydrological catchment.
Soil	--	--	--	P	The majority of this site is classified as Grade 2 ('very good') agricultural land.
Water	--	--	--	P	This site is within a Zone 1 Groundwater Source Protection Zone.
Air	-	-	-	P	May result in additional traffic within Dorchester, affecting air quality within the Dorchester Air Quality Management Area.
Climate Change	--	--	--	P	Development of this scale may result in significant increases in greenhouse gas emissions. Development in a flood zone may compromise resilience to future climatic conditions, since the frequency and severity of rainfall events is projected to increase.
Flooding & Coastal Change	--	--	--	P	A small area on the southern boundary of the site is within a Zone 3 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Higher Kingston Conservation Area and adjacent to the Stinsford Conservation Area.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

04_DOR: South east of Dorchester					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	Within a Zone 2 Groundwater Source Protection Zone.
Air	-	-	-	P	May result in additional traffic within Dorchester, affecting air quality within the Dorchester Air Quality Management Area.
Climate Change	-	-	-	P	Development of this scale may result in significant increases in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	-	-	-	P	The Dorset AONB is adjacent and to the south of the area.
Historic Environment	--	--	--	P	The Scheduled Monuments titled "Henge Enclosure, Conquer Barrow and Barrow Cemetery" is located approx. 240m to the northeast and "Two bowl barrows on Conygar Hill" approx. 100m to the south of the site.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

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## 05\_DOR: South west of Dorchester within bypass

Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Within the Poole Harbour hydrological catchment.
Soil	--	--	--		P	A small part of the northern side of this site is classified as Grade 2 ('very good') agricultural land.
Water	-	-	-		P	Within a Zone 2 Groundwater Source Protection Zone.
Air	-	-	-		P	May result in additional traffic within Dorchester, affecting air quality within the Dorchester Air Quality Management Area.
Climate Change	-	-	-		P	Development of this scale may result in significant increases in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0		P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--		P	A small area on the western boundary of the site is within the Dorset AONB.
Historic Environment	--	--	--		P	This site includes the Scheduled Monument titled "Settlement remains N of Maiden Castle".
Community	++	++	++		P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++		P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

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06_DOR: West of Poundbury					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	Within a Zone 3 Groundwater Source Protection Zone.
Air	-	-	-	P	May result in additional traffic within Dorchester, affecting air quality within the Dorchester Air Quality Management Area.
Climate Change	-	-	-	P	Development of this scale may result in significant increases in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	--	--	--	P	Scheduled Monument titled "Discontinuous surviving sections of Roman aqueduct" is approx. 60m to the north of the site and "Group of barrows S of Goldsmith's Plantation" approx. 170m to the southwest of the site.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

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Dorset Council Local Plan

01_CHAR: Forston Clinic					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	-	-	-	P	This site is within a Zone 2 Groundwater Source Protection Zone.
Air	-	-	-	P	May result in additional traffic within Dorchester, affecting air quality within the Dorchester Air Quality Management Area.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	-	-	-	P	Approx. 220m from the Dorset AONB.
Historic Environment	--	--	--	P	Within the Charminster-Herrison Conservation Area.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

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Dorset Council Local Plan

02_CHAR: West of Charminster						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Within the Poole Harbour hydrological catchment.
Soil	0	0	0		P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	--	--	--		P	This site is within a Zone 1 Groundwater Source Protection Zone. Within an area affected by groundwater inundation of the foul drainage network.
Air	-	-	-		P	May result in additional traffic within Dorchester, affecting air quality within the Dorchester Air Quality Management Area.
Climate Change	-	-	-		P	Development of this scale may result in significant increases in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0		P	The area is not within or adjacent to a flood zone.
Landscape	-	-	-		P	The Dorset AONB is approx. 500m to the south and west of the site.
Historic Environment	--	--	--		P	The Charminster Conservation Area is adjacent and to the east of the site. Scheduled Monument titled "Medieval settlement 850m north of St Mary's Church" approx. 170m to the east of the site.
Community	+	+	+		P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++		P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+			Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

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## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

DOR10: Land South of Castle Park					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Within the Poole Harbour hydrological catchment. Development will need to incorporate measures to ensure that it is nitrogen neutral.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Within a Zone 2 Groundwater Source Protection Zone. Given the residential nature of the development, the potential for a pollution event affecting a drinking water source is considered minimal.
Air	0	0	0	P	Whilst the Dorchester Air Quality Management Area is in close proximity, the development would provide cycle and pedestrian routes, reducing the need to travel by car and preventing a substantial increase in emissions to air.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	0	0	0	P	The Dorset AONB is approx. 130m to the south of the site. Appropriate screening will be incorporated into the development to minimise landscape effects.
Historic Environment	0	0	0	P	The Scheduled Monument titled "Settlement remains N of Maiden Castle" is approx. 170m to the west of the site. Appropriate screening will be incorporated into the development to minimise effects upon Maiden Castle.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. Development would provide cycle and pedestrian links, improving connectivity. Appropriate noise mitigation provided, positively affecting quality of life and wellbeing.
Housing	0	0	0	P	Development would provide approx. 100 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.



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## DOR13: Land to the North of Dorchester

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Adjacent to River Frome SSSI and within Poole Harbour hydrological catchment. Policy requires development to be nitrogen neutral perhaps through wetland creation and local nature reserve created, delivering biodiversity enhancements.
Soil	--	--	--	P	The north eastern area of the site is classified as Grade 2 ('very good') agricultural land.
Water	0	0	0	P	This site is within a Zone 1 Groundwater Source Protection Zone. Policy requires proposals to be accompanied by a hydrogeological risk assessment to demonstrate that development will not compromise groundwater quality or its abstraction.
Air	0	0	0	P	Close to the Dorchester Air Quality Management Area. A road link would be provided alongside other improvements to the road network, preventing a substantial increase in emissions to air from additional traffic at the AQMA in the town centre.
Climate Change	-	-	-	P	Development of this scale may result in an increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The southern site boundary is within a Zone 3 Flood Zone. However, the policy requires areas at risk of flooding from all sources will be avoided and for the development to deliver a flood mitigation strategy.
Landscape	0	0	0	P	The Dorset AONB is approx. 500m to the south of the area. Policy requires the development to contain significant copse planting to break up the built form in views from the AONB. Streets will be tree-lined to create a softer urban form.
Historic Environment	0	0	0	P	Within the Higher Kingston Conservation Area, adjacent to the Stinsford Conservation Area, and Scheduled Monuments to the south. Policy requires harm to the significance of heritage assets, and their settings, to be avoided/minimised.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. Development would be mixed-use and would provide a local centre. Cycle links with the town will improve connectivity. Local centre will be delivered.
Housing	++	++	++	P	Development would provide approx. 3,500 homes, including affordable housing, and schools and healthcare provision.
Economy	++	++	++	P	Development will provide approx. 10ha of employment land and deliver improvements to the transport network.

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## DOR14: Land to the west of Charminster

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	--	--	--	P	This site is within a Zone 1 Groundwater Source Protection Zone. Within an area affected by groundwater inundation of the foul drainage network.
Air	0	0	0	P	Within close proximity to the Dorchester AQMA. Links between the development and nearby cycle routes will be improved, facilitating travel to Dorchester by alternatives to the car and preventing a substantial increase in emissions to air.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The area is not within or adjacent to a flood zone.
Landscape	0	0	0	P	The Dorset AONB is approx. 500m to the south and west of the site. Development will contain measures to soften the western edge of Charminster in views from the AONB.
Historic Environment	0	0	0	P	The Charminster Conservation Area is adjacent to site. Scheduled Monument titled "Medieval settlement 850m north of St Mary's Church" approx. 170m to the east of the site. Policy requires development to minimise impacts on heritage assets.
Community	++	++	++	P	Within 30 minutes of Dorchester by public transport. Links between the development and nearby cycle routes will be improved, providing greater connectivity.
Housing	+	+	+	P	Development would provide approx. 250 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

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## DOR15: Forston Clinic, Charlton Down

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour hydrological catchment.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	This site is within a Zone 2 Groundwater Source Protection Zone. Given the residential nature of the proposals, the risks to drinking water quality are considered low.
Air	-	-	-	P	May result in additional traffic within Dorchester, affecting air quality within the Dorchester Air Quality Management Area.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	0	0	0	P	Approx. 220m from the Dorset AONB. The development will contain measures to soften the northern and north-eastern edges of Charlton Down in views from the Dorset AONB.
Historic Environment	0	0	0	P	Within the Charminster-Herrison Conservation Area. Policy requires development to minimise impacts upon the Conservation Area.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	0	0	0	P	Development would provide approx. 90 homes and potentially a care home, whilst ensuring that there is no loss in healthcare provision.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

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## WEYMOUTH

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

WEY A						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Isle of Portland to Studland Cliffs SAC and the South Dorset Coast SSSI is located approx. 60m to the south of the area.
Soil	-	-	-		P	Approx. 60m from the South Dorset Coast SSSI, an internationally important geological site.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone and within an area which is at risk of cliff top recession (100 year, 5% probability).
Landscape	-	-	-		P	The Dorset AONB wraps around the north and east of the area, at a distance of approx. 300m to the north and 70m to the east. The Jurassic Coast WHS occupies the coastal areas to the south, at a distance of approx. 70m.
Historic Environment	--	--	--		P	This area includes the Scheduled Monument titled "Preston Roman villa".
Community	+	+	+		P	Development in this area would provide access to a primary and/or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

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WEY B						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Includes the White Horse Hill SSSI and Lowland calcareous grassland, a priority habitat.
Soil	-	-	-		P	Approx. 120m from the South Dorset Coast SSSI, an internationally important geological site.
Water	--	--	--		P	Within a zone 1 Groundwater Source Protection Zone.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Within the Dorset AONB
Historic Environment	--	--	--		P	This area includes the Scheduled Monument titled "Group of barrows on West Hill" and the Sutton Poytnz Conservation Area.
Community	0	0	0		P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

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WEY C						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Area includes the Chalbury Hill and Quarry SSSI and lowland calcareous grassland, a priority habitat.
Soil	--	--	--		P	Potential impacts upon the Chalbury Hill and Quarry SSSI within the area, which is a former limestone quarry of outstanding geological importance.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--		P	Within the Dorset AONB
Historic Environment	--	--	--		P	This area includes the Scheduled Monument titled "Multi-period archaeological landscape..." and the Sutton Poytnz Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary and/or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

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WEY D						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Area includes the Coombe Valley SNCI and Lowland calcareous grassland, a priority habitat. Approx. 70m from the Chalbury Hill and Quarry SSSI.
Soil	-	-	-		P	The Chalbury Hill and Quarry SSSI, a former limestone quarry of outstanding geological importance, is located approx. 70m to the east of the site.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--		P	Within the Dorset AONB.
Historic Environment	--	--	--		P	This area includes the Scheduled Monument titled "Multi-period archaeological landscape..."
Community	+	+	+		P	Development in this area would provide access to a primary and/or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WEY E						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Area includes the Bincombe Hill SNCI and Lowland calcareous grassland, a priority habitat. The Upwey Quarries and Bincombe Down SSSI is approx. 60m to the northwest.
Soil	-	-	-		P	Upwey Quarries and Bincombe Downs SSSI is approx. 60m to the northwest of the site, considered a geological resource due to rare geological exposures.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Additional development in this area may increase the emission of greenhouse gases and compromise resilience to climate change.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--		P	Within the Dorset AONB.
Historic Environment	-	-	-		P	Adjacent to the Upwey Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary and/or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WEY F						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Area includes Lodmoor SSSI and Lorton SSSI, Lodmoor North SNCI and Lorton Meadows SNCI, and 'other lowland meadows' priority habitat. Loss of wildlife corridor which links the Lodmoor SSSI and Lorton SSSI with the countryside to the north.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Dorset AONB situated approx. 300m to the north of the site
Historic Environment	-	-	-		P	Broadway Conservation Area is approx. 250m to the west.
Community	+	+	+		P	Development in this area would provide access to a primary and/or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WEY G						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	The Lodmoor SSSI is approx. 400m to the south of the site. Would result in the loss of the wildlife corridor which links Lodmoor SSSI and Lorton SSSI with the countryside to the north.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone.
Landscape	-	-	-		P	Dorset AONB situated approx. 30m to the north of this area.
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+		P	Development in this area would provide access to a primary and/or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WEY H						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	The Upwey Quarries and Bincombe Down SSSI occupies the south eastern corner of the area.
Soil	--	--	--		P	Potential impacts upon the Upwey Quarries and Bincombe Downs SSSI, considered a geological resource due to rare geological exposures.
Water	--	--	--		P	Within a zone 1 Groundwater Source Protection Zone.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone or at risk of coastal change.
Landscape	--	--	--		P	Within the Dorset AONB.
Historic Environment	--	--	--		P	Within the Upwey Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary and/or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WEY I						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Includes the Windsbatch SNCI and lowland calcareous grassland, a priority habitat.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Northern part of the area is within the Dorset AONB.
Historic Environment	--	--	--		P	The Upwey Conservation Area and Nottingham Conservation Area encroach into this area.
Community	+	+	+		P	Development in this area would provide access to a primary and/or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WEY K						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Includes the Radipole Lake SSSI. Loss of the wildlife corridor which links Radipole Lake with the countryside to the north.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone.
Landscape	0	0	0		P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--		P	This area includes the Scheduled Monument titled "Humpty Dumpty Field, Radipole", and the Nottingham Conservation Area and Radipole Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary and/or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WEY M						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Includes Radipole Lake SSSI and may result in the loss of the wildlife corridor which links the Radipole Lake SSSI with the countryside to the north. Approx. 1.6km from the Chesil and the Fleet European Site and SSSI.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases. Development in a potential future flood zone may reduce resilience to climate change.
Flooding & Coastal Change	0	0	-		P	Zone 3 Flood Zone adjacent and to the south of the site. Potential long term impact as the impacts of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	0	0	0		P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+		P	Development in this area would provide access to a primary and/or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

01_WEY: West of Relief Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	--	--	--	P	This site is within the Dorset AONB.
Historic Environment	-	-	-	P	The site is approx. 140m to the south and east of the Upwey Conservation Area
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 02\_WEY: Wyke Oliver Farm (South)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	This site is approx. 250m from the Lodmoor SSSI.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	-	-	-	P	This site is approx. 360m to the south of the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

05_WEY: South of Wey Valley					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	This site is approx. 490m from the Radipole Lake SSSI.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Nottingham Conservation Area and adjacent and to the north of the Radipole Conservation Area.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

WEY14: Land South of Wey Valley					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	This site is approx. 490m from the Radipole Lake SSSI. Development will retain the wildlife corridor between Radipole lake and the open countryside to the north.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	Approx. 150m south of the Nottingham Conservation Area and adjacent and to the north of the Radipole Conservation Area. Policy ensures that development will not impact upon the character of the adjacent conservation area.
Community	++	++	++	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. The site will connect with the Wey Valley site to the north and existing built up areas and the countryside, improving connectivity and access to green infrastructure, promoting wellbeing.
Housing	+	+	+	P	Development would provide approx. 150 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## CHICKERELL

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

WEY J					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Loss of the wildlife corridor which links Radipole Lake with the countryside to the north. Includes the Buckland Ripers Meadow SNCI and the 'other lowland meadows' priority habitat. Approx. 1.1km from the Chesil and the Fleet European site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	-	-	-	P	Dorset AONB is situated approx. 100m to the south.
Historic Environment	-	-	-	P	Approx. 30m from the Nottingham Conservation Area and 180m from the Chickerell Conservation Area.
Community	++	++	++	P	Development in this area would provide access to a primary and/or secondary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WEY L						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Approx. 1.1km from the Chesil and the Fleet European Site and SSSI, and approx. 300m from the Radipole Lake SSSI. Loss of the wildlife corridor which links Radipole Lake with the countryside to the north.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0		P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-		P	Adjacent to the Radipole Conservation Area.
Community	++	++	++		P	Development in this area would provide access to a primary and/or secondary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

WEY N						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Includes Chesil and the Fleet European site and SSSI, Crookhill Brick Pit SAC and SSSI, and saline lagoon priority habitat.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Partly within the Dorset AONB and East Devon and Dorset World Heritage Site.
Historic Environment	-	-	-		P	Approximately 50m from the Wyke Regis Conservation Area and 230m from the Chickerell Conservation Area.
Community	++	++	++		P	Development in this area would provide access to a primary and/or secondary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

### 03\_WEY: Adjacent to Budmouth College

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	This site is approx. 200m to the east of the Chesil and the Fleet SSSI and 410m to the west of the Chesil and the Fleet SPA, SAC and Ramsar.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within or adjacent to a flood zone.
Landscape	-	-	-	P	This site is approx. 470m to the east of the Dorset and East Devon World Heritage Site.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

04_WEY: West of Southill						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	This site is approx. 40m to the north the Radipole Lake SSSI. Development at this site will result in the loss of an ecological corridor.
Soil	0	0	0		P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development of this scale may result in significant increases in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0		P	This site is not within or adjacent to a flood zone.
Landscape	0	0	0		P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-		P	Approx. 20m to the southwest of the Radipole Conservation Area.
Community	+	+	+		P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++		P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

WEY15: Land West of Southill						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	This site is approx. 40m to the north the Radipole Lake SSSI. Development at this site will result in the loss of an ecological corridor.
Soil	0	0	0		P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0		P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0		P	This site is not within or adjacent to a flood zone.
Landscape	0	0	0		P	Not within or close to an AONB, world heritage site or greenbelt. No built development above the 30 metre contour, in order to preserve the existing skyline, and existing vegetation on the site will be retained.
Historic Environment	-	-	-		P	Approx. 20m to the southwest of the Radipole Conservation Area.
Community	++	++	++		P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. Development will seek to deliver transport, pedestrian and cycle improvements, improving connectivity, and access to open space, promoting wellbeing and healthy lifestyles.
Housing	+	+	+		P	Development would provide approx. 325 homes and an extra care facility of approx. 75 units.
Economy	0	0	0		P	Development would not provide employment land, transport or telecommunications infrastructure.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## PORTLAND

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

PORT A						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within the Isle of Portland to Studland Cliffs SAC and Isle of Portland SSSI, and East Weare Camp SNCI. Also within the Vegetated sea cliffs of the Atlantic and Baltic coasts priority habitat.
Soil	--	--	--		P	Within the Isle of Portland Regionally Important Geological Site and Isle of Portland SSSI, a SSSI of geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within an area affected by potential cliff top recession within 20 years.
Landscape	0	0	0		P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--		P	Includes the Scheduled Monument titled "Battery 200yds (180m) E of the Naval cemetery".
Community	0	0	0		P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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PORT B						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within the Isle of Portland SSSI, Verne Yeats SNCI and Portland Heights SNCI. Also includes the lowland calcareous grassland priority habitat. Adjacent to the Isle of Portland to Studland Cliffs SAC.
Soil	--	--	--		P	Within the Isle of Portland Regionally Important Geological Site and Isle of Portland SSSI, a SSSI of geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in an area at risk of coastal recession may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within an area affected by potential clifftop recession within 20 years.
Landscape	-	-	-		P	Approx. 90m to the east of the Dorset and East Devon Coast World Heritage Site.
Historic Environment	--	--	--		P	Approx. 50m to the west of the Scheduled Monument titled "The Verne Citadel "and 40m to the south of the Underhill Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

PORT C						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within the Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI, and Portland Heights SNCI. Also within the vegetated sea cliffs of the Atlantic and Baltic coasts priority habitat.
Soil	--	--	--		P	Within the Isle of Portland Regionally Important Geological Site and Isle of Portland SSSI, a SSSI of geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone and an area affected by potential cliff-top recession within 20 years.
Landscape	--	--	--		P	Within the Dorset and East Devon Coast World Heritage Site.
Historic Environment	-	-	-		P	Approx. 60m to the south of the Underhill Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

PORT D						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within the Isle of Portland SSSI and approx. 130m to the east of the Isle of Portland to Studland Cliffs SAC.
Soil	--	--	--		P	Within the Isle of Portland Regionally Important Geological Site and Isle of Portland SSSI, a SSSI of geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	-	-	-		P	Approx. 130m to the east of the Dorset and East Devon Coast World Heritage Site.
Historic Environment	--	--	--		P	Within the Portland (Easton) Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

PORT E						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within the Isle of Portland SSSI, Inmosthay Quarry SE SNCI and lowland calcareous grassland priority habitat.
Soil	--	--	--		P	Within the Isle of Portland Regionally Important Geological Site and Isle of Portland SSSI, a SSSI of geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	-	-	-		P	Approx. 430m to the east of the Dorset and East Devon Coast World Heritage Site.
Historic Environment	--	--	--		P	Within the Portland (Easton) Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

PORT F						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Isle of Portland SSSI approx. 70m to the south and Isle of Portland to Studland Cliffs SAC approx. 200m to the west of the area.
Soil	--	--	--		P	Within the Isle of Portland Regionally Important Geological Site and Isle of Portland SSSI, a SSSI of geological interest, approx. 70m to the south.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	-	-	-		P	Approx. 190m to the west of the Dorset and East Devon Coast World Heritage Site.
Historic Environment	--	--	--		P	Within the Grove Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

PORT G						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within the Isle of Portland to Studland Cliffs SAC and Isle of Portland SSSI. Also includes the semi-natural dry grasslands and scrubland facies on calcareous substrates [Festuco-Brometalia] priority habitat.
Soil	--	--	--		P	Within the Isle of Portland Regionally Important Geological Site and Isle of Portland SSSI, a SSSI of geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--		P	Within the Dorset and East Devon Coast World Heritage Site.
Historic Environment	-	-	-		P	Approx. 220m to the west of the Weston Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

PORT H						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	The Isle of Portland to Studland Cliffs SAC and Isle of Portland SSSI is located approx. 30m to the east of the site.
Soil	--	--	--		P	Within the Isle of Portland Regionally Important Geological Site and Isle of Portland SSSI, a SSSI of geological interest, is approx. 30m to the east of the site.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	-	-	-		P	Approx. 60m to the east of the Dorset and East Devon Coast World Heritage Site.
Historic Environment	--	--	--		P	Within the Weston Conservation Area
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.



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PORT I						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within the Isle of Portland SSSI, Bottom Combe Quarries SNCI, and lowland calcareous grassland priority habitat.
Soil	--	--	--		P	Within the Isle of Portland Regionally Important Geological Site and Isle of Portland SSSI, a SSSI of geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	-	-	-		P	Approx. 280m to the west of the Dorset and East Devon Coast World Heritage Site.
Historic Environment	--	--	--		P	Within the Weston Conservation Area. Scheduled Monument titled 'Rufus Castle' approx. 180m to the southeast.
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

PORT J						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within the Isle of Portland SSSI, Broadcroft Quarries SNCI and lowland calcareous grassland priority habitat. Approx. 380m to the west of the Isle of Portland to Studland Cliffs SAC.
Soil	--	--	--		P	Within the Isle of Portland Regionally Important Geological Site and Isle of Portland SSSI, a SSSI of geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within an area affected by potential cliff top recession within 20 years.
Landscape	-	-	-		P	Approx. 360m to the west of the Dorset and East Devon Coast World Heritage Site.
Historic Environment	-	-	-		P	Approx. 100m to the south of the Grove Conservation Area and approx. 150m to north of the Portland (Easton) Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

PORT K						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within the Southwell Lawnsheeds SNCI and other vegetated cliffs and lichen dominated cliffs priority habitat. Approx. 10m to the east of the Isle of Portland to Studland Cliffs SAC and Isle of Portland SSSI.
Soil	--	--	--		P	Within the Isle of Portland Regionally Important Geological Site and approx. 10m from the Isle of Portland SSSI, a SSSI of geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	-	-	-		P	Approx. 40m to the east of the Dorset and East Devon Coast World Heritage Site.
Historic Environment	-	-	-		P	Approx. 230m to the south of the Weston Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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PORT L						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Approx. 120m to the west of the Isle of Portland to Studland Cliffs SAC and Isle of Portland SSSI.
Soil	--	--	--		P	Within the Isle of Portland Regionally Important Geological Site and approx. 120m to the west of the Isle of Portland SSSI, a SSSI of geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	-	-	-		P	Approx. 120m to the east of the Dorset and East Devon Coast World Heritage Site.
Historic Environment	-	-	-		P	Approx. 100m to the south of the Weston Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

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PORT M						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	With the Southwell SNCI and lowland calcareous grassland priority habitat. Approx. 130m to the west of the Isle of Portland to Studland Cliffs SAC and Isle of Portland SSSI.
Soil	--	--	--		P	Within the Isle of Portland Regionally Important Geological Site and approx. 130m to the west of the Isle of Portland SSSI, a SSSI of geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	-	-	-		P	Approx. 60m to the east of the Dorset and East Devon Coast World Heritage Site.
Historic Environment	--	--	--		P	Approx. 20m to the north of the Scheduled Monument titled "Portland open fields".
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

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PORT N						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Includes the Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI and Portland Coastal Lawnsheeds SNCI. Also includes the lowland calcareous grassland priority habitat.
Soil	--	--	--		P	Within the Isle of Portland Regionally Important Geological Site and Isle of Portland SSSI, a SSSI of geological interest.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in an area at risk of coastal recession may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within an area affected by potential cliff top recession within 20 years.
Landscape	--	--	--		P	Within the Dorset and East Devon Coast World Heritage Site.
Historic Environment	--	--	--		P	Approx. 150m to the north of the Scheduled Monument titled "Portland open fields".
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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## STAGE 2: DEVELOPMENT OPTIONS

### 01\_PORT: Eastern end of Weston Street

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	This site is approx. 10m to the south of the Isle of Portland SSSI and 180m to the west of the Isle of Portland SAC.
Soil	--	--	--	P	Within the Isle of Portland Regionally Important Geological Site and approx. 10m to the south of the Isle of Portland SSSI, a SSSI of geological importance.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	-	-	-	P	Approx. 180m from the Dorset and East Devon World Heritage Site.
Historic Environment	-	-	-	P	Approx. 140m to the west of the Portland (Easton) Conservation Area and 270m to the west of the Scheduled Monument titled 'Rufus Castle'.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	0	0	0	P	Development at this scale is unlikely to make a significant contribution towards housing, affordable housing, or community facilities for present and future generations.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

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02_PORT: South of Southwell						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	This site is approx. 110m from the Isle of Portland SSSI and SAC. Adjacent to the Southwell SNCI.
Soil	--	--	--		P	Within the Isle of Portland Regionally Important Geological Site and approx. 110m to the east of the Isle of Portland SSSI, a SSSI of geological importance.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0		P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0		P	This site is not within close proximity to a flood zone.
Landscape	-	-	-		P	Approx. 180m from the Dorset and East Devon World Heritage Site.
Historic Environment	--	--	--		P	Approx. 10m to the north of the Scheduled Monument titled "Portland open fields".
Community	++	++	++		P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0		P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## CROSSWAYS

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

<b>CROS A</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour nutrients catchment and the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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CROS B					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Redbridge SNCI, Poole Harbour nutrients catchment and the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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CROS C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour nutrients catchment and the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases. Solar farm within this area.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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CROS D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Approx. 460m to the southwest of the Warmwell Heath SSSI, and within the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Scheduled Monument titled 'Earthwork in Bowley's Plantation' approx. 130m to the north of the site.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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CROS E						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within the Skippet Heath SNCI and wet heath priority habitat. Approx. 220m from the Warmwell Heath SSSI and approx. 280m (and therefore within 400m) from the Dorset Heaths SPA, SAC and Ramsar.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0		P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--		P	Scheduled Monument titled 'Earthwork in Bowley's Plantation' approx. 140m to the east of the site.
Community	0	0	0		P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

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CROS F					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour nutrients catchment and the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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CROS G					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour nutrients catchment and the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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CROS H						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Within the Poole Harbour nutrients catchments and 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar. River Frome SSSI is approx. 450m to the north of the site.
Soil	--	--	--		P	The northern and eastern parts of the area are classified as Grade 2 ('Very Good') agricultural land.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-		P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0		P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+		P	Development in this area would provide access to a primary or secondary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

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## STAGE 2: DEVELOPMENT OPTIONS

01_CROS: Woodsford Fields					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour nutrients catchment and within the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in significant increases in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

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## 02\_CROS: Land adj Deer Leap House

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour nutrients catchment and within the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in significant increases in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

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## 03\_CROS: South of Redbridge Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour nutrients catchment and within the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in significant increases in greenhouse gas emissions. Existing solar farm at this site which would be lost as a result of development.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

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## 04\_CROS: Land West of Crossways (Site 1)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour nutrients catchment and within the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Approx. 420m to the northwest of the Scheduled Monument titled "Earthwork in Bowley's Plantation".
Community	0	0	0	P	Within 45 mins of a Tier 1 or 2 settlement by public transport, enabling some accessibility to and connectivity with neighbourhood centres.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

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## 05\_CROS: Land West of Crossways (Site 2)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour nutrients catchment and within the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in significant increases in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

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## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

CRS4: Land West of Frome Valley Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Poole Harbour nutrients catchment and within the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. Development will provide cycle and pedestrian links to the existing facilities, improving connectivity.
Housing	0	0	0	P	Development would provide approx. 140 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

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CRS5: Land at Woodsford Fields					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Within the Poole Harbour nutrients catchment and within the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar. A SANG will be provided with the development.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 45 mins of a Tier 1 or 2 settlement by public transport. Development will provide pedestrian and cycle access to link to the existing network of routes, improving connectivity, and greenspace to encourage healthy lifestyles and wellbeing.
Housing	++	++	++	P	Development would provide approx. 275 homes and an extension to the existing primary school.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

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CRS6: Land to the west of Crossways					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Within the Poole Harbour nutrients catchment and within the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar. A SANG will be provided with the development.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	Approx. 420m northwest of Scheduled Monument titled "Earthwork in Bowley's Plantation". Policy requires the development to retain and enhance existing trees and hedgerows as part of the proposals, protecting the setting of the Scheduled Monument.
Community	++	++	++	P	Within 45 mins of a Tier 1 or 2 settlement by public transport. Policy will ensure development will improve connectivity by linking to the existing network of footpaths and provide open space, encouraging healthy lifestyles and wellbeing.
Housing	+	+	+	P	Development would provide approx. 150 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.



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## CRS7: Land adjacent to Deer Leap House

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Within the Poole Harbour nutrients catchment and within the 400m to 5km zone from the Dorset Heaths SAC, SPA and Ramsar. A SANG will be provided with the development.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	Approx. 420m northwest of Scheduled Monument titled "Earthwork in Bowley's Plantation". Policy requires the development to retain and enhance existing trees and hedgerows as part of the proposals, protecting the setting of the Scheduled Monument.
Community	++	++	++	P	Within 45 mins of a Tier 1 or 2 settlement by public transport. Development will provide safe and convenient cycle and pedestrian links with the train station, and open space encouraging wellbeing and healthy lifestyles.
Housing	0	0	0	P	Development would provide approx. 40 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

## Northern Dorset Functional Area

### CARE FACILITIES WITHIN NORTH DORSET

#### NORD1: Care Facilities within Northern Dorset

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The care facility is unlikely to result in appreciable impacts upon habitats and species considering the wildlife designations in the areas surrounding Gillingham and Shaftesbury.
Soil	-	-	-	P	There is the potential for the area of high grade agricultural land to the south of Shaftesbury to be lost as a result of development.
Water	0	0	0	P	Care facilities in an accessible location are unlikely to appreciably affect the ecological and chemical water quality
Air	+	+	+	P	The policy requires the care facility to be in an accessible location, reducing travel by motor vehicles, helping to improve air quality.
Climate Change	+	+	+	P	The policy requires the care facility to be in an accessible location, reducing travel by motor vehicles which in turn will decrease greenhouse gas emissions and help to mitigate against future climate change.
Flooding & Coastal Change	0	0	0	P	Care facilities in an accessible location are unlikely to affect exposure to flooding or coastal change.
Landscape	-	-	-	P	The care facility has the potential to affect the Cranborne Chase AONB which surrounds the northern, eastern and southern side of Shaftesbury.
Historic Environment	-	-	-	P	Given the heritage sensitivity of those areas surrounding Gillingham and Shaftesbury, the care facilities may affect the historic features or their setting
Community	0	0	0	P	The care facility will be located in an area to enable accessibility to
Housing	++	++	++	P	This policy will provide extra care units including affordable care units, key worker affordable housing, community space and a nursing home.
Economy	+	+	+	P	This policy will support the care industry in Dorset.

### GILLINGHAM

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 1: GENERAL DIRECTIONS FOR GROWTH

<b>GILL A</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	This area is within a Zone 3 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Colesbrook Conservation Area and Scheduled Monuments "Remains of East Haines House and the adjacent section of the deer park pale" approximately 200m to the south of the site.
Community	+	+	+	P	Development in this area would provide access to Gillingham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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<b>GILL B</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	This area is within a Zone 3 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Scheduled Monuments "Remains of East Haimes House and the adjacent section of the deer park pale" at the site and "King's Court Palace moated site" approx. 150m to the south of the site.
Community	++	++	++	P	Development in this area would provide access to Gillingham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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<b>GILL C</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	This area is within a Zone 3 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Scheduled Monuments titled "King's Court Palace moated site" located adjacent and to the south of the site and "Remains of East Haines House and the adjacent section of the deer park pale" approx. 460m to the south of the site.
Community	+	+	+	P	Development in this area would provide access to Gillingham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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<b>GILL D</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to Gillingham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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<b>GILL E</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	-	-	-	P	A small area is within a Zone 2 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to Gillingham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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<b>GILL F</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	This area is within a Zone 3 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to Gillingham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



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<b>GILL G</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	A small part of this area is within a Zone 3 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	The Gillingham Conservation Area located approx. 150m to the north of the site.
Community	++	++	++	P	Development in this area would provide access to Gillingham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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<b>GILL H</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Area includes the other lowland meadows priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	This area is within a Zone 3 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Wyke Conservation Area.
Community	+	+	+	P	Development in this area would provide access to Gillingham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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<b>GILL I</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	A small part of this area is within a Zone 3 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Wyke Conservation Area and Milton on Stour Conservation Area.
Community	+	+	+	P	Development in this area would provide access to Gillingham within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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<b>GILL J</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases. Development in a potential future flood zone may reduce resilience to climate change.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the south of the site. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Colesbrook Conservation Area is approx. 100m to the east of the site and Milton on Stour Conservation Area located approx. 160m to the north of the site.
Community	++	++	++	P	Development in this area would provide access to Gillingham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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<b>GILL K</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	A small part of this area is within a Zone 3 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Colesbrook Conservation Area.
Community	++	++	++	P	Development in this area would provide access to Gillingham within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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## STAGE 2: DEVELOPMENT OPTIONS

01_GILL: West of Peacemarsh, Gillingham					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in an increase in greenhouse gas emissions. Development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Development is within a zone 3 flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Adjacent to the Wyke Conservation Area and approx. 240m from the Milton on Stour Conservation Area.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

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02_GILL: Common Mead Lane					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	The Wyke Conservation Area is approx. 170m from the site.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	0	0	0	P	Development at this scale is unlikely to provide a significant amount of housing, including affordable housing, or community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

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## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

<b>GILL3: Land at Common Mead Lane</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	The Wyke Conservation Area is approx. 170m from the site. Tree planting will be provided on the northern boundary to screening views from the Conservation Area.
Community	++	++	++	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. Allotments, sports pitches and public open space/play facilities will be incorporated into the development, encouraging healthy lifestyles and wellbeing.
Housing	0	0	0	P	Development would provide approx. 70 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

### Optional Urban Extension: West of Peacemarsh, Gillingham



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Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in an increase in greenhouse gas emissions. Development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Development is within a zone 3 flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	Adjacent to the Wyke Conservation Area and approx. 240m from the Milton on Stour Conservation Area. Development would be required to deliver mitigation against the impacts upon the Conservation Areas.
Community	++	++	++	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. Development would deliver open space, sports pitches and allotments, encouraging healthy lifestyles and wellbeing, and will improve connectivity to encourage a more inclusive society.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing and extra care facilities, to meet the needs of present and future generations and community facilities, and a school.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

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## SHAFTESBURY

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

SHAF A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the River Avon catchment.
Soil	--	--	--	P	Within Grade 2 ('very good') agricultural land.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	--	--	--	P	Within the Cranborne Chase AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to Shaftesbury within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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SHAF B					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the River Avon catchment.
Soil	--	--	--	P	Within Grade 2 ('very good') agricultural land.
Water	-	-	-	P	Within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	-	-	-	P	Approx. 130m to the west of the Cranborne Chase AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to Shaftesbury within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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SHAF C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the River Avon catchment.
Soil	--	--	--	P	Within Grade 2 ('very good') agricultural land.
Water	--	--	--	P	Within a Zone 1 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	-	-	-	P	Approx. 440m to the north of the Cranborne Chase AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to Shaftesbury within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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SHAF D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the River Avon catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Approx. 20m from the Shaftesbury Conservation Area. Scheduled Monument titled 'Fishponds S of Layton Lane' approx. 300m to the north of the site.
Community	++	++	++	P	Development in this area would provide access to Shaftesbury within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

SHAF E					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The Breach Fields SSSI is approx. 230m to the west of the site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Shaftesbury Conservation Area. Scheduled Monuments, including 'Site of St John's Church' approx. 270m to the north, 'Shaftesbury Abbey' approx. 340m to the north, and 'Abbey precinct wall on Gold Hill' approx. 350m to the north.
Community	+	+	+	P	Development in this area would provide access to Shaftesbury within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

SHAF F					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the Breach Fields SSSI, Breach Fields South SNCI, and the other lowland meadows priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Scheduled Monuments including 'Medieval fortified house at Castle Hill' approx. 240m to the east and 'Site of St John's Church' approx. 270m to the east.
Community	+	+	+	P	Development in this area would provide access to Shaftesbury within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

SHAF G					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the Breach Fields SSSI, Long Fields SNCI and other lowland meadows priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Shaftesbury Conservation Area. Scheduled Monuments including 'Medieval fortified house at Castle Hill' approx. 70m to the east and 'Late Saxon urban area E of Castle Hill' approx. 200m to the east.
Community	+	+	+	P	Development in this area would provide access to Shaftesbury within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

SHAF H					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The Breach Fields SSSI is approx. 200m to the north of the site, and the 'other lowland meadows' and 'other purple moor grass and rush pastures [Molinia-Juncus]' priority habitats.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Shaftesbury Conservation Area. Scheduled Monuments including 'Medieval fortified house at Castle Hill' approx. 440m to the south and 'Late Saxon urban area E of Castle Hill' approx. 460m to the south.
Community	+	+	+	P	Development in this area would provide access to Shaftesbury within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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SHAF I					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the SNCIs Quoits/Lady's Copse, Fishy Mead, Fishy Mead Copse, Pensbury Meadows, Brickell's Copse Meadow, Brickell's Copse, and Kingsettle Wood, and a series of priority habitats. Within the River Avon catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	--	--	--	P	Within the Cranborne Chase AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to Shaftesbury within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

SHAF J					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the River Avon catchment.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	--	--	--	P	Within the Cranborne Chase AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to Shaftesbury within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

01_SHAF: Land north of Mampitts Lane					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the River Avon catchment.
Soil	--	--	--	P	Within Grade 2 ('very good') agricultural land.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in an increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	-	-	-	P	Adjacent to the Cranborne Chase and West Wiltshire AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

02_SHAF: Land south of Mampitts Lane and north of Salisbury Road (A30)					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the River Avon catchment.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	-	-	-	P	Approx. 90m from the Cranborne Chase and West Wiltshire AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## SHERBORNE

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

SHER A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the hydrological catchment of the Somerset Levels European Site.
Soil	-	-	-	P	Approx. 480m from the Frogdon Quarry SSSI, a SSSI of geological interest
Water	-	-	-	P	Partly within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Approx. 240m to the east of the Sherborne Conservation Area. The Scheduled Monuments titled "Sherborne Old Castle" and "Roman site by Pinford Lane" are approx. 390m and 370m to the south of the site respectively.
Community	++	++	++	P	Development in this area would provide access to Sherborne within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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Dorset Council Local Plan

SHER B					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Sherborne Park SNCI and hydrological catchment of the Somerset Levels European Site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	--	--	--	P	Partly within a Zone 1 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	The site is within a Zone 3 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Scheduled Monuments titled "Sherborne Old Castle" and "Roman site by Pinford Lane", Sherborne Conservation Area, and the Sherborne Castle Historic Park and Garden.
Community	++	++	++	P	Development in this area would provide access to Sherborne within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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SHER C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Terrace Meadow SNCI and lowland calcareous grassland priority habitat and hydrological catchment of the Somerset Levels European Site.
Soil	--	--	--	P	Area includes the contaminated land at the Former Sherborne Landfill Site at West Mill Lane.
Water	-	-	-	P	Partly within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	The site is within a Zone 3 Flood Zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Sherborne Castle Historic Park and Garden and approx. 120m to the south of the Sherborne Conservation Area.
Community	++	++	++	P	Development in this area would provide access to Sherborne within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



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SHER D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the hydrological catchment of the Somerset Levels European Site.
Soil	-	-	-	P	250m to the north of the contaminated land at the Former Sherborne Landfill Site at West Mill Lane.
Water	-	-	-	P	Partly within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	0	0	-	P	The site is 10m from the Zone 3 Flood Zone. Potential long term impact as the impacts of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Adjacent and to the west of the Sherborne Conservation Area
Community	+	+	+	P	Development in this area would provide access to Sherborne within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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SHER E					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the hydrological catchment of the Somerset Levels European Site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Partly within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to Sherborne within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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SHER F					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the hydrological catchment of the Somerset Levels European Site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Partly within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to Sherborne within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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SHER G					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Castleton SNCI and other lowland meadows priority habitat and the hydrological catchment of the Somerset Levels European Site.
Soil	--	--	--	P	Within the Sandford Lane Quarry SSSI, a SSSI of geological interest and the Regionally Important Geological site at Quarr Lane.
Water	-	-	-	P	Partly within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Approx. 50m to the north of Sherborne Conservation Area.
Community	++	++	++	P	Development in this area would provide access to Sherborne within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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SHER H					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the hydrological catchment of the Somerset Levels European Site.
Soil	-	-	-	P	Approx. 30m to the north of the Regionally Important Geological site at Quarr Lane
Water	-	-	-	P	Within a Zone 3 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to Sherborne within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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YEO A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the hydrological catchment of the Somerset Levels European Site.
Soil	--	--	--	P	Development would result in the loss of high grade agricultural land.
Water	-	-	-	P	Within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	0	0	-	P	The site is adjacent to a Zone 3 Flood Zone. Potential long term impact as the impacts of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to Yeovil within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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YEO B					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 40m from the Babylon Hill SSSI and within the hydrological catchment of the Somerset Levels European Site.
Soil	--	--	--	P	Development would result in the loss of high grade agricultural land.
Water	-	-	-	P	Within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	0	0	-	P	The site is adjacent to a Zone 3 Flood Zone. Potential long term impact as the impacts of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Approx. 490m from the Scheduled Monument titled 'Roman temporary camp at East Farm'.
Community	++	++	++	P	Development in this area would provide access to Yeovil within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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YEO C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the Babylon Hill SSSI and within the hydrological catchment of the Somerset Levels European Site.
Soil	0	0	0	P	Unlikely to affect soil quality.
Water	0	0	0	P	Unlikely to affect water quality.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	0	0	-	P	The site is adjacent to a Zone 3 Flood Zone. Potential long term impact as the impacts of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to Yeovil within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

01_SHER: East of Castle Town Way					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the hydrological catchment of the Somerset Levels European Site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in significant increases in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 02\_SHER: West of Sherborne (south of Bradford Road)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the hydrological catchment of the Somerset Levels European Site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in significant increases in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 03\_SHER: West of Sherborne (north of Bradford Road)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the hydrological catchment of the Somerset Levels European Site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

04_SHER: Barton Farm Extension					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the hydrological catchment of the Somerset Levels European Site.
Soil	--	--	--	P	This site is approx. 250m to the south of the Sandford Lane Quarry SSSI, a SSSI of geological importance.
Water	-	-	-	P	Within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale may result in significant increases in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Approx. 200m to the northwest of the Sherborne Conservation Area.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 01\_YEO: East of Yeovil (within Bradford Abbas)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 40m from the Babylon Hill SSSI and within the hydrological catchment of the Somerset Levels European Site.
Soil	--	--	--	P	Development would result in the loss of high grade agricultural land.
Water	-	-	-	P	Within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development of this scale may result in significant increases in greenhouse gas emissions and development in a potential future flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	0	0	-	P	The site is adjacent to a Zone 3 Flood Zone. Potential long term impact as the impacts of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Approx. 490m from the Scheduled Monument titled 'Roman temporary camp at East Farm'.
Community	++	++	++	P	Development in this area would provide access to Yeovil within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	++	++	++	P	Development at this scale is likely to provide a significant amount of housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Development at this scale has greater potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

SHER4: Barton Farm Extension					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the hydrological catchment of the Somerset Levels European Site.
Soil	0	0	0	P	This site is approx. 250m to the south of the Sandford Lane Quarry SSSI, a SSSI of geological importance. Development is considered unlikely to affect the SSSI given the distance from the site.
Water	0	0	0	P	Within a Zone 2 Groundwater Source Protection Zone. In light of the residential nature of the proposed development, impacts upon drinking water supply are considered unlikely.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	Approx. 200m to the northwest of the Sherborne Conservation Area. Development will include sufficient landscaping to reduce impact on views from the south, helping to prevent adverse impacts upon the setting of the conservation area.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport, and improved pedestrian and cycle links, improving accessibility and connectivity and encouraging social interaction.
Housing	0	0	0	P	Development would provide approx. 470 homes.
Economy	+	+	+	P	Development will deliver a new road linking the A30 with the B3148 Marston Road and further junction improvements, providing the infrastructure to support business growth and innovation.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## SHER5: Land north of Bradford Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the hydrological catchment of the Somerset Levels European Site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Within a Zone 2 Groundwater Source Protection Zone. In light of the residential nature of the proposed development, impacts upon drinking water supply are considered unlikely.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. Development will provide pedestrian and cycle links to the town, improving accessibility and connectivity.
Housing	0	0	0	P	Development would provide approx. 220 homes.
Economy	+	+	+	P	Development would provide new junction on the A30 with a connection made through the development and to Bradford Road, and junction improvements, providing the infrastructure to support the growth of local businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## SHER6: Land south of Bradford Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the hydrological catchment of the Somerset Levels European Site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	-	-	-	P	Within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. Development will provide pedestrian and cycle links to the town, improving accessibility and connectivity, and allotments.
Housing	++	++	++	P	Development would provide approx. 490 homes and a primary school.
Economy	++	++	++	P	Development would provide at least 5ha of employment land.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STALBRIDGE

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

STAL A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Stalbridge Conservation Area. Approx. 230m from the Scheduled Monument titled 'Medieval standing cross near the junction of the High Street and Gold Street, 240m south east of St Mary's Church'.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STAL B					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Stalbridge SNCI and reedbeds priority habitat
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STAL C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases. Development in a potential future flood zone may reduce resilience to climate change.
Flooding & Coastal Change	0	0	-	P	Zone 2 Flood Zone approx. 10m to the east of the area. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Approx. 210m to the south of the Stalbridge Conservation Area.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STAL D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Stalbridge Conservation Area.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STAL E					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Stalbridge Conservation Area. Approx. 330m from the Scheduled Monument titled 'Medieval standing cross near the junction of the High Street and Gold Street, 240m south east of St Mary's Church'.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

01_STAL: South of Station Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within the site and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

02_STAL: South of Lower Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	The Stalbridge Conservation Area is approx. 220m from the site.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

STAL3: Land to the south of Station Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	There are no heritage assets within the site and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes. Development will improve links with green infrastructure, encouraging healthy lifestyles and wellbeing.
Housing	+	+	+	P	Development would provide approx. 280 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAL5: Land to the south of Lower Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	0	0	0	P	The Stalbridge Conservation Area is approx. 220m from the site. Development will integrate with the existing built-up area of Stalbridge, helping to prevent impacts upon the setting and experience of the conservation area.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport and a pedestrian link to Stalbridge town centre, with this connectivity encouraging social interaction.
Housing	0	0	0	P	Development would provide approx. 120 homes.
Economy	0	0	0	P	Development would not provide employment land, transport or telecommunications infrastructure.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STURMINSTER NEWTON

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

STNW A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Approx. 40m to the south of the Hinton St Mary Conservation Area and approx. 410m to the south of the Scheduled Monument titled 'Remains of Roman building'.
Community	+	+	+	P	Development in this area would provide access to Sturminster Newton within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STNW B					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Piddles Wood SSSI located approx. 410m to the south of the site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a zone 3 flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Approx. 140m to the east of the Sturminster Newton Conservation Area.
Community	+	+	+	P	Development in this area would provide access to Sturminster Newton within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STNW C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Piddles Wood SSSI located approx. 410m to the south of the site.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a zone 3 flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Sturminster Newton Conservation Area and approx. 150m to the north of the Scheduled Monument titled 'Sturminster Castle'.
Community	+	+	+	P	Development in this area would provide access to Sturminster Newton within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STNW D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Piddles Wood SSSI located approx. 270m to the south of the site. The area includes The Coombes SNCI and the other lowland mixed deciduous woodland priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Sturminster Newton Conservation Area and approx. 50m to the south of the Scheduled Monument titled 'Sturminster Castle'.
Community	++	++	++	P	Development in this area would provide access to Sturminster Newton within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STNW E					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a zone 3 flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Approx. 80m to the west of the Sturminster Newton Conservation Area and approx. 430m to the west of the Scheduled Monument titled 'Sturminster Castle'.
Community	++	++	++	P	Development in this area would provide access to Sturminster Newton within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STNW F					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a zone 3 flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Sturminster Newton Conservation Area and approx. 370m to the north of the Scheduled Monument titled 'Sturminster Castle'.
Community	++	++	++	P	Development in this area would provide access to Sturminster Newton within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STNW G					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a zone 3 flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Sturminster Newton Conservation Area and approx. 150m to the north of the Scheduled Monument titled 'Sturminster Castle'.
Community	+	+	+	P	Development in this area would provide access to Sturminster Newton within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STNW H					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	--	--	--	P	Within the 'Sturminster Newton railway cutting' Regionally Important Geological Site.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a zone 3 flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	--	--	--	P	Within the Sturminster Newton Conservation Area
Community	+	+	+	P	Development in this area would provide access to Sturminster Newton within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

STNW I					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Within the Twinwood Coppice SNCI and other lowland mixed deciduous woodland priority habitat.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a zone 3 flood zone.
Landscape	0	0	0	P	Not within or close to an AONB, world heritage site or greenbelt.
Historic Environment	-	-	-	P	Approx. 50m to the south of the Hinton St Mary Conservation Area and approx. 250m to the south of the Scheduled Monument titled 'Remains of Roman building'.
Community	+	+	+	P	Development in this area would provide access to Sturminster Newton within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## Western Dorset Functional Area

### BEAMINSTER

#### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

BEAM A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases. Development in a potential future flood zone may reduce resilience to climate change.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent to the area. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	--	--	--	P	Adjacent to the Beaminster Conservation Area and within the Historic Park and Garden at Beaminster Manor.
Community	++	++	++	P	Development in this area would provide access to Beaminster within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

BEAM B						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Within the Scite/Great Westwood Coppices SNCI and the other lowland mixed deciduous woodland priority habitat.
Soil	0	0	0		P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	This area is within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Within the Dorset AONB.
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++		P	Development in this area would provide access to Beaminster within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

BEAM C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Approx. 10m from the Beaminster Conservation Area.
Community	++	++	++	P	Development in this area would provide access to Beaminster within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

BEAM D						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Within the Whitcombe Farm SNCI and the other lowland dry acid grassland priority habitat.
Soil	--	--	--		P	The southern part of the area are classified as Grade 2 ('Very Good') agricultural land.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	This area is within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Within the Dorset AONB.
Historic Environment	-	-	-		P	Approx. 10m from the Beaminster Conservation Area.
Community	++	++	++		P	Development in this area would provide access to Beaminster within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

BEAM E						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Within the Edmund Coombe Coppice SNCI and other lowland mixed deciduous woodland priority habitat.
Soil	--	--	--		P	The southern part of the area are classified as Grade 2 ('Very Good') agricultural land.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	This area is within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Within the Dorset AONB.
Historic Environment	--	--	--		P	Within the Beaminster Conservation Area and Historic Park and Garden at Parnham House.
Community	++	++	++		P	Development in this area would provide access to Beaminster within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

BEAM F					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Approx. 220m to the west of the Beaminster Conservation Area.
Community	++	++	++	P	Development in this area would provide access to Beaminster within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

BEAM G					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to Beaminster within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

BEAM H					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	This area is within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to Beaminster within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>BEAM I</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to Beaminster within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

01_BEAM: West of Tunnel Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Approx. 180m from the Beaminster Conservation Area.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

02_BEAM: Lane End Farm					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	0	0	0	P	Development at this scale is unlikely to make a significant contribution towards housing, affordable housing, or community facilities for present and future generations.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 03\_BEAM: Cherry Cottage Farm (Site 3)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions. Development in a potential future flood zone may reduce resilience to climate change.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the south of the area. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to a Tier 1 or 2 settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

04_BEAM: Land at Hollymoor Lane					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions. Development in a potential future flood zone may reduce resilience to climate change.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the south of the area. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	--	--	--	P	A small area on the western site boundary is within the Beaminster Conservation Area.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

05_BEAM: East of Whitcombe Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Approx. 250m from the Beaminster Conservation Area.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	0	0	0	P	Development at this scale is unlikely to make a significant contribution towards housing, affordable housing, or community facilities for present and future generations.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.



# Sustainability Appraisal: Appendix Options Stage

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## 06\_BEAM: South of Broadwindsor Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Approx. 120m from the Beaminster Conservation Area.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

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## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

### BEAM3: Land to the West of Tunnel Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	0	0	0	P	Within the Dorset AONB. However, development should retain and enhance the existing hedgerows, providing visual screening and reducing the potential landscape impacts.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. Development will provide pedestrian/cycle link to the town, improving accessibility and connectivity.
Housing	0	0	0	P	Development will provide approx. 120 homes, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development will not provide employment land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

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## BEAM4: Land to the South of Broadwindsor Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within or adjacent to a flood zone.
Landscape	0	0	0	P	Within the Dorset AONB. However, development should be focused on the northern part of the site and will provide structural planting along boundaries, reducing the visual impact of the development.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport and will deliver a pedestrian/cycle link to the town centre. This accessibility and connectivity will encourage social interaction and a more inclusive society, preventing rural isolation.
Housing	0	0	0	P	Allocation will not provide housing.
Economy	+	+	+	P	Development will provide 3.8ha of employment land, supplying land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## BRIDPORT

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

BRID A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	--	--	--	P	Within Grade 1 ('Excellent') grade agricultural land.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	--	--	--	P	Within the Bradpole Conservation Area.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

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# Sustainability Appraisal: Appendix Options Stage

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BRID B						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT	P/T		
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.	
Soil	--	--	--	P	Within Grade 2 ('Very Good') grade agricultural land.	
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.	
Air	-	-	-	P	Approx. 410m from the monitoring points at East Street, Bridport, where the objective concentration for nitrogen dioxide was exceeded in 2017.	
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.	
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.	
Landscape	--	--	--	P	Within the Dorset AONB.	
Historic Environment	-	-	-	P	Approx. 190m to the west of the Bridport Conservation Area.	
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.	
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.	
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.	

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

BRID C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	--	--	--	P	Within Grade 2 ('Very Good') grade agricultural land.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	-	-	-	P	Approx. 610m from the monitoring points at East Street, Bridport, where the objective concentration for nitrogen dioxide was exceeded in 2017.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Approx. 170m to the west of the Bradpole Conservation Area.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

BRID D						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Within the Walditch Meadow SNCI.
Soil	--	--	--		P	Within Grade 2 ('Very Good') grade agricultural land.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	-	-	-		P	Approx. 130m from the monitoring points at East Street, Bridport, where the objective concentration for nitrogen dioxide was exceeded in 2017.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Within the Dorset AONB.
Historic Environment	--	--	--		P	Within the Walditch Conservation Area, Bridport Conservation Area, and Bothenhampton Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

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BRID E						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Within the Wanderwell Quarry SNCI and other lowland mixed deciduous woodland priority habitat.
Soil	--	--	--		P	Within the Regionally Important Geological Site at 'Wanderwell Quarry'.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Within the Dorset AONB.
Historic Environment	--	--	--		P	Within the Bothenhampton Conservation Area.
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

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BRID F					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Approx. 40m to the north of the Chesil and the Fleet SAC and the West Dorset Coast SSSI.
Soil	-	-	-	P	Approx. 40m to the north of the West Dorset Coast SSSI, a SSSI of geological importance.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Approx. 60m to the east of the West Bay Conservation Area.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>BRID G</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the Sidmouth to West Bay SAC, West Dorset Coast SSSI, and the West Bay SNCI and Cowleaze Farm SNCI. Also includes the vegetated sea cliffs of the Atlantic and Baltic coasts priority habitat.
Soil	--	--	--	P	Within the West Dorset Coast SSSI, a SSSI of geological importance.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within an area affected by potential cliff top recession within 20 years.
Landscape	--	--	--	P	Within the Dorset AONB and approx. 50m to the north of the Dorset And East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

<b>BRID H</b>					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	--	--	--	P	Within Grade 2 ('Very Good') grade agricultural land.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Approx. 180m to the north of the Eype Conservation Area.
Community	++	++	++	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

BRID I					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	--	--	--	P	Within Grade 2 ('Very Good') grade agricultural land.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Approx. 200m to the north of the Eype Conservation Area.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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BRID J					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	--	--	--	P	Within Grade 2 ('Very Good') grade agricultural land.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Approx. 100m to the east of the Symondsburry Conservation Area and 130m to the west of the Bridport Conservation Area.
Community	+	+	+	P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

BRID K						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Within the Pymore Mill SNCI.
Soil	--	--	--		P	Within Grade 1 ('Excellent') grade agricultural land.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within a Zone 3 Flood Zone.
Landscape	--	--	--		P	Within the Dorset AONB.
Historic Environment	0	0	0		P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+		P	Development in this area would provide access to a primary, secondary or tertiary settlement within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## STAGE 2: DEVELOPMENT OPTIONS

01_BRID: East of Dottery Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	--	--	--	P	Within Grade 1 ('Excellent') grade agricultural land.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions. Development in a potential future flood zone may reduce resilience to climate change.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the south of the area. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Approx. 90m to the north of the Bridport Conservation Area.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.



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02_BRID: Land north of Gore Lane					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	--	--	--	P	Within Grade 1 ('Excellent') grade agricultural land.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	--	--	--	P	Approx. 20m to the north of the Bridport Conservation Area and 160m to the north of the Scheduled Monument titled 'Bowl barrow 200m north east of Holy Trinity Church'.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 03\_BRID: Home Farm, Bridport, Bradpole

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	--	--	--	P	Within Grade 2 ('Very Good') grade agricultural land.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	-	-	-	P	Approx. 900m from the monitoring points at East Road, Bridport, where the objective concentration for nitrogen dioxide was exceeded in 2017.
Climate Change	-	-	-	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions. Development in a flood zone may reduce resilience to climate change.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Adjacent to the Bridport Conservation Area and approx. 320m to the south of the Scheduled Monument titled 'Bowl barrow 200m north east of Holy Trinity Church'.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 04\_BRID: Land adj Happy Island Way

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	--	--	--	P	Within Grade 2 ('Very Good') grade agricultural land.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	-	-	-	P	Approx. 400m from the monitoring points at East Road, Bridport, where the objective concentration for nitrogen dioxide was exceeded in 2017.
Climate Change	-	-	-	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions. Development in a flood zone may reduce resilience to climate change.
Flooding & Coastal Change	--	--	--	P	A small area on the western boundary of the site is within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	-	-	-	P	Approx. 220m from the Bridport Conservation Area.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

05_BRID: Wych Farm (north)					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Approx. 380m from the West Dorset Coast SSSI. Adjacent to the Wanderwell Quarry SNCI.
Soil	-	-	-		Adjacent to the local geological site titled 'Wanderwell Quarry'.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions. Development in a potential future flood zone may reduce resilience to climate change.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the south of the area. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 06\_BRID: Land off Broad Lane (east of Watton Lane)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	--	--	--	P	Within Grade 2 ('Very Good') grade agricultural land.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions. Development in a potential future flood zone may reduce resilience to climate change.
Flooding & Coastal Change	0	0	-	P	Zone 3 Flood Zone adjacent and to the south of the area. Potential long term impact as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## 07\_BRID: Land off Broad Lane (west of Watton Lane)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Development at this site is unlikely to result in the loss of more productive agricultural land or result in an appreciable impact upon areas of geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within or adjacent to a flood zone.
Landscape	--	--	--	P	Within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 30 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Development at this scale will provide housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

### BRID5: Bridport Gateway Care Village

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to affect priority habitats, wildlife designations or wildlife corridors.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its immediate surroundings.
Climate Change	-	-	-	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions. Development in a flood zone will reduce resilience to climate change.
Flooding & Coastal Change	--	--	--	P	The site is within a Zone 3 ('high risk') flood zone.
Landscape	0	0	0	P	The site is within the Dorset AONB. However, the policy requires the development to provide an attractive gateway to the town centre and respect the historic character of Bridport and therefore significant landscape impacts are considered unlikely.
Historic Environment	0	0	0	P	Whilst the site is in close proximity to the Bridport Conservation Area and associated listed buildings, the policy requires the future development to consider the impact upon the historic character of Bridport.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	The care village would provide a community facility in a sustainable location and 25 affordable housing units.
Economy	+	+	+	P	Development would provide some land to support the growth, innovation and productivity of businesses in the care sector.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

## LYME REGIS

### STAGE 1: GENERAL DIRECTIONS FOR GROWTH

LYME A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Within the West Bay to Sidmouth SAC, South Dorset Coast SSSI, and Spittles Lane Meadow SNCI. Also within the other lowland meadows and vegetated sea cliffs of the Atlantic and Baltic coasts priority habitats.
Soil	--	--	--	P	Within the South Dorset Coast SSSI, a SSSI of geological importance.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases. Development in an area of cliff top recession may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within an area affected by potential cliff top recession within 20 years.
Landscape	--	--	--	P	Within the Dorset AONB and the Dorset And East Devon Coast World Heritage Site.
Historic Environment	-	-	-	P	Approx. 40m to the east of the Lyme Regis Conservation Area.
Community	++	++	++	P	Development in this area would provide access to Lyme Regis within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.



# Sustainability Appraisal: Appendix Options Stage

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# Sustainability Appraisal: Appendix Options Stage

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LYME B					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Approx. 350m to the north of the West Bay to Sidmouth SAC and South Dorset Coast SSSI.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Dorset AONB and approx. 400m to the north of the Dorset And East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Development in this area would provide access to Lyme Regis within 30 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

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LYME C					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Approx. 390m to the west of the South Dorset Coast SSSI and approx. 440m to the west of the West Bay to Sidmouth SAC.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--	P	Development may result in an increase in the emission of greenhouse gases and development in a flood zone may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--	P	Within a Zone 3 Flood Zone.
Landscape	--	--	--	P	Within the Dorset AONB and approx. 440m to the west of the Dorset And East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to Lyme Regis within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LYME D					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Approx. 430m to the west of the West Dorset Coast SSSI and approx. 460m to the west of the West Bay to Sidmouth SAC.
Soil	0	0	0	P	Will not result in the loss of more productive agricultural land or appreciable impacts upon areas of geological conservation.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development may result in an increase in the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The site is not within a flood zone or at risk of coastal change.
Landscape	--	--	--	P	Within the Dorset AONB and approx. 460m to the north of the Dorset And East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to Lyme Regis within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+	P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+	P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

Dorset Council Local Plan

LYME E						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Within the West Bay to Sidmouth SAC and West Dorset Coast SSSI. Also within the vegetated sea cliffs of the Atlantic and Baltic coasts priority habitat.
Soil	--	--	--		P	Within the West Dorset Coast SSSI, a SSSI of geological importance.
Water	0	0	0		P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0		P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	--	--	--		P	Development may result in an increase in the emission of greenhouse gases. Development in an area of clifftop recession may reduce resilience to future climatic conditions.
Flooding & Coastal Change	--	--	--		P	Within an area affected by potential clifftop recession within 20 years.
Landscape	--	--	--		P	Within the Dorset AONB and the Dorset And East Devon Coast World Heritage Site.
Historic Environment	-	-	-		P	Approx. 150m to the west of the Lyme Regis Conservation Area.
Community	++	++	++		P	Development in this area would provide access to Lyme Regis within 15 minutes by public transport, with this connectivity encouraging social interaction, a more inclusive society and preventing rural isolation.
Housing	+	+	+		P	Potential to supply housing, including affordable housing, to meet the needs of present and future generations and community facilities.
Economy	+	+	+		P	Potential to provide land and infrastructure to support businesses.

# Sustainability Appraisal: Appendix Options Stage

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## STAGE 2: DEVELOPMENT OPTIONS

01_LYME: North of Lyme Regis					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	This site is approx. 390m to the west of the West Dorset Coast SSSI and 460m to the west of the Sidmouth to West Bay SAC.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone or area of coastal change.
Landscape	--	--	--	P	This site is within the Dorset AONB and approx. 150m from the Dorset and East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	0	0	0	P	Development at this scale is unlikely to make a significant contribution towards housing, affordable housing, or community facilities for present and future generations.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

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## 02\_LYME: West of Woodberry Down

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	This site is approx. 440m to the north of the West Dorset Coast SSSI and 430m to the north of the Sidmouth to West Bay SAC.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone or area of coastal change.
Landscape	--	--	--	P	This site is within the Dorset AONB and approx. 430m from the Dorset and East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	+	+	+	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	0	0	0	P	Development at this scale is unlikely to make a significant contribution towards housing, affordable housing, or community facilities for present and future generations.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.

# Sustainability Appraisal: Appendix Options Stage

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03_LYME: Timbervale					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	This site is approx. 170m to the north of the West Dorset Coast SSSI and 160m to the north of the Sidmouth to West Bay SAC.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	-	-	-	P	Development in a potential area of clifftop recession may reduce resilience to climate change.
Flooding & Coastal Change	-	-	-	P	The southern section of the site is within an area of potential cliff top recession within the next 100 years.
Landscape	--	--	--	P	This site is within the Dorset AONB and approx. 150m from the Dorset and East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Within 15 minutes of a Tier 1 or 2 settlement by public transport. This accessibility and connectivity will strongly encourage social interaction, encouraging a more inclusive society and preventing rural isolation.
Housing	0	0	0	P	Development at this scale is unlikely to make a significant contribution towards housing, affordable housing, or community facilities for present and future generations.
Economy	0	0	0	P	Development at this scale has less potential to supply land to support the growth, innovation and productivity of businesses.



# Sustainability Appraisal: Appendix Options Stage

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## DRAFT POLICIES FOR ADDITIONAL ALLOCATIONS

### LYME1: Woodberry Down Extension

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	This site is approx. 420m to the northwest of the West Dorset Coast SSSI and Sidmouth to West Bay SAC, characterised by lowland meadow in this area. Development of this scale is unlikely to result in substantial effects upon this habitat.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Not within a groundwater sensitive area, such as a Groundwater Source Protection Zone, or prone to groundwater inundation of the foul water network.
Air	0	0	0	P	There are no Air Quality Management Areas or recorded exceedances in the concentration of airborne contaminants in this area and its surroundings.
Climate Change	0	0	0	P	Development of this scale is unlikely to contribute to a substantial increase in greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone or area of coastal change. Development must demonstrate that the site is stable or can be made stable and will not trigger landsliding, subsidence, or exacerbate erosion.
Landscape	0	0	0	P	Within the Dorset AONB and approx. 420m from the Dorset and East Devon Coast World Heritage Site. However, development must be designed to be sympathetic to its location within the Dorset AONB and boundary vegetation will be retained.
Historic Environment	0	0	0	P	There are no heritage assets within this area and immediate surroundings.
Community	++	++	++	P	Development in this area would provide access to Lyme Regis within 30 minutes by public transport. The site will be connected to the existing footpath/cycle path network.
Housing	0	0	0	P	Development will provide approx. 40 homes, including affordable housing.
Economy	0	0	0	P	Development will not provide employment land to support the growth, innovation and productivity of businesses.