

Joint Local Plan Review for West Dorset, Weymouth and Portland

Sustainability Appraisal

Issues and Options

February 2017



Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

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1 Introduction

- 1.0.1 This document presents the sustainability appraisal of the alternatives which are currently being considered during the 'Issues and Options' consultation for the review of the West Dorset, Weymouth and Portland Local Plan ('Local Plan Review').
- 1.0.2 There are different approaches to tackling the planning issues being considered in the Local Plan Review. These different approaches are called reasonable alternatives.
- 1.0.3 The purpose of this sustainability appraisal is to identify the reasonable alternatives for the Local Plan Review, highlight the potential environmental, social and economic impacts which contribute to the sustainable development associated with each, and evaluate their overall performance in terms of sustainability.
- 1.0.4 This helps to inform the decision-making process and produce more sustainable policies, as the overall objective of the Sustainability Appraisal process is to ensure that the Local Plan Review achieves sustainable development.
- 1.0.5 This document should be read in conjunction with the 'Initial Issues and Options Consultation' document for the Joint Local Plan Review for West Dorset, Weymouth and Portland.

1.1. WHAT IS SUSTAINABLE DEVELOPMENT?

- 1.1.1 In 1987, the World Commission¹ provided the following definition of sustainable development:

"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

- 1.1.2 This definition is used in the European Union's European Sustainable Development Strategy (2006), which introduces the European wide policy framework to deliver sustainable development.

- 1.1.3 In 2005, the UK Government produced a Sustainable Development Strategy which developed the definition of sustainable development slightly further by aiming to:

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

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

- **Living within environmental limits:** Respecting the limits of the planet's environment, resources and biodiversity - to improve our environment and ensure

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

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that the natural resources needed for life are unimpaired and remain so for future generations;

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

1.1.5 The National Planning Policy Framework, produced in 2012, sets out the Government’s planning policy for England and breaks down the concept of sustainable development to provide an explanation of the term in the context of the planning system:

“Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations.

Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate.”

1.1.6 The National Planning Policy Framework also identifies three dimensions to sustainable development: economic, social and Environmental, and identifies the need for the planning system to perform the following roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use

natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

- 1.1.7 In 2015, the United Nations General Assembly provided a series of sustainable development goals and targets which also intend to balance the three dimensions of sustainable development: the economic, social and environmental.

1.2. LEGISLATIVE BACKGROUND TO SUSTAINABILITY APPRAISAL

- 1.2.1 European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment ('the SEA Directive') states that a Strategic Environmental Assessment is mandatory for plans prepared for town and country planning and land use purposes.
- 1.2.2 The SEA Directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations (2004), which requires the Sustainability Appraisal of local development plan documents. Sustainability Appraisal is wider in scope than Strategic Environmental Assessment, giving more consideration to the social and economic effects of plans in addition to the environmental effects required by the SEA Directive. The combined Sustainability Appraisal and Strategic Environmental Assessment process is referred to as Sustainability Appraisal in this document.
- 1.2.3 The Town and Country Planning (Local Planning) Regulations (2012) state that a sustainability appraisal report must be completed for Local Plan documents in accordance with section 19(5) of the Planning and Compulsory Purchase Act 2004.
- 1.2.4 The National Planning Policy Framework reiterates the requirement for a Sustainability Appraisal of Local Plan documents, stating that:
- “a sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors”.

1.3. THE SUSTAINABILITY APPRAISAL PROCESS

- 1.3.1 The Government's guidance² on Strategic Environmental Assessment and Sustainability Appraisal sets out five key stages in the preparation of Sustainability Appraisal for Local Plans, which are shown in Figure 1.1.

² <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

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Figure 1.1: The key stages of sustainability appraisal

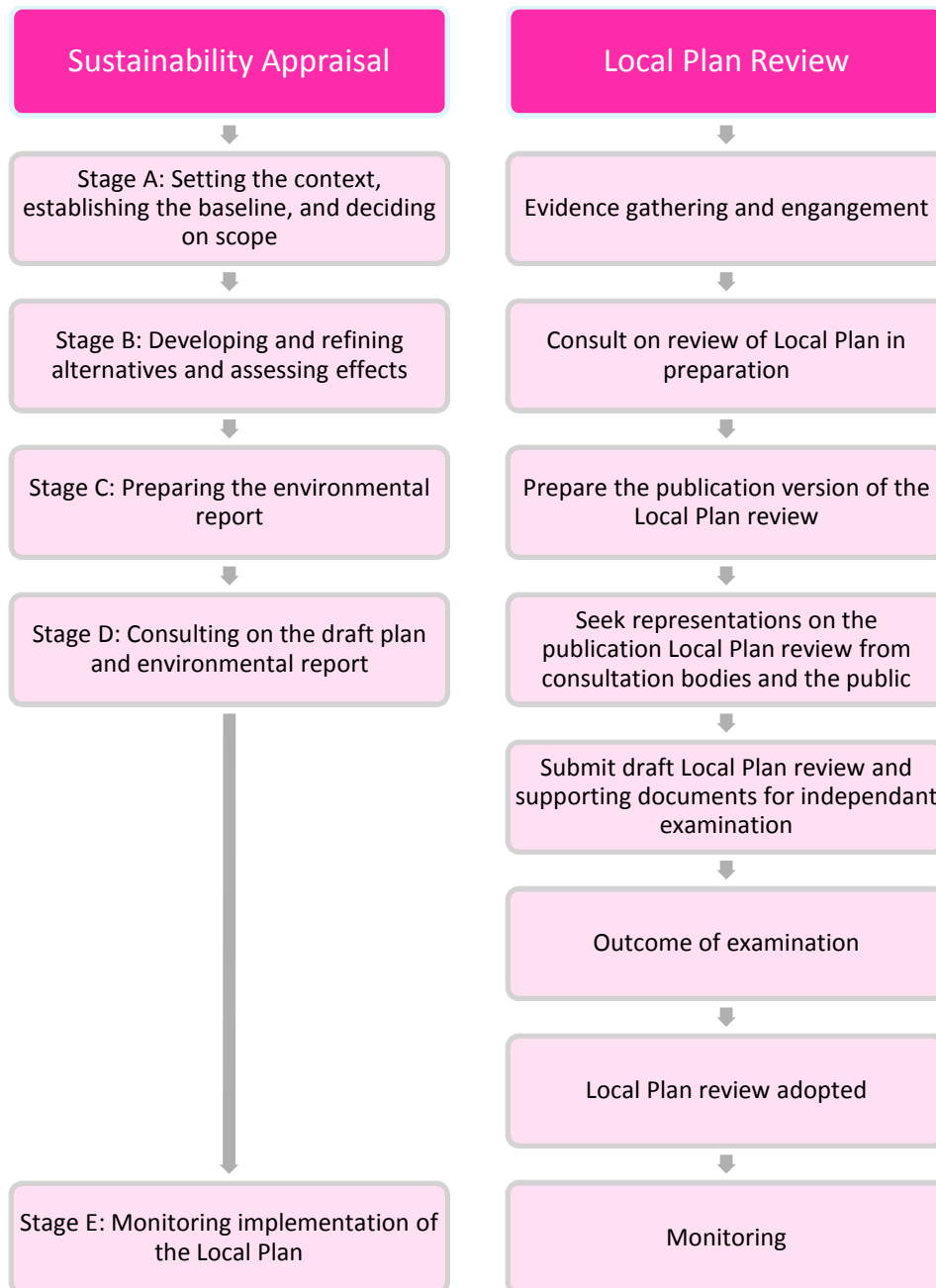


1.3.2 The consideration of alternatives, which is presented in this report, forms part of stage B: developing and refining alternatives and assessing effects (Figure 1.1).

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1.3.3 The Sustainability Appraisal process is iterative, as the Sustainability Appraisal occurs alongside feeds into the development of the Local Plan Review throughout the plan making process, informing the selection of options and the refinement of policies. The Government's guidance on Sustainability Appraisal for Local Plans³ shows the key stages of the sustainability appraisal and how they occur alongside the Local Plan review process (Figure 1.2).

Figure 1.2: The key stages of sustainability appraisal alongside the development of the Local Plan review



³ <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/>

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- 1.3.4 Stage B of the Sustainability Appraisal process occurs alongside the stage of the Local Plan Review which is to 'Consult on review of Local Plan in preparation', which in this instance would be the 'Issues and Options' consultation which is currently being undertaken.

1.4. THE LOCAL PLAN REVIEW

- 1.4.1 The joint West Dorset, Weymouth and Portland Local Plan ('Local Plan') was adopted by West Dorset District Council and Weymouth & Portland Council in October 2015.
- 1.4.2 The Local Plan sets out the housing and employment land requirements for the entire administrative area of West Dorset, Weymouth and Portland. It includes visions for West Dorset and Weymouth & Portland, a number of strategic objectives and sets out a strategic approach to deliver the visions and objectives. In addition, the Local Plan provides a detailed policy framework which includes policies to aid in achieving the Plan's strategic objectives.
- 1.4.3 The Planning Inspector, in his report following the examination in public of the Local Plan, wrote:
- "I consider it is imperative that an early review is undertaken to identify additional land capable of meeting housing needs to the end of the current plan period as well as the broad location for development in the five year period thereafter.....I therefore recommend a review should be in place no later than 2021, if not earlier, to avoid development having to be allowed in locations which are not favoured or are in less sustainable locations."*
- 1.4.4 In light of this recommendation, the Councils have started the review of the Local Plan in a bid to ensure that the review is in place by 2021.
- 1.4.5 In view of the Inspector's recommendations, changes in national policy, and new evidence since the Local Plan was adopted, the Local Plan review will consider the following topics:
- Vision for the Area
 - Level of Growth (housing and employment land)
 - Distribution of Development
 - Protection of Employment Sites
 - Retail and Town Centres
 - Affordable Housing
 - Green Infrastructure
 - Coastal Change
 - Design
 - Wind Energy
 - Self Build Housing

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- Development at Dorchester, Sherborne, Weymouth and other settlements

1.4.6 This sustainability appraisal of alternatives considers each of the topics considered at the 'Issues and Options' stage of the sustainability appraisal.

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2 Methodology for the Sustainability Appraisal of Alternatives

- 2.0.1 The consideration of reasonable alternatives is an important part of the sustainability appraisal process as it helps to make decisions on the most appropriate way to achieve the plan's objectives whilst also discounting those approaches which are not considered suitable.
- 2.0.2 The role of the sustainability appraisal is in the first instance to identify the reasonable alternatives, before evaluating their performance by assessing them against the environmental, social and economic objectives which contribute to sustainable development.
- 2.0.3 This helps to inform the decision as to which approach to take forward in the Local Plan review. Please note that the sustainability appraisal does not decide which approach is selected for the Local Plan review, as this is the role of those who have to make choices on the Local Plan Review. Instead, the sustainability appraisal informs the decision making process.
- 2.0.4 The National Planning Practice Guidance (NPPF) on the sustainability appraisal of Local Plans states that reasonable alternatives should be identified and considered at an early stage in the plan making process.
- 2.0.5 This sustainability appraisal has been completed at this early stage in the review of the Local Plan to inform the Council's decision on which approach to take forward and influence the development of the Local Plan review from the outset.

2.1. SUSTAINABILITY FRAMEWORK

- 2.1.1 The sustainability appraisal of alternatives involves assessing the performance of the alternatives against a series of sustainability objectives which are aimed at promoting sustainable development.
- 2.1.2 The sustainability objectives were developed at the Sustainability Appraisal Scoping Stage⁴ using the findings of the review of plans and programmes, the characteristics of the plan area, and the key issues within the plan area. This ensures that the sustainability framework is relevant and specific to the Local Plan and addresses the key sustainability concerns.
- 2.1.3 The sustainability framework consists of eleven sustainability objectives, each with decision-making criteria to assist in the process of making a judgement about the possible sustainability effects of an option (Figure 2.1).

⁴ West Dorset, Weymouth and Portland Local Plan Review: Sustainability Appraisal Scoping Report, July 2016 (<https://www.dorsetforyou.gov.uk/article/421787/West-Dorset-Weymouth--Portland-Local-Plan-Review-Sustainability-Appraisal>)

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

Sustainability objective	Decision making criteria	Main Sustainability Themes
1. Halt biodiversity loss and the degradation of ecosystems	<ul style="list-style-type: none"> • Preserve habitats and protect species, and where possible enhance or restore ecosystems to achieve a net gain biodiversity. • Maintain or restore the favourable conservation status of European and national sites, and avoid significant adverse effects upon local wildlife designations. • Establish coherent ecological networks where possible, with wildlife corridors which connect designated sites of importance for wildlife to prevent habitat fragmentation. 	Biodiversity, flora, fauna
2. Protect soil quality and conserve geological interests	<ul style="list-style-type: none"> • Protect the most productive agricultural land (grades 1 and 2) to provide food security and achieve sustainable agriculture. • Remediate degraded, derelict, contaminated and unstable land where possible, to protect human health, property and the environment. • Prevent harm to geological conservation interests, and where possible achieve the enhancement of the geological resource. 	Soil, Human Health
3. Maintain or improve water quality	<ul style="list-style-type: none"> • Protect and improve the ecological and chemical status of freshwater, transitional waters and coastal waters. • Ensure that development does not contribute to groundwater quality issues particularly within Groundwater Source Protection Zones. • Ensure that development does not contribute to the groundwater inundation of the foul drainage network. 	Water
4. Maintain or improve air quality	<ul style="list-style-type: none"> • Maintain or improve air quality. • Ensure that development does not contribute to air quality issues particularly within Air Quality Management Areas. 	Air, Human Health
5. Limit climate change	<ul style="list-style-type: none"> • Manage energy consumption and the emission of greenhouse gases. • Increase the use of renewable energy. 	Climatic Factors, Air
6. Limit the effects of flooding and coastal change	<ul style="list-style-type: none"> • Ensure that development does not expose people and property to risk of flooding. • Manage coastal change to ensure that environmental designations are protected alongside local communities. 	Climatic Factors, Water, Population

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Sustainability objective	Decision making criteria	Main Sustainability Themes
7. Protect and enhance valued landscapes	<ul style="list-style-type: none"> Protect and where possible enhance valued landscapes. Conserve and where possible enhance the Dorset Area of Outstanding Natural Beauty and the character and quality of its distinctive landscapes and associated features. Conserve and enhance the Dorset and East Devon Coast World Heritage Site's outstanding universal value and its setting. 	Landscape
8. Protect and enhance the historic environment	<ul style="list-style-type: none"> Preserve the historic environment and its setting, including Scheduled Monuments, archaeological features, Listed Buildings and Conservation Areas. Make a positive contribution to local character and distinctiveness. 	Cultural Heritage
9. Promote personal wellbeing and healthy communities for all	<ul style="list-style-type: none"> Provide opportunities for work, education and training, healthcare, essential shopping and leisure activities which reflect the community's needs and are accessible by sustainable modes of transport. Provide mixed use development and strong neighbourhood centres to encourage a more inclusive society and prevent rural isolation. Provide safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. 	Human Health, population
10. Deliver a wide choice of high quality homes	<ul style="list-style-type: none"> Supply the housing required to meet the needs of present and future generations. Provide affordable housing to meet community needs and avoid skills depletion. 	Material Assets
11. Develop a strong, stable, and prosperous economy	<ul style="list-style-type: none"> Provide sufficient land to support growth and innovation for all businesses, including those in rural areas. Encourage vibrant town centres and support town centre regeneration. Improve the transport and communications infrastructure, and provide a skilled workforce, to meet business needs. 	Material Assets

2.2. MEASURING THE IMPACT

2.2.1 The decision making criteria in the sustainability framework, presented in Figure 2.1, are used to define whether there is the potential for a significant impact associated with a reasonable alternative.

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- 2.2.2 Please note that the sustainability appraisal of alternatives highlights the potential for significant effects. It may be possible to address these impacts during the later stages of the plan's development.
- 2.2.3 The type and magnitude of this impact is determined by considering the baseline environmental, economic and social characteristics of the area, the likely situation if the Local Plan were not to be adopted (both of which are presented in the Sustainability Appraisal Scoping Report), and by using professional opinion and the information provided in the evidence base.
- 2.2.4 The type and magnitude of the impact is classified using the system presented in Figure 2.2.

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

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

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

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

Length of impact	Definition
Short term	Up to 5 years from the time of assessment (up to 2021)
Medium term	At the end of the plans duration (2031)
Long term	50 years from the time of assessment (2066), beyond the plan period.

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2.2.6 The permanent or temporary nature of the impacts was also assessed (Appendix A). The permanent impacts are those that are considered reasonably irreversible, and the temporary impacts are those that may be reasonably reversed.

2.3. METHODOLOGY FOR THE SUSTAINABILITY APPRAISAL OF ALTERNATIVES FOR KEY PLANNING ISSUES

2.3.1 The chapters which explores the potential for environmental, social and economic impacts of the alternative approaches to the key planning issues considered in the Local Plan Review (Chapter 3 to 5, and 15 to 23) apply the following methodology:

- **Identify the alternatives which should be considered:** Firstly, the sustainability appraisal of alternatives records how the reasonable alternatives were identified. In order to be considered reasonable alternatives, they must be realistic and deliverable according to National Planning Practice Guidance.
- **Predict and evaluate the effects:** The sustainability appraisal of alternatives then assesses the environmental, social and economic impacts with a view to contributing to sustainable development, and clearly identify the significant positive and negative effects of each alternative.

2.3.2 Following the consultation, the preferred option will be decided upon. At this stage, the reasons for selecting the preferred approach in light of the alternatives will be recorded.

2.4. METHODOLOGY FOR THE SUSTAINABILITY APPRAISAL OF ALTERNATIVES FOR POTENTIAL DEVELOPMENT SITES

2.4.1 The chapters which explore the potential areas for development in the Local Plan review (Chapters 6 to 14) provides an account of how the options for land for development were identified and an evaluation of the sustainability impacts of the options being considered at this stage.

2.4.2 Please note that at this stage, the sustainability appraisal presents the potential for impacts associated with development at these locations so that they may be addressed, if possible, during the subsequent stages of the Local Plan review process.

2.4.3 A two stage approach was undertaken to identifying the reasonable options for development:

- **Stage 1 (General Directions for Growth):** The general areas for growth around the more sustainable settlements were identified by undertaking a 360 degree search around the land adjacent to the defined development boundaries. This land was then split into general areas according to existing features, both natural (such as rivers) or man made (such roads and field boundaries). A sustainability appraisal was undertaken to evaluate and compare the sustainability impacts associated with each of the areas. Following this, a decision was made on which general areas for growth should be discounted from further consideration and which general areas for growth

should be taken forward for consideration at the Issues and Options Stage, in light of the sustainability appraisal.

- **Stage 2 (Development Options):** Those general areas for growth which were taken forward for consideration following stage 1 were refined and developed into the options which are currently being considered during the Issues and Options Consultation. These general areas for growth were developed into options by considering factors such as the sustainability impacts identified through the sustainability appraisal, land use, topography, and existing boundaries, both natural and man made. Furthermore, each option is believed to represent a phase of development. Development is likely to come forward. A sustainability appraisal of these options was undertaken to compare the sustainability impacts of each of the options, and inform the decision on which land allocations will be included in the draft Local Plan.

2.4.4 Following the consultation, the preferred sites for development will be decided upon. At this stage, the reasons for selecting the preferred approach in light of the alternatives will be recorded.

2.5. DIFFICULTIES IN UNDERTAKING THE ASSESSMENT

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

2.5.2 In some instances, a particular approach to a planning issue may have both a positive effect on one hand and negative effect in another upon a particular environmental, social or economic receptor. A balanced judgement is required to determine whether the overall net effect is either positive, neutral or negative. For example, a potential site for development may increase recreational pressures upon a nearby habitat on one hand, but also deliver improved management of that habitat at the same time. Making a balanced judgement as to whether the overall impact on this wildlife receptor has a net positive, neutral or negative effect requires the consideration of evidence, baseline data, and the judgement of ecological experts.

2.5.3 The sustainability appraisal considers impacts in the long term, beyond the lifetime of the Local Plan Review (which is 2036), as well as in the short and medium term. There are difficulties in accurately predicting effects over a long timescale as the assessment of impacts is based on the current environmental, social and economic characteristics of the plan area. West Dorset, Weymouth and Portland, and the world as a whole, is likely to be a very different place beyond 2036, and predicting the effects of the current in a world which is as yet unknown presents difficulties.

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3 A Vision for the Area

3.0. INTRODUCTION

- 3.0.1 The vision of the local plan sets out the aspirational, long term aim for the future of the plan area. The vision guides the approach to future development which runs through the local plan.
- 3.0.2 The adopted Local Plan has separate visions for West Dorset and Weymouth & Portland. These visions are specific to the geographical areas of the two councils, and were produced independently reflecting the characteristics and priorities of each local authority.
- 3.0.3 The Local Plan review provides the opportunity to combine these two visions into a single vision for the whole plan area, and amend the vision to recognise the potential for growth and investment in West Dorset, Weymouth and Portland.

3.1. IDENTIFICATION OF ALTERNATIVES

- 3.1.1 There are two reasonable alternatives identified by the sustainability appraisal.
- 3.1.2 The first is to retain the current separate visions for West Dorset and Weymouth & Portland in the adopted Local Plan, which are presented in Figure 3.1.

Figure 3.1: The vision for West Dorset, Weymouth & Portland presented in the adopted Local Plan

A VISION FOR WEST DORSET

The spectacular landscapes of West Dorset, from the panoramic chalk ridges to the wooded valleys and undeveloped coastline, the picturesque settlements and variety of natural habitats, are something that set it apart from the rest of the country. We are proud of this, and want to be able to say the same in 20 years' time.

West Dorset has many communities of different sizes, from the small, rural villages to the larger market towns. It is important to us that we have a thriving economy, decent affordable homes and a network of community facilities, so that local people of all ages and abilities can enjoy living here and playing an active part in their community.

A VISION FOR WEYMOUTH & PORTLAND

We want the next 20 years to be an exciting time for the Borough, with significant investment and regeneration of key sites and infrastructure, making this a place where people of all ages will be engaged with their local community, feel a real sense of belonging and civic pride.

Weymouth and Portland are special places, set within the World Heritage Coast and the Dorset Area of Outstanding Natural Beauty. The relationship with the sea is key to our identity, past, present and future, from the beach to the port and harbours, the sailing opportunities, and all the related maritime industries.

We want to keep the individual identities of the communities that make up our area, linking to our

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maritime heritage and the beautiful coastal and rural landscapes, but always looking to the future.

- 3.1.3 Since the local plan was adopted, there has been recognition that there is growth and investment potential within Weymouth, Dorchester and Portland area. In addition, the importance of growth at other market and coastal towns in sustaining the local economy has been noted. This potential wasn't fully reflected in the two separate visions for the plan area in the current local plan presented in Figure 3.1. An alternative approach is therefore to combine the separate visions into a single combined version which reflects the potential for growth and investment with the plan area, which is shown in Figure 3.2.

Figure 3.2: The proposed combined vision for West Dorset, Weymouth & Portland

PROPOSED VISION

The environmental quality of the area – its landscape, coastline and its picturesque settlements – are what make the area special and an attractive place to live and do business.

The settlements in the area each have their own character – from small rural villages in West Dorset to the larger market towns with links to their past and coastal communities such as Weymouth with extensive maritime and tourist heritage.

Looking forward, the rich natural environment, heritage and links to the past need to be considered and respected, and where possible enhanced.

Within this context, in 20 years time, we want to be proud of the area in which we live.

We want more and better paid jobs, more affordable homes and a network of community facilities that enable all ages and abilities to contribute to their community enabling a real sense of community belonging and engagement.

We wish to see significant investment and regeneration providing infrastructure to encourage businesses across the area to start and grow.

It is important that we have a thriving and resilient economy, capitalising on the linkages between Weymouth, Dorchester and Portland as the key driver of the local economy and capitalising on the opportunities at the market and coastal towns to provide for sustainable growth to serve the more rural areas.

3.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

- 3.2.1 The following alternatives were considered by the sustainability appraisal:

- A. Retaining the current separate visions for West Dorset and Weymouth & Portland**
- B. Applying a single combined vision for the plan area which reflects the potential for growth and investment**

- 3.2.2 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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3.2.3 Both the existing separate visions for West Dorset and Weymouth & Portland in the adopted Local Plan (option A) and the joint combined vision for the plan area (option B) have similar ambitions, by aspiring for growth and development whilst retaining the environmental quality of the plan area. However, the degree to which they achieve these aims vary slightly, with consequences for achieving sustainable development.

3.2.4 The separate visions for West Dorset and Weymouth & Portland (option A) aim to retain *'the variety of natural habitats'* in West Dorset, protecting against the loss of biodiversity within the majority of the plan area. However, the separate vision for Weymouth & Portland does not mention biodiversity. Since Weymouth & Portland contains large areas of international importance for wildlife, there remains the potential for significant adverse biodiversity impacts from applying option A. The single combined vision for the Local Plan (option B) addresses the issue of biodiversity loss and the degradation of ecosystems by ensuring that the rich natural environment of the plan areas is considered, respected, and where possible enhanced.

3.2.5 The separate visions (option A) aim to regenerate key sites and infrastructure in Weymouth and Portland, which may be degraded, derelict and contaminated, resulting in an improvement in soil quality in Weymouth and Portland. The potential new combined vision (option B) aims to regenerate sites more extensively, across the entire plan area, resulting in a greater improvement in soil quality.

3.2.6 The focus on growth in both options would potentially result in an increase in energy consumption and the emission of greenhouse gases, contributing to a degree of climate

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change. This may also result in air quality issues if not addressed, particularly in Dorchester, Chideock and Bridport where exceedances in nitrogen dioxide have been previously recorded.

- 3.2.7 The visions both mention the importance of the landscape across the plan area, and aim to preserve it through the plan period.
- 3.2.8 Both options also provides resilience against the effects of coastal change by ensuring that maritime communities look to the future (option A) and considering, respecting and where possible enhancing the coastline (option B).
- 3.2.9 In terms of historic environment, the current separate visions (option A) aims to retain the maritime heritage within the communities of Weymouth & Portland, helping to retain the distinctiveness and character of these areas. However, the vision for West Dorset does not protect against impacts upon the historic environment, which contains many heritage assets of international importance.
- 3.2.10 Both visions look to provide a network of community facilities, improving access to essential services and facilities, and promote community engagement, helping to encourage a more inclusive society and prevent rural isolation.
- 3.2.11 The visions also both aim to provide housing some of which is likely to be affordable housing, meeting the housing needs of present and future generations.
- 3.2.12 Both visions highlight the importance of economic growth and investment, and aim to provide the infrastructure for economic growth, with a particularly strong emphasis on the development of a thriving, resilient and sustainable local economy both in the larger settlements and rural areas.

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4 Level of Growth - Housing

4.0. INTRODUCTION

- 4.0.1 National planning policy requires the council, through their Local Plan, to provide a sufficient amount of land for housing to meet the future needs of communities and businesses.
- 4.0.2 Policy SUS 1 of the adopted Local Plan sets out the level of housing growth which should be delivered in West Dorset, Weymouth & Portland between 2011 and 2031. It suggests that provision will be made to deliver approximately 15,500 new homes, at an average of 775 per annum.
- 4.0.3 The level of housing will be re-examined in the Local Plan review as the new and more up to date population and housing projections have been published since the adoption of the Local Plan.

4.1. IDENTIFICATION OF ALTERNATIVES

- 4.1.1 National Planning Policy requires the Council to ensure that the Local Plan meets the Objectively Assessed Need (OAN) for housing. The future need for housing and employment land is determined through published data.
- 4.1.2 These published household projections provide 'average annual household growth figures' which may be translated into 'average annual rate for dwellings' figure to take into account vacant properties and second homes, providing potential options for the OAN for housing.
- 4.1.3 The adopted Local Plan derived the OAN through the 2001/2007-based projections, which reflects pre-recession market conditions and therefore represents a period of economic growth, making significant additional allowance for housing growth.
- 4.1.4 There is other published data available which allows the OAN to be calculated, including the 2012-household projections which includes recessionary trends and the 2014-household projections which were published in July 2016, after the Local Plan was adopted.
- 4.1.5 However, since the approach of deriving the OAN from the 2012-based household projection was discounted at the examination for the adopted Local Plan, it is not considered a reasonable approach for the Local Plan Review.
- 4.1.6 The reasonable alternatives for the OAN are therefore shown in Figure 4.1.

Figure 4.1: The reasonable options for housing growth (OAN)

HOUSEHOLD PROJECTION	AVERAGE ANNUAL RATE FOR DWELLINGS
2014-based projection	589
2001 / 2007-based projection	775

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4.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

4.2.1 The following options for housing growth were considered by the sustainability appraisal:

A. Provide 589 dwellings per year

B. Provide 775 dwellings per year

4.2.2 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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4.2.3 There is a close relationship between housing supply and economic growth, since housing may provide the skilled workforce which supports business development.

4.2.4 Applying the housing need derived from the 2014 household projections (option A), which include periods of recession or lower economic growth, would only provide sufficient growth for a period of restricted economic activity. Establishing this housing need during a period of greater economic activity may fail to meet the housing needs of the community or businesses. The reduced economic activity may restrict opportunities for work locally and access to services and facilities for the community.

4.2.5 The 2001/2007 figures (option B) are based upon the period of economic growth prior to the recession. Establishing the housing need in the Local Plan Review from this data would provide the workforce to support business growth and meet the housing needs in a period

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of higher economic activity. A stronger and more prosperous local economy may increase opportunities for work, and access to services and facilities for the community.

- 4.2.6 The Local Plan review is required to identify land for an additional 5 years, to supply housing until 2036, and to meet the shortfall of 645 homes in the adopted Local Plan. The number of new homes which this requirement equates to is presented in Figure 4.2.

Figure 4.2: The additional amount of housing which would be supplied by the reasonable options for housing growth (OAN)

HOUSEHOLD PROJECTION	ADDITIONAL ALLOCATED HOUSING
2014-based projection	3590 units
2001 / 2007-based projection	4520 units

- 4.2.7 The development which comes forward to meet the housing need in the Local Plan Review will do so through a process of site selection and the refinement of site options. Avoiding significant environmental impacts from development at these sites is likely to be a key consideration during this process. Whilst development will inevitably result in a degree of unavoidable environmental impacts, it is considered likely that the plan area has the capacity to deliver these levels of growth without resulting in significant adverse environmental effects.
- 4.2.8 The exception is soil quality, where the loss of productive agricultural land is offset against the regeneration of derelict, degraded and contaminated land, resulting in a net neutral impact.

5 Distribution of Development

5.0. INTRODUCTION

- 5.0.1 The location of future development has a great influence in determining whether the review of the Local Plan helps achieve more sustainable development.
- 5.0.2 The larger settlements in the plan area have a range of jobs and services and may be considered more sustainable locations for growth as a result. However, the needs of rural communities are also a key consideration.
- 5.0.3 Policy SUS 2 (Distribution of Development) of the adopted Local Plan seeks to achieve a sustainable pattern of development having regard to the characteristics of the local plan area in the context of national policy which aims to promote *‘the vitality of our main urban areas’* and *‘sustainable development in rural areas’*.
- 5.0.4 Policy SUS 2 establishes a settlement hierarchy which seeks to distribute a greater proportion of development to the larger and more sustainable settlements. The hierarchy comprises of three tiers:
- Tier 1: The main towns of Dorchester and Weymouth (including Chickerell and parts of Littlemoor) are identified as the highest priority locations for new development;
 - Tier 2: The market and coastal towns of Beaminster, Bridport, Lyme Regis, Portland and Sherborne and the village of Crossways; and
 - Tier 3: Development in rural areas, including settlements with defined development boundaries.
- 5.0.5 The approach to the settlement hierarchy will be re-examined in the local plan review to address the need to accommodate at least a further 4,520 new homes, in addition to the land for 14,855 already identified in the adopted local plan, by 2036.
- 5.0.6 The approach to DDBs in policy SUS 2 will also be explored through the local plan review, focussing on whether the strict controls on development outside DDBs should remain in place and to address the issues regarding new DDBs introduced through neighbourhood plans.
- 5.0.7 Consideration will also be given to whether clarification should be provided on the definition of the requirement in policy SUS2 for development proposal in rural areas to be “at an appropriate scale to the size of the settlement” through the local plan review.

5.1. IDENTIFICATION OF ALTERNATIVES

ACCOMMODATING GROWTH WITHIN THE SETTLEMENT HIERARCHY

- 5.1.1 Although it’s unlikely that the settlements at the third tier of the hierarchy (settlements in rural areas with defined development boundaries) would need to contribute to meeting strategic development needs, there is the option of the local plan review directing some growth to these areas.

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- 5.1.2 In addition to the option to distribute development at the eight major settlements within the plan area, the following are considered reasonable alternatives:
- Focus some development at settlements with populations of more than 1,000, which are the larger villages with higher populations and some day to day facilities (Broadmayne, Broadwindsor, Charlton Down, Charminster, Charmouth, Puddletown, Maiden Newton & Higher Frome Vauchurch and Yetminster); or
 - Focus some development at settlements with populations of more than 600 (as above, and also Bradford Abbas, Buckland Newton, Burton Bradstock, Cerne Abbas, Mosterton, Piddletrenthide, Portesham, Salway Ash and Thornford); or
 - Focus some development at any settlement with a defined development boundary (see box in paragraph 3.3.26 of the adopted Local Plan).

DEFINED DEVELOPMENT BOUNDARIES

- 5.1.3 Policy SUS2 indicates that within DDBs residential, employment and other developments will normally be permitted and that development outside DDBs will be ‘strictly controlled’ (although a list of specific types of development that may be permitted outside DDBs is also included).
- 5.1.4 The sustainability appraisal will consider whether or not policy SUS 2 should continue to strictly control development outside defined development boundaries.

DEVELOPMENT ‘AT AN APPROPRIATE SCALE TO THE SIZE OF THE SETTLEMENT’

- 5.1.5 Policy SUS2 states that development in rural areas will be directed to the settlements with DDBs, and will take place “*at an appropriate scale to the size of the settlement*”. However, there is little in the supporting text to explain what this phrase means and what factors should be taken into account in making a judgement on whether a scheme is of an ‘appropriate scale’. This raises the issue of whether the supporting text should be amended to provide greater clarity on this point.
- 5.1.6 In terms of the factors which should be considered when determining whether a development proposal in rural areas is “*at an appropriate scale to the size of the settlement*”, Paragraph 156 of the NPPF indicates that local plans should include strategic policies to deliver the strategic priorities for an area. This suggests that proposals of a strategic nature, both in rural areas and elsewhere, should normally be dealt with in a review of a local plan, rather than against Policy SUS2.
- 5.1.7 Paragraph 17 of the NPPF indicates that a core principle is that planning should “take account of the different roles and character of different areas, promoting the vitality of our main urban areas ... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”. This suggests that in rural areas proposals that would change the intrinsic character of a settlement or detract from the attractiveness of the countryside that forms part of its setting would not accord with this core principle.
- 5.1.8 The supporting text to Policy SUS2 recognises that each village will be different in terms of its needs, opportunities and constraints, and this very much applies to infrastructure. Some

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villages may have few facilities and find it difficult to cope with additional development, whereas others may have facilities that could be supported by an increase in population, which would help to maintain or enhance the vitality of rural communities.

- 5.1.9 It is also important to recognise that whilst an individual development at a particular village may be at an appropriate scale, in combination with other similar schemes it may have a cumulative impact that is detrimental.
- 5.1.10 Therefore, the reasonable alternatives are whether or not policy SUS 2 should be changed to ensure that the following factors should be taken into account when determining whether a development proposal in rural areas is at an appropriate scale to the size of the settlement:
- whether the proposals are of a strategic nature;
 - whether the proposals would help communities to meet their local needs;
 - whether the proposals would change the character and setting of the settlement;
 - whether local infrastructure, including any necessary improvements, could accommodate or be supported by the proposed development; and
 - cumulative impacts.

NEWLY DEFINED DEVELOPMENT BOUNDARIES IN NEIGHBOURHOOD PLANS

- 5.1.11 Criterion ii of policy SUS 2 states that development within DDBs which meet the needs of the local area will normally be permitted.
- 5.1.12 All settlements with DDBs listed in the adopted Local Plan have a population of more than 200. However, the settlements where new DDBs have been established through neighbourhood plans after the adoption of the Local Plan, at Godmanstone, Loders and Uploders, have very small populations of less than 200.
- 5.1.13 Further new DDBs may be identified through neighbourhood plans in future. These DDBs are likely to be around settlements with very small populations and few facilities, which may be considered less sustainable.
- 5.1.14 Policy SUS 2 may be amended to ensure that development in rural areas is directed towards settlements with DDBs identified in the Local Plan rather than those smaller areas where an entirely new DDB has been introduced through a neighbourhood plan (please note that instances where a neighbourhood plan alters an existing DDB does not apply). This would resist development of an inappropriate scale from coming forward in rural settlements with very small populations and without essential services and facilities.
- 5.1.15 The approach to restrict development outside of DDBs, presented in part iii of policy SUS 2, is unlikely to change in light of national policy.

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SETTLEMENT HIERARCHY AND PORTLAND

- 5.1.16 Portland falls within the second tier of the settlement hierarchy provided in policy SUS2 (see paragraph 5.0.4), identifying it as one of the 'market and coastal towns' which will be a focus for future development.
- 5.1.17 However, 'Portland' is not a town as such but a collection of eight settlements (eight settlements on Portland are Castletown, Chiswell, Easton; Fortuneswell; Grove; Southwell; Wakeham and Weston) which together support a range of services typically found in a town.
- 5.1.18 The list of settlements with defined development boundaries (DDB) in Paragraph 3.3.26 of the Local Plan lists five settlements within Portland: Easton; Fortuneswell; Grove; Southwell; and Weston.
- 5.1.19 The Local Plan Review will consider whether the table of settlements with DDBs in the Local Plan should list the eight settlements on Portland or list the settlements according to the extent of the DDBs.

5.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

ACCOMMODATING GROWTH WITHIN THE SETTLEMENT HIERARCHY

- 5.2.1 The following reasonable alternatives were identified:
 - A. Focus development towards the eight major settlements;**
 - B. Focus some development at settlements with populations of more than 1,000;**
 - C. Focus some development at settlements with populations of more than 600; or**
 - D. Focus some development at settlements with a defined development boundary.**

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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5.2.2 The environmentally sensitive areas within West Dorset, Weymouth and Portland, relating for example to wildlife, landscape and the historic environment, are distributed across the plan area, both within the larger settlements and rural areas. Therefore, adverse environmental impacts will occur irrespective of whether development is focussed towards the main settlements (option A), smaller settlements (option B and C), or those settlements with defined development boundaries (option D).

5.2.3 Water courses and their associated flood zones are also located across the plan area, and therefore the adverse impacts upon water quality and due to risk of flooding may occur for each of the options for the distribution of development.

5.2.4 Development may result in an increase in energy consumption and the emission of greenhouse gases, regardless of the location of the development, contributing to climate change.

5.2.5 Development also has the potential to cause air quality issues, particularly in Dorchester and Chideock where Air Quality Management Areas have been identified, and Bridport where exceedances in nitrogen dioxide have been recorded. Chideock does not have a defined development boundary and therefore the Local Plan review will not propose development in this area, in accordance with criterion iii of policy SUS 2 of the adopted Local Plan. The Chideock Air Quality Management Area is unlikely to be affected by these options therefore. However, focussing development at the eight main settlements (option A) has the potential to exacerbate air quality issues within Dorchester and Bridport.

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- 5.2.6 Development may result in the loss of productive agricultural land. However, development at the main settlements may result in the regeneration of derelict, degraded, and contaminated land, the majority of which is within the area of the main settlements.
- 5.2.7 Focussing development at the main settlements (option A) will provide residents with the opportunity to access the wide range of services and facilities in these developed areas by sustainable modes of transport. This approach would direct development towards areas with strong neighbourhood centres, helping to encourage a more inclusive society and prevent rural isolation. Directing some development towards settlements of population greater than 1,000 (option B) is likely to enable residents to access an adequate range of essential services and facilities. However, focussing development at settlements of population greater than 600 (option C) is likely to only provide restricted access to some essential services and facilities. Furthermore, development in these smaller settlements is likely to be of a scale which is in keeping with the existing settlement, and therefore would be unlikely to provide substantial services and facilities or strong neighbourhood centres, potentially leading to rural isolation. Enabling some growth in any area with a DDB (option D) may potentially result in development in settlements with populations of less than 200, which have limited services and facilities, and may lead to rural isolation.
- 5.2.8 All approaches have the potential to provide the amount of housing required to meet the needs of present and future generations discussed in Chapter 4.
- 5.2.9 All of the options have the potential to provide the employment land to meet the needs of businesses, with options B, C and D also providing for the needs of rural businesses. Development at the main settlements (option A) may lead to town centre regeneration and encourage vibrant town centres.

DEFINED DEVELOPMENT BOUNDARIES

- 5.2.10 The following reasonable alternatives were identified:
- A. Strictly control development outside defined development boundaries, having particular regard for the protection of the countryside and environmental constraints; or**
 - B. Relax control of development outside defined development boundaries.**

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West Dorset, Weymouth & Portland Local Plan Review

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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- 5.2.11 Strictly controlling development outside of the defined development boundaries and having particular regard to the countryside and environmental constraints (option A) is likely to result in development which avoids impacts upon environmental receptors, such as habitats and species, areas of geological interest and the landscape.
- 5.2.12 This approach is also likely to result in more sustainable locations where residents are able to essential services and facilities, and will serve to encourage more vibrant town centres and the regeneration of these areas.
- 5.2.13 Relaxing the control of development outside of the DDB (option B) is likely to bring forward more development, helping to meet the housing need of the community. However, the location of this development, generally in more remote and less sustainable locations outside of the DDB, is likely to result in widespread environmental impacts. In addition, this development will provide residents with restricted access to services and facilities by sustainable modes of transport, resulting in rural isolation, and will not support town centre regeneration or encourage vibrant town centres.

DEVELOPMENT “AT AN APPROPRIATE SCALE TO THE SIZE OF THE SETTLEMENT”

5.2.14 The following reasonable alternatives were identified:

A. Policy SUS 2 will take the following factors into account when determining whether a development proposal in rural areas is “at an appropriate scale to the size of the settlement”:

- whether the proposals are of a strategic nature;
- whether the proposals would help communities to meet their local needs;
- whether the proposals would change the character and setting of the settlement;

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- whether local infrastructure, including any necessary improvements, could accommodate or be supported by the proposed development;
- cumulative impacts; or

B. Do not provide clarification on the term “at an appropriate scale to the size of the settlement” in policy SUS 2.

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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5.2.15 The approach in policy SUS 2 to ensure that development is of “at an appropriate scale to the size of the settlement” (both options A and B) will ensure that development which comes forward is unlikely to be of a scale to result in significant environmental and social effects.

5.2.16 However, clarifying this definition (option A) will ensure that development is appropriate to meet local housing need, preserves local character and setting and therefore impacts positively upon the landscape and historic environment, and ensures that local infrastructure is adequate, providing opportunities to access essential services and facilities.

NEWLY DEFINED DEVELOPMENT BOUNDARIES IN NEIGHBOURHOOD PLANS

5.2.17 The following reasonable alternatives were identified:

- A. Development inside all DDBs will normally be permitted;**
- B. Development inside DDBs identified through the Local Plan will normally be permitted, but only development which meets local needs will be permitted for DDBs which have been introduced through neighbourhood planning.**

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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- 5.2.18 Whilst both options will normally permit development inside DDBs, the option of limiting the scale of growth within DDBs introduced through neighbourhood plans so that only local needs are met (option B) will effectively restrict inappropriately large scale development in settlements with very small populations and limited services and facilities. This approach would decrease the number of people who suffer from limited opportunities to access services and facilities, and reduce the risk of rural isolation.
- 5.2.19 Environmentally sensitive areas, such as heritage assets, river systems and their associated flood zones, are located throughout the plan area, across both larger and smaller settlements with DDBs. Therefore both approaches have the potential to result in adverse impacts upon these environmentally receptors.
- 5.2.20 However, development within DDBs is likely to have a negligible effect on landscape, as land inside the DDBs is normally well associated with the existing settlement reducing landscape impacts. Land inside the DDB is unlikely to include areas of wildlife importance or wildlife corridors, and development is therefore likely to have negligible effects on biodiversity, in some instances actually providing opportunities to enhance biodiversity. Furthermore, development inside DDBs is unlikely to result in the significant loss of productive agricultural land, and therefore soil quality is unlikely to be compromised.
- 5.2.21 Both approaches are likely to meet the housing needs of current and future generations, including affordable housing, and housing for rural communities.
- 5.2.22 Both approaches would also support the growth of rural businesses by enabling the delivery of employment land in rural areas. However, enabling development to occur in rural areas does not encourage town centre regeneration or vibrant town centres.

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SETTLEMENT HIERARCHY AND PORTLAND

5.2.23 The following reasonable alternatives were identified:

A. List the eight settlements on Portland (Castletown, Chiswell, Easton; Fortuneswell; Grove; Southwell; Wakeham and Weston) in the list of settlements with DDBs in the Local Plan review; and

B. List five settlements on Portland (Easton; Fortuneswell; Grove; Southwell; and Weston) in the list of settlements with DDBs in the Local Plan review.

Sustainability Objective	A			B		
	Short	Med	Long	Short	Med	Long
Biodiversity	0	0	0	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0
Community	0	0	0	0	0	0
Housing	0	0	0	0	0	0
Economy	0	0	0	0	0	0

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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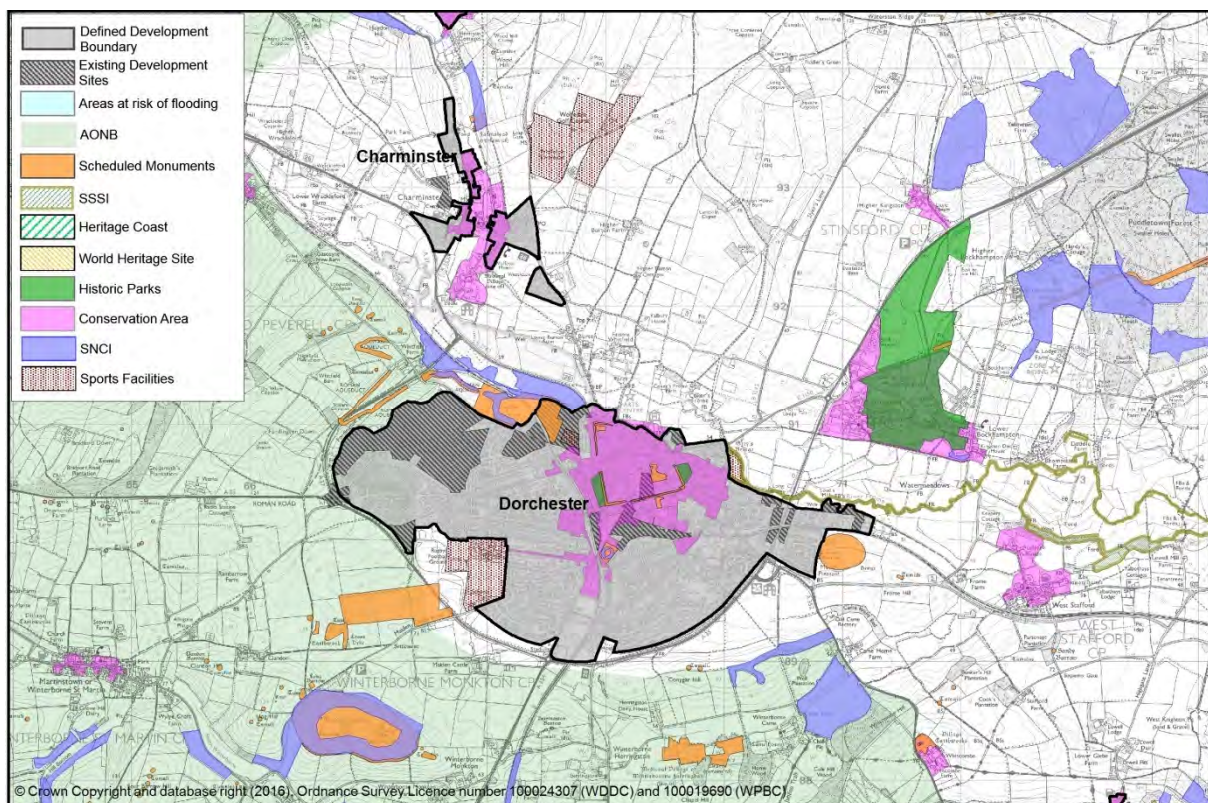
5.2.24 Since neither approach is suggesting a change to the defined development boundaries around the settlements on Portland, the impact of the way in which the settlements on Portland are listed in the Local Plan review is considered to be negligible.

6 Development at Dorchester

6.0. INTRODUCTION

- 6.0.1 The county town of Dorchester has a population of 19,143 and has grown rapidly in recent years due to the Poundbury development.
- 6.0.2 Dorchester is the centre for many services and activities in the locality, including shopping, education, healthcare and library services. Dorchester is also a greater provider of jobs, currently supplying twice as many jobs (18,400) as it has economically active residents (9,619). Workers and those accessing Dorchester's services and facilities therefore commute in from nearby towns (particularly Weymouth) and the surrounding rural area, with the town relying on a much wider area for its workforce and economic success.
- 6.0.3 The potential for development around Dorchester is constrained by environmental designations of great importance. The Dorset AONB surrounds Dorchester to the south and west, and the River Frome and its corresponding floodplain and SSSI runs along the town's northern boundary. The heritage assets including Scheduled Monuments reflecting to the town's Roman and pre-Roman past, Conservation Areas at Dorchester, and Kingston Maurward Registered Park and Garden (Figure 6.1).

Figure 6.1: A map showing the environmental designations in Dorchester and surrounding areas.



- 6.0.4 The Inspector for the now adopted Local Plan indicated that the Local Plan review “will also provide an opportunity to consider growth options at Dorchester”.

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6.0.5 The Inspector also recommended modifications to the Local Plan to include a statement ensuring that “a strategy is in place to meet the long term development needs at or in the vicinity of Dorchester by 2021 and that a site or sites necessary for its implementation are identified as part of the review proposals.”

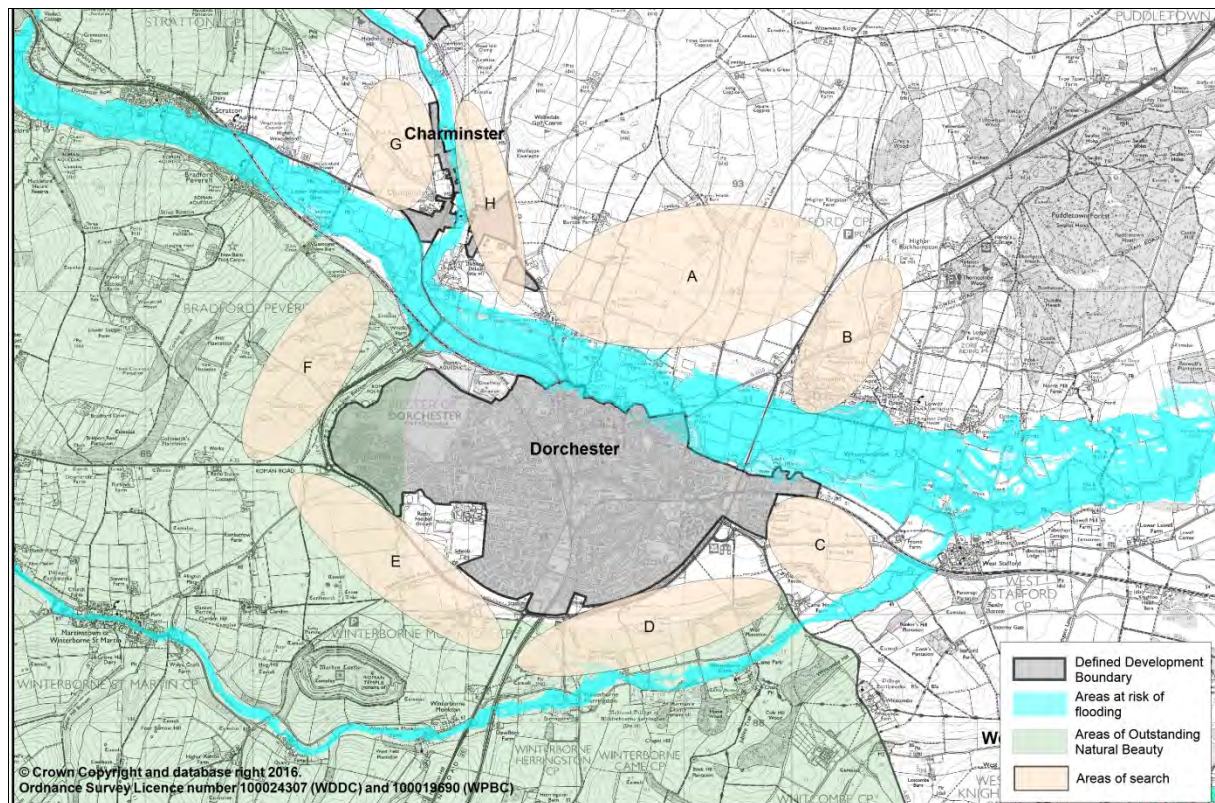
6.0.6 Dorchester is therefore considered a potential area for future growth.

6.1. STAGE 1: GENERAL DIRECTIONS FOR GROWTH AROUND DORCHESTER

6.1.1 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Dorchester (Figure 6.2) as explained in Chapter 2.4.

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

Figure 6.2: A map showing the general areas for development surrounding Dorchester which were considered in the sustainability appraisal



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

6.1.4 The sustainability impacts associated with these options are summarised in Figure 6.3, with further details provided in Appendix A.

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Figure 6.3: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Dorchester

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

- 6.1.5 The River Frome and associated flood plain runs along the northern boundary of Dorchester, providing a natural barrier which separates Dorchester town centre from those areas to the north of the river (areas A, B, G and H), particularly during flood events. This restricts access to the essential services and facilities within Dorchester Town Centre from these areas to the north of the settlement. The remote nature of these potential areas for development from Dorchester also compromises the objective of encouraging vibrant town centres or supporting town centre growth.
- 6.1.6 The River Frome also runs along the southern boundary of Dorchester, but importantly beyond areas C, D and E. The River Frome therefore does not act as a natural barrier between Dorchester and areas to the south as it does to the north of Dorchester, and does not restrict access to Dorchester town centre from these areas.
- 6.1.7 Development in areas adjacent to the River Frome has the potential to affect the chemical and ecological status of this water body, affecting the water quality of this river system.
- 6.1.8 In addition to surface water quality, groundwater quality may be affected by development around Dorchester. The areas to the north of Dorchester (areas A, G and H) are located within a zone 1 Groundwater Source Protection Zone, the most sensitive to groundwater pollution issues. Groundwater inundation of the foul sewerage network is also a potential issue to the northwest of Dorchester, around Charminster (Areas G and H) and southwest (Area E) of Dorchester.
- 6.1.9 The River Frome to the north of Dorchester and the areas downstream is a Site of Special Scientific Interest (SSSI), designated on the basis of its national importance for wildlife. There are a number of areas designated for local wildlife importance in the areas surrounding Dorchester. Development in areas B, C and D, on eastern side of Dorchester, and area H, to the east of Charminster, may result in significant impacts upon biodiversity, with Sites of Local Nature Conservation Interest located in these areas.
- 6.1.10 Dorchester and surrounding areas are highly sensitive from a landscape perspective. The Dorset AONB occupies the southern and western edges of Dorchester and sweeps around to the north of Charminster and development in these areas may affect the special character and qualities of the Dorset AONB designation. Some areas to the north of Dorchester rise steeply, making development in these areas highly visible. There are potentially significant impacts upon the landscape from development in all areas surrounding Dorchester with the exception of areas G and H, where landscape impact is thought to be much more local in nature.
- 6.1.11 There are an extensive number of heritage assets in Dorchester and its surrounding areas. The northern section of Dorchester is a Conservation Area, and further Conservation Areas are located in Stinford and the eastern section of Charminster. Scheduled Monuments are in abundance in the areas surrounding Dorchester, reflecting Dorchester's Roman past, occupying large areas particularly to the south of the settlement. The Registered Park and Garden at Kingston Maurward lies to the northeast of Dorchester. There are potentially significant impacts upon heritage assets from development in all areas surrounding Dorchester.

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- 6.1.12 Development surrounding Dorchester has the potential to increase the level of traffic in Dorchester, particularly in those areas remote from Dorchester town centre where a motor car may be required to access these services and facilities. This may lead to increased concentrations of nitrogen dioxide, contributing to climate change and exacerbating air quality issues in the Air Quality Management Area in Dorchester town centre.
- 6.1.13 Development in areas B and F would result in the loss of the highest grade agricultural soils, which are graded as 'very good' or 'excellent' agricultural land through the Agricultural Land Classification system on the basis that it is most flexible, productive, and efficient in response to inputs and can best deliver crops for food and non food purposes.
- 6.1.14 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Issues and Options stage. The decisions made and the reasons for these decisions are presented in Figure 6.4.

Figure 6.4: A table showing the reasons for either retaining or discounting the general areas for development surrounding Dorchester

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

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F	✓	Potential for some development on the southern part of this section, avoiding the Scheduled Monuments on the northern part.
G	✓	Whilst there are potentially significant impacts upon water quality which must be addressed, it is considered possible to mitigate these impacts sufficiently to enable development to occur in this area.
H	✓	Potential for some development on the southern area of this section, reducing the impacts upon the Scheduled Monument and SNCI on the northern section of this area which were identified in the sustainability appraisal.

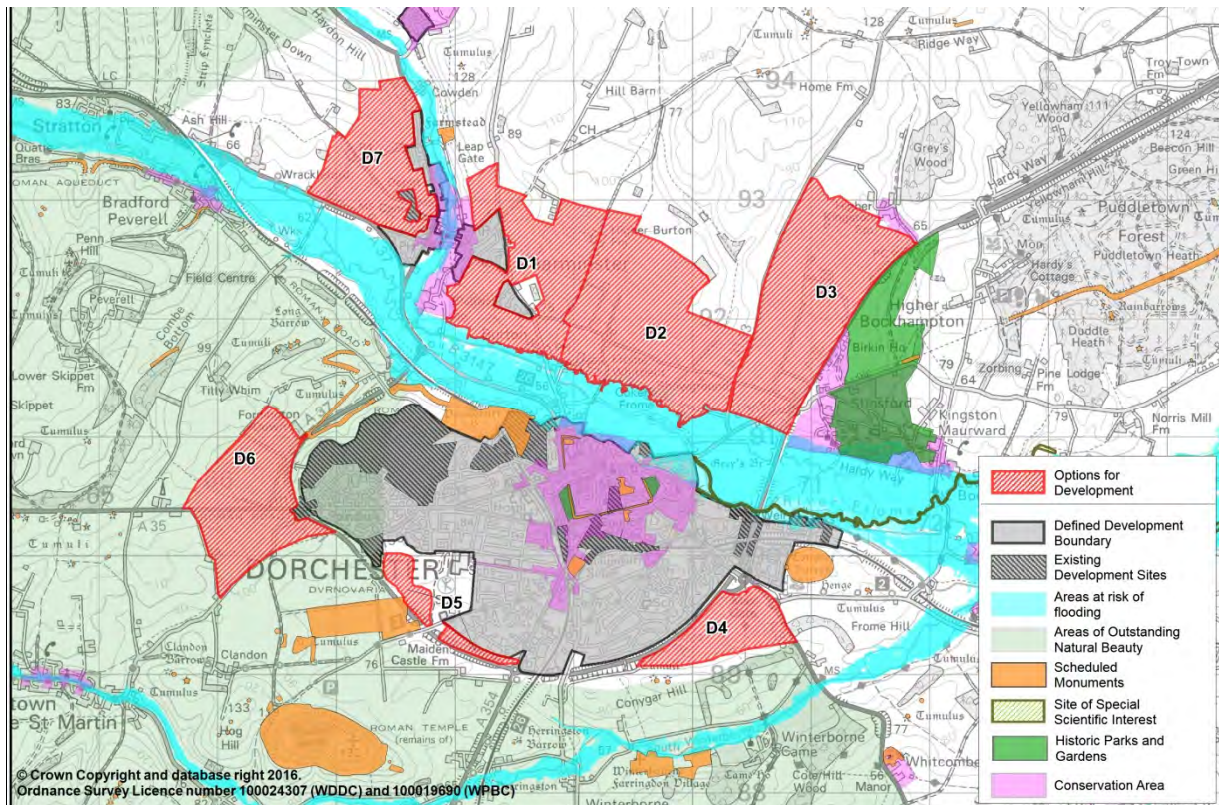
6.2. STAGE 2: DEVELOPMENT OPTIONS AROUND DORCHESTER

- 6.2.1 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Dorchester and explained which areas which should taken forward for further consideration.
- 6.2.2 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal and taking account of physical features such as field boundaries and roads.
- 6.2.3 This resulted in the areas being identified as reasonable options for development around Dorchester (Figure 6.5).

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Figure 6.5: A map showing the options for development sites in Dorchester



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

6.2.5 The sustainability impacts associated with these site options are summarised in Figure 6.6, with further details provided in Appendix A.

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Figure 6.6: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Dorchester

	D1			D2			D3			D4			D5			D6			D7		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	0	0	0
Water	--	--	--	--	--	--	--	--	--	-	-	-	-	-	-	0	-	-	--	--	--
Air	--	--	--	--	--	--	--	--	--	-	-	-	-	-	-	-	-	-	--	--	--
Climate Change	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	-	-	-
Flooding & Coastal Change	0	0	-	0	0	-	0	0	-	0	0	0	0	0	0	0	0	0	0	0	-
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-	-	-
Historic Environment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Community	0	0	0	0	0	0	0	0	0	++	++	++	++	++	++	++	++	++	0	0	0
Housing	++	++	++	++	++	++	++	++	++	++	++	++	+	+	+	++	++	++	++	++	++
Economy	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+	+	+	+	0	0	0

Key:

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

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- 6.2.6 Development at the sites to the north of Dorchester (Options D1 to D3, and D7) may potentially result in significant impacts upon water quality. This is due to the close proximity of the river and associated flood plain immediately to the south of the site, and the coverage of groundwater source protection zones and areas of 'high potential' for groundwater inundation of the foul water sewer. There are also potential flooding issues for development at the sites to the north of Dorchester in the long term as the effects of climate change are realised, once again due to the close proximity of the river and associated flood plain.
- 6.2.7 Development at sites to the north of Dorchester (D1 to D3, and D7) may not always provide access to the essential services and facilities in Dorchester town centre by sustainable modes of transport due to the river and water meadows, and associated flood zones, acting as a natural barrier between the town centre and these sites. Development in these areas may encourage the use of motor vehicles to access Dorchester town centre, leading to increased emissions contributing to climate change and air quality areas in the Air Quality Management Zone in Dorchester Town Centre. Development in these areas is also unlikely to encourage vibrant town centres or regeneration in these areas.
- 6.2.8 The areas surrounding Dorchester are sensitive from a landscape perspective, with sites to the south of Dorchester (D4 to D6) within or close to the Dorset AONB, and land to the north of Dorchester rising steeply to the north, making development in these areas highly visible. The exception is development to the west of Charminster (D7), where the landscape impacts are likely to be more localised.
- 6.2.9 In light of the abundance of heritage assets in the areas surrounding Dorchester, there are potentially significant impacts upon the historic environment from all development options around Dorchester.

Sustainability Appraisal Issues and Options

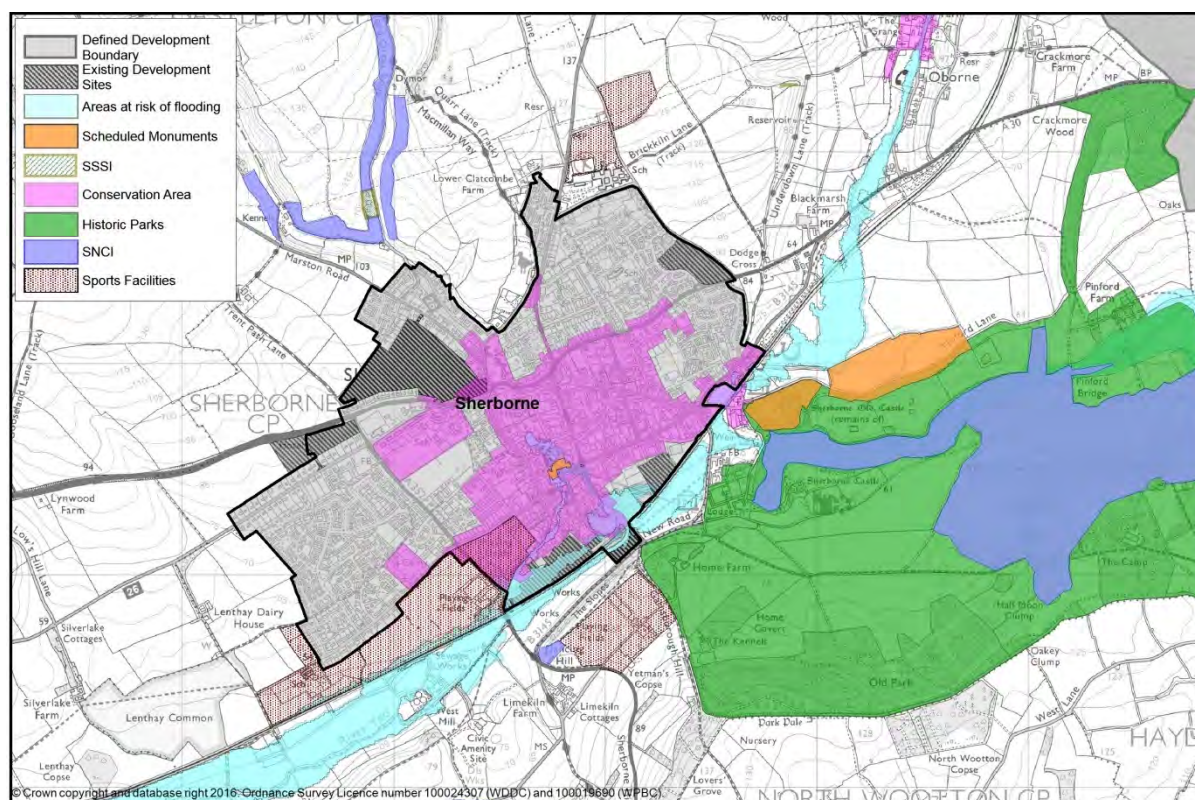
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7 Development at Sherborne

7.0. INTRODUCTION

- 7.0.1 The historic market town of Sherborne is a major centre in the north of the district with a population of 9,581.
- 7.0.2 Sherborne has a wide range of facilities including a large number of small specialist businesses, with links to the towns of Dorchester, Wincanton and Sturminster Newton.
- 7.0.3 The town also has strong links with Yeovil to the west with Yeovil supplying a significant proportion of the town's workforce. The working age population of Sherborne is 3,778 compared to the 5,080 jobs in the town. House prices in the town are significantly more expensive than in Yeovil one of the reasons for the high commuting levels.
- 7.0.4 The setting of Sherborne includes the River Yeo and associated floodplain to the south, heritage assets including the Scheduled Monuments at Sherborne Castle (and associated Historic Park and Garden), Sherborne Abbey and the Roman site by Pinford Lane, the geological site at the Sandford Lane Quarry SSSI, and physical barriers such as the railway line, the River Yeo, and topographical features (Figure 7.1).

Figure 7.1: A map showing the environmental designations in Sherborne and surrounding areas.



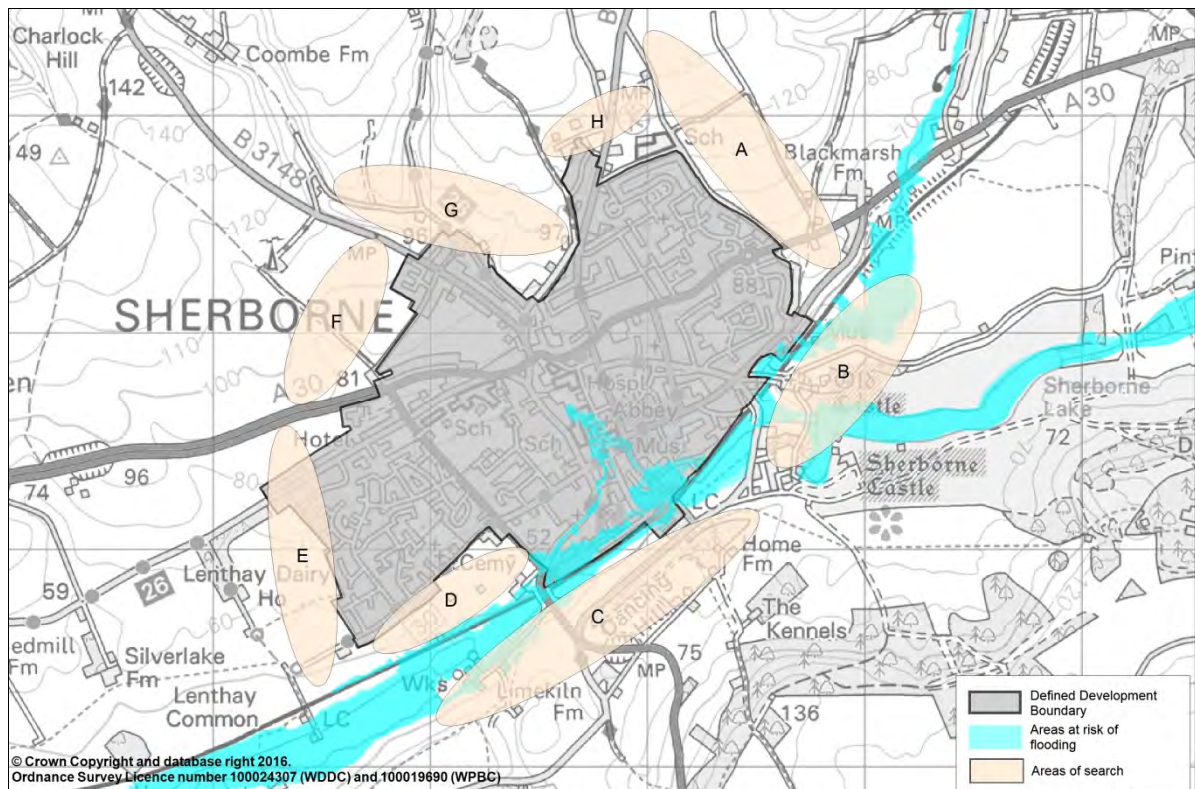
- 7.0.5 The Inspector for the adopted Local Plan made it clear that in his view “*Sherborne is a sustainable market town with a wide range of services and facilities and as one of the largest settlements in the Plan area it is an appropriate and suitable location for accommodating some development*”.

Sustainability Appraisal Issues and Options

7.1. STAGE 1: GENERAL DIRECTIONS FOR GROWTH AROUND SHERBORNE

- 7.1.1 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Sherborne (Figure 7.2) as explained in Chapter 2.4.
- 7.1.2 This stage takes a strategic view at the general directions for growth around Sherborne, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 7.2: A map showing the general areas for development surrounding Sherborne which were considered in the sustainability appraisal



- 7.1.3 The sustainability impacts of delivering development in each of these general areas for growth around Sherborne were assessed and evaluated.
- 7.1.4 The sustainability impacts associated with these options are summarised in Figure 7.3, with further details provided in Appendix A.

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Figure 7.3: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Sherborne

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

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- 7.1.5 The potential for development to the south of Sherborne (areas B and C) is heavily constrained by the railway and river system which runs along the southern site boundary. Development in these areas may restrict access for future residents to the essential services and facilities offered in Sherborne, and encourage the use of motor vehicles leading to increased concentrations of air pollutants and contributing to climate change.
- 7.1.6 Development to the south of Sherborne may also expose residents and property to risk of flooding, and result in water quality impacts. Groundwater quality may also be affected, particularly in those areas to the east and west of Sherborne where the Groundwater Source Protection Zone 2 indicates a high sensitivity to pollution incidents in these areas.
- 7.1.7 Development to the north of Sherborne, in areas G and H, may result in the loss of highest grade agricultural soils, which are graded as 'very good' or 'excellent' agricultural land through the Agricultural Land Classification system on the basis that it is most flexible, productive, and efficient in response to inputs and can best deliver crops for food and non food purposes. Development adjacent to the railway line, in areas C and D, may result in the remediation of contaminated land.
- 7.1.8 Development to the south of Sherborne is further constrained by the heritage assets in this area, including the Historic Park and Garden and Scheduled Monuments to the south east of the settlement and the Conservation Area which largely occupies the central and southern areas of Sherborne. Development at areas D and G would be adjacent to the Sherborne Conservation Area and would result in adverse impacts upon heritage assets.
- 7.1.9 A local wildlife designation and geological sites of regional and international importance are located to the north of Sherborne, reducing the potential for development in area G. Sites of local wildlife importance are located to the south of Sherborne, within areas B and C.
- 7.1.10 In terms of landscape impacts, the areas to the north (areas F, G, and H), east (area A) and south (area D) of Sherborne are designated as Land of Local Landscape Importance. This reflects the rising land to the north and south of Sherborne and the importance of these areas for the setting of Sherborne. Once again, area E is considered to have a negligible impact upon the landscape, with development in the remaining areas resulting in potentially significant landscape effects.
- 7.1.11 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Issues and Options stage. The decisions made and the reasons for these decisions are presented in Figure 7.4.

Sustainability Appraisal Issues and Options

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Figure 7.4: A table showing the reasons for either retaining or discounting the general areas for development surrounding Sherborne

Option	Decision	Reason for decision
A	✓	Whilst development in this area has the potential for significant impacts upon the landscape due to the land rising to the north, the setting of heritage assets to the south, and issues with water quality and flooding with respect to the river to the south, it may be possible to mitigate these impacts by considering an area which avoids the river to the south and the higher ground to the north of this area.
B	✗	Development in this area is likely to result in unacceptable impacts upon the heritage assets on this site.
C	✗	Development in this area is likely to result in unacceptable impacts upon the heritage assets to the east and significant landscape impacts. In addition, there is also potential for flooding, and problems with access to essential services and facilities as a result of flooding and the railway line. Development in this area would also result in the loss of a sports field which provides an important recreational facility for the community. There are potential issues with the topography in parts of this area, with the site sloping steeply to the south.
D	✗	Development in this area is likely to result in unacceptable impacts upon the adjacent Conservation Area, flooding issues, and the loss of a school sports field which provides an important recreational facility for the community.
E	✓	Potential for development on the northern section of this area, preventing the loss of the sports field and reducing the impact on the water course on the southern boundary of this area.
F	✓	Whilst development has the potential for significant impacts upon landscape which must be addressed, it is considered possible to mitigate these impacts sufficiently to enable development to occur in this area.
G	✗	Development in this area is likely to result in unacceptable impacts upon local wildlife designations and an internationally important geological site.
H	✗	This land rises steeply to the north and development in this area of local landscape importance is likely to be visually prominent and affect the setting of Sherborne, resulting in unacceptable landscape impacts and the loss of a sports field as an important community facility.

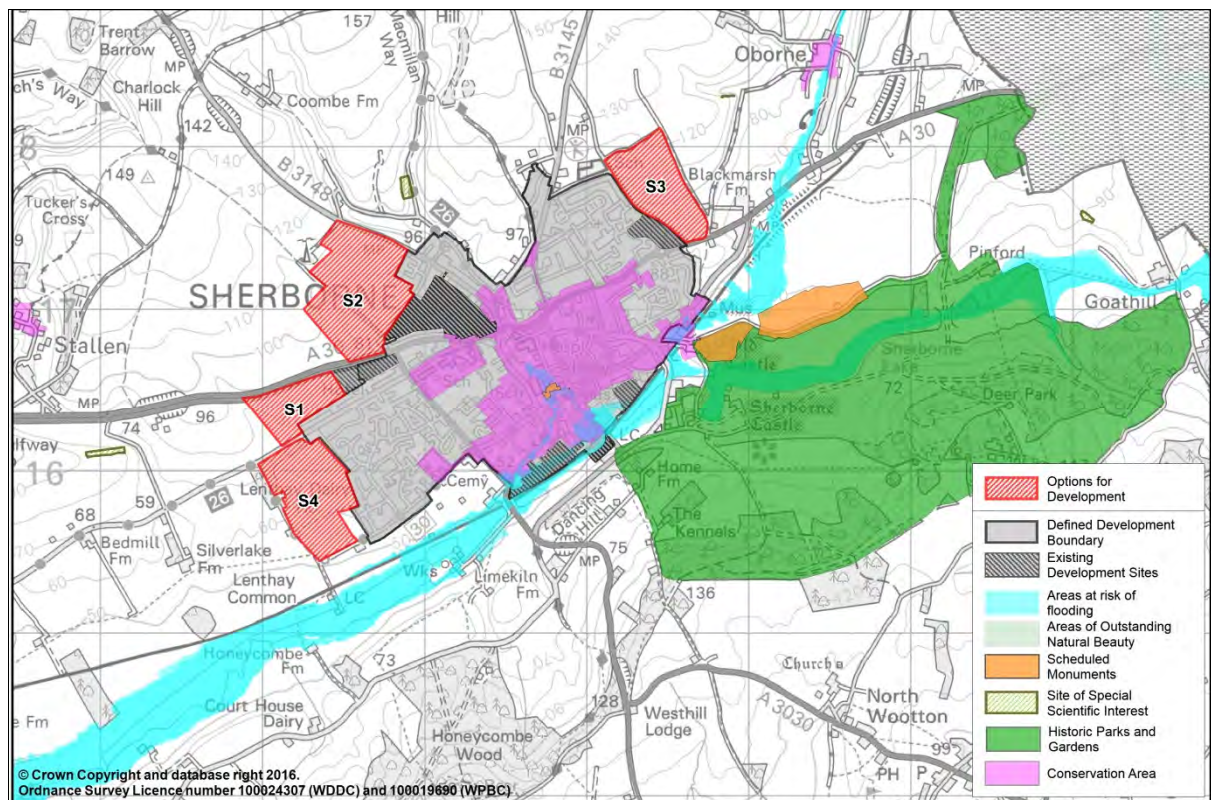
Sustainability Appraisal Issues and Options

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7.2. STAGE 2: DEVELOPMENT OPTIONS AROUND SHERBORNE

- 7.2.1 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Sherborne and explained which areas which should taken forward for further consideration.
- 7.2.2 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal and taking account of physical features such as field boundaries and roads.
- 7.2.3 This resulted in the areas being identified as reasonable options for development around Sherborne (Figure 7.5).

Figure 7.5: A map showing the options for development sites in Sherborne



- 7.2.4 The sustainability impacts of delivering development in each of these sites around Sherborne were assessed and evaluated.
- 7.2.5 The sustainability impacts associated with these site options are summarised in Figure 7.6, with further details provided in Appendix A.

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Figure 7.6: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Sherborne

Sustainability Objective	S1			S2			S3			S4		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	-	-	-	0	0	0	0	0	0
Soil	0	0	0	0	0	0	0	0	0	0	0	0
Water	-	-	-	-	-	-	-	-	-	-	-	-
Air	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	-	0	0	-
Landscape	0	0	0	--	--	--	--	--	--	0	0	0
Historic Environment	0	0	0	0	0	0	--	--	--	0	0	0
Community	++	++	++	++	++	++	++	++	++	++	++	++
Housing	+	+	+	++	++	++	+	+	+	++	++	++
Economy	+	+	+	+	+	+	+	+	+	+	+	+

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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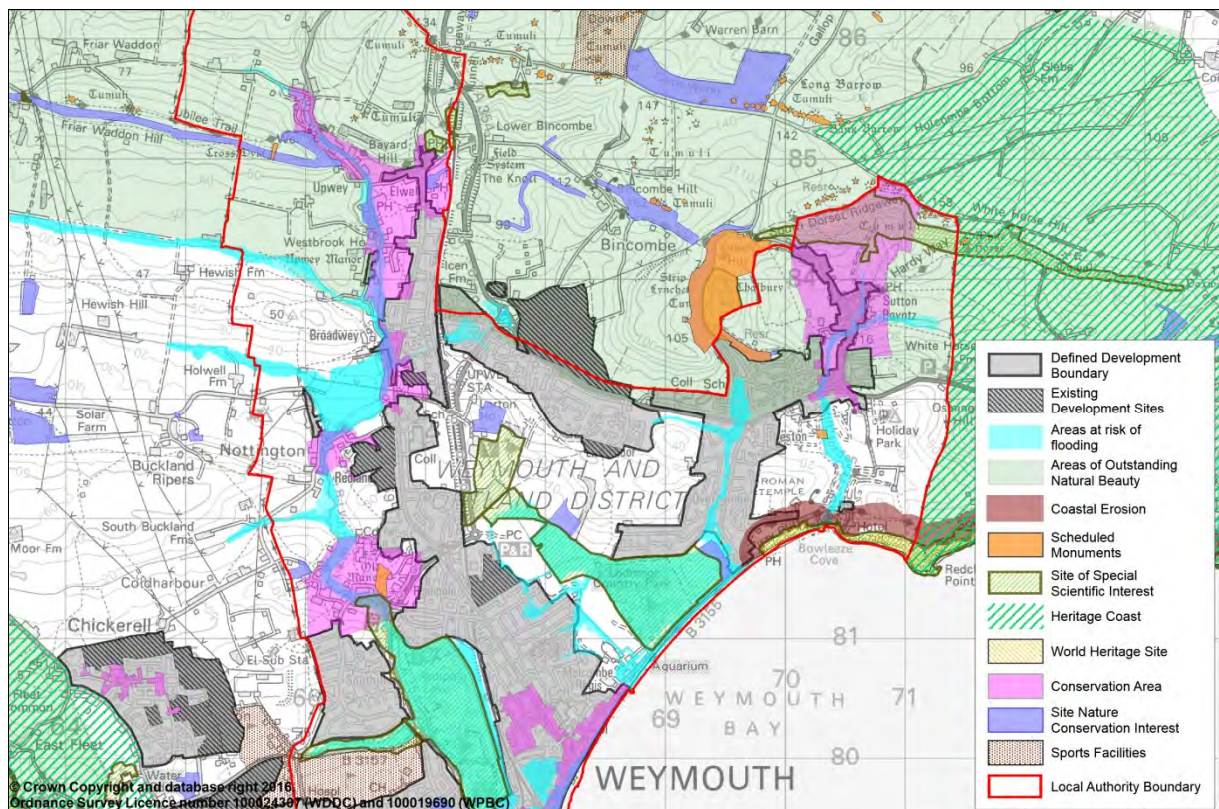
- 7.2.6 Option S2 and S3 are located in areas of local landscape importance, on land rising to the north, resulting in potential significant landscape impacts. Furthermore, option S3 has the potential for impact on the historically important landscape, with the Scheduled Monuments, Grade I Listed Buildings, Conservation Area, and Historic Park and Garden to the south of the site.
- 7.2.7 All sites are within a groundwater source protection zone, indicating a high sensitivity to pollution incidents in these areas.
- 7.2.8 All sites are likely to provide mixed use development which provides access to services and facilities by sustainable modes of transport.

8 Development at Weymouth

8.0. INTRODUCTION

- 8.0.1 After the Bournemouth and Poole conurbation, Weymouth is the largest urban area in Dorset with a population of 52,168.
- 8.0.2 Weymouth is a significant commercial and employment centre and is a nationally important tourist and recreation destination attracting half a million staying visitors a year. However, a significant number of residents work in Dorchester so there is a high level of out-commuting.
- 8.0.3 Development in Weymouth is heavily constrained by environmental designations, some of which are of international importance, relating to wildlife, landscape and heritage assets. These include the Dorset AONB, East Devon and Dorset World Heritage Site, Chesil and the Fleet SAC, Radipole Lake SSSI and Lodmoor SSSI.
- 8.0.4 Weymouth is also constrained by physical features such as land subject to coastal change, wetland areas, river systems and associated flood zones (Figure 8.1).

Figure 8.1: A map showing the environmental designations in Weymouth and surrounding areas.



- 8.0.5 The Local Plan inspector recommended that the Local Plan Review recognised Weymouth’s “role as a commercial and employment centre”. Given the need to look forward a further 5 years and the size of Weymouth it will be important, through the review to consider what

Sustainability Appraisal Issues and Options

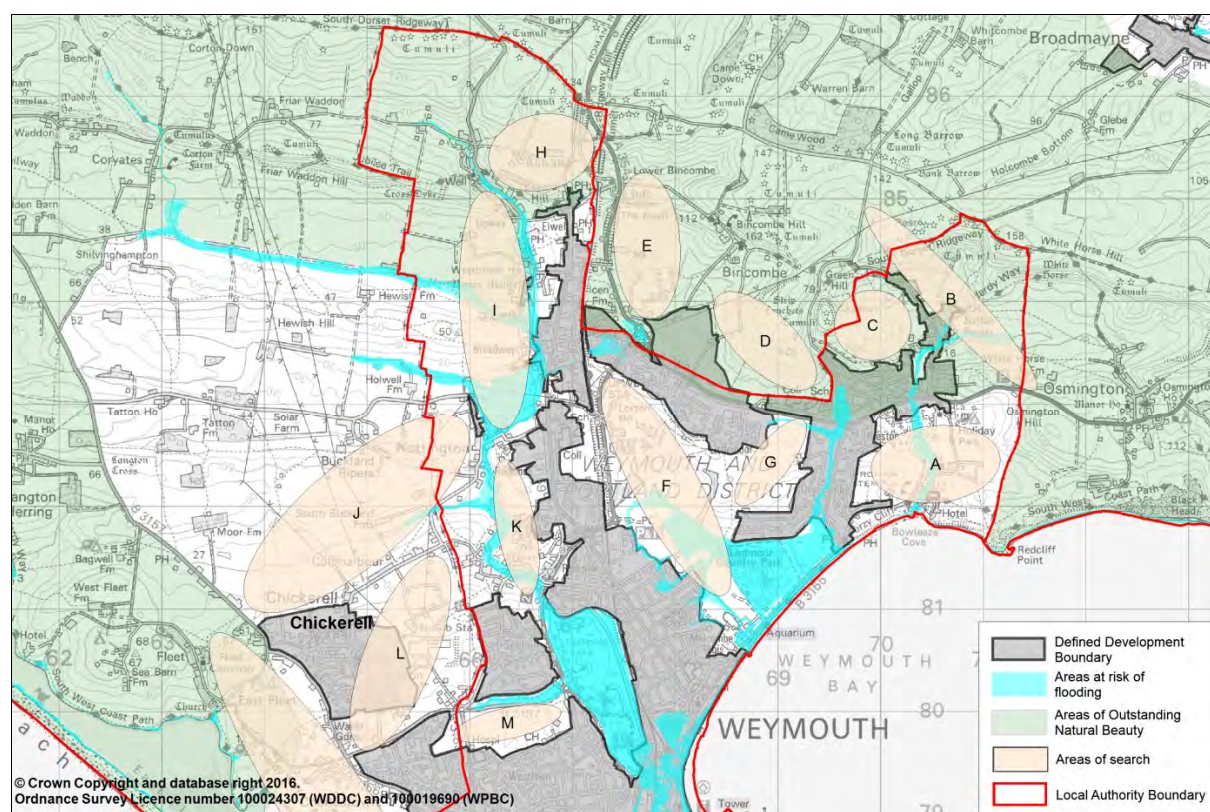
additional growth will be required to meet the needs of Weymouth over the extended plan period.

8.1. STAGE 1: GENERAL DIRECTIONS FOR GROWTH AROUND WEYMOUTH

8.1.1 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Weymouth (Figure 8.2) as explained in Chapter 2.4.

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

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



8.1.3 The sustainability impacts of delivering development in each of these general areas for growth around Weymouth were assessed and evaluated. The areas surrounding Chickerell (areas J, L and N) are considered in the Chapter on Chickerell (Chapter 9).

8.1.4 The sustainability impacts associated with these options are summarised in Figure 8.3, with further details provided in Appendix A.

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

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

Key:

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

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

Key:

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

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- 8.1.5 Weymouth is of great importance from a wildlife perspective, with European wildlife designations in coastal areas to the west of the settlement (Chesil and the Fleet European site) and to the east (Isle of Portland to Studland Cliffs European Site). In addition, National wildlife designations occupy large areas of Weymouth including the Sites of Special Scientific Interest at Lodmoor and Radipole Lake. Extensive areas of local wildlife designations also occupy the land surrounding Weymouth. There are potential significant adverse impacts upon biodiversity associated with development in all areas surrounding Weymouth.
- 8.1.6 Sites of international importance from a geological perspective are located to the east of Weymouth, resulting in potentially significant adverse impacts in areas A and C, surrounding Preston.
- 8.1.7 The River Wey and its tributaries, and the flood plains associated with this river system and other surface water features surrounding Weymouth, occupy large areas of the land surrounding the town. Development would result in adverse impacts upon water quality and expose property and residents to flooding in areas to the west of Broadway and Redland (areas I and K), in those areas surrounding the Lorton Valley Nature Park (areas F and G), around Preston (areas A and B) and the coastal areas to the West of Weymouth (areas M).
- 8.1.8 The coastal areas to the east of Weymouth (area C, surrounding Preston) are subject to coastal change, with the potential impacts increasing in time as the effects of climate change result in greater cliff-top recession.
- 8.1.9 In terms of landscape impacts, whilst the more central areas of Weymouth are not designated as Dorset AONB, areas to the north, east and west are. There are a number of open gaps which are of aesthetically importance, as well as maintaining local character, such as the gap between Sutton Poyntz and Preston, and between Littlemoor and Preston/Overcombe. The coastline both to the east and west of Weymouth is designated as the East Devon and Dorset World Heritage Site.
- 8.1.10 The heritage assets in Weymouth and surrounding areas include the Scheduled Monuments around Preston and numerous Conservation Areas which occupy many areas throughout Weymouth, including Upwey and Broadway to the north of Weymouth, Wyke Regis and Chickerell to the west of Weymouth, Lodmoor Hill and Weymouth in Central areas to the east of Weymouth, and Radipole and Preston to the east.
- 8.1.11 Those areas closer to central Weymouth (areas F, K and M) have greater access to essential services and facilities offered in these urban areas, encouraging town centre regeneration and a more vibrant town centre. Furthermore, development in areas more remote from the services and facilities of Weymouth may encourage the use of motor vehicles, leading to increased emissions of air pollutants which may contribute to air quality issues and climate change.
- 8.1.12 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Issues and

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Options stage. The decisions made and the reasons for these decisions are presented in Figure 8.4.

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

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

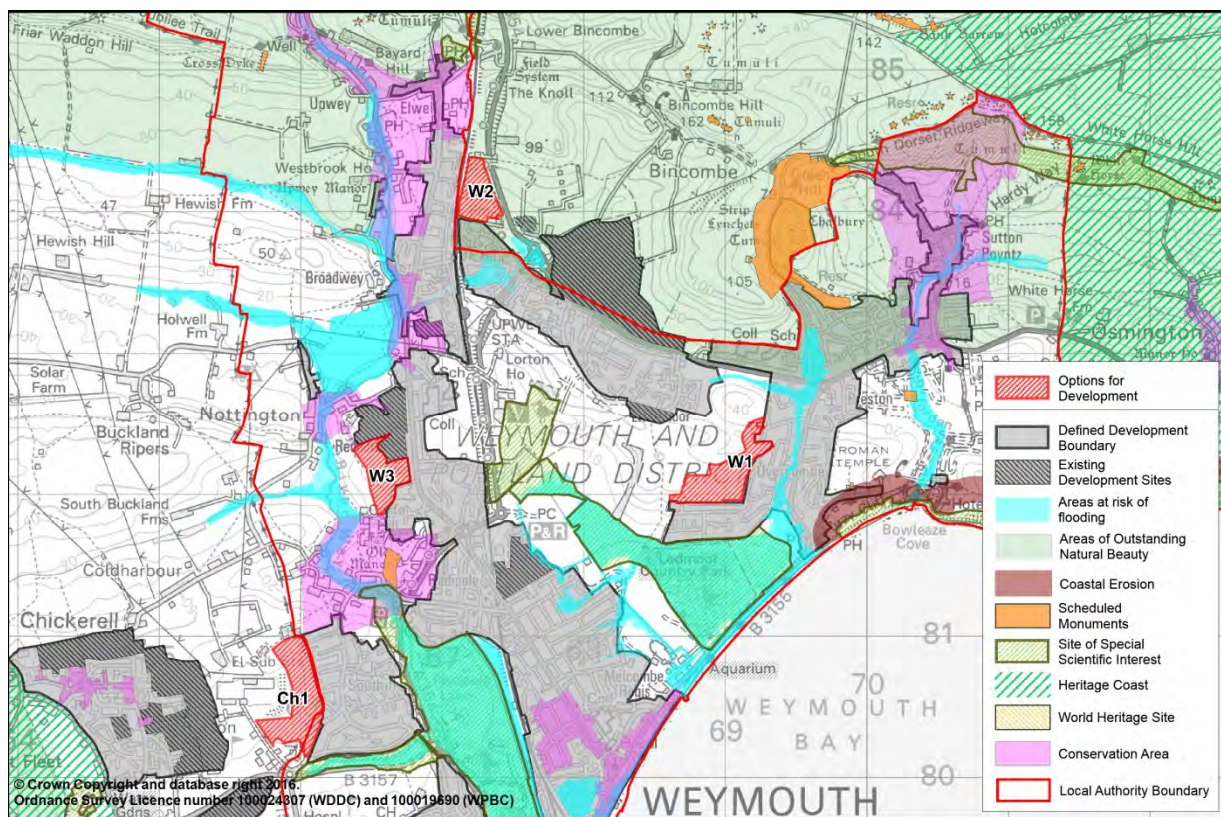
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8.2. STAGE 2: DEVELOPMENT OPTIONS AROUND WEYMOUTH

- 8.2.1 The general areas which have been selected for further consideration at the Issues and Options Consultation, following stage 1 of the sustainability appraisal of options, have been refined and evaluated through the sustainability appraisal.
- 8.2.2 The areas which were been selected for further consideration were refined according to the potential environmental issues identified in stage 1 the sustainability appraisal and according to physical features such as field boundaries.
- 8.2.3 This resulted in the areas being identified as reasonable options for development around Weymouth (Figure 8.5).

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



- 8.2.4 The sustainability impacts of delivering development in each of these sites around Weymouth were assessed and evaluated.
- 8.2.5 The sustainability impacts associated with these site options are summarised in Figure 8.6, with further details provided in Appendix A.

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

Sustainability Objective	W1			W2			W3		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	0	0	0	0	0	0
Soil	0	0	0	+	+	+	0	0	0
Water	-	-	-	0	0	0	0	0	0
Air	-	-	-	-	-	-	-	-	-
Climate Change	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	-	-	-	-	-	-
Community	0	0	0	0	0	0	0	0	0
Housing	+	+	+	+	+	+	+	+	+
Economy	0	0	0	0	0	0	0	0	0

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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8.2.6 Development at Option W1 would greatly decrease the width of the wildlife corridor between the Lodmoor SSSI and Lorton Valley Nature Park and the open countryside to the north, resulting in significant effects upon biodiversity. Also, option W1 is adjacent to the Lodmoor SSSI and Lorton Valley Nature Park, and development here may increase recreational pressure, resulting in significant impacts upon these wildlife designations.

8.2.7 Development at Option W2 may result in the remediation of potentially contaminated land in the areas adjacent to the railway.

8.2.8 Options W1 and W3 are situated on Important Open Gaps designated for their aesthetic value and importance in retaining local character. Development in these areas is likely to compromise this, potentially resulting in significant landscape impacts. Option W2 is located within the Dorset AONB and development at this site has the potential to affect the special character of this landscape designation.

8.2.9 Development at Options W2 and W3 has the potential for adverse impacts upon heritage assets due to their proximity to the Upwey and Radipole Conservation Areas, respectively.

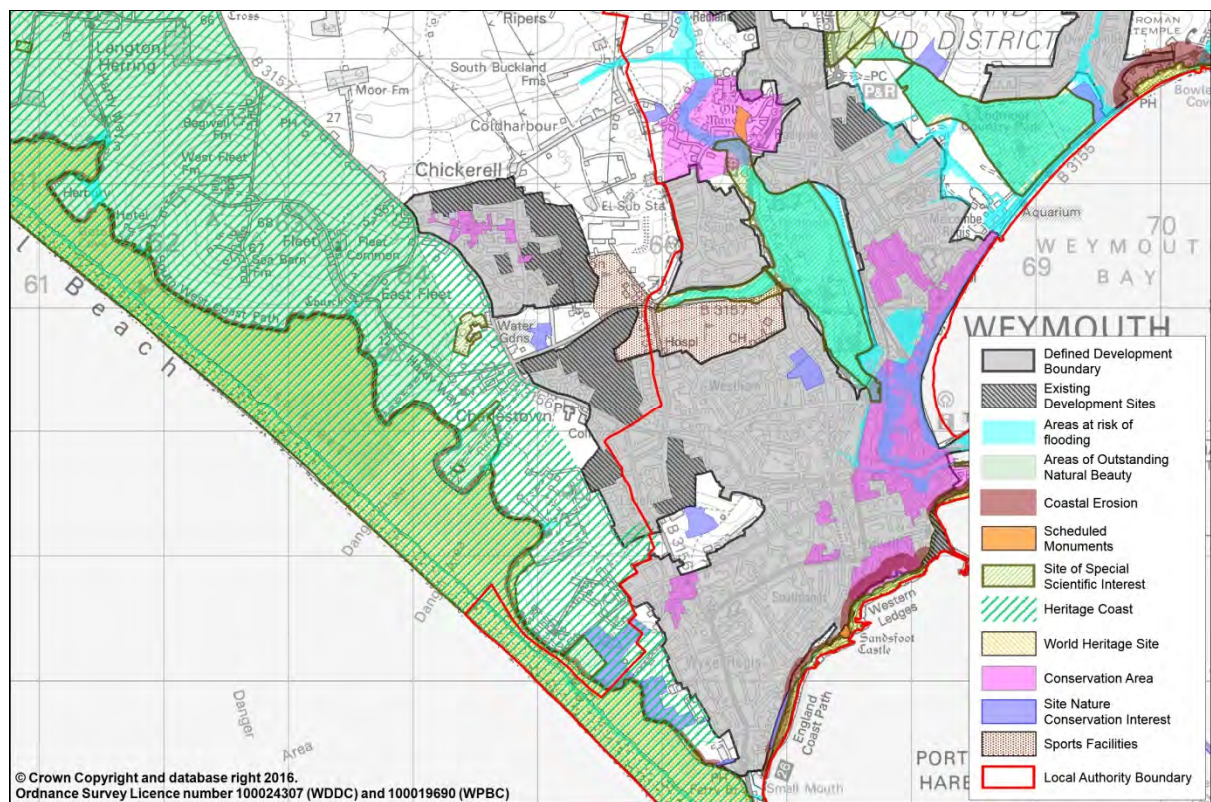
8.2.10 The development options around Weymouth are remote from the services and facilities based within Weymouth Town centre. The distance from the Weymouth town centre is likely to encourage the use of motor vehicles, leading to increased emissions of air pollutants which may contribute to air quality issues and climate change.

9 Development at Chickerell

9.0. INTRODUCTION

- 9.0.1 The town of Chickerell lies to the north-west of Weymouth. Chickerell looks principally to Weymouth for some of its larger community infrastructure needs such as retail, leisure, recreation and cultural facilities.
- 9.0.2 Chickerell has more jobs than economically active people as a result of the large industrial estates at Granby and Lynch Lane which lie within Chickerell parish.
- 9.0.3 Development in Chickerell is constrained by environmental designations including the Chesil and the Fleet SAC in the coastal areas to the south and west of Chickerell and the Radipole Lake SSSI to the east, and the wildlife corridor which link these wildlife sites of international importance. In addition, the Dorset AONB lies to the west of Chickerell and the East Devon and Dorset World Heritage Site is located in the coastal areas to the south and west of the site.

Figure 9.1: A map showing the environmental designations in Chickerell



- 9.0.4 The local plan inspector acknowledged that Chickerell and other areas around Weymouth town “have a functional relationship and obvious link to the town despite being in West Dorset” and that the growth proposed at Chickerell “will contribute towards the housing needs of the Weymouth”.

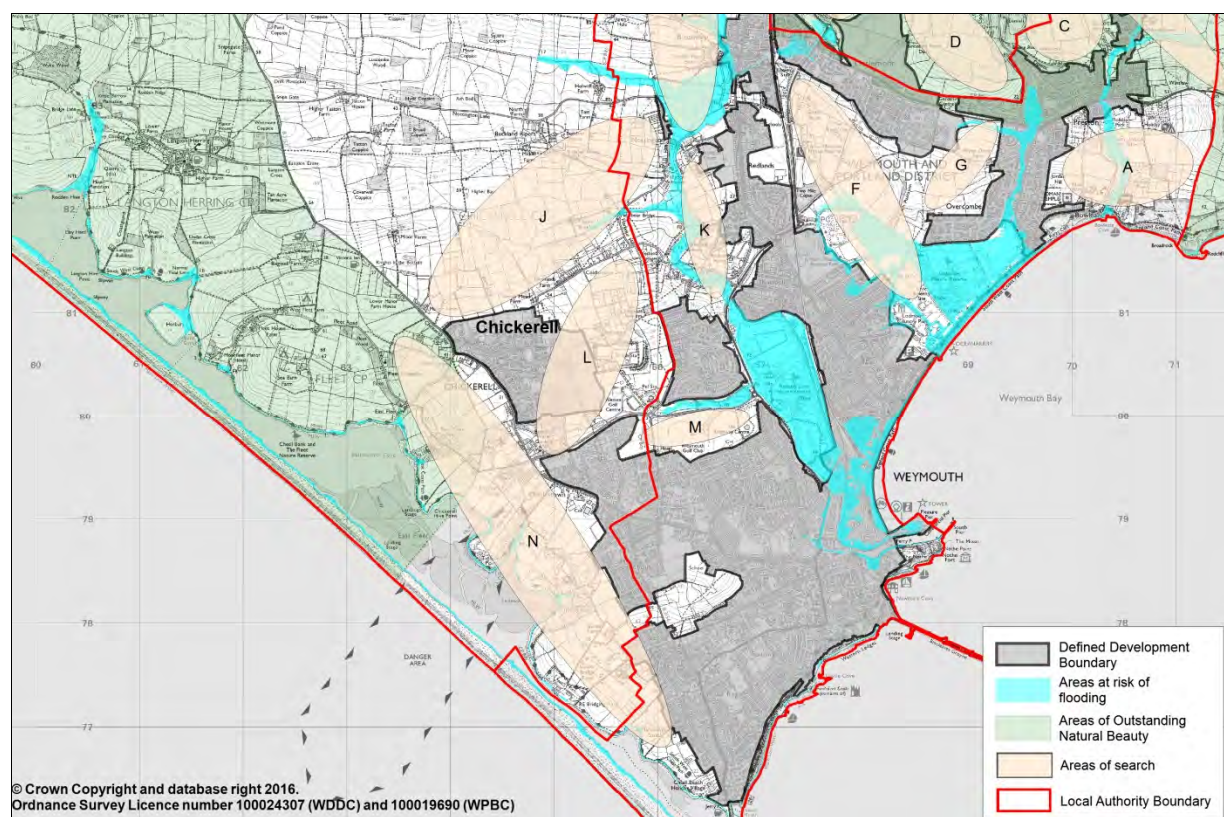
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9.1. STAGE 1: GENERAL DIRECTIONS FOR GROWTH AROUND CHICKERELL

- 9.1.1 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Chickerell (Figure 9.2) as explained in Chapter 2.4.
- 9.1.2 This stage takes a strategic view at the general directions for growth around Chickerell, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 9.2: A map showing the general areas for development surrounding Chickerell which were considered in the sustainability appraisal



- 9.1.3 The sustainability impacts of delivering development in each of these general areas for growth around Chickerell (areas J, L and N) were assessed and evaluated. For details of the remaining areas shown in Figure 9.2, please refer to the Weymouth chapter.
- 9.1.4 The sustainability impacts associated with these options are summarised in Figure 9.3, with further details provided in Appendix A.

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Figure 9.3: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Chickerell

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

- 9.1.5 Chickerell is of great importance from a wildlife perspective. The Chesil and the Fleet European site occupies the coastal areas to the south and west of Chickerell and the Crookhill Brick Pits lies adjacent and to the southwest of the settlement. The Radipole Lake SSSI is located to the east, and the land surrounding Chickerell provides a corridor between these wildlife sites of great importance. Development to the south of Chickerell, at area L, may compromise this wildlife corridor. Development to the south and west of Chickerell, at area N, may result in the loss of habitat at the European Sites in the area. Development to the north of Chickerell, at area J, may impact upon the SNCI on the northern extent of this area.
- 9.1.6 A river system bisects area J and development in this area has the potential to affect water quality and result in flooding. The water quality of surface water bodies within area L may be affected by development at area L. Area N is adjacent to the Fleet, a large water body of international importance, and development in this area may compromise the water quality of this site and expose people and property to flooding.
- 9.1.7 The Dorset AONB is located to the west and north of Chickerell and the Dorset and East Devon World Heritage Site is situated in the coastal area beyond development. Development surrounding Chickerell therefore may compromise the special qualities of these landscape designations.
- 9.1.8 Development surrounding Chickerell may result in impacts upon the setting of the Radipole, Chickerell, and Wyke Regis Conservation Areas.
- 9.1.9 Development surrounding Chickerell would provide residents with access to essential services and facilities offered in Chickerell and Weymouth, encouraging town centre regeneration and a more vibrant town centre.

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9.1.10 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Issues and Options stage. The decisions made and the reasons for these decisions are presented in Figure 9.4.

Figure 9.4: A table showing the reasons for either retaining or discounting the general areas for development surrounding Chickerell

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

9.2. STAGE 2: DEVELOPMENT OPTIONS AROUND CHICKERELL

9.2.1 The general areas which have been selected for further consideration at the Issues and Options Consultation, following stage 1 of the sustainability appraisal of options, have been refined and evaluated through the sustainability appraisal.

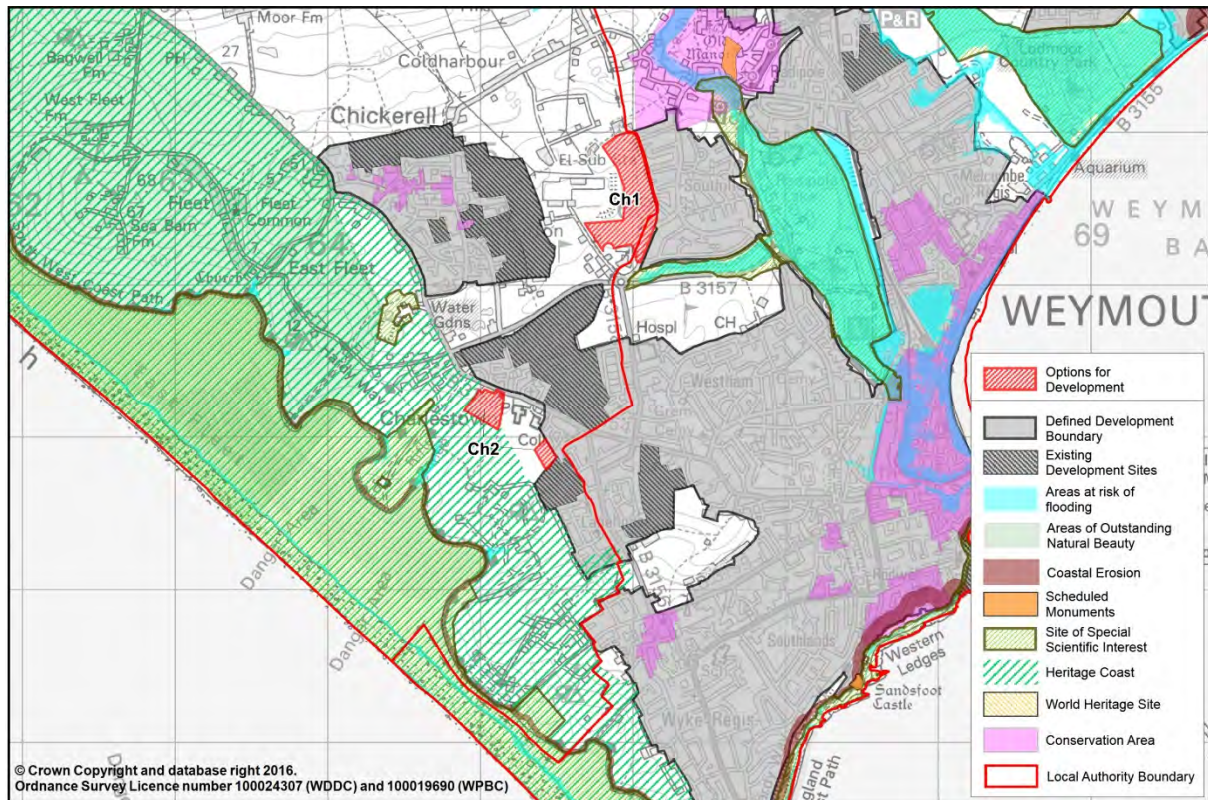
9.2.2 The areas which were been selected for further consideration were refined according to the potential environmental issues identified in stage 1 the sustainability appraisal and according to physical features such as field boundaries.

9.2.3 This resulted in the areas being identified as reasonable options for development around Chickerell (Figure 9.5).

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Figure 9.5: A map showing the options for development sites in Chickereil



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

9.2.5 The sustainability impacts associated with these site options are summarised in Figure 9.6, with further details provided in Appendix A.

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Figure 9.6: A table summarising the findings of the sustainability appraisal of the options for development sites on Chickerell

Sustainability Objective	Ch1			Ch2		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-
Soil	0	0	0	0	0	0
Water	-	-	-	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	0	0	0	-	-	-
Historic Environment	-	-	-	0	0	0
Community	++	++	++	++	++	++
Housing	+	+	+	+	+	+
Economy	+	+	+	+	+	+

9.2.6 The options for development around Chickerell have the potential for significant impacts upon biodiversity. Option Ch1 is adjacent to the Radipole Lake SSSI and may increase the recreational pressures upon this wildlife designation. Option Ch2 has the potential to adversely impact upon the Chesil and the Fleet European Site to the south of the site.

9.2.7 The Radipole Conservation Area is located adjacent and to the north of option Ch1, potentially resulting in impacts upon heritage assets.

9.2.8 Option Ch2 may result in adverse impacts upon the World Heritage Site and Dorset AONB to the west of the site, despite the site being small in scale.

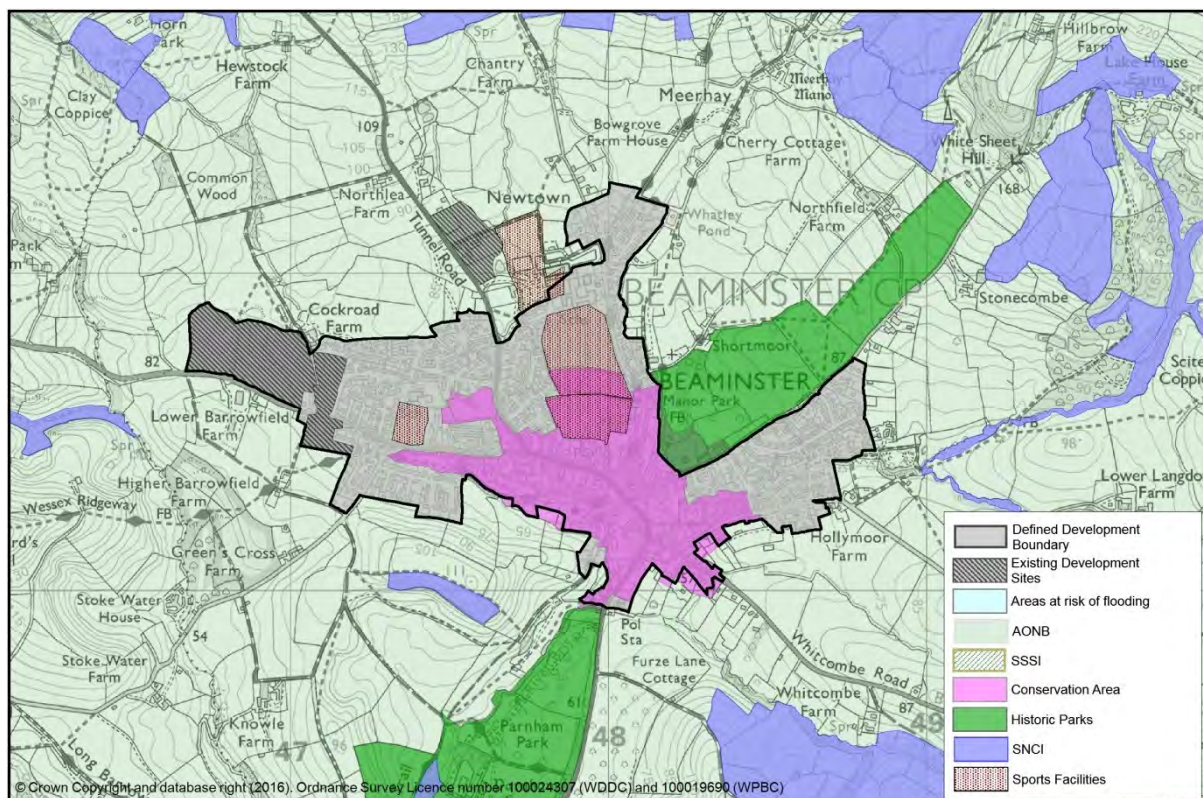
9.2.9 Development at options Ch1 and Ch2 would provide residents with access to the essential services and facilities within Weymouth and Chickerell, also encouraging town centre regeneration and a more vibrant town centre.

10 Development at Beaminster

10.0. INTRODUCTION

- 10.0.1 Beaminster is a small rural market town with a population of just over 3,000.
- 10.0.2 Beaminster provides services and facilities to the surrounding rural area, providing a secondary school, a range of local shops and community facilities in its centre, and some significant local businesses.
- 10.0.3 The town lies about 8km north of Bridport, on the A3066, at the source of the River Brit. Crewkerne lies about 10km north-west of the town
- 10.0.4 There is a net out-flow of workers (by about 400), as there are more economically active residents than people working in the town.
- 10.0.5 Development in Beaminster is heavily constrained by environmental designations (Figure 10.1). Beaminster is located wholly within the Dorset AONB, and contains many heritage features such as the Beaminster Conservation Area and associated Listed Buildings, Scheduled Monuments, and the Beaminster Manor & Parnham House Registered Park and Garden. The physical constraints include the River Brit and its flood plain

Figure 10.1: A map showing the environmental designations in Beaminster and surrounding areas.



- 10.0.6 In reference to the allocation at Beaminster (BEAM 1) in the adopted Local Plan, the Inspector stated that he *“had regard to its potential impact on the landscape while*

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recognising that some development is required to maintain the vitality of the settlement”.
The Local Plan review will therefore explore the potential for development at Beaminster.

10.1. STAGE 1: GENERAL DIRECTIONS FOR GROWTH AROUND BEAMINSTER

10.1.1 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Beaminster (Figure 10.2) as explained in Chapter 2.4.

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

Figure 10.2: A map showing the general areas for development surrounding Beaminster which were considered in the sustainability appraisal



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

10.1.4 The sustainability impacts associated with these options are summarised in Figure 10.3, with further details provided in Appendix A.

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Figure 10.3: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Beaminster

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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- 10.1.5 Development in those areas to the south (Areas D and E) and east (Area B) of Beaminster would potentially result in significant adverse impacts upon biodiversity due to the Sites of Nature Conservation Interest within these areas.
- 10.1.6 The whole of Beaminster is within the Dorset AONB, and are therefore highly sensitive from a landscape perspective. Development in the area has the potential to compromise the special qualities of the landscape designation.
- 10.1.7 Development on the southern and eastern side of Beaminster (areas A, B, D, and E) could potentially result in significant impacts upon heritage assets, specifically the Historic Park and Garden at Beaminster Manor and Parnham Park. In addition, there is the potential for impact on the Conservation Area as a result of development in areas A, B and C.
- 10.1.8 Development to the south of Beaminster may result in the loss of the highest grade agricultural soils, which are graded as 'very good' or 'excellent' agricultural land through the Agricultural Land Classification system on the basis that it is most flexible, productive, and efficient in response to inputs and can best deliver crops for food and non food purposes
- 10.1.9 Development close to surface water features may result in adverse impacts upon water quality and, in areas B, D and H, may result in increased flood risk to people and property.
- 10.1.10 Development in the areas surrounding Beaminster is likely to be mixed use, providing the housing to meet business needs and the employment land to support business growth. This development would enable future residents to gain access to essential services and facilities by sustainable modes of transport.
- 10.1.11 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Issues and Options stage. The decisions made and the reasons for these decisions are presented in Figure 10.4.

Figure 10.4: A table showing the reasons for either retaining or discounting the general areas for development surrounding Beaminster following the sustainability appraisal

Option	Decision	Reason for decision
A	X	Development may result in unacceptable impacts upon the landscape, Historic Park and Garden and setting of the Conservation Area
B	✓	Whilst development in this area may have adverse impacts upon the landscape, Historic Park and Garden and Site of Nature Conservation Interest, there is some potential for development to the very south of this area.
C	✓	Whilst development in this area may have adverse impacts upon the landscape, conservation area, there is some potential for development to the north of this area.

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D	X	Development may result in unacceptable impacts upon the landscape, adjacent Historic Park and Garden and Conservation Area, and this area is susceptible to flooding.
E	X	Development may result in unacceptable impacts upon the landscape, biodiversity and heritage assets, and this area is susceptible to flooding.
F	✓	Whilst development in this area may result in landscape impacts, as a result of its location the Dorset AONB, and impacts upon the Scheduled Monument at Waddon Hill there is the potential for development in this area.
G	✓	Whilst development in this area may result in landscape impacts, as a result of its location the Dorset AONB, and impacts upon the Scheduled Monument at Waddon Hill there is the potential for development in this area.
H	✓	Whilst development in this area may result in landscape impacts, as a result of its location the Dorset AONB, and this area is susceptible for flooding, there is the potential for development in this area.
I	✓	Whilst development in this area may result in landscape impacts, as a result of its location the Dorset AONB, there is the potential for development in this area.

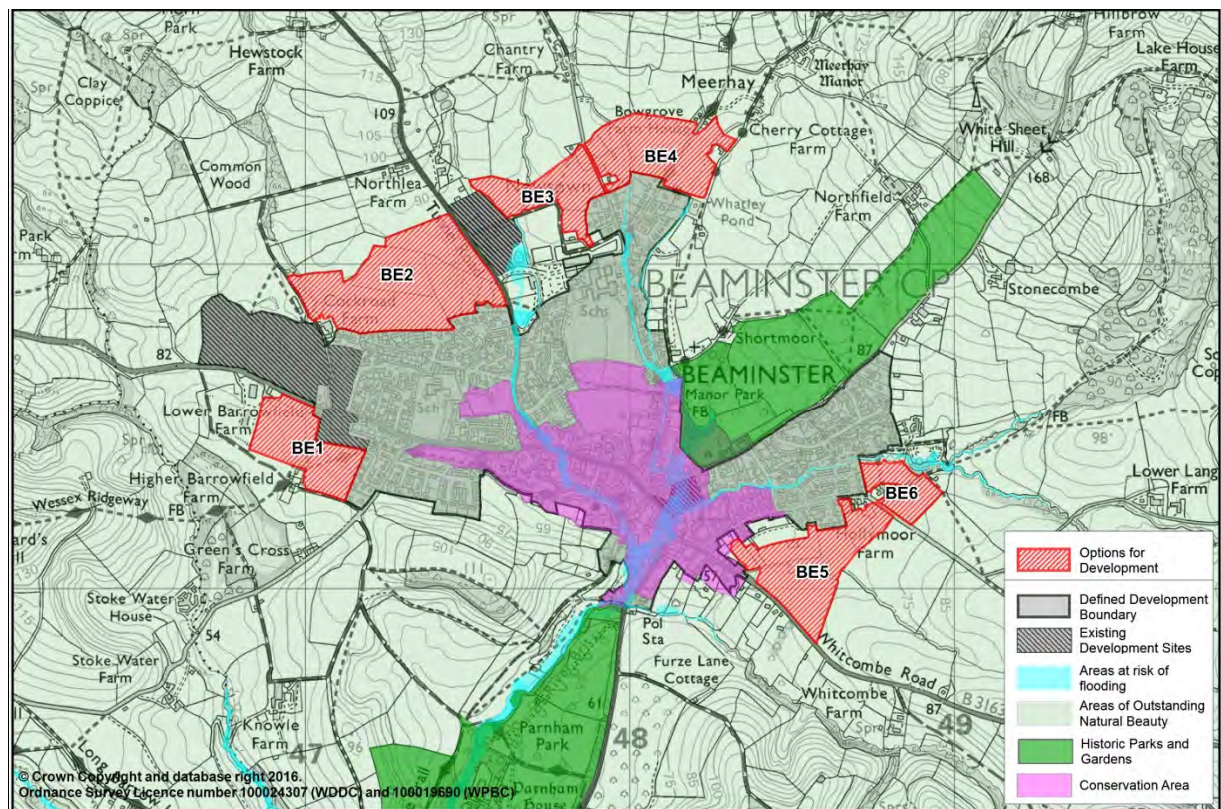
10.2. STAGE 2: DEVELOPMENT OPTIONS AROUND BEAMINSTER

- 10.2.1 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Beaminster and explained which areas should be taken forward for further consideration.
- 10.2.2 Stage 2 of the assessment involved refining these general areas for development into more specific site options. The general areas for development were refined by considering the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal and taking account of physical features such as field boundaries and roads.
- 10.2.3 This resulted in the areas being identified as reasonable options for development around Beaminster (Figure 10.5).

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Figure 10.5: A map showing the options for development sites in Beaminster



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

10.2.5 The sustainability impacts associated with these site options are summarised in Figure 10.6, with further details provided in Appendix A.

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Figure 10.6: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Beaminster

Sustainability Objective	BE1			BE2			BE3			BE4			BE5			BE6		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	-	-	-	-	-	-	-	-	-	0	0	0	-	-	-
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	-	0	0	-	0	0	-	0	0	0	0	0	-
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	0	0	0	0	0	0	-	-	-	--	--	--	0	0	0
Community	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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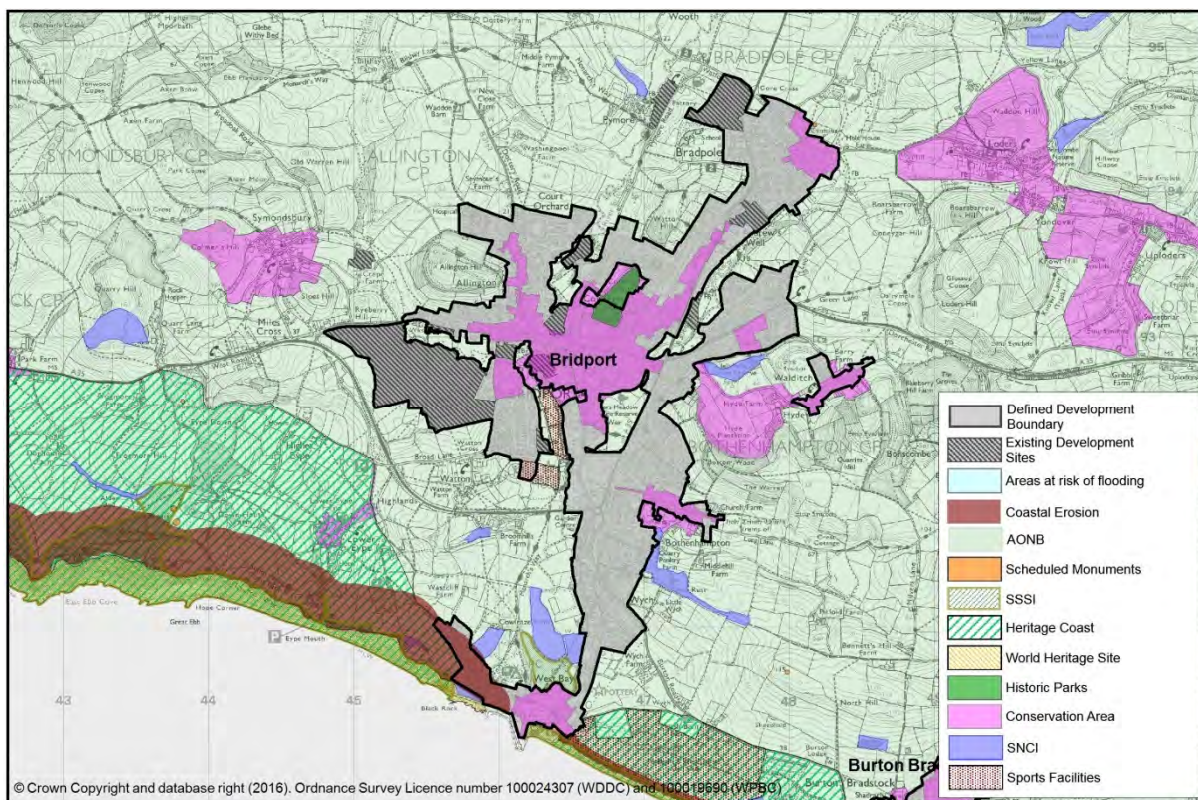
- 10.2.6 Development at those sites closer to surface water features (Options BE2 to BE4, and BE6) may potentially adversely impact upon water quality and expose people and property to risk of flooding.
- 10.2.7 Since Beaminster and surrounding areas are designated as Dorset AONB, development in these areas may compromise the special qualities of this landscape designation and therefore result in significant landscape impacts.
- 10.2.8 Development of Option BE5 may result in significant impacts upon the Beaminster Conservation Area adjacent and to the north of the site. Development of Option BE4 may have a degree of impact upon the Historic Park and Garden at Beaminster Manor.

11 Development at Bridport

11.0. INTRODUCTION

- 11.0.1 With a population of 13,570, the market town of Bridport is the largest town in the west of the district.
- 11.0.2 Bridport has a popular weekly market, a good range of local and national shops, healthcare centre, schools, community buildings, and several industrial estates, and serves a wide rural area for higher level services such as shopping, education, healthcare, leisure, entertainment and library services. The town is relatively self contained with the number of people working in the town slightly higher than the total number of economically active residents, by about 900.
- 11.0.3 Bridport and surrounding areas include a number of environmental designations, including the Dorset AONB, East Devon and Dorset World Heritage Site, and wildlife sites of international importance (Figure 11.1). Physical constraints include the surrounding topography, areas of coastal change, and extensive areas at flood risk.

Figure 11.1: A map showing the environmental designations in Bridport and surrounding areas.



- 11.0.4 The Inspector noted that “as the largest settlement in this part of West Dorset, Bridport was the most suitable location to meet future development needs in both the immediate and wider area”.

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11.1. STAGE 1: GENERAL DIRECTIONS FOR GROWTH AROUND BRIDPORT

11.1.1 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Bridport town (including areas adjacent to the built up area within the neighbouring parishes of Allington, Bradpole, Bothenhampton and Symondsburry) (Figure 11.2) as explained in Chapter 2.4.

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

Figure 11.2: A map showing the general areas for development surrounding Bridport which were considered in the sustainability appraisal



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

11.1.4 The sustainability impacts associated with these options are summarised in Figure 11.3, with further details provided in Appendix A.

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Figure 11.3: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Bridport

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Objective	G			H			I			J			K		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	--	--	--	0	0	0	0	0	0	0	0	0	--	--	--
Soil	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-
Water	-	-	-	0	0	0	0	0	0	-	-	-	-	-	-
Air	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	--	--	--	0	0	0	0	0	0	--	--	--	--	--	--
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Community	+	+	+	+	+	+	++	++	++	++	++	++	++	++	++
Housing	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Key:

++ Strong positive impact
 + Positive Impact
 0 Neutral or negligible effect
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- 11.1.5 The potential for development in Bridport is heavily constrained by environmental designations, some of which are of international importance, and physical features such as coastal erosion and flooding.
- 11.1.6 The wildlife designations surrounding Bridport include the European Wildlife Site in coastal areas which affects development in areas F and G. Areas D and E to the east of Bridport and Area K to the north of Bridport are constrained by Sites of Nature Conservation Interest.
- 11.1.7 Bridport is situated within the Dorset AONB and therefore development may compromise the special qualities of this designation and result in significant landscape impacts.
- 11.1.8 There are a series of Conservation Areas in Bridport, the setting of which may be affected by development. The Walditch Conservation Area occupies large sections of Area D, and development in this area may potentially result in significant impacts upon heritage assets.
- 11.1.9 A river system runs through the middle of Bridport, entering the sea at West Bay. Development in areas adjacent to the river may result in adverse impacts upon water quality and flooding in these areas (particularly areas A, B, C, F, G, J and K) may constrain development further. In addition, the coastal areas F and G may be subject to coastal change.
- 11.1.10 Development on the eastern (Areas A, C, D) and western (H, I, J, K) sides of Bridport would result in the loss of the highest grade agricultural soils, which are graded as ‘very good’ or ‘excellent’ agricultural land through the Agricultural Land Classification system on the basis that it is most flexible, productive, and efficient in response to inputs and can best deliver crops for food and non food purposes
- 11.1.11 Air quality monitoring has indicated that elevated concentrations of nitrogen dioxide exist in East Street largely as a result of vehicle emissions. The additional traffic resulting from development in Bridport may exacerbate this air quality issue.
- 11.1.12 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Issues and Options stage. The decisions made and the reasons for these decisions are presented in Figure 11.4.

Figure 11.4: A table showing the reasons for either retaining or discounting the general areas for development surrounding Bridport following the sustainability appraisal

Option	Decision	Reason for decision
A	✓	Whilst there is potential for significant adverse impacts upon the landscape, since the site is within the Dorset AONB, and flooding, there may be some potential for development within this area.
B	✓	Whilst there is potential for significant adverse landscape impacts, since the site is within the Dorset AONB, there may be some potential for development within

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		this area.
C	✓	Whilst there is potential for significant adverse impacts upon the landscape, since the site is within the Dorset AONB, and flooding, there may be some potential for development within this area.
D	✗	Development is likely to result in unacceptable environmental impacts upon biodiversity, significant impacts upon biodiversity, landscape, and heritage assets.
E	✓	Whilst there is potential for significant adverse impacts upon biodiversity and the landscape, since the site is within the Dorset AONB, there may be some potential for development within this area.
F	✓	Whilst there is potential for significant adverse impacts upon biodiversity and flooding in the south of this area, and the landscape due to the Dorset AONB, there may be some potential for development on the northern section this area.
G	✗	Development upon this site is likely to result in unacceptable impacts due to land instability and flooding, the European wildlife designation, and landscape since it is within the Dorset AONB.
H	✓	Whilst there is potential for significant adverse impacts upon biodiversity and flooding in the south of this area, and the landscape due to the Dorset AONB, there may be some potential for development on the northern section this area.
I	✗	Development upon this site is likely to result in unacceptable impacts upon the landscape since it is within the Dorset AONB and, due to topographic features, is in an elevated position making development here highly visible.
J	✓	Whilst development upon this site may result in unacceptable impacts upon the landscape, since it is within the Dorset AONB and highly elevated, there is some potential for some development in the northeast corner.
K	✓	Whilst development upon this site may result in unacceptable impacts upon the landscape, since it is within the Dorset AONB and highly elevated, there is some potential for some development in the southwest corner.

11.2. STAGE 2: DEVELOPMENT OPTIONS AROUND BRIDPORT

- 11.2.1 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Bridport and explained which areas which should taken forward for further consideration.
- 11.2.2 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering

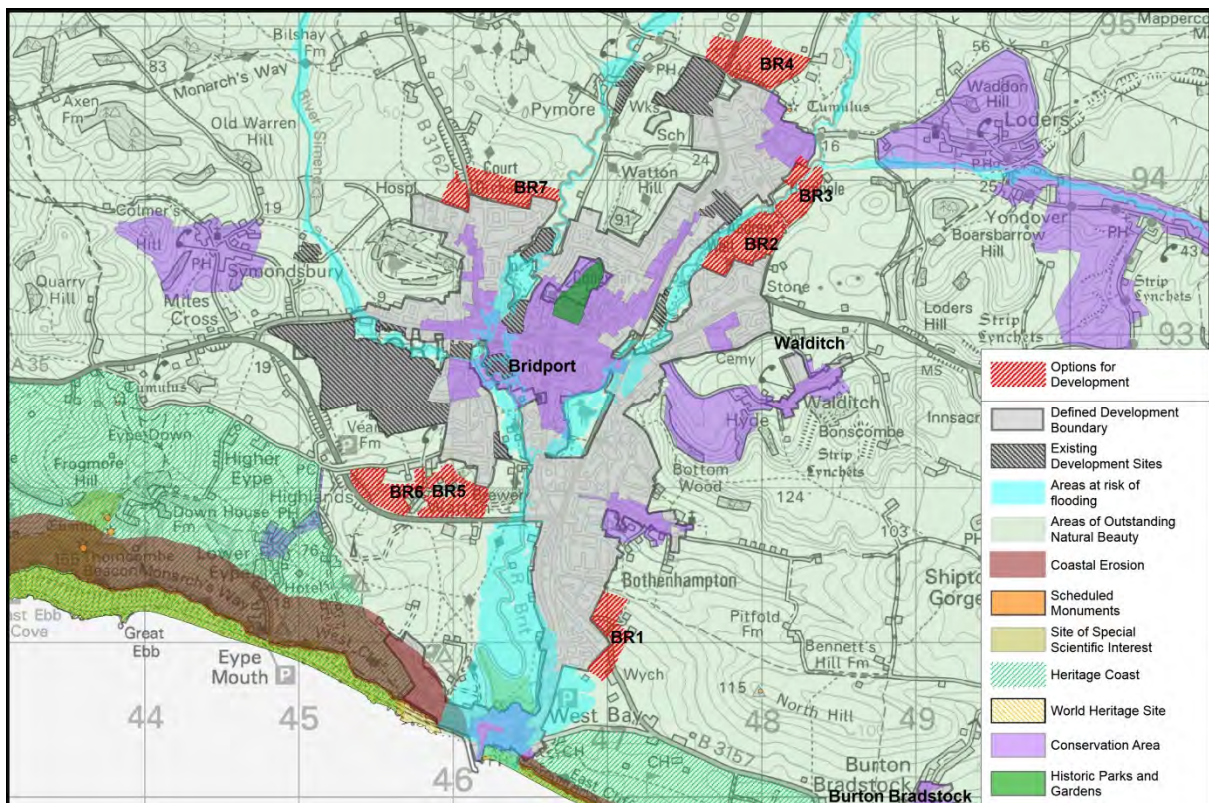
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the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal and taking account of physical features such as field boundaries and roads.

- 11.2.3 This resulted in the areas being identified as reasonable options for development around Bridport (Figure 11.5).

Figure 11.5: A map showing the options for development sites in Bridport



- 11.2.4 The sustainability impacts of delivering development in each of these sites around Bridport were assessed and evaluated.

- 11.2.5 The sustainability impacts associated with these site options are summarised in Figure 11.6, with further details provided in Appendix A.

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Figure 11.6: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Bridport

Sustainability Objective	BR1			BR2			BR3			BR4			BR5			BR6			BR7		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-
Soil	-	-	-	0	0	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-
Water	0	0	0	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	-	-	-
Air	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	-	0	0	-	--	--	--	0	0	0	0	0	0	0	0	0	--	--	--
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	-	-	-	-	-	-	-	-	-	0	0	0	-	-	-	0	0	0
Community	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Key:

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

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- 11.2.6 Development at Options BR1 and BR7 has the potential to result in significant adverse effects on biodiversity as a result of potential impacts upon the Wanderwall Quarry and Pymore Mill Sites of Nature Conservation Interest, respectively.
- 11.2.7 Development of Options BR4 to BR7, on the eastern side of Bridport, would result in the loss of the highest grade agricultural soils, which are graded as 'very good' or 'excellent' agricultural land through the Agricultural Land Classification system on the basis that it is most flexible, productive, and efficient in response to inputs and can best deliver crops for food and non food purposes.
- 11.2.8 The additional traffic resulting from development in Bridport may contribute to the air quality issues in East Street, Bridport.
- 11.2.9 A flood zone occupies part of Options BR3 and BR7, potentially exposing future residents and property to flooding at these sites.
- 11.2.10 Bridport is situated within the Dorset AONB and therefore the development of all options surrounding Bridport may compromise the special qualities of this designation and result in significant landscape impacts.
- 11.2.11 Development of Options BR2 to BR4 and BR6 may result in impacts upon the setting of Conservation Areas.
- 11.2.12 The size of the development options in Bridport are comparatively small yet have the potential to deliver mixed use development with a degree of housing and employment land, which would provide access to the essential services and facilities in Bridport town centre.

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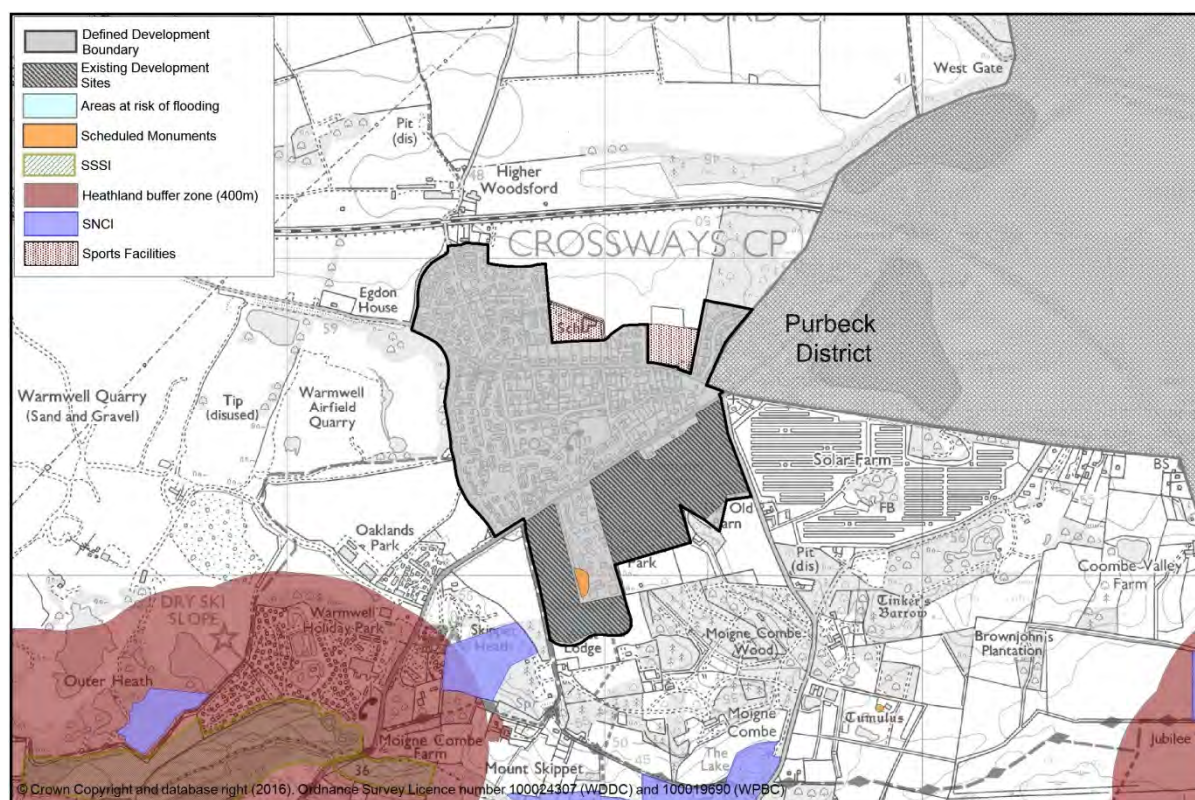
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12 Development at Crossways

12.0. INTRODUCTION

- 12.0.1 Crossways parish has a population of 2,267.
- 12.0.2 Although Crossways hosts a number of facilities such as the school, shop, doctors, it relies on Dorchester which lies 6 miles to the west for many higher level services.
- 12.0.3 Areas around the village hold an important resource of sand and gravel. Much of the resource around the village has already been extracted with further areas proposed for extraction in the County Minerals Sites Plan.
- 12.0.4 In comparison to other settlements in the plan area, Crossways is relatively unconstrained (Figure 12.1). However, the Dorset Heathlands European wildlife site lies to the south and the village is within the 5km buffer zone around this designation within which mitigation in the form of natural recreation space (SANGs) is required. Other designations include the 'Earthwork in Bowley's Plantation' Scheduled Monument on the southern area of the village of Crossways.

Figure 12.1: A map showing the environmental designations in Crossways and surrounding areas.



12.1. STAGE 1: GENERAL DIRECTIONS FOR GROWTH AROUND CROSSWAYS

- 12.1.1 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Crossways (Figure 12.2) as explained in Chapter 2.4.

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

Figure 12.2: A map showing the general areas for development surrounding Crossways which were considered in the sustainability appraisal



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

12.1.4 The sustainability impacts associated with these options are summarised in Figure 12.3, with further details provided in Appendix A.

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Figure 12.3: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Crossways

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

Key:

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

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- 12.1.5 Crossways has comparatively fewer environmental designations and physical constraints than the other settlements which have been considered for development.
- 12.1.6 The sustainability impacts associated with development in each of these areas in Crossways are similar.
- 12.1.7 Surface water features have been identified in areas A, B, C and F and development in these areas has the potential for adverse impacts upon water quality.
- 12.1.8 The Dorset Heathlands European Site is located to the southwest of the site. Development in the areas surrounding Crossways would be within the 5km buffer zone around the Dorset Heathlands site, potentially resulting in significant adverse impacts upon this designation if mitigation is not put in place. However, it is likely that new development would introduce Suitable Alternative Natural Greenspace which mitigates the impact of the additional recreational activity due to the development upon the international wildlife designation. The southern section of area E is closer to the Dorset Heathlands designation, within the 400m buffer zone around the designation, and development in this area is likely to result in comparatively greater effects upon the heathland habitat. A Site of Nature Conservation Interest is located within Area E and therefore development within Area E may result in significant adverse impacts.
- 12.1.9 Development within area C would lead to the loss of the solar park renewable energy installation which has permission for 25 years, having short term effect on renewable energy generation.
- 12.1.10 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Issues and Options stage. The decisions made and the reasons for these decisions are presented in Figure 12.4.

Figure 12.4: A table showing the reasons for either retaining or discounting the general areas for development sites surrounding Crossways following the sustainability appraisal

Option	Decision	Reason for decision
A	✓	Whilst development in this area may result in significant adverse impacts upon the Dorset Heathlands European Site, it may be possible to mitigate these potential impacts to enable development to occur here.
B	-	This area is within the jurisdiction of Purbeck District Council and therefore cannot be allocated in the Local Plan review.
C	✓	Whilst development in this area would result in the loss of the solar farm renewable energy development prior to the permission elapsing (25 year permission), it is possible that development could occur at this location. It is considered possible to mitigate the potentially significant impacts upon the European site to enable development to occur here

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D	X	This area is designated as Suitable Alternative Natural Greenspace (SANG) for the development to the north of area D, which has planning consent, to prevent impacts upon the Dorset Heathlands European Site.
E	X	This area is within a SNCI and closer than the other site options around Crossways to the Dorset Heathlands European Site, with part of this area within the 400m buffer zone around the designation.
F	✓	Whilst development in this area may result in significant adverse impacts upon the Dorset Heathlands European Site, it may be possible to mitigate these potential impacts to enable development to occur here.
G	-	This area already has planning consent.

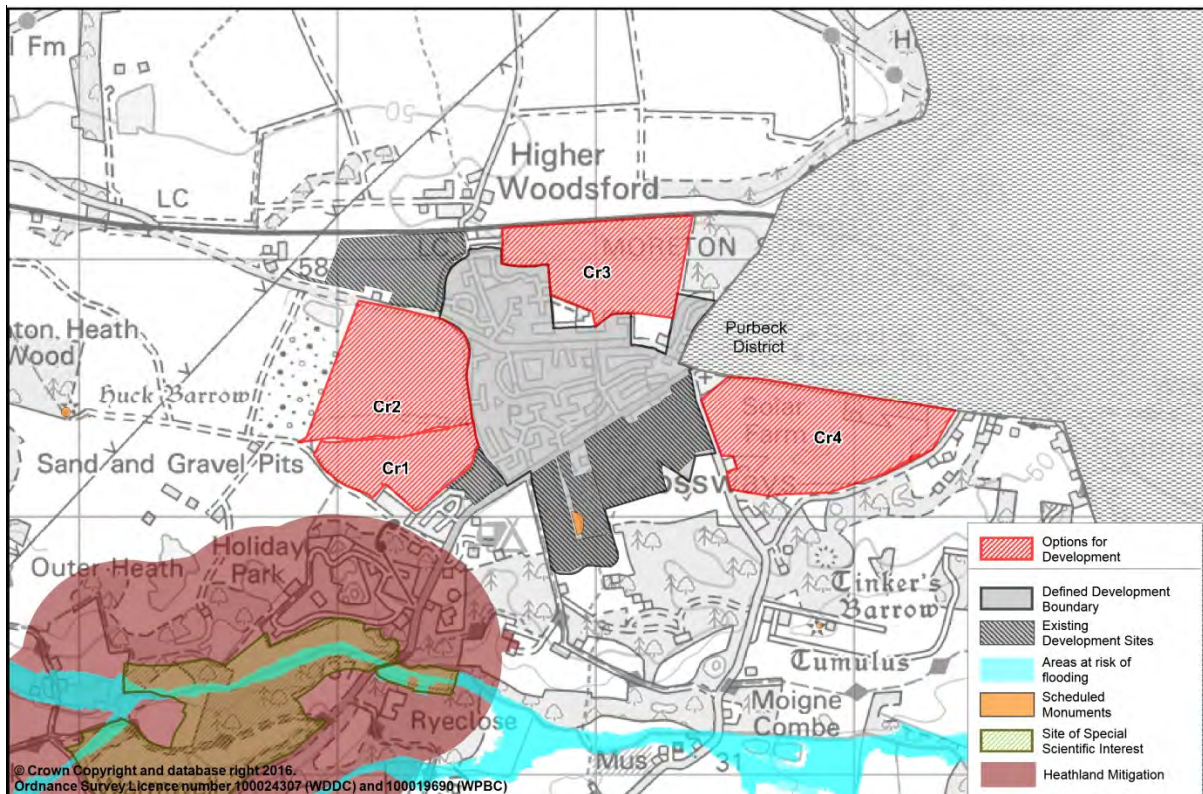
12.2. STAGE 2: DEVELOPMENT OPTIONS AROUND CROSSWAYS

- 12.2.1 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Crossways and explained which areas which should take forward for further consideration.
- 12.2.2 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal and taking account of physical features such as field boundaries and roads.
- 12.2.3 This resulted in the areas being identified as reasonable options for development around Crossways (Figure 12.5).

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Figure 12.5: A map showing the options for development sites in Crossways



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

12.2.5 The sustainability impacts associated with these site options are summarised in Figure 12.6, with further details provided in Appendix A.

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Figure 12.6: A table summarising the findings of the sustainability appraisal of the options for development surrounding Crossways

Sustainability Objective	CR1			CR2			CR3			CR4		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	-	-	-	-	-	-	-	-	-
Air	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0	--	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0
Community	++	++	++	++	++	++	++	++	++	++	++	++
Housing	+	+	+	++	++	++	+	+	+	++	++	++
Economy	+	+	+	+	+	+	+	+	+	+	+	+

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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12.2.6 Development in the areas surrounding Crossways would be within the 5km buffer zone around the Dorset Heathlands site. However, it is likely that new development would introduce Suitable Alternative Natural Greenspace which mitigates the impact of the additional recreational activity due to the development upon the international wildlife designation.

12.2.7 There are surface water features in Options CR2 to CR4 and development in these areas may result in impacts upon water quality.

12.2.8 Development within area C would lead to the loss of the solar park renewable energy installation, which has permission for 25 years.

12.2.9 Options CR2 and CR4 have the potential to contribute more housing than Options CR1 and CR3.

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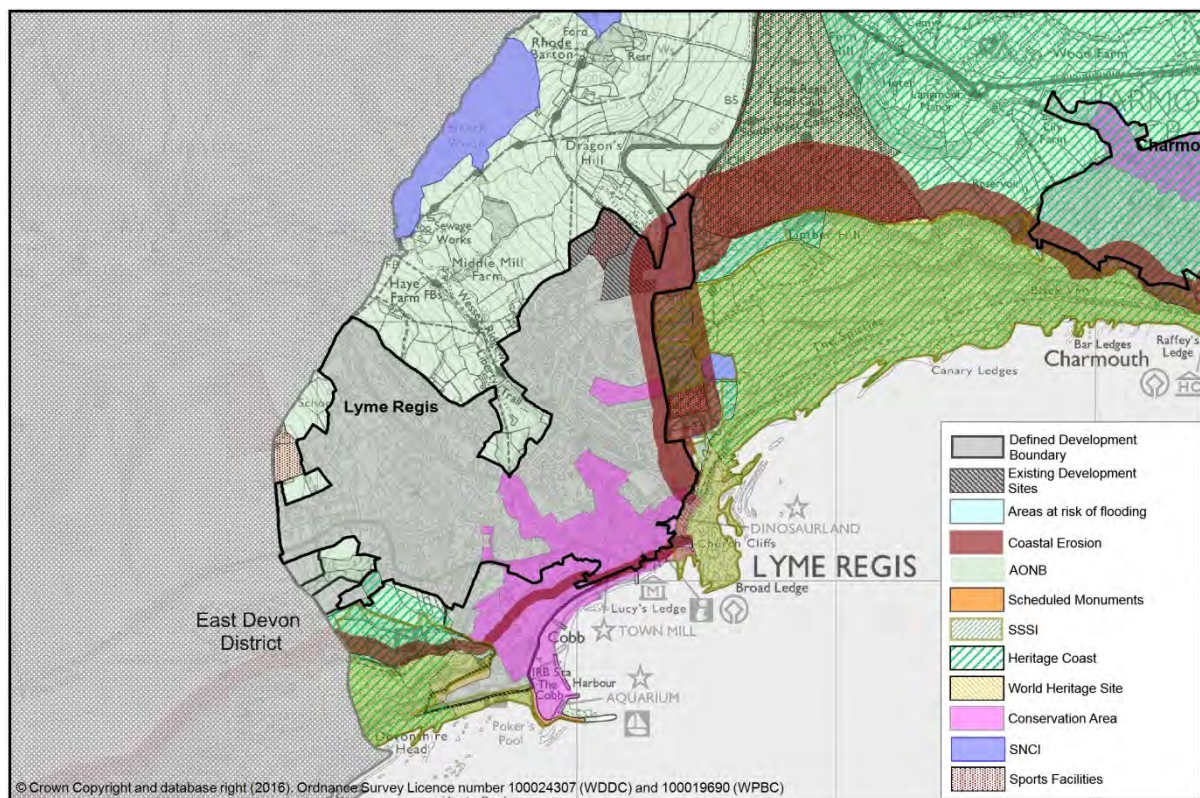
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13 Development at Lyme Regis

13.0. INTRODUCTION

- 13.0.1 The historic coastal town of Lyme Regis has a resident population of around 3,670. A further 1,663 people live in the adjoining village of Uplyme in East Devon.
- 13.0.2 The town is one of Dorset's principal tourist resorts and an important centre for visitors to the East Devon and Dorset World Heritage Site.
- 13.0.3 Development around Lyme Regis is heavily constrained by environmental designations (Figure 13.1), with geological features of international importance, international wildlife designations, the Dorset AONB, and the East Devon and Dorset World Heritage Site. There are also significant physical constraints such as coastal change, land instability and flooding.

Figure 13.1: A map showing the environmental designations in Lyme Regis and surrounding areas.



- 13.0.4 The Inspector recognised the constraints to development in Lyme Regis, stating that “*it is unclear whether additional sites in Uplyme could be made available*” and recognised that options “*are limited because of the location of both settlements in Areas of Outstanding Natural Beauty (AONB) and land stability and access issues*”.

13.1. STAGE 1: GENERAL DIRECTIONS FOR GROWTH AROUND LYME REGIS

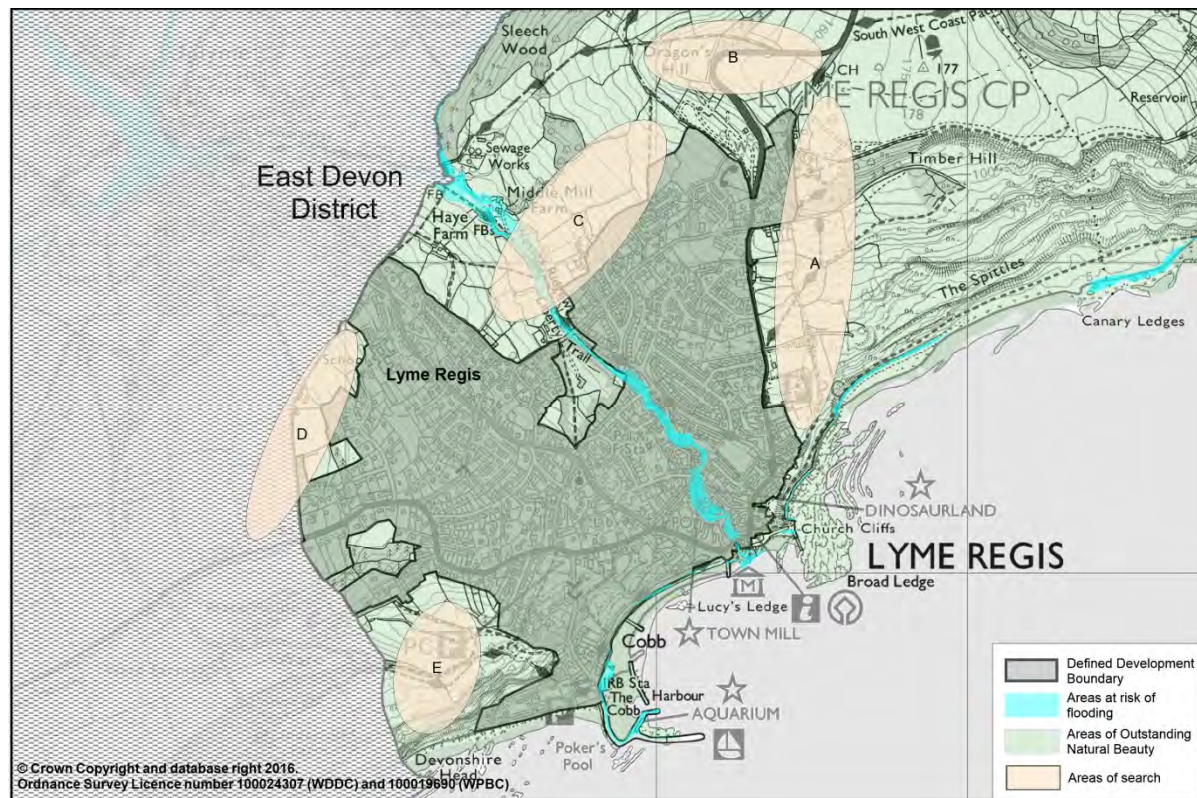
- 13.1.1 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Lyme Regis (Figure 13.2) as explained in Chapter 2.4.

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

Figure 13.2: A map showing the general areas for development surrounding Lyme Regis which were considered in the sustainability appraisal



13.1.3 The sustainability impacts of delivering development in each of these general areas for growth around Lyme Regis were assessed and evaluated.

13.1.4 The sustainability impacts associated with these options are summarised in Figure 13.3, with further details provided in Appendix A.

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Figure 13.3: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Lyme Regis

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

Key:

++ Strong positive impact	+ Positive Impact	0 Neutral or negligible effect	- Negative effect	-- Strong negative effect
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- 13.1.5 Development at Lyme Regis is heavily constrained by environmental designations which reflect the international importance of this area for wildlife and geodiversity, and significant physical constraints resulting from flooding and coastal processes.
- 13.1.6 The potential for development in the areas near to the coast (areas A and E) are significantly constrained by land instability and coastal change, geological features of international importance, national wildlife designations, the Dorset AONB, and the East Devon and Dorset World Heritage Site. Furthermore, these areas are closer to the Lyme Regis Conservation Area and development in these areas may affect its setting.
- 13.1.7 The areas to the north of Lyme Regis, particularly areas C and B, are more sustainable development options according the sustainability appraisal. However, there remains the potential for development resulting in significant landscape impacts, since this area is located within the Dorset AONB, and area C includes a flood zone.
- 13.1.8 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Issues and Options stage. The decisions made and the reasons for these decisions are presented in Figure 13.4.

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Figure 13.4: A table showing the reasons for either retaining or discounting the general areas for development surrounding Lyme Regis

Option	Decision	Reason for decision
A	✗	Development in this area is likely to result in unacceptable impacts upon the European wildlife designation, national wildlife designation and internationally important geological site, East Devon and Dorset World Heritage Site, and is subject to cliff top recession.
B	✓	Whilst there is potential for adverse impacts upon biodiversity, geodiversity, and the site is within the Dorset AONB, there may be some potential for development within this area.
C	✓	Whilst there is potential for adverse impacts upon landscape, geodiversity and flooding, there may be some potential for development within this area.
D	-	This area is largely located within East Devon and therefore cannot be allocated in the Local Plan Review.
E	✗	Development in this area is likely to result in unacceptable impacts upon the European wildlife designation, national wildlife designation and internationally important geological site, East Devon and Dorset World Heritage Site, and is subject to cliff top recession.

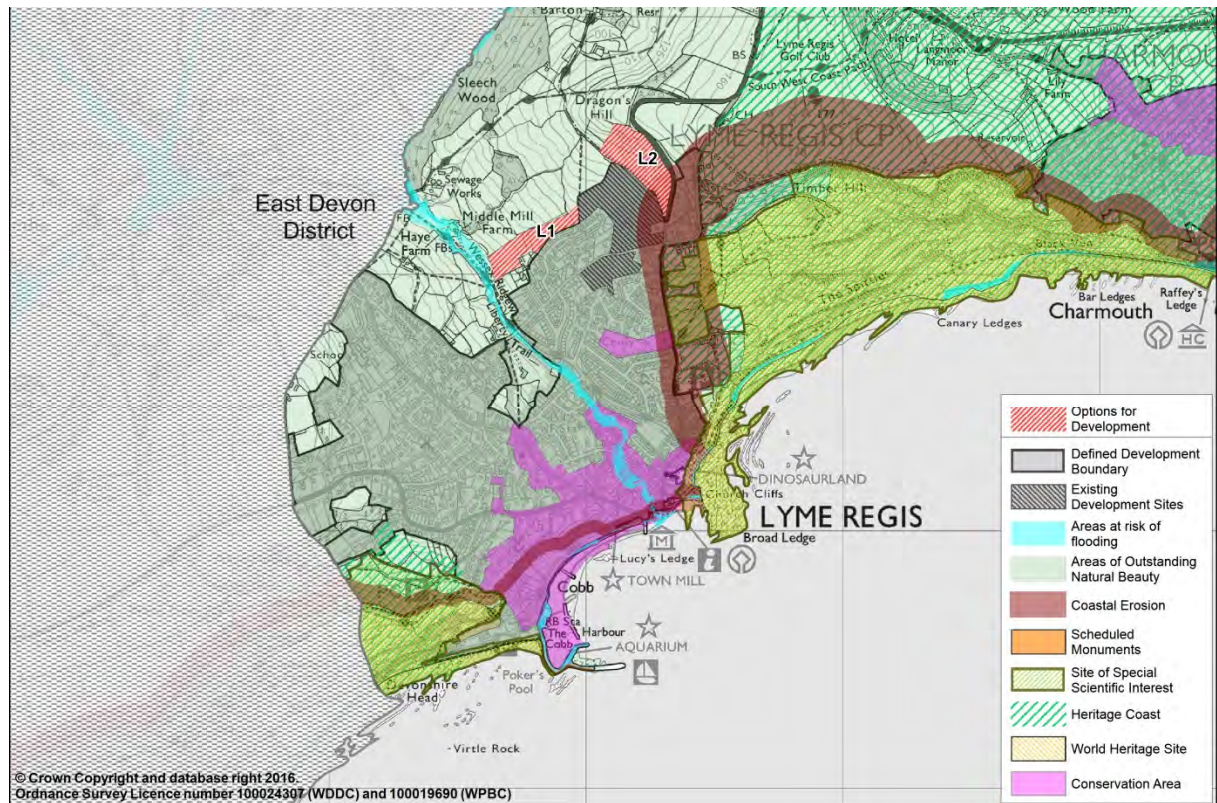
13.2. STAGE 2: DEVELOPMENT OPTIONS AROUND LYME REGIS

- 13.2.1 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Lyme Regis and explained which areas which should taken forward for further consideration.
- 13.2.2 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal and taking account of physical features such as field boundaries and roads.
- 13.2.3 This resulted in the areas being identified as reasonable options for development around Lyme Regis (Figure 13.5).

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Figure 13.5: A map showing the options for development sites in Lyme Regis



- 13.2.4 The sustainability impacts of delivering development in each of these sites around Lyme Regis were assessed and evaluated.
- 13.2.5 The sustainability impacts associated with these site options are summarised in Figure 13.6, with further details provided in Appendix A.

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Figure 13.6: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Lyme Regis

Sustainability Objective	L1			L2		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	-	-	-
Soil	0	0	0	-	-	-
Water	-	-	-	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	-	-	-	-
Landscape	--	--	--	--	--	--
Historic Environment	0	0	0	0	0	0
Community	++	++	++	+	+	+
Housing	+	+	+	+	+	+
Economy	+	+	+	+	+	+

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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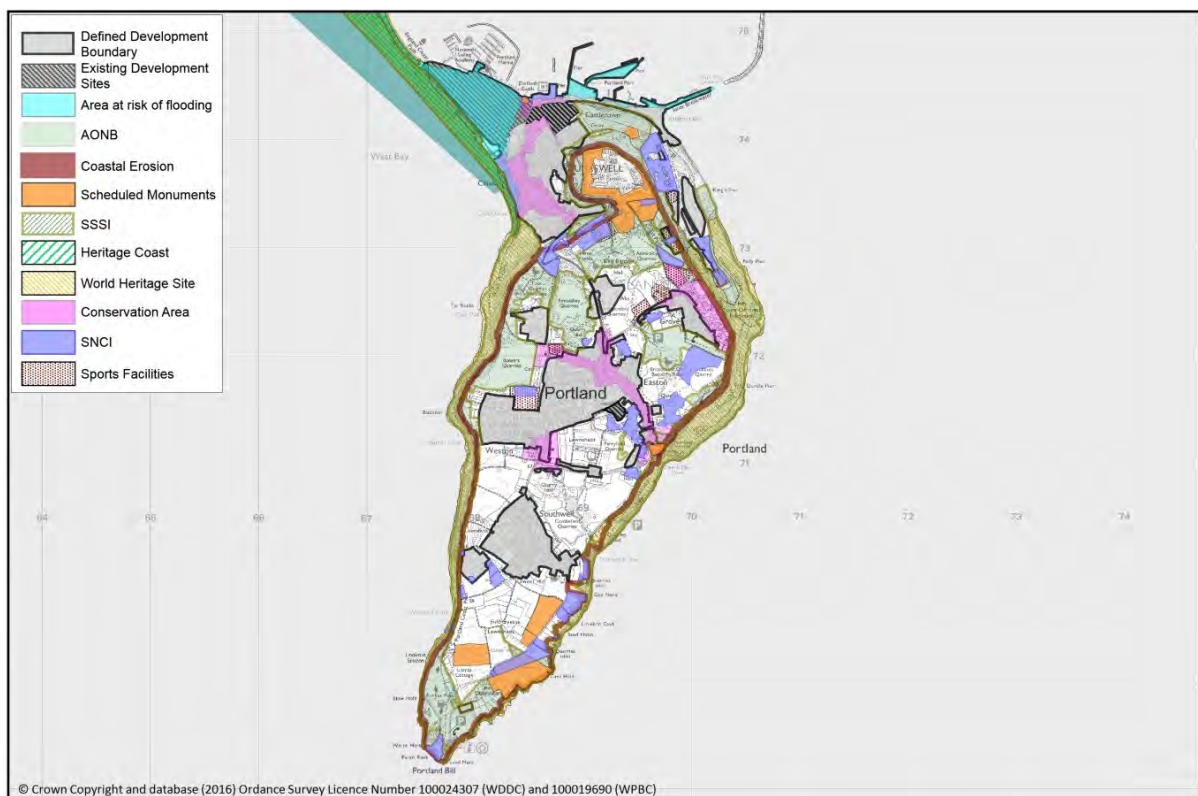
- 13.2.6 Development at Option L2 has the potential to result in significant impacts upon biodiversity and geodiversity due to the close proximity of the designations of international importance to the south of the site. This area is subject to coastal change also.
- 13.2.7 Development at Option L1 is close to a river, and development may result in an adverse impact upon water quality and in the long term, also flooding.
- 13.2.8 Lyme Regis is within the Dorset AONB and development around Lyme Regis may result in significant landscape impacts.
- 13.2.9 Both options for development in Lyme Regis are comparatively small yet have the potential to deliver mixed use development with a degree of housing and employment land, which would provide access to the essential services and facilities in Lyme Regis town centre.

14 Development on Portland

14.0. INTRODUCTION

- 14.0.1 The Isle of Portland has a population of over 12,800, with the main settlements being Castletown, Easton, Fortuneswell, Grove, Southwell and Weston.
- 14.0.2 The Isle of Portland extends about 4.5 miles into the English Channel giving it a unique coastal character. It is linked to the mainland by Chesil Beach and supports a number of distinctive settlements separated by wide open spaces, parts of which are marked by the presence of the Portland Stone quarrying industry.
- 14.0.3 'Portland' is not a town as such, but a series of settlements each with their own distinct identity.
- 14.0.4 Development in Portland is heavily constrained by environmental designations, including the East Devon and Dorset World Heritage Site, wildlife and geological sites of international importance, and heritage assets. The significant physical constraints on Portland include land instability, coastal change and flooding (Figure 14.1).

Figure 14.1: A map showing the environmental designations in Portland and surrounding areas.



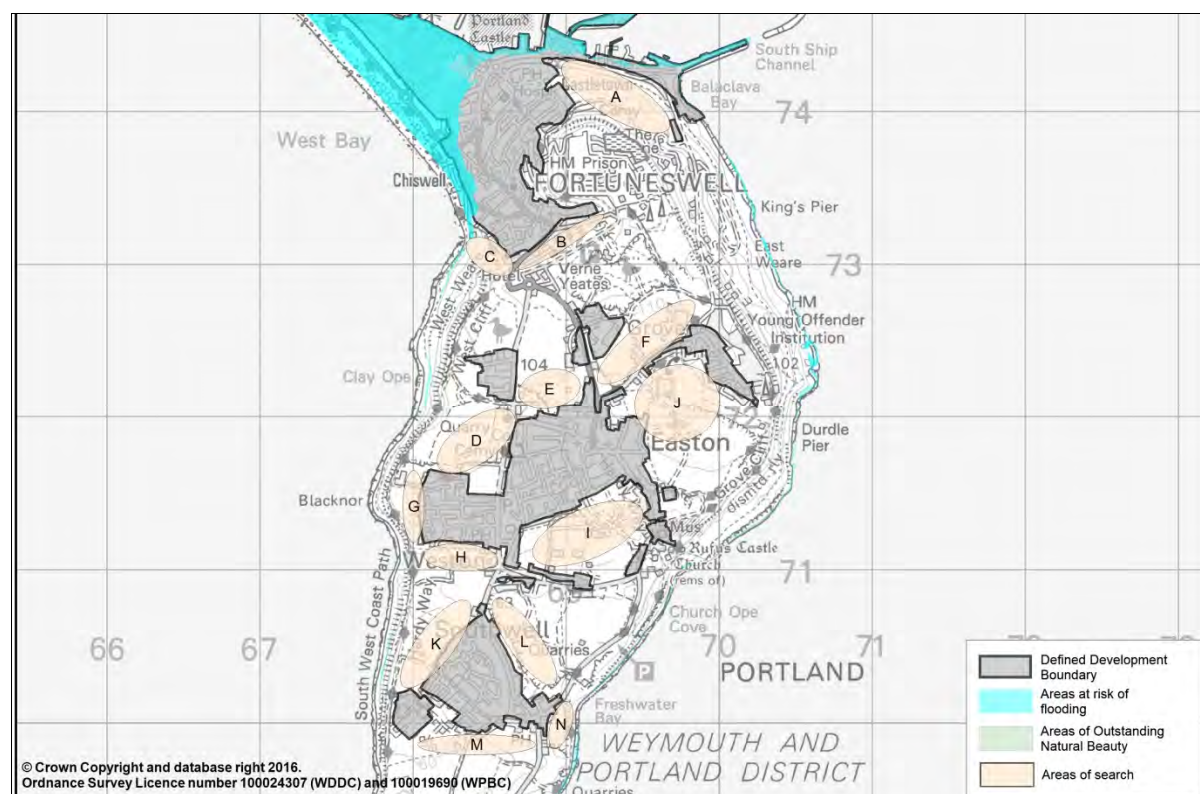
- 14.0.5 The inspector for the adopted Local Plan recognised that the proposals in the local plan for Portland were “*modest reflecting in part the opportunities which exist for employment and housing but which have not been fully exploited*”. The Local Plan review will therefore consider the potential for development at Portland.

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14.1. STAGE 1: GENERAL DIRECTIONS FOR GROWTH AROUND PORTLAND

- 14.1.1 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Portland (Figure 14.2) as explained in Chapter 2.4.
- 14.1.2 This stage takes a strategic view at the general directions for growth around Portland, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 14.2: A map showing the general areas for development on Portland which were considered in the sustainability appraisal



- 14.1.3 The sustainability impacts of delivering development in each of these general areas for growth around Portland were assessed and evaluated.
- 14.1.4 The sustainability impacts associated with these options are summarised in Figure 14.3, with further details provided in Appendix A.

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Figure 14.3: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Portland

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Objective	H			I			J			K			L			M			N		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Soil	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Water	-	-	-	0	0	0	0	0	0	-	-	-	0	0	0	0	0	0	-	-	-
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	--	--	--	0	0	0	0	0	0	--	--	--	0	0	0	--	--	--	--	--	--
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	--	--	--	0	0	0	-	-	-	0	0	0	--	--	--	--	--	--
Community	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Housing	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Key:

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

Sustainability Appraisal Issues and Options

- 14.1.5 Large areas of Portland are occupied by wildlife designations, such is the ecological importance in this area. The coastal areas and quarries on Portland are in particular occupied by wildlife designations including the Isle of Portland to Studland Cliffs Special Area of Conservation (SAC), national wildlife sites such as the Isle of Portland Site of Special Scientific Interest, and local wildlife designations such as Sites of Nature Conservation Interest. As a result, development in all areas of Portland has the potential for significant adverse affects upon wildlife.
- 14.1.6 The whole of Portland is designated as a regionally important geological site, with some areas, particularly those in coastal areas and on the quarries, designated as areas of international geological importance. Therefore, development in all areas of Portland has the potential for significant adverse affects upon areas of geological importance.
- 14.1.7 In terms of landscape impacts, the Dorset and East Devon World Heritage Site occupies the coastal areas on Portland and the land between Easton, Weston, and Southwell is occupied by Important Open Gaps which are important both aesthetically and in retaining the character of these settlements. Development has the potential to result in adverse landscape impacts in all areas apart from the areas in Central Portland (areas E and F).
- 14.1.8 There are a large number of heritage assets on Portland, with Scheduled Monuments located mainly on the northern and southern areas of Portland, and Conservation Areas generally in Northern, Central and Eastern areas. Development is likely to result in adverse impacts upon heritage assets in all areas of Portland except to the northeast of Southwell (Area L) and on the eastern side of Portland (Area J).
- 14.1.9 Development on Portland is further constrained by areas of coastal change and flood zones. The areas across the centre (Areas D, E, F and J) and southeast of Portland (Areas I and L) are less susceptible to flooding and coastal change.
- 14.1.10 Development in all of the areas considered on Portland would enable residents to access essential services and facilities. However, development in northern and central areas (Areas B, D, E and F) areas may result in the loss of community facilities.
- 14.1.11 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Issues and Options stage. The decisions made and the reasons for these decisions are presented in Figure 14.4.

Figure 14.4: A table showing the reasons for either retaining or discounting the general areas for development surrounding Portland

Option	Decision	Reason for decision
A	X	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest, in addition to Scheduled Monuments.



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B	X	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and Isle of Portland Site of Special Scientific Interest, and this area is subject to coastal erosion.
C	X	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest, and the East Devon and Dorset World Heritage Site.
D	X	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest.
E	X	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest.
F	X	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest.
G	X	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest, and the East Devon and Dorset World Heritage Site. This area is subject to cliff top recession also.
H	X	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest, and the East Devon and Dorset World Heritage Site. This area is subject to cliff top recession.
I	✓	Whilst development in some sections of this area may result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest, and parts of this area is subject to cliff top recession, there is some potential for development.
J	X	Development in this area may result in unacceptable impacts upon the SSSI and European site and the Important Open Gap.
K	X	Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest, and the East Devon and Dorset World Heritage Site. This area is subject to cliff top recession.
L	X	This area is subject of a planning application for minerals extraction.

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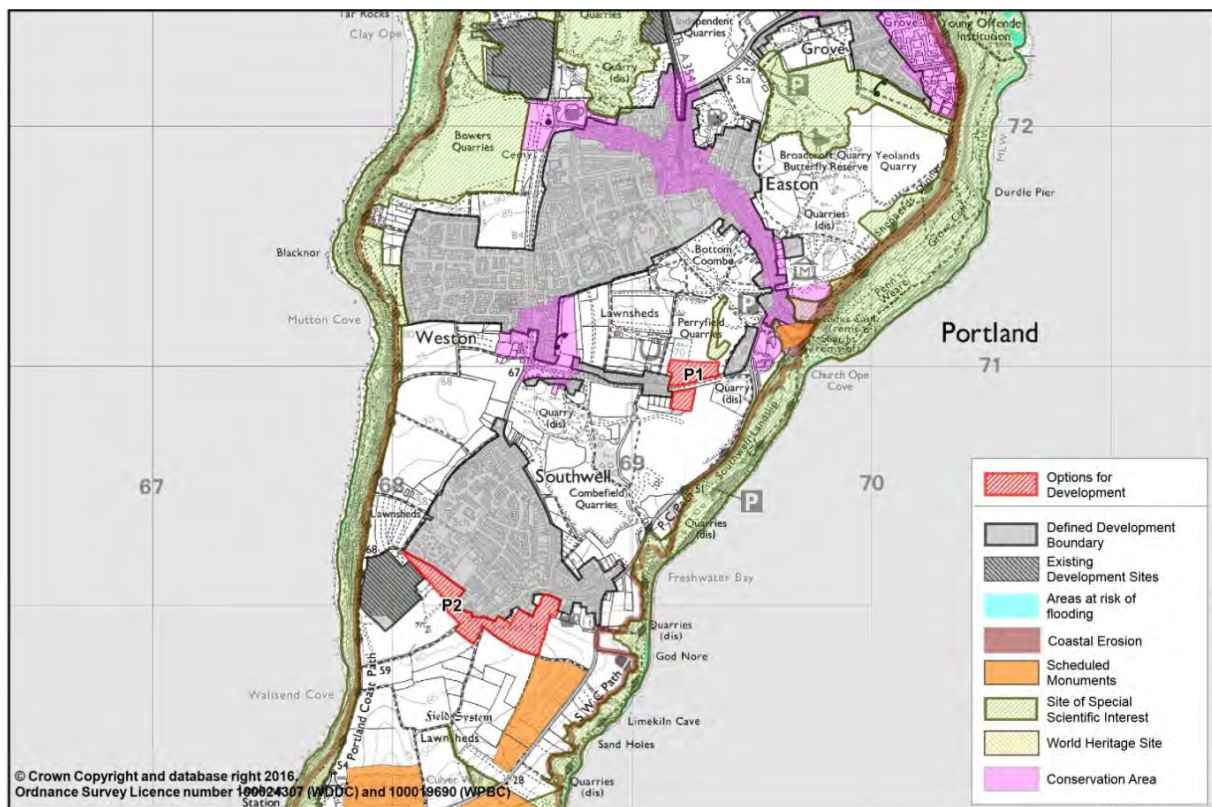
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M		Potential for development associated with the existing development at Southwell, reducing the impacts upon the environmental designations to the south and east.
N		Development would result in unacceptable impacts upon the Isle of Portland to Studland Cliffs Special Area of Conservation and the Isle of Portland Site of Special Scientific Interest, and the East Devon and Dorset World Heritage Site. This area is subject to cliff top recession.

14.2. STAGE 2: DEVELOPMENT OPTIONS AROUND PORTLAND

- 14.2.1 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development on Portland and explained which areas which should be taken forward for further consideration.
- 14.2.2 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal and taking account of physical features such as field boundaries and roads.
- 14.2.3 This resulted in the areas being identified as reasonable options for development on Portland (Figure 14.5).

Figure 14.5: A map showing the options for development sites on Portland



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

14.2.5 The sustainability impacts associated with these site options are summarised in Figure 14.6, with further details provided in Appendix A.

Figure 14.6: A table summarising the findings of the sustainability appraisal of the options for development sites on Portland

Sustainability Objective	P1			P2		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	--	--	-	--	--	-
Soil	--	--	-	--	--	-
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	--	--	--	0	0	0
Historic Environment	-	-	-	--	--	--
Community	++	++	++	++	++	++
Housing	+	+	+	+	+	+
Economy	+	+	+	+	+	+

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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14.2.6 Development at all three of the options at Portland has the potential to result in significant impacts upon biodiversity and geodiversity in light of the close proximity of the Isle of Portland SSSI.

14.2.7 Option P1 is located within a designated Important Local Gap and development in these areas may potentially result in significant landscape impacts. The landscape impacts from development upon Option P2 is considered to be less significant.

14.2.8 Development at Options P1 and P2 may result in adverse impacts upon the Historic Environment in light of Conservation Areas and Scheduled Monuments being positioned adjacent to these sites.

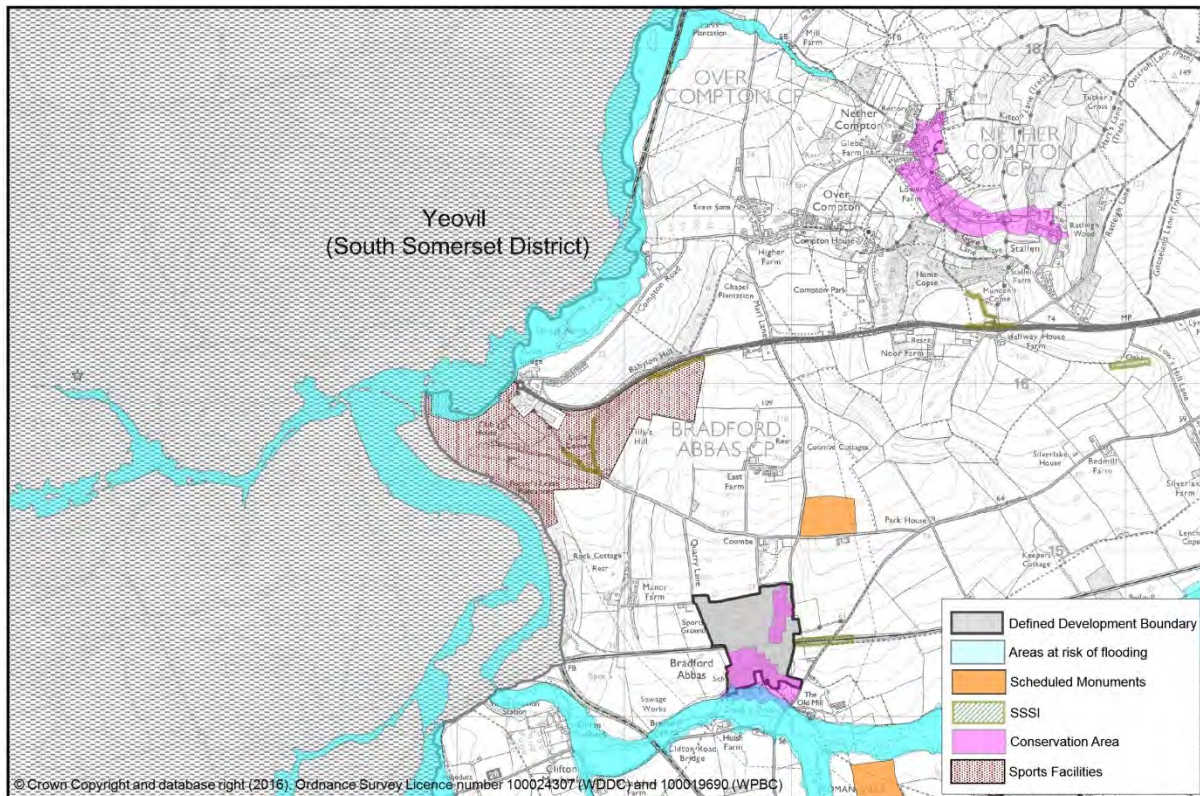
14.2.9 Development at Options P1 and P2 has the potential to deliver mixed use development which provides housing and employment land and enables residents to access essential services and facilities.

15 Development on the edge of Yeovil (in Bradford Abbas parish)

15.0. INTRODUCTION

- 15.0.1 Yeovil has a population of 45,000, according to the 2011 census.
- 15.0.2 Yeovil is located within South Somerset District on northern boundary of West Dorset. The town is approximately 5 miles west of Sherborne and surrounded by a large rural hinterland of smaller market towns and villages.
- 15.0.3 Yeovil plays a significant economic role in Somerset with nearly has half of the jobs in South Somerset district located in the town.
- 15.0.4 Although Yeovil is a relatively large town, it sits in an attractive rural setting, within a sensitive landscape defined by escarpments to both the north and south. The River Yeo flood plain along the eastern edge of the town is also a defining feature (Figure 15.1).

Figure 15.1: A map showing the environmental designations in Yeovil and surrounding areas.



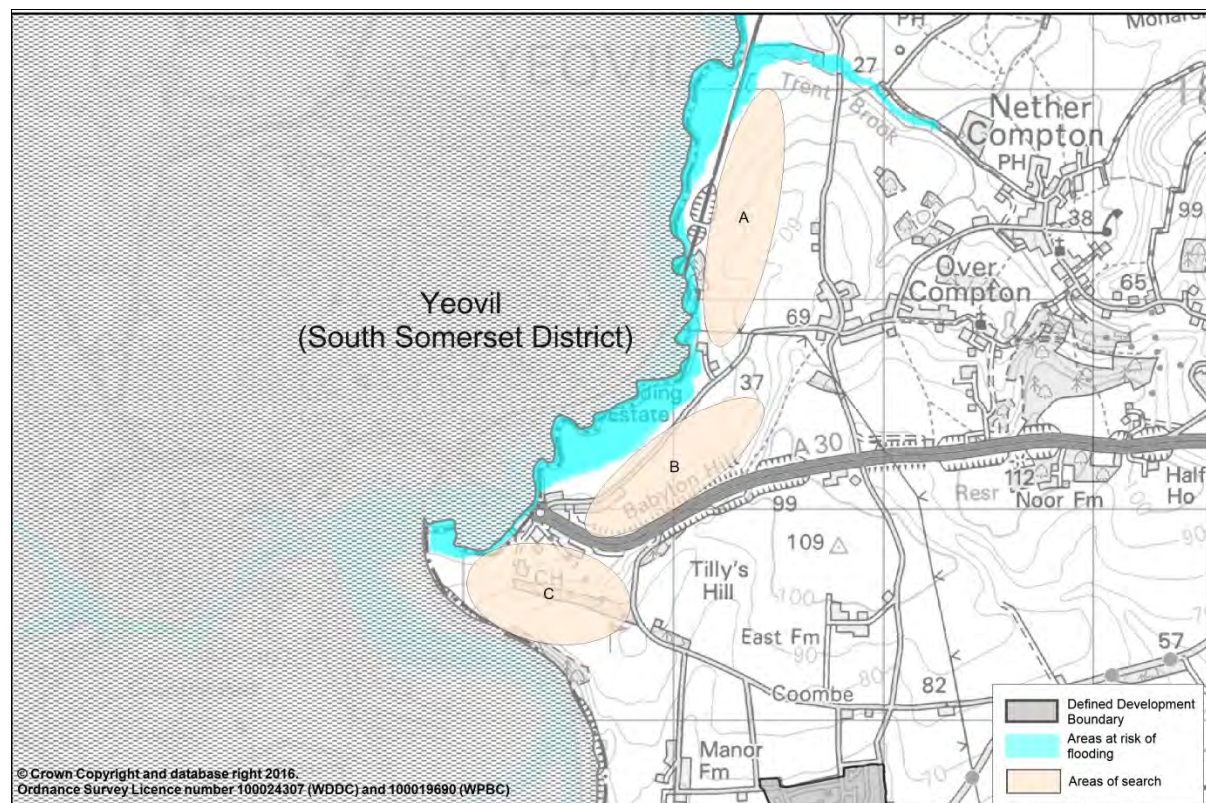
- 15.0.5 The Inspector for the adopted Local Plan stated that *“it is not unreasonable to suggest that peripheral areas of West Dorset could offer opportunities for more effective plan-making if administrative boundaries were ignored because there is potential overlap with Housing Market Areas in adjacent authorities.”* It is therefore considered appropriate to consider development options within West Dorset (Bradford Abbas parish) but adjacent to the Yeovil urban area.

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15.1. STAGE 1: GENERAL DIRECTIONS FOR GROWTH AROUND YEOVIL

- 15.1.1 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Yeovil within the district of West Dorset (Figure 15.2) as explained in Chapter 2.4.
- 15.1.2 This stage takes a strategic view at the general directions for growth around Yeovil within West Dorset, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 15.2: A map showing the general areas for development surrounding Yeovil which were considered in the sustainability appraisal



- 15.1.3 The sustainability impacts of delivering development in each of these general areas for growth around Yeovil were assessed and evaluated.
- 15.1.4 The sustainability impacts associated with these options are summarised in Figure 15.3, with further details provided in Appendix A.

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Figure 15.3: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Yeovil

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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15.1.5 The potential for development to the east of Yeovil is partly constrained by the railway and river system which runs between Yeovil and the areas within West Dorset which are considered here. Development of Area A may result in residents having limited access to the essential services and facilities in Yeovil due to the separation caused by flooding and the railway. Development at areas B and C would enable access to the essential services and facilities in Yeovil, but development in area C would result in the loss of the golf course, an important local leisure facility.

15.1.6 In terms of soil quality, areas A and B are upon the highest grade agricultural soils, which are graded as 'very good' or 'excellent' agricultural land through the Agricultural Land Classification system on the basis that it is most flexible, productive, and efficient in response to inputs and can best deliver crops for food and non food purposes. Development in both areas is also likely to result in the remediation of contaminated land, in area A associated with the railway, and in area B with the unknown heap of soil on the southern boundary. Furthermore, the Babylon Hill Site of Special Scientific Interest is designated due to its importance as a geological feature. Development at areas A and B may result in impacts upon this geological asset.

15.1.7 All areas are adjacent to the river system, and development may result in impacts upon water quality. Furthermore, areas A and B are within zone 2 groundwater source protection zones in light of the sensitivity of the groundwater in the area. Due to the

Sustainability Appraisal Issues and Options

location of the areas adjacent to the river system and flood zone, there may be potential flooding issues in the long term as rainfall and the frequency of extreme weather events continue to increase as a result of climate change.

- 15.1.8 There are no landscape designations to the east of Yeovil, and the land at areas B and C are relatively flat. Area A, the northernmost area considered here, rises steeply to the east and development in this area may result in local landscape impacts.
- 15.1.9 Yeovil is an Air Quality Management Area due to elevated concentrations of nitrogen dioxide from vehicle emissions. The additional traffic from development around Yeovil may contribute to higher levels of nitrogen dioxide.
- 15.1.10 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Issues and Options stage. The decisions made and the reasons for these decisions are presented in Figure 15.4.

Figure 15.4: A table showing the reasons for either retaining or discounting the general areas for development surrounding Yeovil

Option	Decision	Reason for decision
A	X	The potential for impacts upon water quality, landscape (as the land rises steeply to the east), and is separated from access to the services and facilities in Yeovil due to flooding and the railway.
B	✓	Whilst development in this area may result in impacts upon water quality and areas of geological importance, there is the potential for development in this area.
C	X	Development in this area may result in the loss of the golf course, and unacceptable impacts upon the areas of geological importance due to the Site of Special Scientific Interest within this area.

15.2. STAGE 2: DEVELOPMENT OPTIONS AROUND YEOVIL

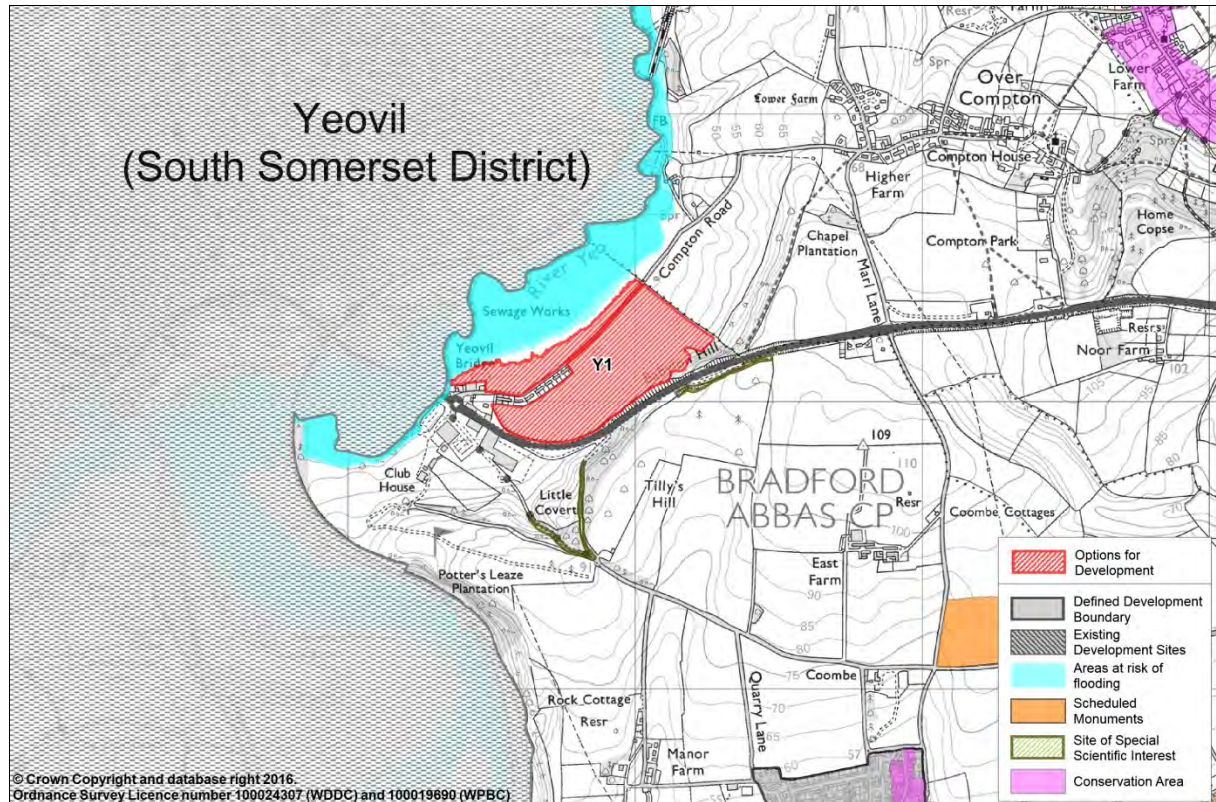
- 15.2.1 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Yeovil and explained which areas which should be taken forward for further consideration.
- 15.2.2 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal and taking account of physical features such as field boundaries and roads.

Sustainability Appraisal Issues and Options

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15.2.3 This resulted in the areas being identified as reasonable options for development around Yeovil (Figure 15.5).

Figure 15.5: A map showing the options for development sites in Yeovil



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

15.2.5 The sustainability impacts associated with option Y1 is summarised in Figure 15.6, with further details provided in Appendix A.

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Figure 15.6: A table summarising the findings of the sustainability appraisal of the option for development at Yeovil

Sustainability Objective	Y1		
	Short	Medium	Long
Biodiversity	0	0	0
Soil	-	-	-
Water	-	-	-
Air	-	-	-
Climate Change	0	0	0
Flooding & Coastal Change	0	0	-
Landscape	0	0	0
Historic Environment	0	0	0
Community	++	++	++
Housing	+	+	+
Economy	+	+	+

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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15.2.6 Development at Option Y1 may result in potential impacts upon soil quality due to the loss of ‘excellent’ grade agricultural land through the Agricultural Land Classification system on the basis that it is most flexible, productive, and efficient in response to inputs and can best deliver crops for food and non food purposes. There is also potential for development at Y1 resulting in impacts upon the Babylon Hill SSSI, designated for its geological importance. Development may also result in the remediation of the contaminated land associated with the heap of unknown material which forms a bank adjacent and to the south of the site, which has been identified as having medium risk of contaminated land by the Council.

15.2.7 Option Y1 is adjacent to the river system, and development may result in impacts upon water quality. Furthermore, the site is within a zone 2 groundwater source protection zone in light of the sensitivity of the groundwater in the area. Due to the location of the areas adjacent to the river system and flood zone, there may be potential flooding issues in the long term as rainfall and the frequency of extreme weather events continue to increase as a result of climate change.

15.2.8 Development at Option Y1 would enable access to the essential services and facilities in Yeovil and would result in mixed use development including residential development and land for employment purposes, helping to meet housing needs and infrastructure to support business growth.

16 Affordable Housing

16.0. INTRODUCTION

- 16.0.1 The affordable housing policy (HOUS 1) in the adopted Local Plan aims to provide affordable housing on sites where open market housing is proposed. The policy:
- Seeks a contribution towards the provision of affordable housing on all market housing sites (i.e. establishes a 'zero threshold');
 - Establishes the 'percentage targets' that should be provided as affordable housing on market housing sites, which are 25% in Portland and 35% in Weymouth and West Dorset; and
 - Seeks a mix of 70% (minimum) social / affordable rent and 30% (maximum) intermediate affordable housing, unless local needs justify a different mix.
- 16.0.2 The adopted Local Plan also includes policy (HOUS 2) which allows the small scale development of affordable housing on sites adjoining settlements, providing that:
- The scheme meets current local needs; and
 - Secure arrangements are in place to ensure that the benefits of the affordable housing will be enjoyed by subsequent as well as initial occupiers.
- 16.0.3 Despite the Local Plan being adopted relatively recently, in October 2015, there have been some significant changes in national policy which has major implications for the way that affordable housing should be delivered through the Local Plan.
- 16.0.4 National Planning Policy has been amended since the Local Plan was adopted to support small-scale developers, custom and self-builders by not requiring affordable housing contributions on small development sites and reducing the need to make contributions towards the provision of affordable housing where a vacant building is brought back into use or demolished and replaced by a new building (known as 'vacant building credit').
- 16.0.5 The Councils are already applying these changes. However, more fundamental changes to affordable housing policy and legislation are planned, with the Government intending to shift the emphasis from the provision of affordable housing to rent to affordable housing to buy, principally through the provision of 'starter homes'. The Housing and Planning Act (2016) provides the legislative basis for these changes. However, the regulations which will deliver the act are yet to be produced and therefore some details are not yet clear.
- 16.0.6 The policies relating to affordable housing in the Local Plan must be updated to reflect the changes to national policy and legislation and ensure legal compliance.

16.1. IDENTIFICATION OF ALTERNATIVES

- 16.1.1 The changes to national policy and legislation introduce a series of issues which the Local Plan review will address.

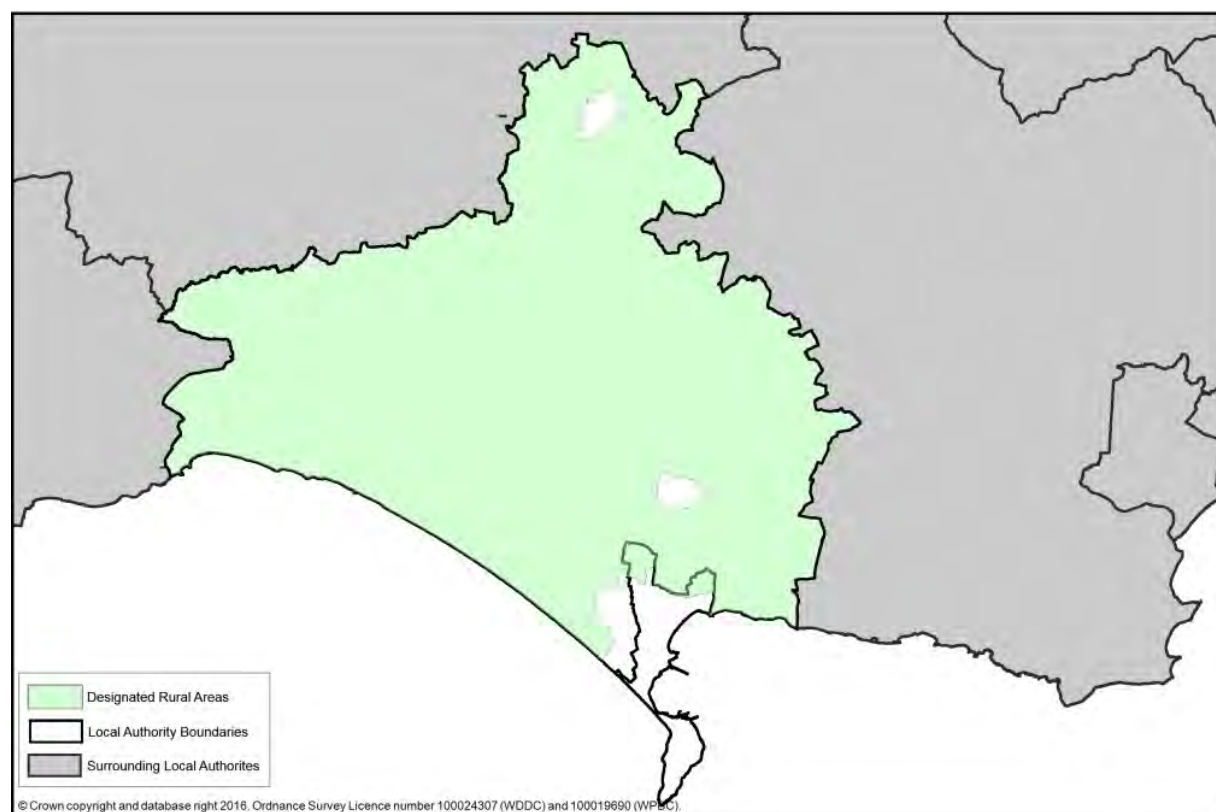
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THE OPTIONAL THRESHOLD OF 5 UNITS IN 'RURAL AREAS'

16.1.2 National policy dictates that there is no requirement for developers to provide affordable housing contributions for residential development of 10 units or less units and where floor space is less than 1,000 square metres. National policy also allows councils to apply a lower 5 unit threshold in designated 'rural areas', which includes the Dorset Area of Outstanding Natural Beauty, National Parks, and areas designated as rural by the Secretary of State. The extent of the rural areas within the plan area is presented in Figure 16.1, and includes the entire plan area except Weymouth, Dorchester and Sherborne.

Figure 16.1: A map showing the extent of designated 'Rural Areas' within the plan area



16.1.3 Two options have therefore been identified: either to apply the optional lower threshold of 5 units in 'Rural Areas', or maintain the 10 unit threshold across the plan area.

MEETING THE NEED FOR OTHER FORMS OF AFFORDABLE HOUSING ALONGSIDE 'STARTER HOMES'

16.1.4 A Starter Home is defined as a new home available for first time buyers under the age of 40, made available at 20% or more below market value with a price cap (outside London) of £250,000. The Government intends to widen the definition of affordable housing to include starter homes.

16.1.5 The Housing and Planning Act (2016) aims to ensure that a proportion of starter homes is provided on all reasonable sized housing sites, with the Government suggesting that 20% of all homes in residential development of 10 units or more should be starter homes.

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- 16.1.6 HOUS 1 of the adopted Local Plan sets out the percentage targets for affordable housing on market housing sites which are 25% in Portland and 35% in Weymouth and West Dorset. In the event that the Government requires that 20% of homes on sites of 10 units or more must be starter homes, these targets would become:
- In Portland: 20% starter homes; 5% other forms of affordable housing; and 75% market housing; and
 - In Weymouth and West Dorset: 20% starter homes; 15% other forms of affordable housing; and 65% market housing.
- 16.1.7 This raises the issue of what the 'other forms of affordable housing' should be.
- 16.1.8 There are three reasonable options for the 'other types of affordable housing', which are to focus primarily on affordable housing to rent, affordable housing to buy/part-buy (for example under shared equity), or to meet the needs of particular groups (such as the elderly, key workers or people with specialised needs).

MARKET HOUSING ON AFFORDABLE HOUSING EXCEPTION SITES

- 16.1.9 Policy HOUS 2 of the adopted Local Plan does not allow market housing to cross-subsidise affordable housing on exception sites. There were concerns that this approach would reduce the likelihood of 100% affordable housing sites being delivered and could result in significant unplanned growth adjoining settlements.
- 16.1.10 When policy HOUS 2 of the adopted Local Plan was written, grant funding was more readily available but this has declined in recent years. If policy HOUS 1 is amended to include the 5 unit threshold (see paragraphs 16.1.2 to 16.1.3) then the Council could collect financial contributions towards affordable housing in rural areas. However, contributions may be limited outside the AONB and designated 'Rural Areas', particularly Weymouth and Portland.
- 16.1.11 In light of changing circumstances, the issue of allowing market housing to subsidise affordable housing needs to be reconsidered. Such an approach would only be allowed in the event that a 100% affordable housing scheme would not be viable or made viable through grant funding or financial contributions, and that the amount of market housing is the minimum necessary to make the scheme viable.
- 16.1.12 Therefore, there are two reasonable options which are to either allow market homes to cross-subsidise the provision of affordable housing on exception sites, or not to.

16.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

THE OPTIONAL THRESHOLD OF 5 UNITS IN 'RURAL AREAS'

- 16.2.1 Two reasonable alternatives were identified:
- A. Apply the optional lower threshold of 5 units in 'Rural Areas'; or**
 - B. Maintain the 10 unit threshold across the plan area.**






Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

16.2.2 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

	A			B		
	Short	Med	Long	Short	Med	Long
Biodiversity	0	-	-	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	0	-	-	0	0	0
Historic Environment	0	-	-	0	0	0
Community	0	-	-	0	0	0
Housing	0	+	+	0	0	0
Economy	0	+	+	0	0	0

Key:

	Strong positive impact		Positive Impact		Neutral or negligible effect		Negative effect		Strong negative effect
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16.2.3 Should the lower affordable housing threshold be applied in 'rural areas' (Option A), it is likely that more money will be collected for affordable housing as more development schemes will be required to pay financial contributions. This is likely to result in more affordable housing schemes but not in the short term, as it's likely to take time to generate sufficient money to produce an affordable housing development scheme.

16.2.4 The additional affordable housing is likely to enable people of a working age to live within the plan area, avoiding skills depletion in an ageing population and providing a skilled workforce to meet business needs.

16.2.5 The affordable housing development which does come forward through financial contributions is likely to be on exception sites which are generally in less sustainable, more rural locations outside of the defined development boundaries, would a need for affordable housing be identified in these areas. This would result in reduced accessibility to services and facilities by sustainable modes of transport and issues with rural isolation.

16.2.6 The development of affordable housing in rural locations is likely to result in adverse environmental affects in the medium to long term as the affordable housing development comes forward.

16.2.7 Applying the lower threshold in 'Rural Areas' (Option B) is considered unlikely to result in significantly less development occurring in these areas, as development is still likely to be viable in the vast majority of instances despite the requirement for affordable housing contributions.

16.2.8 Maintaining the 10 unit threshold is unlikely to result in any significant changes in the environmental, social and economic baseline should the Local Plan Review not be adopted.

Sustainability Appraisal Issues and Options

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MEETING THE NEED FOR OTHER FORMS OF AFFORDABLE HOUSING ALONGSIDE 'STARTER HOMES'

16.2.9 The following reasonable alternatives were identified:

- A. Focus the 'other types of affordable housing' on affordable housing to rent;**
- B. Focus the 'other types of affordable housing' on affordable housing to buy/part-buy; and**
- C. Focus the 'other types of affordable housing' on meeting the needs of particular groups (such as the elderly, key workers, people with specialised needs)**

16.2.10 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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16.2.11 Evidence suggests that affordable housing for rent would satisfy the requirements of those on the housing register, the vast majority of which are unable to afford starter homes or affordable housing to buy/part buy and therefore require affordable housing to rent to meet their housing needs. Therefore, although the 'other types of affordable housing' represents only a small proportion of the affordable housing mix (just 5% in Portland and 15% in Weymouth and West Dorset), applying option A is likely to have a positive effect upon housing.

16.2.12 Providing affordable housing to buy (option B) would mean that there is no new affordable housing to rent available, therefore failing to satisfy the housing needs of those on the housing register. Furthermore, there is a potential issue with skills depletion, as those of working age may struggle to purchase housing, thus not providing a workforce to meet business needs.

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16.2.13 Providing housing which meets the needs of particular groups (option C) is likely to deliver housing which meets the needs of those members of the community which have specialised housing needs. This approach provides housing for key workers also, helping to provide a workforce for local businesses and supporting a strong, stable and prosperous local economy.

16.2.14 Since these approaches relate to the type rather than the amount of housing which comes forward, there is unlikely to be an additional environmental effect from the approaches considered.

MARKET HOUSING ON AFFORDABLE HOUSING EXCEPTION SITES

16.2.15 Two reasonable alternatives were identified:

- A. allow market homes to cross-subsidise the provision of affordable housing on exception sites; or**
- B. Do not allow market homes to cross-subsidise the provision of affordable housing on exception sites**

16.2.16 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

	A			B		
	Short	Med	Long	Short	Med	Long
Biodiversity	-	-	-	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	-	-	-	0	0	0
Historic Environment	0	0	0	0	0	0
Community	-	-	-	0	0	0
Housing	+	+	+	-	-	-
Economy	+	+	+	-	-	-

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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16.2.17 Allowing market housing to cross-subsidise affordable housing (option A) is likely to enable a degree of affordable housing to come forward in the absence of grant funding. Whilst the provision of affordable housing provided by cross subsidy from market housing is likely to contribute towards meeting the affordable housing needs and providing a skilled workforce for local businesses, it is unlikely to result in significant amounts of development as the financial benefits of such schemes to developers are not particularly attractive.

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- 16.2.18 Those affordable housing schemes cross-subsidised by market housing are likely to be larger than otherwise, as market housing will be provided alongside affordable housing and in rural areas, outside the defined development boundaries, upon 'rural exception sites'. This may result in development which is isolated from services and facilities, potentially causing rural isolation issues. Furthermore, larger developments in rural locations may result in adverse environmental impacts, particularly upon biodiversity and landscape.
- 16.2.19 In the absence of grant funding, it is considered unlikely that affordable housing development in rural areas would occur without market housing cross subsidising affordable housing. Therefore, the approach to prevent cross subsidising affordable housing with market housing (option B) is likely to result in the affordable housing needs not being met. This may prevent those of a working age from living in the area, causing skills depletion and denying local businesses of a skilled workforce.
- 16.2.20 The baseline environmental conditions are unlikely to significantly change in the absence of affordable housing.

Sustainability Appraisal Issues and Options

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17 Self Build Housing

17.0. INTRODUCTION

- 17.0.1 National Planning Policy Guidance advises that local authorities should plan for a mix of housing, including ‘people wishing to build their own homes’.
- 17.0.2 In support of this, the Government introduced the term ‘self-build projects’ which are those where someone directly organises the design and construction of their new home, and ‘custom build homes’ where a specialist developer is used to help deliver your own home.
- 17.0.3 Furthermore, the Government passed legislation to deliver more self build and custom build housing. The **Self-build and Custom Housebuilding Act 2015** requires each local authority to keep a register of individuals and associations who are seeking to acquire serviced plots of land in the authority’s area in order to build houses for those individuals to occupy as homes. The **Housing and Planning Act 2016** introduces a second duty on local authorities which requires them to grant sufficient suitable development permissions on serviced plots of land to meet the demand for self-build and custom housebuilding in their area although detailed regulations have not yet been produced.
- 17.0.4 The Government have also encouraged the further supply of serviced plots of land through the exemption of self build and custom build plots from the community infrastructure levy.
- 17.0.5 Currently, the adopted Local Plan does not contain a specific policy on self-build and custom housebuilding but the following supporting text does refer to existing mechanisms for delivery:
- Self build schemes would be, in principle, acceptable within defined development boundaries.
 - The subdivision of an existing home may be appropriate outside of defined development boundaries, particularly where they have been joined together in the past. The replacement of an existing lawful dwelling outside defined development boundaries are permitted on a one for one basis.
 - Outside defined development boundaries if schemes meet the definition of ‘affordable’ then there is the possibility of the exception site policy catering for these types of homes in more rural locations, in addition, if schemes meet the criteria for rural workers’ dwellings then there is the potential for this to be allowed.
 - Neighbourhood development plans can make significant changes to the policies in this plan to encourage self-build homes “where these would not currently be allowed”.
- 17.0.6 Many self-build homes are considered to be ‘low impact’, making use of renewable, natural and reclaimed materials to deliver low or zero carbon housing. Low impact dwellings are often designed to be self-sufficient for their waste management, energy and water needs.

17.1. IDENTIFICATION OF ALTERNATIVES

SELF BUILD HOUSING

- 17.1.1 The Council have identified a number of approaches to self build housing. These were derived from the document titled '**Right to Build: Supporting Custom and self build**' which was consulted upon in October 2014 and formed the precursor to the **Self-build and Custom Housebuilding Act 2015** and the **Housing and Planning Act 2016**.
- 17.1.2 The document suggested a number of approaches which local authorities might take to secure land for self and custom build, with the most appropriate routes depending on local circumstances, including land availability and the nature of local demand. These include:
- i. Setting out allocations in local plans where specific sites are identified for development specifically to offer registered custom builders.
 - ii. Giving developers the option to make contributions under existing planning obligation frameworks in the form of land for registered custom builders, as an alternative to providing cash payments - this should not involve introducing new or additional burdens for applicants nor involve any form of compulsion to make such a payment in this way.
 - iii. Buying land utilising their own resources.
 - iv. Disposing of their own surplus land for custom build.
- 17.1.3 Alongside the consultation, eleven local authorities have been selected to become 'Right to Build Vanguard's'. The Vanguard's will be the forerunners of the Right to Build programme and will have the opportunity to provide evidence and examples of how the Right to Build might work in different circumstances.
- 17.1.4 The Council have identified four reasonable alternatives to promoting the provision of serviced plots of land for self build and custom building which reflect the Government's possible approaches outlined in the **Right to Build: Supporting Custom and self build** consultation document and the findings of the vanguard. These are:
- Current approach: continue to rely on self build and custom house building plots coming forward through existing planning policy;
 - Land allocation: Acquire suitable land or dispose of council land (reflecting options (iii) and (iv) of the Government's consultation document) and allocate this land through the Local Plan Review.
 - Provide areas for self build and custom build on development sites: set aside a proportion of residential sites for self build and custom housebuilding either through site by site negotiation or as a fixed percentage on all development sites over a certain site size. This reflects option (ii) of the Government's consultation document; and
 - Exception sites: support suitable self build and custom build schemes from local individuals in housing need on exception sites. This approach is being trialled as part of vanguard process.

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LOW IMPACT DWELLINGS

- 17.1.5 The majority of low impact dwellings are built by individuals wishing to build their own home.
- 17.1.6 Currently low impact dwellings are considered under the same policy framework as conventional dwellings. However there may be scope to increase the supply of self-build plots by adopting a more permissive approach to low impact dwellings.
- 17.1.7 Two reasonable alternatives considered, either to apply a more permissive approach to low impact dwellings or to continue considering low impact dwellings under the same framework as conventional dwellings.

17.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

SELF BUILD HOUSING

17.2.1 The following four reasonable alternatives were identified:

- A. Continue current approach (no amendment to policy);**
- B. Allocation of land either purchased by the Council or under Council ownership for self and custom build housing;**
- C. Provide areas for self build and custom build on development sites; and**
- D. Exception sites.**

17.2.2 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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- 17.2.3 Since the Local Plan was adopted, the Government's support for self build and custom build housing has increased significantly through changes in policy and legislation. Furthermore, recent evidence has suggested that there is a need for self build housing within the plan area through the self build register. Since the Self-build Register is in its infancy, it is not clear whether sufficient serviced plots would be delivered through this mechanism. However, there are currently over 100 permissions for single dwellings within the plan area, indicating that the current approach is to a degree supporting the self build housing need.
- 17.2.4 The approach of the allocating land for self and custom build housing in the Local Plan review which either has been purchased by the local authority for this purpose or is under local authority ownership (option B) is likely to result in a small number of larger sites coming forward for self and custom build housing. The Council would only put forward its land or purchase land which would be appropriate for development, and therefore there are unlikely to be significant adverse environmental impacts associated with this approach.
- 17.2.5 Option C, which is to provide areas for self and custom build housing on larger development sites, is likely to bring forward self and custom build housing over a wide geographical area. Furthermore, development would come forward in areas which have been identified as suitable for development, which are likely to be more sustainable locations resulting in positive impacts upon some environmental receptors, the community and housing.
- 17.2.6 The approach of including a policy which allows self and custom build development on exception sites (option D) is likely to result in more self and custom build housing coming forward but in more remote and less sustainable locations, resulting in adverse impacts upon the environment and the community.

LOW IMPACT DWELLINGS

- 17.2.7 The following reasonable alternatives were identified:
- A. Apply a more permissive approach to low impact dwellings; and**
 - B. Continue considering low impact dwellings under the same framework as conventional dwellings**
- 17.2.8 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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17.2.9 Applying a more permissive approach to low impact dwellings is likely to bring forward more low impact and self build dwellings, helping to supply housing. However, the more permissive approach may result in housing in more remote, less sustainable areas. This may have environmental implications due to impacts upon areas of wildlife and geological interest, and the setting of heritage assets and landscape receptors. The provision of low impact dwellings is likely to result in greater management of energy consumption and the reduced emission of greenhouse gases, in addition to potentially resulting in an increase in renewable energy uptake.

17.2.10 Applying the approach of considering applications for low impact dwellings under the same framework as conventional housing is unlikely to bring forward a significant amount of low impact dwellings. As a result, the impacts of this approach is considered negligible.

18 Level of Growth – Employment Land

18.0. INTRODUCTION

- 18.0.1 Establishing the level of growth and the future need for employment land is an important part of the planning process. It ensures that the needs of businesses and the community are met, helping to drive economic growth and providing residents with jobs and local services and facilities.
- 18.0.2 Policy SUS 1 of the adopted Local Plan sets out the level of economic growth which should be delivered in West Dorset, Weymouth & Portland between 2011 and 2031. It suggests that provision will be made to deliver approximately 60.3ha of employment land. The total amount of employment land allocated in the Local Plan between 2011 and 2031 is 85.5ha, which significantly exceeds the forecast requirements.
- 18.0.3 The level of employment land will be re-examined in the Local Plan review as the revised Workspace Strategy, which provides more recent predictions of growth levels and the need for employment land, has been published and the growth agenda has been promoted through the Western Dorset Growth Area.

18.1. IDENTIFICATION OF ALTERNATIVES

- 18.1.1 The adopted Local Plan currently makes provision for 85.5ha of employment land, identifying more than sufficient land to meet the need of 60.3ha.
- 18.1.2 Since the adoption of the Local Plan, the Workspace Strategy has been revised and introduces a ‘step change’ scenario which plans for an increase in Gross Value Added (GVA) of 2.4% per annum for Dorset. This ‘step change’ scenario roughly equates to a requirement for employment land of between 62 and 65 hectares for the period 2013 to 2036, slightly exceeding the need for employment land in the adopted Local Plan which is 60.3ha. However, there are difficulties in accurately translating the step change in GVA to employment land as it relies heavily on predictions about job growth, and the time periods over which the requirement for employment land is calculated.
- 18.1.3 The reasonable options for the need for employment land are either to remain with the employment allocations in the current adopted Local Plan, of 60.3ha, or reflect the ‘step change’ scenario in the revised Workspace Strategy and allocate additional employment land to meet the 62ha to 65ha additional employment land.

18.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

- 18.2.1 The following options for employment land were considered by the sustainability appraisal:
- A. Employment land need of 60.3 ha as in the adopted Local Plan; and**
 - B. Employment land need of 62ha-65ha, reflecting the updated Workspace Strategy**
- 18.2.2 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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18.2.3 Since the local plan allocates 85.5ha of employment land, the need for employment land for both of these options of 60.3ha (option A) and 62-65ha (option B) is significantly below amount allocated. Therefore, either option for the need for employment land is unlikely to have a significant impact upon the amount of employment land which comes forward through the Local Plan review and there are unlikely to be any demonstrable impacts.

19 Protection of Employment Sites

19.0. INTRODUCTION

- 19.0.1 Existing employment sites provide valuable opportunities for jobs close to where people live, and benefit the local economy. However there is increasing pressure for change of use of these sites from employment to non-employment generating uses.
- 19.0.2 National policy stipulates that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. It also requires that land allocations be reviewed regularly.
- 19.0.3 Policies ECON 2 and ECON 3 of the adopted Local Plan provide protection to existing employment sites.
- 19.0.4 We consider the local plans general approach to the protection of employment sites through policies ECON2 and ECON3 will ensure a variety of locations continue to be available for a mix of employment uses in the future while permitting appropriate alternative uses on those sites considered to make a less important contribution to the future employment land supply or which are no longer fit for purpose.
- 19.0.5 However, in line with national policy, the review of the local plan provides an opportunity to examine our approach and evaluate the selection of “key employment sites” to ensure it is appropriate.

19.1. IDENTIFICATION OF ALTERNATIVES

- 19.1.1 Policy ECON 2 identifies “key employment sites” (Figure 19.1) which are protected for B class uses and other employment uses on the basis of the contribution (existing or potential) that they make to the employment land supply in the plan area. They are strictly protected to help ensure their ongoing contribution to the local economy.

Figure 19.1: Key employment sites

TOWN	SITE
Weymouth	Littlemoor urban extension
	Mount Pleasant
Portland	Portland Port
	Southwell Business Park
	Inmosthay Industrial Estate
	Tradecroft Industrial Estate
Chickerell	Granby Industrial Estate

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TOWN	SITE
	Lynch Lane Industrial Estate
	Link Park
Dorchester	Poundbury Parkway Farm Business Park
	Marabout & The Grove Industrial Estate
	Poundbury West Industrial Estate
	Loudsmill
	Great Western Industrial Estate
	Railway Triangle
	Casterbridge
Crossways	Land at Crossways
	Hybris Business Park
Bridport	Vearse Farm
	North Mills Trading Estate
	Amsafe
	Dreadnought Trading Estate
	St Andrews Trading Estate
	Crepe Farm
	Gore Cross
	Pymore Mills
Beaminster	Broadwindsor Road
	Horn Park Quarry
	Danisco Site
	Lane End Farm
Lyme Regis	Lyme Regis Industrial Estate / Uplyme Business Park

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TOWN	SITE
Sherborne	Barton Farm
	Hunts Depot
	Coldharbour Business Park
	South Western Business Park
Broadmayne	Roman Hill Business Park
Charminster	Charminster Farm
Piddlehinton	Enterprise Park

19.1.2 The selection of a site as “key” and the controls that it places on the types of uses that can be considered in those locations could, in some limited circumstances, constrain the ability of a site to respond to demand and their future viability. It is important that only those sites performing a very important role in the local economy are identified as “key”, thereby justifying this extra level of protection.

19.1.3 It may be possible for the Local Plan Review to adopt an alternative approach to the protection of key employment sites, allowing either more or fewer employment sites to be listed as ‘key’ employment sites.

19.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

19.2.1 The following alternatives were considered by the sustainability appraisal:

- A. Give more employment sites the status of key employment site;**
- B. Apply the list of key employment sites set out in policy ECON 2; and**
- C. Remove some sites from the list of key employment sites.**

19.2.2 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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- 19.2.3 Listing more employment sites as ‘key employment sites’ (option A) is likely to protect employment land from other non employment uses. Whilst this will result in more land being available for employment uses, it is likely that some of these sites would remain vacant in the absence of interest in these sites from a business perspective, judging by current levels of interest in these sites. This approach would result in a decrease in the land available for housing, including affordable housing.
- 19.2.4 Retaining the list of key employment sites from policy ECON 2 (option B) and removing key employment sites from the list provided in policy ECON 2 (option C) is likely to result in the loss of these important sites to housing and other non employment uses. Whilst this may deliver a degree of housing, it would result in the loss of employment sites which are important for the local economy and for providing work locally.
- 19.2.5 Listing more sites as key employment sites (option A) is likely to bring forward more industrial development. This type of land use has more potential to result in increased emissions to air, water and soil, resulting in a decrease in environmental quality and contributing to climate change.
- 19.2.6 The industrial and non-employment development which is likely to come forward through the approaches is considered to have similar potential to result in adverse impacts upon biodiversity, landscape, heritage assets, and flooding.

20 Retail and Town Centres

20.0. INTRODUCTION

- 20.0.1 Town centres provide a range of local services and facilities, such as retail development, leisure, entertainment facilities, offices; arts and culture and tourism development.
- 20.0.2 National Planning Policy Framework states that Local Plans should promote the growth of town centres, with Paragraph 23 stating that local planning authorities should “*define a network and hierarchy of centres that is resilient to anticipated future economic changes*”.
- 20.0.3 Policy ECON 4 of the adopted Local Plan requires a sequential approach to development proposals for retail and town centre development, meaning that planning applications for main town centre uses are located according to a hierarchy of centres. Proposals for retail and town centre development are preferentially located towards larger centres, then to edge of centre locations, and finally out of the town centre if there are no suitable sites available.
- 20.0.4 However, since policy ECON 4 does not comprehensively define the hierarchy, planning applications are currently determined on a case by case basis. To provide a stronger policy steer and greater consistency between the determination of planning applications, it is proposed that the Local Plan Review defines which settlements fall under which definition in the hierarchy.

20.1. IDENTIFICATION OF ALTERNATIVES

- 20.1.1 In order to comply with paragraph 23 of the National Planning Policy Framework, a hierarchy of centres should be defined through the review of the Local Plan. The approach of not defining a hierarchy of centres during the Local Plan Review is therefore not considered a reasonable alternative, as it would not be in accordance with national policy. However, there is a question of which settlements fall under which definition with respect to Local Centres and Town Centres.
- 20.1.2 The Council have identified the settlements within the plan area which are similar in nature and where they fall within the hierarchy (Figure 20.1).

Figure 20.1: The suggested hierarchy of town and local centres

Hierarchy	Definition	Settlements
City Centres	City centres are the highest level of centre identified in development plans. In terms of hierarchies, they will often be a regional centre and will serve a wide catchment.	There are no city centres in the plan area. The closest city centres are Bournemouth / Poole.
Town centres	Town centres are the principle centres within an area in rural areas they can often be found within market or coastal towns. They function as important service centres, providing a range of	Town centres have been defined at Weymouth, Dorchester, Bridport, Sherborne and Lyme

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	facilities and services for extensive rural catchment areas.	Regis.
District Centres	District centres will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks and restaurants, as well as local public facilities such as a library.	A District Centre is under construction at Queen Mothers Square, Poundbury.
Local Centres	Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, and a pharmacy. Other facilities could include a hot-food takeaway, hairdressers and launderette. In rural areas, large villages may perform the role of a local centre.	Larger local centres in the plan area include; Weymouth & Portland <ul style="list-style-type: none"> • Easton Square • Portland Road, Wyke Regis; • Littlemoor Centre; • Fortuneswell; • Abbotsbury Road, Westham; • Lodmoor Hill; and • Southill Centre. West Dorset <ul style="list-style-type: none"> • Beaminster; • Chickerell; and • West Bay
Small parades of shops	Small Parades of shops are largely defined by how people use them and their relation to other centres. They have a mainly local customer base, with strong local links and local visibility, have a high number of independent small or micro-businesses with some multiples and symbol affiliates; and have a mixture of retail based shops (convenience stores, newsagents, greengrocers etc) and some local service businesses (hairdressers, café etc).	Small parades of shops of purely neighbourhood significance are not regarded as centres.

20.1.3 It may be possible to move the settlements listed under local centres or town centres up the hierarchy, so they're listed as larger centres than currently indicated, or down the hierarchy to smaller centres than currently listed. The implications of these alternative approaches are considered in this sustainability appraisal.

20.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

20.2.1 The following alternatives were considered by the sustainability appraisal:

- A. Move settlements up the hierarchy so they're listed as larger centres than currently indicated**
- B. Apply the list of settlements suggested in the Issues and Options document**
- C. Move settlements down the hierarchy so they're listed as smaller centres than currently indicated**

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20.2.2 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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20.2.3 Moving settlements up the hierarchy so they're listed as larger centres than currently indicated (option A) may result in inappropriately large retail and town centre development in smaller settlements rather than in the larger settlements. Whilst this is likely to result in greater opportunities for accessing services and facilities for those in rural areas, this approach may prevent the development of vibrant town centres and is unlikely to support town centre regeneration in the larger settlements. Furthermore, this approach may direct businesses towards settlements where perhaps there is not a local need for businesses of such a scale. This is unlikely to support business growth or provide for a strong, stable and prosperous economy.

20.2.4 Applying the list of settlements suggested by the Council (option B) will play a role in ensuring that an appropriate scale of retail and town centre development comes forward for the settlement in question, providing services and facilities for the local community and supporting local businesses.

20.2.5 Moving the settlements down the hierarchy so that they're listed as smaller centres than currently indicated (option C) may result in larger settlements not receiving sufficient retail and town centre development. This would result in local communities not being provided with opportunities to access essential services and facilities and would not allow businesses to be located in larger settlements creating vibrant town centres and supporting town centre regeneration. Smaller settlements may not benefit from the retail

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and town centre development needed to meet local needs, resulting in local people not having the opportunity to access essential shopping facilities in addition to restricting the growth of local businesses.

- 20.2.6 Whilst these approaches control to an extent where retail and town centre development is likely to occur, it is unlikely to result in additional retail and town centre development overall. Since the environmentally sensitive areas within West Dorset, Weymouth and Portland are distributed across the plan area, both in larger and smaller settlements, there are unlikely to be any additional effects from these approaches.

21 Green Infrastructure

21.0. INTRODUCTION

21.0.1 Green Infrastructure is defined in the National Planning Policy Guidance as a “*network of multifunctional green space urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.*”

21.0.2 Paragraph 17 of National Planning Policy Framework states that planning should “*take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it*”.

21.0.3 Introducing a Green Infrastructure Network for West Dorset and Weymouth and Portland will assist in meeting the national policy requirements and plan positively for green infrastructure.

21.0.4 Policy ENV 3 (Green Infrastructure Network) provides an interim policy and commits the Council to developing a full Green Infrastructure Strategy by working closely with local communities and other relevant partners.

21.0.5 In the interim period, policy ENV 3 defines green infrastructure as:

- Areas / Land of Local Landscape Importance (as identified in the previously adopted local plans);
- Portland Coastline (as identified in the previously adopted local plan for Weymouth and Portland);
- Important Open Gaps (as identified in the previously adopted local plan for Weymouth and Portland);
- Historically important spaces (as identified in adopted Conservation Area Appraisals);
- Sites of Nature Conservation Interest, Local Nature Reserves and Ancient Woodlands, Lorton Valley and Portland Quarries nature parks.

21.0.6 Policy ENV3 supports proposals which protects this green infrastructure network and provides improved access and recreational use, and prevents development which causes harm to the green infrastructure network.

21.1. IDENTIFICATION OF ALTERNATIVES

21.1.1 The Local plan review provides the opportunity to develop the Green Infrastructure Strategy.

21.1.2 The first stage of developing this strategy is to establish a series of categories, identifying the different elements and their function and benefit within the green infrastructure network (Figure 21.1).

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Figure 21.1: A table showing the categories within the green infrastructure network

TYPE	EXAMPLES	PRIMARY FUNCTION
Outdoor recreation facilities, parks and gardens	Sports pitches and greens, playgrounds, urban parks, country parks, formal gardens	Offer opportunities for sports, play and recreation and to enable easy access to the countryside (for example Bridport Leisure Centre, Redlands Sports Hub, Borough Gardens)
Amenity greenspace	Informal recreation spaces, housing green spaces, landscape planting, green roofs, domestic gardens, trees, village greens, urban commons, other incidental space	Creating attractive and pleasant built environments, providing community and private outdoor leisure space (for example 'Green' off Sprague Close, Weymouth)
Natural and semi-natural green / blue spaces	Nature reserves, woodland and scrub, grassland, heathlands, wetlands, ponds, open and running water, landscape planting	Creating areas for biodiversity, geodiversity, access to education associated with the natural environment (for example Radipole Lake, Jellyfields Nature Reserve, Portland Quarries Nature Park)
Green corridors	Rivers including their banks and floodplains, trees, hedgerows, dry stone walls, road and rail corridors, cycling routes, pedestrian paths, rights of way, Coast	Creating corridors for wildlife, including links between wildlife sites and enhancements to semi natural habitats. Creating a sustainable travel network promoting walking and cycling, and integrating micro green infrastructure into urban areas (for example Rodwell Trail, English Coastal path, River Brit corridor)
Local character areas	Churchyards, treed areas, roadside verges, landscape screening, setting of a building, open gaps, important views	Creates a sense of character within a settlement contributing to the attractiveness of an area or building. (for example Sherborne Abbey Close, Tree lined Avenues and Green spaces at Coneygar Road, Coneygar Lane and Beaumont Ave in Bridport, Open gap between Preston and Sutton Poyntz)
Other	Allotments, community gardens, orchards, cemeteries and churchyards	Providing accessible facilities to meet needs within settlements, enable local food production (for example Poundbury Community Farm, Bridport Community

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		Orchard, St Georges church yard, Portland)
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21.1.3 The Council believe that they have considered the key elements of the green infrastructure network to meet the requirements of national planning policy, and it is not considered a reasonable alternative to do otherwise. The Issues and Options consultation asks whether there are any elements missing from the green infrastructure network presented in Figure 21.1. This sustainability appraisal considers the impacts of the proposed network to assist in this judgement.

21.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

21.2.1 The sustainability appraisal considers the impacts of applying the categories presented in Figure 21.1.

21.2.2 The sustainability impacts associated with this approach is summarised in the following table, with more details provided in Appendix A.

Sustainability objective	Short	Medium	Long
Biodiversity	++	++	++
Soil	+	+	+
Water	++	++	++
Air	0	0	0
Climate Change	+	+	+
Flooding & Coastal Change	++	++	++
Landscape	++	++	++
Historic Environment	++	++	++
Community	++	++	++
Housing	0	0	0
Economy	+	+	+

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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21.2.3 The categories of areas protected under the green infrastructure network would provide a high level of environmental protection, preserving areas of importance for biodiversity and geodiversity, and retaining wildlife corridors.

21.2.4 Protection is likely to be afforded to surface water features, including river banks and floodplains, preserving water quality and protecting people and property from the effects of flooding and coastal change.

21.2.5 The categories are likely to retain local character, including open gaps, important views and landscape planting. The setting of buildings is also considered, providing protection against impacts upon designated heritage assets.

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- 21.2.6 Applying these categories would result in positive social benefits by providing additional opportunities for community and recreational facilities, helping to encourage social inclusion and prevent rural isolation.
- 21.2.7 The categories may also drive economic growth through the creation of high quality environments.
- 21.2.8 Whilst the categories within the green infrastructure network restrict the land available for development, it is still likely that sufficient land will be available to meet the housing needs of present and future generations. It is also important that sufficient open space is designated within developments and the approach to green infrastructure is considered to help with this, enhancing the built environment.

22 Design

22.0. INTRODUCTION

- 22.0.1 The design of new development includes a wide range of elements, including how a building looks and functions and its environmental performance.
- 22.0.2 Policy ENV 12 (The Design and Positioning of Buildings) of the adopted Local Plan requires development to comply with National Technical Standards, which are the minimum standards required by building regulations.
- 22.0.3 The National Technical Standards provide the opportunity for Local Plans to require 'enhanced optional standards' which relate to:
- Access; and
 - Water efficiency.
- 22.0.4 Policy ENV 12 (and Policy ENV 13: Achieving High Levels of Environmental Performance) currently does not require new development in West Dorset, Weymouth & Portland to achieve the 'enhanced optional standards'. This is because the adopted Local Plan was at an advanced stage in its development when the new approach to technical standards was introduced in March 2015. There was not sufficient opportunity to comply with the requirement to investigate whether there is a clear evidenced need for the enhanced optional standards or to consider viability, as per the National Planning Policy Framework.
- 22.0.5 The Local Plan Review provides the opportunity to examine whether the enhanced optional standards can be incorporated into the Local Plan and explore whether or not the Nationally Described Space Standards should be applied. These standards aim to ensure that homes provide adequate space to undertake typical day to day activities, and to avoid the health and social costs that arise where space is inadequate.
- 22.0.6 Modular housing, which consists of housing which has been manufactured off-site before being transported and assembled on site, has been gaining in popularity as a way of meeting housing need in a relatively quick and inexpensive way. The Local Plan Review will consider whether modular housing has a role to play in meeting housing need.

22.1. IDENTIFICATION OF ALTERNATIVES

- 22.1.1 The enhanced optional standards relate to access and water efficiency. This Chapter will consider each in turn, whilst also considering whether the design policy should incorporate the Nationally Described Space Standards.

ACCESS

- 22.1.2 The access element of the enhanced option standards comprises two topics:
- Accessibility and Adaptable Housing; and
 - Wheelchair Accessible Housing.

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- 22.1.3 Accessibility and Adaptable Housing standards require new dwellings to make reasonable provision for most people to access the dwelling, incorporating features that make it potentially suitable for a wide range of occupants such as those with reduced mobility, older people, and some wheelchair users.
- 22.1.4 There are three possible options regarding Accessibility and Adaptable Housing, which are to implement the standards or not, and to explore a means of introducing a requirement in only those areas which are suitable for people with reduced mobility (for example town centres, and sites with level access to facilities).
- 22.1.5 The standard for Wheelchair Accessible Housing requires new dwellings to make reasonable provision for a wheelchair user to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of other occupants. Importantly, these standards may only be applied where the local authority nominates or allocates a person to live in the dwelling.
- 22.1.6 There are also three possible options for Wheelchair Accessible Housing. These are to require all housing to meet the standard where the local authority nominates a person to live in the dwelling, require a proportion of housing where the local authority nominates a person to live to achieve the standard, or to not implement the standard at all.

WATER EFFICIENCY

- 22.1.7 Data provided by the Environment Agency shows that the water companies serving the region (Wessex Water and South West Water) are under Medium Stress, both under the current and future scenarios. This evidence strongly suggests that there is not a need for the enhanced optional standard relating to water efficiency, and indicates that the current approach of applying national standards for water efficiency in West Dorset and Weymouth & Portland is adequate. Therefore, there is not considered to be a reasonable alternative to the approach to water efficiency in the local plan.

NATIONALLY DESCRIBED SPACE STANDARDS

- 22.1.8 The Nationally Described Space Standards provide the minimum gross internal floor areas and storage depending on the number of bedrooms, bed spaces, and storeys. The purpose of this standard is to ensure that rooms are able to accommodate a basic set of furniture, fittings, activity and circulation space appropriate for each room.
- 22.1.9 The reasonable options are either to apply the space standards or not.

MODULAR HOUSING

- 22.1.10 The Local Plan Review will consider whether or not modular housing should play a more important role in meeting housing needs within the plan area. Two reasonable alternatives have therefore been identified for the Local Plan review which are either to encourage modular housing through the Local Plan Review or not to refer to modular housing.

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22.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

ACCESS

22.2.1 The following three reasonable alternatives were identified with respect to Accessibility and Adaptable Housing:

- A. Apply the Accessibility and Adaptable Housing standard;**
- B. Apply the Accessibility and Adaptable Housing standard but only in those areas suitable for people with reduced mobility; and**
- C. Do not apply the Accessibility and Adaptable Housing standard.**

22.2.2 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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22.2.3 The population of the plan area have a higher proportion of people in the older age bands and more residents with long term illness and disability than the national average. Reduced mobility is therefore a local issue of great importance.

22.2.4 Applying the Accessibility and Adaptable Housing standard (option A) will provide housing which meets the needs of those who are less mobile, particularly in the long term as the ageing population and likely increase in mobility issues results in a greater need for housing which accessible to those with reduced mobility. However, by providing this housing in 'all locations', there is the potential for less mobile residents to be living in areas where they

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are unable to access essential services and facilities even though the properties themselves were more accessible. This may not resolve the overall accessibility issue and potentially lead to rural isolation.

22.2.5 Applying the Accessibility and Adaptable Housing standard but only in suitable locations (option B) may provide housing which meets the needs of residents, particularly in the long term with the ageing population and a likely increase in mobility issues. The accessible housing which is provided through this approach will be in areas which enable access to essential services and facilities, reducing rural isolation. Furthermore, this approach would ensure that a safe and accessible environment is provided for less mobile residents.

22.2.6 The option of not applying the standard (option C) would result in housing which potentially doesn't meet the need for properties to be suitable for less mobile residents. This approach will result in less mobile residents being located across the plan area. In the long term, as the number of less mobile residents increases with the ageing population, this may result in more people not being able to access essential services and facilities.

22.2.7 The following three reasonable alternatives were identified with respect to Wheelchair Accessible Housing:

- A. To apply the Wheelchair Accessible Housing standard (applying to all housing where the local authority nominates someone to live in the house);**
- B. To provide a proportion of Wheelchair Accessible Housing (applying to all housing where the local authority nominates someone to live in the house) with new development; and**
- C. Do not apply the Wheelchair Accessible Housing standard.**

22.2.8 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

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Key:

++ Strong positive impact	+ Positive Impact	0 Neutral or negligible effect	- Negative effect	-- Strong negative effect
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- 22.2.9 Applying the wheelchair accessible housing standard to all new housing (option A) would ensure that the housing needs of wheelchair users are met, and would provide a safe and accessible environment for all wheelchair users.
- 22.2.10 Providing a proportion of wheelchair accessible housing with new development (option B) delivers housing suitable for wheelchair users and provide a safe and accessible environment for wheelchair users.
- 22.2.11 Not applying the wheelchair accessible housing standard would result in wheelchair users not having access to housing which meets their needs or a safe and accessible environment.

NATIONALLY DESCRIBED SPACE STANDARDS

22.2.12 The reasonable alternatives with respect to Nationally Described Space Standards are:

- A. To apply the Nationally Described Space Standards; and**
- B. Not to apply the Nationally Described Space Standards**

22.2.13 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

	A			B		
	Short	Med	Long	Short	Med	Long
Biodiversity	0	0	0	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0
Community	0	0	0	0	0	0
Housing	+	+	+	-	-	-
Economy	0	0	0	0	0	0

Key:

++ Strong positive impact	+ Positive Impact	0 Neutral or negligible effect	- Negative effect	-- Strong negative effect
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- 22.2.14 Applying the standard will result in housing being produced which is large enough to accommodate a basic set of furniture, fittings, activity and circulation space to enable it to function correctly, helping to meet the housing needs of present and future generations.

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However, not applying the standard is likely to result in housing which isn't suitable for residents, since housing may be produced which doesn't provide the appropriate amount of space.

MODULAR HOUSING

22.2.15 The reasonable alternatives with respect to modular housing are:

A. To encourage modular housing; or

B. Not to encourage modular housing

22.2.16 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

	A			B		
	Short	Med	Long	Short	Med	Long
Biodiversity	0	0	0	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0
Community	0	0	0	0	0	0
Housing	+	+	+	0	0	0
Economy	0	0	0	0	0	0

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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22.2.17 Encouraging modular housing (option A) is likely to result in a degree of additional housing, helping to meet community needs. This housing is unlikely to be of a scale or nature to result in significant social or environmental effects.

22.2.18 The approach of not encouraging modular housing through the Local Plan Review is unlikely to bring forward additional housing to meet the needs of the community. In light of this, there are unlikely to be appreciable social or environmental impacts from additional housing resulting from this approach.

23 Coastal Change

23.0. INTRODUCTION

- 23.0.1 A large proportion of the coastline within the plan area is considered susceptible to coastal change, with the coastline evolving in response to natural processes. This potentially exposes property, habitats and infrastructure to risks from coastal change, the extent and pace of which is related to future climate change.
- 23.0.2 National planning policy looks to reduce risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast. The general approach is:
- For local authorities to identify Coastal Change Management Areas likely to be affected by physical changes to the coast; and
 - Make clear what development will be appropriate in Coastal Change Management Areas and make provision for development and infrastructure that needs to be relocated away from coastal change management areas.
- 23.0.3 Policy ENV 7 of the adopted Local Plan aims to address the potential future issues by directing new development away from areas vulnerable to coastal change, unless it can be demonstrated that the site is stable or can be made stable.
- 23.0.4 However, policy ENV 7 recognises that further work is necessary to identify what development is appropriate in areas affected by coastal change and indicates that Coastal Change Management Areas (CCMAs) will be identified based on the Shoreline Management Plan.
- 23.0.5 To comply with National Planning policy and fulfil the commitments of the Local Plan, the Local Plan Review will consider the case for making provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas.

23.1. IDENTIFICATION OF ALTERNATIVES

- 23.1.1 The Shoreline Management Plan 2 (SMP2) determines the extent of coastal change and defines the over-arching strategy for coastal management, identifying which sections of the coast are to be protected. In addition to this, Coastal Risk Planning Guidance (CRPG) for West Dorset and Weymouth & Portland (2014) sets out the nature of risks posed to coastal areas from future coastal change.
- 23.1.2 However, there are some options in terms of how CCMAs are designated and how development within these areas is managed, both of which are explored in this section.

COASTAL CHANGE MANAGEMENT AREAS

- 23.1.3 The CPRG has mapped the coastal risks in 33 individual zones in the plan area and recommends that 29 of the 33 zones should be established as CCMAs with the exceptions

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being the existing defended areas in Weymouth Town Centre, West Bay and Lyme Regis Harbours.

- 23.1.4 There are two possible approaches, either to designate CCMA's or only to designate some areas as CCMA's through the Local Plan Review.

APPROPRIATE DEVELOPMENT WITHIN COASTAL CHANGE MANAGEMENT AREAS

- 23.1.5 The CRPG recommends that only time-limited planning permissions should be allowed in those areas at greatest risk of erosion (within the immediate 20 year time horizon). Within the medium (20-50 years) and long-term (up to 100-year) risk areas, a wider range of time-limited development is considered appropriate. Permanent new residential development is not considered appropriate within the CCMA.
- 23.1.6 The reasonable approaches are considered to be either to apply the approach recommended by the CRPG or implement a more restrictive approach which prevents all development in these areas. It is not considered a reasonable approach to apply no restrictions, as the purpose of designating CCMA's is to restrict development.
- 23.1.7 There are many existing commercial and social assets across the coastline which will be affected by coastal change and in many cases, it may not be economically viable or environmentally sustainable to protect all development at risk. A potential solution is to facilitate the relocation of affected property further inland through roll back policies which seek to provide flexibility within the planning system to enable development that would not normally be permitted in undeveloped coastal locations, in a sustainable manner.
- 23.1.8 The reasonable approaches are considered to be either to introduce roll back policies or not.
- 23.1.9 In some undefended areas, the rate of coastal erosion is likely to result in the loss of residential properties, roads, commercial premises. A possible approach is to allocate land during the Local Plan Review for the relocation of these assets which are affected by coastal change. The alternative approach is not to allocate areas for the relocation of these assets.

23.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

COASTAL CHANGE MANAGEMENT AREAS

- 23.2.1 Two reasonable alternatives were identified:
- A. To designate 29 CCMA's within the plan area in accordance with the CRPG; or**
 - B. To designate fewer CCMA's.**
- 23.2.2 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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23.2.3 Designating the 29 areas at risk of coastal erosion as CCMA's (Option A) is a step towards ensuring coastal change is managed appropriately in all unprotected areas of the coast. This approach is likely to result in measures being introduced which provide a safer environment for coastal communities where quality of life is not undermined, and the loss of housing, infrastructure and essential services and facilities is managed and new development is not introduced which puts future residents at risk, particularly in the medium to long term as the effects of climate change are realised.

23.2.4 A great deal of the coastal land in West Dorset, Weymouth & Portland is of high ecological and geological importance, and establishing CCMA's is likely to ensure that the effects of coastal change on these areas is managed. The East Devon and Dorset World Heritage Site is also likely to benefit from managed coastal change.

23.2.5 The approach of not identifying CCMA's in all areas at risk (option B) will result in a lack of coastal change management. This is likely to cause uncertainty regarding the safety of coastal communities and potentially the loss of housing, infrastructure, and essential services and facilities, particularly in the medium to long term as the effects of climate change are realised. Permitting development in areas at risk from coastal erosion will perpetuate the problem resulting in more properties being at risk. The lack of management is likely to result in adverse effects upon biodiversity, geodiversity and the East Devon and Dorset World Heritage Site.

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23.2.6 The magnitude of these effects, both positive and adverse, are likely to increase in the medium and long term, as coastal change accelerates in the face of rising sea levels and more frequent and severe extreme weather events due to climate change. Furthermore, establishing CCMA's would contribute towards controlling the location of future development, preventing it from being located in areas which expose people and property to the risk of coastal change.

APPROPRIATE DEVELOPMENT WITHIN COASTAL CHANGE MANAGEMENT AREAS

23.2.7 With regard to the type of development permitted in CCMA's, there are two reasonable alternatives identified:

A. To restrict development in CCMA's according to the recommendations in the CRPG;
or

B. To prevent all development in CCMA's.

23.2.8 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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23.2.9 Applying the restrictions to development in CCMA's in accordance with the CRPG (option A) would restrict development in coastal areas, but would enable some services and facilities, businesses and infrastructure in coastal areas, as cafes/tea rooms, car parks and sites for holiday or short-let caravans, hotels, shops, office or leisure activities requiring a coastal location in appropriate areas. Housing will not be permitted in CCMA's. However, there is

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still scope for some development in coastal communities outside the area designated as a CCMA, helping to meet the housing needs of coastal communities.

23.2.10 Preventing all development in CCMA's (option B) may result in coastal communities suffering from development not being permitted in coastal areas, as access to essential and facilities which require a coastal setting may be compromised and coastal communities may become socially isolated. The local economy may be adversely affected by the development restrictions also, as businesses which require a coastal setting would be prevented from locating themselves in coastal areas, and the infrastructure required by coastal businesses would not be provided.

23.2.11 With regard to the relocation of social and commercial assets at risk from coastal change, there are two reasonable alternatives identified:

A. Introduce roll-back policies to facilitate the relocation of existing development in areas at risk from coastal change; or

B. Not to include policy to facilitate the relocation of those assets at risk from coastal change.

23.2.12 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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23.2.13 Coastal erosion may result in the loss of residential properties, infrastructure and community services and facilities. Introducing a rollback policy to facilitate the relocation

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of this development (option A) will ensure that the development which is lost would be relocated to an appropriate area. Development which requires a coastal location (such as businesses which must be on the coast) would be relocated to an appropriate coastal location. However, development which doesn't need to be situated near to the coast, such as housing, would be relocated to a sustainable inland location.

- 23.2.14 Introducing a rollback policy (option A) is a proactive approach to coastal change management, and would protect coastal communities from coastal change. This approach would provide a safer environment for the community, and would ensure that essential services and facilities, housing, and businesses are relocated rather than lost to coastal change, providing coastal communities with access to essential services and facilities, housing and employment opportunities, and supporting businesses which require a coastal location in order to function. The effects upon the community, housing and the economy are likely to be greater in the long term, as more development becomes at risk of coastal erosion due to climate change.
- 23.2.15 Not including policy in the Local Plan review to facilitate the rollback of coastal communities (option B) would result in coastal change not being adequately managed. This approach may compromise the safety of coastal communities, and restrict access to essential services and facilities. Access to housing may be reduced, and businesses and infrastructure may be lost, as areas become unsafe due to coastal erosion. This is particularly true in the long term, as more areas become susceptible to coastal erosion due to climate change.
- 23.2.16 With regard to the approach for the loss of residential properties, roads and commercial premises from coastal change, there are two reasonable alternatives identified:
- A. Allocate areas for the relocation of properties, roads and commercial premises; or**
 - B. Do not allocate areas for the relocation of properties, roads and commercial premises.**
- 23.2.17 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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23.2.18 Allocating areas for the relocation of development affected by coastal change (option A) is likely to provide far greater guidance and security to the rollback of development, meaning that the relocation could potentially happen in the short term. Whilst businesses and infrastructure that must be located by the sea would be relocated to coastal areas, there are unlikely to be appreciable environmental impacts as a result of this. However, it would ensure that community facilities, housing and coastal businesses are relocated, providing coastal communities with essential services and facilities, housing, and coastal business with land and infrastructure. This is particularly important in the long term as community facilities, housing and coastal businesses come under threat from coastal erosion as the effects of climate change are realised.

23.2.19 The approach of not allocating areas for development (option B) is unlikely to result in the relocation of development affected by coastal change in the short term, as it won't provide the support needed to implement the policy allowing the rollback of affected development. However, in the medium and long term, this approach is likely to result in a degree of relocation of essential services and facilities, housing, and coastal business, with resulting adverse environment impacts and positive community and economic impacts.

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24 Wind Farms

24.0. INTRODUCTION

- 24.0.1 The National Planning Policy Framework (NPPF), in a bid to help increase the use and supply of renewable and low carbon energy, advises in paragraph 97 that local planning authorities should have a positive strategy to promote energy from renewable and low carbon sources.
- 24.0.2 Policy COM 11 (Renewable Energy Development) of the adopted West Dorset, Weymouth & Portland Local Plan (2015) sets the current approach to renewable energy development and aims to encourage the uptake of renewable energy in the plan area.
- 24.0.3 However, policy COM 11 does not apply to wind energy development. The exclusion of wind energy development from policy COM11 was a late modification to the Local Plan, which occurred as a result of a Written Ministerial Statement made by the Secretary of State for Communities and Local Government (Greg Clark) on 18th June 2015.
- 24.0.4 The Written Statement advises that wind energy development should only be permitted where the development site has been allocated in a Local or Neighbourhood Plan and has community backing. The statement advises that *“When determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:*
- i. *the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and*
 - ii. *following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.*
- In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan.”*
- 24.0.5 Policy COM 11 was unable to be modified in time to reflect the new policy position outlined in the Ministerial Statement because it was published at a late stage in the preparation of the Local Plan.
- 24.0.6 As a result, proposals for wind energy development are currently considered contrary to national policy.
- 24.0.7 The Local Plan Review presents an opportunity to fill this void in local policy and consider the Council’s approach to wind energy development in light of the new Government policy.

24.1. IDENTIFICATION OF ALTERNATIVES

- 24.1.1 The NPPF states that local planning authorities should *“consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources.”*

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24.1.2 In light of this, the Council's consider there to be two reasonable alternatives for wind energy development for the Local Plan Review, which are either to identify suitable areas for wind farm development or not.

24.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

24.2.1 The following options for the renewable energy policy were identified:

- A. Identify suitable areas for wind energy development; or**
- B. Do not identify suitable areas for wind energy development**

24.2.2 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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24.2.3 If suitable areas for wind energy development are identified in the Local Plan Review (option A), it is likely that a greater degree of wind energy development would come forward and in the shorter term. The use of renewable energy technologies, as opposed to more traditional methods which involve the combustion of fossil fuels, would result in the reduced emissions of greenhouse gases, helping to mitigate against climate change. This approach is also likely to result in significant environmental impacts upon biodiversity as a result of potential impacts upon migratory bird species, some of which are the reason for the designation of European wildlife sites, and upon landscape and heritage assets due to the visually intrusive nature of wind energy development.

24.2.4 If suitable areas for wind energy development are not identified in the Local Plan Review (option B), it is assumed that a degree of wind energy development would come forward in the medium to long term perhaps as Neighbourhood Plans emerge. The use of renewable energy technologies in the medium and long term would result in the reduced emissions of

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greenhouse gases, helping to mitigate against climate change. Whilst there are environmental impacts associated with wind energy development, once again upon biodiversity, landscape and heritage assets, development on this scale is unlikely to cause significant environmental effects.

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Appendix A: Sustainability Appraisal of Alternatives

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Vision and objectives

A. Retain the current separate visions for West Dorset and for Weymouth & Portland						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT	P/T		
Biodiversity	--	--	--		P	Whilst the vision for West Dorset commits to the variety of natural habitats in being retained in 20 years time, there is no mention of the wildlife assets in Weymouth and Portland, where there are large wildlife sites of international importance.
Soil	+	+	+		T	Regeneration of sites in Weymouth which may include those which are degraded, derelict and contaminated.
Water	+	+	+		T	This vision aims to retain the undeveloped nature of the coast line, maintaining the water quality of coastal waters.
Air	-	-	-		P	The visions aim for growth, particularly in Weymouth & Portland, may result in additional emissions with potential impacts upon air quality.
Climate Change	-	-	-		P	The visions aim for growth, particularly in Weymouth & Portland. This focus on development and regeneration may cause a degree of increase in energy consumption and greenhouse gas emissions, contributing to climate change.
Flooding & Coastal Change	+	+	+		T	Retain the undeveloped nature of the coastline of West Dorset, and retain the individual identities of maritime communities in Weymouth & Portland <i>whilst looking to the future</i> , potentially managing the impacts of future coastal erosion.
Landscape	++	++	++		T	Retaining the spectacular landscape of West Dorset for the next 20 years, and mentioning the Dorset AONB and World Heritage Site in Weymouth & Portland.
Historic Environment	--	--	--		T	Important links to the maritime heritage in Weymouth & Portland will be retained. However, there is no mention of the historic environment in West Dorset, which contains many heritage assets of international importance.
Community	++	++	++		P	Providing a network of community facilities in West Dorset, enabling people to play an active part in the community. Maintaining community identities in Weymouth & Portland, ensuring community engagement.
Housing	++	++	++		P	Providing decent affordable homes in West Dorset, and the regeneration of key sites potentially for housing in Weymouth & Portland.
Economy	++	++	++		P	Providing a thriving economy in West Dorset, and the focus on regeneration in Weymouth and Portland is likely to lead to addition employment opportunities, town centre generation, and improved infrastructure for businesses.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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B. Provide a single combined vision for the plan area

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The vision aims to protect the rich natural environment of the plan area, which includes areas of wildlife importance.
Soil	++	++	++	T	The vision aims for significant regeneration of sites, which may include those which are degraded, derelict and contaminated across the plan area.
Water	+	+	+	T	This vision respects and enhances the environmental quality of the coastline, helping to maintain water quality in coastal areas.
Air	-	-	-	P	Potential impacts upon air quality due to the focus on significant growth and regeneration to encourage business growth across the plan area.
Climate Change	-	-	-	P	The heavy focus on development and regeneration may cause an increase in energy consumption and greenhouse gas emissions, contributing to climate change.
Flooding & Coastal Change	+	+	+	T	The vision states that the coastline, which contributes to the environmental quality of the area, needs to be considered, respected and where possible enhanced.
Landscape	++	++	++	T	The vision states that the landscape, which contributes to the environmental quality of the area, needs to be considered, respected and where possible enhanced.
Historic Environment	++	++	++	T	The vision notes that the settlements within the plan area have their own individual character, and states that the rich heritage, picturesque settlements, and links to the past need to be considered and respected, and where possible enhanced.
Community	++	++	++	P	The vision aims to provide a network of community facilities that enable all ages and abilities to contribute to their community enabling a real sense of community belonging and engagement.
Housing	++	++	++	P	This vision is to provide decent affordable housing across the plan area.
Economy	++	++	++	P	Emphasis on providing a thriving and resilient economy both in market towns and rural areas.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Level of Growth - Housing

A. Provide 589 dwellings per year

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development may result in adverse impacts upon biodiversity
Soil	0	0	0	P	This level of economic growth may result in some productive agricultural land being lost, it is also likely to result in a degree of regeneration of land which is derelict, degraded, or contaminated.
Water	-	-	-	P	Development may result in adverse impacts upon water quality
Air	-	-	-	P	Development may result in adverse impacts upon air quality
Climate Change	-	-	-	P	Increased energy consumption and the emission of greenhouse gases
Flooding & Coastal Change	-	-	-	P	Development may result in adverse impacts as a result of flooding and coastal change
Landscape	-	-	-	P	Development may result in adverse impacts upon landscape
Historic Environment	-	-	-	P	Development may result in adverse impacts upon heritage assets
Community	-	-	-	P	Decreased levels of economic activity is likely to result in reduced access to work locally and services and facilities
Housing	--	--	--	P	This level of housing supply would only meet the needs of present and future generation for an area emerging from a period of economic recession
Economy	-	-	-	P	This level of growth would only provide housing for a workforce during a period of emergence from an economic recession

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Provide 775 dwellings per year						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT	P/T		
Biodiversity	-	-	-	P		Development may result in adverse impacts upon biodiversity
Soil	0	0	0	P		Whilst this level of economic growth may result in the loss of productive agricultural land, it is also likely to result in the regeneration of land which is derelict, degraded, or contaminated.
Water	-	-	-	P		Development may result in adverse impacts upon water quality
Air	-	-	-	P		Development may result in adverse impacts upon air quality
Climate Change	-	-	-	P		Increased energy consumption and the emission of greenhouse gases from this high level of development
Flooding & Coastal Change	-	-	-	P		Development may result in adverse impacts as a result of flooding and coastal change
Landscape	-	-	-	P		Development may result in adverse impacts upon landscape
Historic Environment	-	-	-	P		Development may result in adverse impacts upon heritage assets
Community	+	+	+	P		Higher levels of business growth is likely to increase access to jobs locally, and services and facilities
Housing	++	++	++	P		This level of supply housing would meet the housing needs of present and future generations, including affordable housing
Economy	+	+	+	P		This high level of housing growth would attract and retain younger people to the area to support economic growth

Key:

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Distribution of Development

Accommodating Growth Within the Settlement Hierarchy

A. Focus development towards the eight main settlements

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development may result in a degree of adverse impact upon habitats and species, and designated wildlife areas.
Soil	0	0	0	P	Potential loss of productive agricultural land particularly surrounding Bridport, Dorchester, Sherborne and Beaminster, and impacts upon sites of geological interest. Potential regeneration of degraded land, the majority of which is in developed areas.
Water	-	-	-	P	Development may result in adverse impacts upon the ecological and chemical status of freshwater, transitional, and coastal waters.
Air	--	--	--	P	Potentially adverse impacts upon the Air Quality Management Areas in Dorchester and in Chideock.
Climate Change	-	-	-	P	Development may result in an increase in energy consumption and the emission of greenhouse gases
Flooding & Coastal Change	-	-	-	P	Development may expose people to risk of flooding and coastal change.
Landscape	-	-	-	P	Development may result in impacts upon valued landscapes in rural areas, including those within the Dorset AONB and Dorset and East Devon World Heritage Site.
Historic Environment	-	-	-	P	Development may result in adverse impacts upon the historic environment and its setting, and affect local character.
Community	++	++	++	P	This approach would enable residents to access the wide range of services and facilities available within the main settlements, and will prevent rural isolation.
Housing	++	++	++	P	The level of housing growth would provide for the needs of current and future generations, including affordable housing.
Economy	++	++	++	P	This approach enables development of employment land at the main settlements, supporting business growth, town centre regeneration and encouraging vibrant town centres.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Focus some development at settlements with populations of more than 1,000					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development may result in a degree of adverse impact upon habitats and species, and designated wildlife areas.
Soil	-	-	-	P	Development may result in the loss of productive agricultural land in rural areas and sites of geological interest.
Water	-	-	-	P	Development may result in adverse impacts upon the ecological and chemical status of freshwater, transitional, and coastal waters.
Air	-	-	-	P	Potentially adverse impacts upon the air quality from development.
Climate Change	-	-	-	P	Development may result in an increase in energy consumption and the emission of greenhouse gases
Flooding & Coastal Change	-	-	-	P	Development may expose people to risk of flooding and coastal change.
Landscape	-	-	-	P	Development may result in impacts upon valued landscapes in rural areas, including those within the Dorset AONB and Dorset and East Devon World Heritage Site.
Historic Environment	-	-	-	P	Development may result in adverse impacts upon the historic environment and its setting, and affect local character.
Community	+	+	+	P	This approach would enable residents to access essential services and facilities.
Housing	++	++	++	P	The level of housing growth would provide for the needs of current and future generations, including affordable housing.
Economy	0	0	0	P	This approach would enable employment land to come forward, supporting business growth, but would not encourage town centre regeneration or encourage vibrant town centres.

Key:

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

C. Focus some development at settlements with populations of more than 600						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Development may result in a degree of adverse impact upon habitats and species, and designated wildlife areas.
Soil	-	-	-		P	Development may result in the loss of productive agricultural land in rural areas and sites of geological interest.
Water	-	-	-		P	Development may result in adverse impacts upon the ecological and chemical status of freshwater, transitional, and coastal waters.
Air	-	-	-		P	Potentially adverse impacts upon the air quality from development.
Climate Change	--	--	--		P	Development may result in an increase in energy consumption and the emission of greenhouse gases, and future residents are more likely to have to use motor vehicles to access services and facilities resulting in additional fuel usage.
Flooding & Coastal Change	-	-	-		P	Development may expose people to risk of flooding and coastal change.
Landscape	-	-	-		P	Development may result in impacts upon valued landscapes in rural areas, including those within the Dorset AONB and Dorset and East Devon World Heritage Site.
Historic Environment	-	-	-		P	Development may result in adverse impacts upon the historic environment and its setting, and affect local character.
Community	-	-	-		P	This approach is unlikely to enable residents to easily access most essential services and facilities, and development of this scale in these areas may not result in the development of a strong neighbourhood centre, potentially leading to rural isolation.
Housing	++	++	++		P	The level of housing growth would provide for the needs of current and future generations, including affordable housing.
Economy	0	0	0		P	This approach would enable employment land to come forward, supporting business growth for rural businesses, but would not encourage town centre regeneration or encourage vibrant town centres.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

D. Focus some development at settlements with a defined development boundary						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Development may result in a degree of adverse impact upon habitats and species, and designated wildlife areas.
Soil	-	-	-		P	Development may result in the loss of productive agricultural land in rural areas and sites of geological interest.
Water	-	-	-		P	Development may result in adverse impacts upon the ecological and chemical status of freshwater, transitional, and coastal waters.
Air	-	-	-		P	Potentially adverse impacts upon the air quality from development.
Climate Change	--	--	--		P	Development may result in an increase in energy consumption and the emission of greenhouse gases, and future residents are more likely to have to use motor vehicles to access services and facilities resulting in additional fuel usage.
Flooding & Coastal Change	-	-	-		P	Development may expose people to risk of flooding and coastal change.
Landscape	-	-	-		P	Development may result in impacts upon valued landscapes in rural areas, including those within the Dorset AONB and Dorset and East Devon World Heritage Site.
Historic Environment	-	-	-		P	Development may result in adverse impacts upon the historic environment and its setting, and affect local character.
Community	--	--	--		P	This approach is unlikely to enable residents to easily access essential services and facilities, and development of this scale in such areas is unlikely to result in the development of a strong neighbourhood centre, potentially leading to rural isolation.
Housing	++	++	++		P	The level of housing growth would provide for the needs of current and future generations, including affordable housing.
Economy	0	0	0		P	This approach would enable employment land to come forward, supporting business growth for rural businesses, but would not encourage town centre regeneration or encourage vibrant town centres.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Defined Development Boundaries

A. Strictly control development outside defined development boundaries, having particular regard for the protection of the countryside and environmental constraints

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	T	This approach is likely to greatly restrict development in locations which may result in impacts upon habitats and species
Soil	+	+	+	T	This is likely to provide protection to areas of geological interest and protect productive agricultural land from development.
Water	0	0	0	T	Restricting development to within DDBs is unlikely to result in development coming forward of a scale which causes impacts upon water quality.
Air	-	-	-	T	Development within existing developed areas may exacerbate air quality issues in those areas where air quality issues have been identified.
Climate Change	0	0	0	T	Restricting development to within DDBs is unlikely to result in development coming forward of a scale which causes significantly elevated greenhouse gas emissions.
Flooding & Coastal Change	+	+	+	T	Restricting development to within DDBs is likely to restrict the amount of land available for development within flood zones and areas of coastal change.
Landscape	+	+	+	T	This approach is likely to result in development which is well associated with existing developed areas and restrict development in isolated areas outside the DDB.
Historic Environment	0	0	0	T	Development inside DDB may protect Scheduled Monuments and archaeological features in countryside areas, whilst potentially resulting in impacts upon listed buildings and conservation areas.
Community	+	+	+	T	This approach is likely to provide future residents with access to services and facilities.
Housing	0	0	0	T	Whilst this approach is likely to restrict the land available for development, land within DDB will be available for housing to meet the housing needs of the community.
Economy	+	+	+	T	Development within defined development boundaries is likely to encourage vibrant town centres and support town centre regeneration.

++ Strong positive impact
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 0 Neutral or negligible effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Relax control of development outside defined development boundaries

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	T	Potential impacts upon habitats and species from development in countryside areas outside the DDB.
Soil	-	-	-	T	Development in locations outside the DDB may result in the loss of productive agricultural land and impacts upon areas of geological interest.
Water	-	-	-	T	The additional development resulting from this approach has the potential to result in impacts upon water quality.
Air	-	-	-	T	This approach is likely to result in development within both within DDB's, including those areas where air quality issues have been identified, as well as outside DDBs.
Climate Change	-	-	-	T	Greater levels of development may result in higher emissions of greenhouse gases.
Flooding & Coastal Change	-	-	-	T	Permitting development outside the DDB may result in more land being available for development in areas of flood risk and coastal change.
Landscape	-	-	-	T	Potential impacts upon habitats and species from development in countryside areas outside the DDB, where development is likely to be more prominent and detached from the existing developed areas.
Historic Environment	-	-	-	T	Development both within the DDB and outside the DDB may result in impacts upon heritage assets.
Community	-	-	-	T	This approach may result in housing in less sustainable locations, where access to essential services and facilities are restricted.
Housing	+	+	+	T	Relaxing the policy regarding DDBs is likely to result in additional housing coming forward.
Economy	-	-	-	T	This approach is unlikely to encourage vibrant town centres or support town centre regeneration.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Development “at an appropriate scale to the size of the development”

A. Policy SUS 2 will take additional factors into account when determining whether a development proposal in rural areas is “at an appropriate scale to the size of the settlement”

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Providing development in rural areas which is at an appropriate scale to the size of the settlement is unlikely to result in development which has appreciable effects upon wildlife receptors.
Soil	0	0	0	P	Providing development in rural areas which is at an appropriate scale to the size of the settlement is unlikely to result in development which has appreciable effects upon soil quality.
Water	0	0	0	P	This approach is unlikely to result in development which has appreciable effects upon water quality.
Air	0	0	0	P	Providing development in rural areas which is at an appropriate scale to the size of the settlement is unlikely to result in development which has appreciable effects upon air quality.
Climate Change	0	0	0	P	Providing development in rural areas which is at an appropriate scale to the size of the settlement is unlikely to result in development which results in additional emissions of greenhouse gases to affect climate change.
Flooding & Coastal Change	0	0	0	P	This approach is unlikely to result in development which effects flooding and coastal change.
Landscape	+	+	+	P	Considering whether proposals would change the character and setting of the settlement is likely to ensure that development of a scale suitable, from a local landscape perspective, will come forward.
Historic Environment	+	+	+	P	This approach would ensure that the character and setting of the settlement in question is given full consideration, preserving local character and distinctiveness.
Community	+	+	+	P	Considering the suitability of the local infrastructure is likely to ensure that development only occurs in areas where suitable infrastructure exists.
Housing	+	+	+	P	Considering the housing needs of the community is likely to ensure that development comes forward of a scale which is suitable for local needs.
Economy	0	0	0	P	Providing development in rural areas which is at an appropriate scale to the size of the settlement is unlikely restrict development in rural areas to the extent that the economy is significantly affected.

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 0 Neutral or negligible effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Do not provide clarification on the term “at an appropriate scale to the size of the development” in policy SUS 2.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Providing development in rural areas which is at an appropriate scale to the size of the settlement is unlikely to result in development which has appreciable effects upon wildlife receptors.
Soil	0	0	0	P	This approach is unlikely to result in development which has appreciable effects upon soil quality.
Water	0	0	0	P	Providing development in rural areas which is at an appropriate scale to the size of the settlement is unlikely to result in development which has appreciable effects upon water quality.
Air	0	0	0	P	Providing development in rural areas which is at an appropriate scale to the size of the settlement is unlikely to result in development which has appreciable effects upon air quality.
Climate Change	0	0	0	P	This approach is unlikely to result in development which results in additional emissions of greenhouse gases to affect climate change.
Flooding & Coastal Change	0	0	0	P	Providing development in rural areas which is at an appropriate scale to the size of the settlement is unlikely to result in development which effects flooding and coastal change.
Landscape	0	0	0	P	Providing development in rural areas which is at an appropriate scale to the size of the settlement is unlikely to result in development which has appreciable effects upon the landscape.
Historic Environment	0	0	0	P	This approach is unlikely to result in development which has appreciable effects upon heritage assets.
Community	0	0	0	P	Providing development in rural areas which is at an appropriate scale to the size of the settlement is unlikely to result in development which restricts access to services and facilities.
Housing	0	0	0	P	Providing development in rural areas which is at an appropriate scale to the size of the settlement is unlikely to significantly restrict the supply of housing.
Economy	0	0	0	P	This approach is unlikely restrict development in rural areas to the extent that the economy is significantly affected.

Key:

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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Newly Defined Development Boundaries in neighbourhood plans

A. Development inside all DDBs will normally be permitted

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Land inside the DDB is unlikely to include designated areas of wildlife importance, or wildlife corridors, and is therefore unlikely to result in impacts upon biodiversity.
Soil	0	0	0	P	Development inside the DDB is unlikely to result in the loss of appreciable amounts of productive agricultural land.
Water	-	-	-	P	Development may result in adverse impacts upon the ecological and chemical status of water bodies which pass through the DDB.
Air	-	-	-	P	Potentially adverse impacts upon the air quality from development.
Climate Change	-	-	-	P	Development may result in an increase in energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	-	-	-	P	Development inside the DDB has the potential to expose people and property to flooding.
Landscape	0	0	0	P	Land inside the DDB is likely to be well associated with the existing development and therefore unlikely to result in significant landscape impacts.
Historic Environment	-	-	-	P	Development inside the DDB may affect local character and has the potential to affect historic assets (such as listed buildings and conservation areas) and their setting.
Community	--	--	--	P	This approach will enable development to come forward in small settlements where there is restricted access to essential services and facilities, and development in these areas may potentially lead to rural isolation.
Housing	++	++	++	P	Permitting development inside the DDB is considered likely to provide for the housing needs of rural communities.
Economy	0	0	0	P	This approach would enable employment land to come forward to support business growth for rural businesses, but would not encourage town centre regeneration or encourage vibrant town centres.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Development inside DDBs identified through the Local Plan will normally be permitted, but only development which meets local needs will be permitted for DDBs which have been introduced through neighbourhood planning.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Land inside the DDB is unlikely to include designated areas of wildlife importance, or wildlife corridors, and is therefore unlikely to result in impacts upon biodiversity.
Soil	0	0	0	P	Development inside the DDB is unlikely to result in the loss of appreciable amounts of productive agricultural land.
Water	-	-	-	P	Development may result in adverse impacts upon the ecological and chemical status of water bodies which pass through the DDB.
Air	-	-	-	P	Potentially adverse impacts upon the air quality from development.
Climate Change	-	-	-	P	Development may result in an increase in energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	-	-	-	P	Development inside the DDB has the potential to expose people and property to flooding.
Landscape	0	0	0	P	Land inside the DDB is likely to be well associated with the existing development and therefore unlikely to result in significant landscape impacts.
Historic Environment	-	-	-	P	Development inside the DDB may affect local character and has the potential to affect historic assets (such as listed buildings and conservation areas) and their setting.
Community	-	-	-	P	Whilst this approach restricts development in very small settlements, where services and facilities are scarce, it enables development in larger settlements with DDBs with few services and facilities, potentially leading to a degree of rural isolation.
Housing	++	++	++	P	Whilst this approach restricts the amount of development in those smaller settlements with DDBs, only allowing development which meets local needs, it is still likely to provide sufficient housing to meet the needs of smaller rural communities.
Economy	0	0	0	P	This approach would enable employment land to come forward to support business growth for rural businesses, but would not encourage town centre regeneration or encourage vibrant town centres.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Settlement Hierarchy and Portland

A. List the eight settlements on Portland (Castletown, Chiswell, Easton; Fortuneswell; Grove; Southwell; Wakeham and Weston) in the list of settlements with DDBs in the Local Plan review

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Since there are no changes to the defined development boundaries around the settlements on Portland, the impact is considered to be negligible.
Soil	0	0	0	P	
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	
Flooding & Coastal Change	0	0	0	P	
Landscape	0	0	0	P	
Historic Environment	0	0	0	P	
Community	0	0	0	P	
Housing	0	0	0	P	
Economy	0	0	0	P	

Key:

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. List five settlements on Portland (Easton; Fortuneswell; Grove; Southwell; and Weston) in the list of settlements with DDBs in the Local Plan review

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Since there are no changes to the defined development boundaries around the settlements on Portland, the impact is considered to be negligible.
Soil	0	0	0	P	
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	
Flooding & Coastal Change	0	0	0	P	
Landscape	0	0	0	P	
Historic Environment	0	0	0	P	
Community	0	0	0	P	
Housing	0	0	0	P	
Economy	0	0	0	P	

Key:

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Development at Dorchester

Stage 1 General Areas for Development around Dorchester

A.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Potential effects upon the River Frome SSSI and Frome Meadows SNCI located to the south due to additional recreational pressure from development in this area.
Soil	0	0	0	P	Development within this area would only result in the loss of 'poor' or 'moderate' grade agricultural land.
Water	--	--	--	P	Potential impacts from development upon the ecological and chemical status of the river system to the south. Located within a Zone 1 Groundwater Source Protection Zone, and development may affect this groundwater quality designation.
Air	--	--	--	P	Additional traffic due to development remote from Dorchester town centre may increase emissions of nitrogen dioxide in Dorchester town centre, significantly affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	-	P	Potential risk of flooding from the river system and water meadows to the south of the site, particularly in the longer term as the frequency of flood events increases as a result of climate change.
Landscape	--	--	--	P	Whilst not in the Dorset AONB, this high value landscape plays an important role in the setting of Dorchester and is visible over a wide area. Parts of this area are elevated with limited tree cover.
Historic Environment	--	--	--	P	Potential impacts upon the setting of heritage assets including the Dorchester and Stinsford Conservation Areas, Scheduled Monuments to the east, south and west, and Listed Buildings including the Grade I listed St Mary's Church to the east.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities in Dorchester may not be accessible at times due to water course and water meadows, with associated flood zone, to the south of the site.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. However, development remote from Dorchester town centre will not encourage vibrant town centres or support town centre growth.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Potential effects upon the River Frome SSSI located to the south due to additional recreational pressure from development in this area. Kingston Maurward Copse SNCI is located within this area, with further SNCI located to the north and east of this area.
Soil	-	-	-	P	Development within this area is likely to result in the loss of 'very good' grade agricultural land.
Water	-	-	-	P	Potential impacts from development upon the ecological and chemical status of the river system to the south.
Air	--	--	--	P	Additional traffic due to development remote from Dorchester town centre may increase emissions of nitrogen dioxide in Dorchester town centre, significantly affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	-	P	Potential risk of flooding from the river system to the south of the site, particularly in the longer term as the frequency of flood events increases as a result of climate change.
Landscape	--	--	--	P	Whilst not in the Dorset AONB, development within this high value landscape has significant adverse local impacts with impacts upon the large open landform, particularly on the valley sides.
Historic Environment	--	--	--	P	This area contains the Stinsford Conservation Area, the Historic Park and Garden at Kingston Maurward, and Scheduled Monuments including the 'Roman road in Kingston Park'.
Community	-	-	-	P	Development in this area is likely to be mixed use. The services and facilities in Dorchester may not be accessible at times due to water course and associated flood zone to the south of the area. Development may result in the loss of playing fields.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. However, development remote from Dorchester town centre will not encourage vibrant town centres or support town centre growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

C.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	The North Plantation and Came Park SNCI is located adjacent to this area..
Soil	+	+	+	P	Development within this area would only result in the loss of 'moderate' grade agricultural land. There is potentially contaminated land associated with the railway which is likely to be remediated through development at this location.
Water	--	--	--	P	Potential impacts from development upon the ecological and chemical status of the adjacent river system. Located within a Zone 2 Groundwater Source Protection Zone, and development may affect this groundwater quality designation.
Air	-	-	-	P	Additional traffic in Dorchester may increase emissions of nitrogen dioxide in Dorchester town centre, adversely affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P	Potential risk of flooding from the adjacent river system, particularly in the longer term as the frequency of flood events increases.
Landscape	--	--	--	P	A high value landscape adjacent to the Dorset AONB which is designated as Land of Local Landscape Importance. Development in this area would appear as a sprawl over the undulating landform, significantly affecting local landscape character.
Historic Environment	--	--	--	P	Scheduled Monuments, including the 'Enclosure on Mount Pleasant Hill' and a series of barrows are located in this area, in addition to impacts upon the setting of assets such as the Grade II listed Came Lodge and Old Came Rectory.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Dorchester may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

D.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Development in this area is likely to result in significant impacts upon the North Plantation and Came Park SNCI which occupy large sections of this area.
Soil	0	0	0	P	Development within this area would only result in the loss of 'poor' or 'moderate' grade agricultural land.
Water	--	--	--	P	Potential impacts from development upon the ecological and chemical status of the river system to the south. Located within a Zone 2 Groundwater Source Protection Zone, and development may affect this groundwater quality designation.
Air	-	-	-	P	Additional traffic in Dorchester may increase emissions of nitrogen dioxide in Dorchester town centre, adversely affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--	P	The southern section of this area is within a high risk flood zone, potentially exposing people and property to a risk of flooding, particularly in the longer term as the frequency of flood events increases as a result of climate change.
Landscape	--	--	--	P	Large scale development in this Dorset AONB would potentially impact upon the character and quality of this landscape designation and its associated features.
Historic Environment	--	--	--	P	Potential direct impacts upon the series of barrows located at the site, which are Scheduled Monuments, in addition to impacts upon the setting of the nearby Scheduled Monuments including Maiden Castle and the Medieval Settlement of Winterborne.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Dorchester may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

E.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Potential impact upon the adjacent Maiden Castle SNCI from development within this area.
Soil	0	0	0	P	Development would result in the loss of 'moderate' or 'very poor' agricultural land.
Water	--	--	--	P	Within a Zone 3 Groundwater Source Protection Zone, the least vulnerable of the protection zones due to the time taken for water to reach the source, and the highest impact area for groundwater inundation of the foul drainage network.
Air	-	-	-	P	Additional traffic in Dorchester may increase emissions of nitrogen dioxide in Dorchester town centre, adversely affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	The river system to the south of the site is considered unlikely to expose residents to the risk of flooding due to its nature and distance from the development area.
Landscape	--	--	--	P	Large scale development within the Dorset AONB would potentially impact upon the character and quality of this landscape designation and its associated features.
Historic Environment	--	--	--	P	Potential direct impacts upon the 'Settlement Remains North of Maiden Castle' Scheduled Monument, in addition to impacts upon the setting of the nearby Scheduled Monuments including Maiden Castle and a series of barrows.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Dorchester may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

F.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Impact upon the adjacent Frome Meadow SNCI on the eastern section of the site.
Soil	0	0	0	P	Development within this area would result in the loss of 'very good' grade agricultural land but may result in the remediation of the potentially contaminated land at the railway line to the north of the site, resulting in a net neutral effect.
Water	--	--	--	P	Potential impacts upon the ecological and chemical status of the river system to the north. Within a Zone 3 Groundwater Source Protection Zone and the 'upstream catchment 1' in terms of groundwater inundation of the foul drainage network.
Air	-	-	-	P	Additional traffic in Dorchester may increase emissions of nitrogen dioxide in Dorchester town centre, adversely affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P	Potential risk of flooding from the river system to the north of the site, particularly in the longer term as the frequency of flood events increases as a result of climate change.
Landscape	--	--	--	P	Large scale development in this area would potentially impact upon the character and quality of this landscape designation and its associated features.
Historic Environment	--	--	--	P	Potential direct impacts upon the 'Discontinuous surviving sections of Roman aqueduct' and barrows within this area, and the setting of the nearby Scheduled Monuments including Maiden Castle.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Dorchester may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

G.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Potential impacts upon the Haydon Hill and Higher Charminster Meadow SNCI in the areas surrounding the site.
Soil	0	0	0	P	Development within this area would only result in the loss of 'poor' or 'moderate' grade agricultural land.
Water	--	--	--	P	Potential impacts from development upon the ecological and chemical status of the river to the south. Located within a Zone 1 Groundwater Source Protection Zone.
Air	--	--	--	P	Additional traffic due to development remote from Dorchester town centre may increase emissions of nitrogen dioxide in Dorchester town centre, significantly affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	-	P	Potential risk of flooding from the river system to the south and east of the site, particularly in the longer term as the frequency of flood events increases as a result of climate change.
Landscape	-	-	-	P	This area is not within the Dorset AONB but is visible from the designation, with more sensitive areas on the open plateau landscape to the north and west and the less sensitive areas on the smaller scale landscape to the south and east.
Historic Environment	--	--	--	P	Potential indirect impacts upon the setting of the 'Medieval settlement 850m north of St Mary's Church' and the nearby Charminster Conservation Area.
Community	0	0	0	P	Development in this area is likely to be mixed use. Whilst Charminster may provide some services and facilities, those located in Dorchester may not be easily accessible by sustainable modes of transport due to distance and flooding to the south of the site.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. However, development remote from Dorchester town centre will not encourage vibrant town centres or support town centre growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

H.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Impacts upon the Higher Charminster Meadow SNCI on the northern section of the site.
Soil	0	0	0	P	Development within this area would only result in the loss of 'poor' or 'moderate' grade agricultural land.
Water	--	--	--	P	Potential impacts upon the ecological and chemical status of the river to the south and west. Located within a Zone 1 Groundwater Source Protection Zone and the highest impact area for groundwater inundation of the foul drainage network.
Air	--	--	--	P	Additional traffic due to development remote from Dorchester town centre may increase emissions of nitrogen dioxide in Dorchester town centre, significantly affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	--	--	--	P	This western section of this area is within a high risk flood zone exposing people and property to a risk of flooding, particularly in the longer term as the frequency of flood events increases as a result of climate change.
Landscape	-	-	-	P	Development within this high value, susceptible landscape is likely to result in impacts upon local landscape character.
Historic Environment	--	--	--	P	Likely impacts upon the 'Medieval settlement 850m north of St Mary's Church' Scheduled Monument and the Charminster Conservation Area, both within this area, and the Grade I listed Wolfeton House on the southwest of this area.
Community	0	0	0	P	Development in this area is likely to be mixed use. Whilst Charminster may provide some services and facilities, those located in Dorchester may not be easily accessible by sustainable modes of transport due to distance and flooding to the south of the site.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. However, development remote from Dorchester town centre will not encourage vibrant town centres or support town centre growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Stage 2: Development Options at Dorchester

D1					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Potential impacts upon the Higher Charminster Meadow SNCI to the north of the site.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	--	--	--	P	Potential impacts from development upon the ecological and chemical status of the river system to the south. Located within a Zone 1 Groundwater Source Protection Zone, and development may affect this groundwater quality designation.
Air	--	--	--	P	Additional traffic due to development remote from Dorchester town centre may increase emissions of nitrogen dioxide in Dorchester town centre, significantly affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	-	P	Potential risk of flooding from the river system and water meadows to the south of the site, particularly in the longer term as the frequency of flood events increases as a result of climate change.
Landscape	--	--	--	P	Whilst not in the Dorset AONB, this high value landscape plays an important role in the setting of Dorchester and is visible over a wide area (particularly the eastern section of the site).
Historic Environment	--	--	--	P	The site is adjacent to the Charminster Conservation Area and within the setting of the Grade I listed Wolfeton House.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities in Dorchester may not be accessible at times due to water course and water meadows, with associated flood zone, to the south of the site.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 2140 new homes, including affordable housing
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. However, development remote from Dorchester town centre will not encourage vibrant town centres or support town centre growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

D2					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Potential effects upon the River Frome SSSI and Frome Meadows SNCI located to the south due to additional recreational pressure from development in this area.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	--	--	--	P	Potential impacts from development upon the ecological and chemical status of the river system to the south. Located within a Zone 1 Groundwater Source Protection Zone, and development may affect this groundwater quality designation.
Air	--	--	--	P	Additional traffic due to development remote from Dorchester town centre may increase emissions of nitrogen dioxide in Dorchester town centre, significantly affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	-	P	Potential risk of flooding from the river system and water meadows to the south of the site, particularly in the longer term as the frequency of flood events increases as a result of climate change.
Landscape	--	--	--	P	Whilst not in the Dorset AONB, this high value landscape plays an important role in the setting of Dorchester and is visible over a wide area. Parts of this area are elevated with limited tree cover.
Historic Environment	--	--	--	P	Impacts upon the setting of heritage assets in the surrounding areas, including the Dorchester, Stinsford and Charminster Conservation Areas, Scheduled Monuments to the east, south and west, and Grade I Listed Buildings.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities in Dorchester may not be accessible at times due to water course and water meadows, with associated flood zone, to the south of the site.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 3200 new homes, including affordable housing
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. However, development remote from Dorchester town centre will not encourage vibrant town centres or support town centre growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

D3					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Potential impacts upon the Grey's Wood SNCI to the north of the site.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	--	--	--	P	Potential impacts from development upon the ecological and chemical status of the river system to the south. Located within a Zone 1 Groundwater Source Protection Zone, and development may affect this groundwater quality designation.
Air	--	--	--	P	Additional traffic due to development remote from Dorchester town centre may increase emissions of nitrogen dioxide in Dorchester town centre, significantly affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	-	P	Potential risk of flooding from the river system and water meadows to the south of the site, particularly in the longer term as the frequency of flood events increases as a result of climate change.
Landscape	--	--	--	P	Whilst not in the Dorset AONB, this high value landscape plays an important role in the setting of Dorchester and is visible over a wide area. Parts of this area are elevated with limited tree cover.
Historic Environment	--	--	--	P	Potential impacts upon the setting of heritage assets including the Dorchester, Stinsford and Charminster Conservation Areas, Scheduled Monuments to the east, south and west, and Grade I Listed Buildings.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities in Dorchester may not be accessible at times due to water course and water meadows, with associated flood zone, to the south of the site.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 2970 new homes, including affordable housing
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. However, development remote from Dorchester town centre will not encourage vibrant town centres or support town centre growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

D4					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Potential impacts upon the North Plantation SNCI to the north of the site.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	-	-	-	P	Located within a Zone 2 Groundwater Source Protection Zone, and development may affect this groundwater quality designation.
Air	-	-	-	P	Additional traffic in Dorchester may increase emissions of nitrogen dioxide in Dorchester town centre, adversely affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	This site is not immediately at risk of flooding from the river to the south of the site.
Landscape	--	--	--	P	Development of this scale on the edge of the Dorset AONB would potentially impact upon the character and quality of this landscape designation and its associated features.
Historic Environment	--	--	--	P	Potential impacts upon the setting of the Scheduled Monuments in the surrounding areas, and the Grade I Listed Max Gate to the north of the site.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Dorchester may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 860 new homes, including affordable housing
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

D5					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and the impacts on surrounding wildlife designations are considered negligible.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	-	-	-	P	The northern section of this site is within a Zone 2 Groundwater Source Protection Zone.
Air	-	-	-	P	Additional traffic in Dorchester may increase emissions of nitrogen dioxide in Dorchester town centre, adversely affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	This site is not within a flood zone.
Landscape	--	--	--	P	Large scale development on the edge of the Dorset AONB would potentially impact upon the character and quality of this landscape designation and its associated features.
Historic Environment	--	--	--	P	The site is situated upon a Scheduled Monument titled "Settlement remains N of Maiden Castle". Impacts upon the setting of the Scheduled Monuments further to the south also.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Dorchester may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 350 new homes, including affordable housing
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

D6					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and the impacts on surrounding wildlife designations are considered negligible.
Soil	-	-	-	P	Development within this area is likely to result in the loss of 'very good' grade agricultural land.
Water	0	-	-	P	The area is within a Zone 3 Groundwater Source Protection Zone and therefore medium to longer term impacts upon groundwater quality may occur.
Air	-	-	-	P	Additional traffic in Dorchester may increase emissions of nitrogen dioxide in Dorchester town centre, adversely affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	This site is not within a flood zone.
Landscape	--	--	--	P	Large scale development on the edge of the Dorset AONB would potentially impact upon the character and quality of this landscape designation and its associated features.
Historic Environment	--	--	--	P	Impacts upon the setting of the Scheduled Monuments to the south of the site.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Dorchester may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 1020 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

D7

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Potential impacts upon the Higher Charminster Meadow SNCI to the east of the site.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	--	--	--	P	Potential impacts from development upon the ecological and chemical status of the river to the south. Located within a Zone 2 Groundwater Source Protection Zone and the highest impact area for groundwater inundation of the foul drainage network.
Air	--	--	--	P	Additional traffic due to development remote from Dorchester town centre may increase emissions of nitrogen dioxide in Dorchester town centre, significantly affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	-	P	Potential risk of flooding from the river system to the south and east of the site, particularly in the longer term as the frequency of flood events increases as a result of climate change.
Landscape	-	-	-	P	The site is not within the Dorset AONB but is visible from the designation. The site is situated on the less sensitive, smaller scale landscape in this area.
Historic Environment	--	--	--	P	The site is adjacent to the Charminster Conservation Area.
Community	0	0	0	P	Development in this area is likely to be mixed use. Whilst Charminster may provide some services and facilities, those located in Dorchester may not be easily accessible by sustainable modes of transport due to distance and flooding to the south of the site.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 1560 new homes, including affordable housing.
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. However, development remote from Dorchester town centre will not encourage vibrant town centres or support town centre growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Development at Sherborne

Stage 1: General Areas for Development around Sherborne

A.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	-	-	-	P	Development in this area may result in the loss of 'very good' grade agricultural land.
Water	--	--	--	P	Potential impacts upon the ecological and chemical water quality of the river system beyond the southern boundary. The area is within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	There are no Air Quality Management Areas in Sherborne, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P	Development in this area may expose people and property to flooding in the long term, as the prevalence of flooding increases as a result of climate change, as a flood zone passes to the south of this area.
Landscape	--	--	--	P	This area is designated as land of local landscape importance.
Historic Environment	--	--	--	P	Potential impacts upon the settings of the Scheduled Monuments, listed buildings, conservation area, and Historic Park and Garden to the south of the site.
Community	+	+	+	P	Development in this area is likely to be mixed use. The services and facilities in Sherborne may be easily accessed by sustainable modes of transport. Development in this area may result in the loss of a sports field.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Sherborne Park SNCI is located within this area.
Soil	0	0	0		P	There are unlikely to be significant impacts upon productive agricultural land or land remediation from development in this area.
Water	--	--	--		P	Potential impacts upon the ecological and chemical water quality of the surface water feature within the area and the river system to the north. The area is within a Zone 2 Groundwater Source Protection Zone.
Air	-	-	-		P	Additional traffic due to development remote from Sherborne town centre may encourage the use of motor vehicles, increase emissions of nitrogen dioxide in Sherborne.
Climate Change	-	-	-		P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to flooding as a flood zone occupies part of the area. This is likely to increase in time as the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--		P	This area is designated as land of local landscape importance and the landscape here provides an important setting to the historic features within this area.
Historic Environment	--	--	--		P	This area includes the Sherborne Old Castle and Roman site by Pinford Lane Scheduled Monuments, and the Historic Park and Garden at Sherborne Castle.
Community	0	0	0		P	Development in this area is likely to be mixed use. The services and facilities in Sherborne may not be easily accessible by sustainable transport due to the railway, and the water course and flooding between this area and the settlement.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

C.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	The Terrace Meadow SNCI is located in this area.
Soil	+	+	+		P	Potential for the remediation of contaminated land associated with the textile manufacturing and gas manufacturing to the north of the site.
Water	-	-	-		P	Potential impacts upon the ecological and chemical water quality of the river system to the north.
Air	-	-	-		P	Additional traffic due to development remote from Sherborne town centre may encourage the use of motor vehicles, increase emissions of nitrogen dioxide in Sherborne.
Climate Change	-	-	-		P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to flooding as a flood zone occupies part of the area. This is likely to increase in time as the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--		P	There are no landscape designations in this area, the land rises sharply to the south and development in this area would significantly impact upon a hillside which provides a backdrop to Sherborne.
Historic Environment	--	--	--		P	This area includes the Historic Park and Garden at Sherborne Castle.
Community	-	-	-		P	Development in this area is likely to be mixed use. The services and facilities in Sherborne may not be easily accessible by sustainable transport due to the railway and flooding. Development in this area may result in the loss of a sports field.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

D.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	+	+	+	P	Potential for the remediation of contaminated land associated with the textile manufacturing and gas manufacturing to the south of the site.
Water	-	-	-	P	Potential impacts upon the ecological and chemical water quality of the river system to the south.
Air	0	0	0	P	There are no Air Quality Management Areas in Sherborne, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--	P	Development in this area may expose people and property to flooding as a flood zone occupies part of the area. This is likely to increase in time as the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--	P	This area is designated as land of local landscape importance.
Historic Environment	-	-	-	P	This area is adjacent to the Sherborne Conservation Area.
Community	+	+	+	P	Development in this area is likely to be mixed use. The services and facilities in Sherborne may be easily accessed by sustainable modes of transport. Development in this area may result in the loss of a sports field.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

E.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	0	0	0		P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	-	-	-		P	Development in this area may result in the loss of 'very good' grade agricultural land.
Water	--	--	--		P	Potential impacts from development upon the ecological and chemical status of the river system to the south. The area is within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0		P	There are no Air Quality Management Areas in Sherborne, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-		P	Development in this area may expose people and property to flooding in the long term, as the prevalence of flooding increases as a result of climate change, as a flood zone passes to the south of this area.
Landscape	0	0	0		P	There are no landscape designations in this area.
Historic Environment	0	0	0		P	There are no designated heritage assets in this area.
Community	+	+	+		P	Development in this area is likely to be mixed use. The services and facilities in Sherborne may be easily accessed by sustainable modes of transport. Development in this area may result in the loss of a sports field.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

F.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Potential impacts upon the Castleton SNCI adjacent to the north of the site.
Soil	-	-	-		P	Development in this area may result in the loss of 'very good' grade agricultural land.
Water	-	-	-		P	The southern section of this area is within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0		P	There are no Air Quality Management Areas in Sherborne, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone.
Landscape	--	--	--		P	This area is designated as land of local landscape importance.
Historic Environment	0	0	0		P	There are no designated heritage assets in this area.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Sherborne may be easily accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

G.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	The Castleton SNCI is located within this area.
Soil	--	--	--		P	Development in this area may result in the loss of 'very good' and 'excellent' grade agricultural land. The Sandford Lane Quarry SSSI, an internationally important geological site, is located within this area.
Water	0	-	-		P	The area is within a Zone 3 Groundwater Source Protection Zone and therefore medium to longer term impacts upon groundwater quality may occur.
Air	0	0	0		P	There are no Air Quality Management Areas in Sherborne, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone.
Landscape	--	--	--		P	This area is designated as land of local landscape importance.
Historic Environment	-	-	-		P	This area is adjacent to the Sherborne Conservation Area.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Sherborne may be easily accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

H.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	0	0	0		P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	--	--	--		P	Development in this area may result in the loss of 'very good' grade agricultural land. Impacts upon the regionally important geological site at Quarr Lane.
Water	0	-	-		P	The area is within a Zone 3 Groundwater Source Protection Zone and therefore medium to longer term impacts upon groundwater quality may occur.
Air	0	0	0		P	There are no Air Quality Management Areas in Sherborne, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone.
Landscape	--	--	--		P	This area is designated as land of local landscape importance.
Historic Environment	0	0	0		P	There are no designated heritage assets in this area.
Community	+	+	+		P	Development in this area is likely to be mixed use. The services and facilities in Sherborne may be easily accessed by sustainable modes of transport. Development in this area may result in the loss of a sports field.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Stage 2: Development Options at Sherborne

S1					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area.
Soil	0	0	0	P	There are unlikely to be significant impacts upon productive agricultural land or land remediation from development in this area.
Water	-	-	-	P	Zone 2 Groundwater Source Protection Zone at the site.
Air	0	0	0	P	There are no Air Quality Management Areas in Sherborne, showing that there are no areas where air quality targets have been exceeded.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	There is the potential for long term impacts as a result of flooding of the water course to the south of site, as a result of future climate change.
Landscape	0	0	0	P	There are no landscape designations at this site.
Historic Environment	0	0	0	P	Development at this site is unlikely to result in impacts upon designated heritage assets.
Community	++	++	++	P	Mixed use development which enables access to the essential services and facilities in Sherborne
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 400 new homes, including affordable housing
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

S2						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Potential impacts upon the Castleton SNCI adjacent to the north of the site.
Soil	0	0	0		P	There are unlikely to be significant impacts upon productive agricultural land or land remediation from development in this area.
Water	-	-	-		P	The western corner of this site is within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0		P	There are no Air Quality Management Areas in Sherborne, showing that there are no areas where air quality targets have been exceeded.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	There are no flood zones within or close to this site.
Landscape	--	--	--		P	This site is within an area designated as land of local landscape importance.
Historic Environment	0	0	0		P	Development at this site is unlikely to result in impacts upon designated heritage assets.
Community	++	++	++		P	Mixed use development which enables access to the essential services and facilities in Sherborne
Housing	++	++	++		P	Development at this site has the potential to result in the development of approximately 740 new homes, including affordable housing
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

S3						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT	P/T		
Biodiversity	0	0	0	P		There are no wildlife designations within this area.
Soil	0	0	0	P		There are unlikely to be significant impacts upon productive agricultural land or land remediation from development in this area.
Water	-	-	-	P		The western section of this site is within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P		There are no Air Quality Management Areas in Sherborne, showing that there are no areas where air quality targets have been exceeded.
Climate Change	0	0	0	P		The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P		There is the potential for long term impacts as a result of flooding of the water course to the south of site, as a result of future climate change.
Landscape	--	--	--	P		This site is within an area designated as land of local landscape importance.
Historic Environment	--	--	--	P		Potential impacts upon the settings of the Scheduled Monuments, listed buildings, conservation area, and Historic Park and Garden to the south of the site.
Community	++	++	++	P		Mixed use development which enables access to the essential services and facilities in Sherborne
Housing	+	+	+	P		Development at this site has the potential to result in the development of approximately 420 new homes, including affordable housing
Economy	+	+	+	P		Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

S4					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area.
Soil	0	0	0	P	There are unlikely to be significant impacts upon productive agricultural land or land remediation from development in this area.
Water	-	-	-	P	A Zone 2 Groundwater Source Protection Zone occupies the site.
Air	0	0	0	P	There are no Air Quality Management Areas in Sherborne, showing that there are no areas where air quality targets have been exceeded.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P	There is the potential for long term impacts as a result of flooding of the water course to the south of site, as a result of future climate change.
Landscape	0	0	0	P	There are no landscape designations at this site.
Historic Environment	0	0	0	P	Development at this site is unlikely to result in impacts upon designated heritage assets.
Community	++	++	++	P	Mixed use development which enables access to the essential services and facilities in Sherborne
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 800 new homes, including affordable housing
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Development at Weymouth

Stage 1: General Areas for Development around Weymouth

A.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Potential impacts of development upon the Isle of Portland to Studland Cliffs SAC and the South Dorset Coast SSSI which are located to the south of this area.
Soil	--	--	--	P	Potential impacts upon the South Dorset Coast SSSI, an internationally important geological site.
Water	-	-	-	P	Potential impacts from development upon the ecological and chemical status of the river Wey which passes through this area, and the coastal areas to the south.
Air	-	-	-	P	Additional traffic due to development remote from Weymouth or Chickerell town centre may encourage the use of motor vehicles, increasing emissions of nitrogen dioxide.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	--	--	--	P	Development in this area would expose people and property to flooding, as a flood zone passes through the site, and coastal change as an area of potential cliff top recession is located on the southern section of this area.
Landscape	--	--	--	P	The Dorset and East Devon Coast World Heritage Site is situated on the southern section of the site, and the Dorset AONB is immediately to the east.
Historic Environment	-	-	-	P	Whilst there are some grade II listed buildings within this area, the setting of which may be affected.
Community	-	-	-	P	Development in this area is likely to be mixed use. The services and facilities provided in Weymouth may not be easily accessible due to the distance from the main town centre and flooding. Development in this area may result in the loss of a camp site.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. Development away from the town centre is unlikely to encourage vibrant town centres or support town centre regeneration.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Potential impacts of development upon the White Horse Hill SSSI located within this area.
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	-	-	-	P	Potential impacts from development upon the ecological and chemical status of the river system which passes through the southern section of this area.
Air	-	-	-	P	Additional traffic due to development remote from Weymouth or Chickerell town centre may encourage the use of motor vehicles, increasing emissions of nitrogen dioxide.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	--	--	--	P	Development in this area would expose people and property to flooding, as a flood zone passes through the site. This is likely to increase in time as the frequency of extreme weather events and flooding is likely to increase due to climate change.
Landscape	--	--	--	P	This site is located within the Dorset AONB.
Historic Environment	--	--	--	P	The setting of nearby Scheduled Monuments including the 'Group of Barrows on West Hill' and 'George III, chalk cut hillside' which may be affected along with the Conservation Area at the site.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities provided in Weymouth may not be easily accessible due to the distance from the main town centre and flooding.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. Development away from the town centre is unlikely to encourage vibrant town centres or support town centre regeneration.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

C.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Potential impacts of development upon the Chalbury Hill and Quarry SSSI located within this area.
Soil	--	--	--	P	Potential impacts of development upon the Chalbury Hill and Quarry SSSI which is a former limestone quarry of outstanding geological importance.
Water	-	-	-	P	Potential impacts from development upon the ecological and chemical status of the river system which passes to the southeast of this area.
Air	-	-	-	P	Additional traffic due to development remote from Weymouth or Chickerell town centre may encourage the use of motor vehicles, increasing emissions of nitrogen dioxide.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	-	P	Development would expose people and property to flooding in the long term as the frequency of extreme weather events and flooding is likely to increase due to climate change, as a flood zone passes to the southeast of the site.
Landscape	--	--	--	P	This area is located within the Dorset AONB and within a designated 'important local gap' because it helps Sutton Pointz and Preston maintain separate and distinct identities and forms a visual link between the developed areas and the countryside.
Historic Environment	--	--	--	P	The western section of this area includes the Scheduled Monument which is a multi-period archaeological landscape centred on Chalbury hillfort and associated features, and this area is within a Conservation Area.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities provided in Weymouth may not be easily accessible due to the distance from the main town centre and flooding.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. Development away from the town centre is unlikely to encourage vibrant town centres or support town centre regeneration.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

D.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Potential impacts of development upon the Chalbury Hill and Quarry SSSI located to the northeast of this area.
Soil	-	-	-	P	Potential impacts of development upon the Chalbury Hill and Quarry SSSI which is a former limestone quarry of outstanding geological importance.
Water	0	0	0	P	Development within this area is likely to have a negligible effect on water quality.
Air	-	-	-	P	Additional traffic due to development remote from Weymouth or Chickerell town centre may encourage the use of motor vehicles, increasing emissions of nitrogen dioxide.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	Development in this area is unlikely to expose people and property to flooding or coastal change.
Landscape	--	--	--	P	This site is located within the Dorset AONB.
Historic Environment	--	--	--	P	The eastern section of this area includes the Scheduled Monument which is a Multi-period archaeological landscape centred on Chalbury hillfort which includes, two bowl barrows, part of a Bronze Age urnfield and a series of medieval strip fields.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities provided in Weymouth may not be easily accessible due to the distance from the main town centre.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. Development away from the town centre is unlikely to encourage vibrant town centres or support town centre regeneration.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

E.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Potential impacts of development upon the Bincombe Hill SNCI within this area and the Upwey Quarries and Bincombe Downs SSSI located to the north of this area.
Soil	0	0	0	P	Potential impacts upon the Upwey Quarries and Bincombe Downs SSSI to the north, a geological resource due to rare geological exposures. Would also result in remediation of contaminated land associated with the railway, so overall neutral impact on soil.
Water	0	0	0	P	Development within this area is likely to have a negligible effect on water quality.
Air	-	-	-	P	Additional traffic due to development remote from Weymouth or Chickerell town centre may encourage the use of motor vehicles, increasing emissions of nitrogen dioxide.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	Development in this area is unlikely to expose people and property to flooding or coastal change.
Landscape	--	--	--	P	This site is located within the Dorset AONB.
Historic Environment	-	-	-	P	Potential impacts upon the setting of the Upwey Conservation Area.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities provided in Weymouth may not be easily accessible due to the distance from the main town centre.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. Development away from the town centre is unlikely to encourage vibrant town centres or support town centre regeneration.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

F.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Potential impacts of development upon the Lorton and Lodmoor SSSI which occupy large parts of this area.
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	--	--	--	P	Potential impacts from development upon the ecological and chemical status of the water bodies and low lying land which frequently floods, which occupy large sections on the south of this area.
Air	0	0	0	P	Whilst additional traffic from new development in Weymouth may increase nitrogen dioxide concentrations in the air, this is considered unlikely to result in an exceedance. There are no Air Quality Management Areas in Weymouth.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--	P	Development in this area would expose people and property to flooding, as a large section of the south of the site is occupied by a flood zone.
Landscape	--	--	--	P	This area represents an open gap between developed areas. Development in this area would occur on a ridgeline, and would therefore be visually prominent on the skyline.
Historic Environment	0	0	0	P	There are no designated heritage assets within this area.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities in Weymouth may not be accessible at times due to water course and wetlands, with associated flood zone.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

G.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Potential impacts from additional recreational pressure as a result of development upon the Lorton and Lodmoor SSSI which occupy the land to the south and west of this area.
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	-	-	-	P	Potential impacts from development upon the ecological and chemical status of the river system which occupies the northern section of this area and the extensive inland water feature to the south of the site.
Air	-	-	-	P	Additional traffic due to development remote from Weymouth or Chickereil town centre may encourage the use of motor vehicles, increasing emissions of nitrogen dioxide.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	--	--	--	P	Development in this area would expose people and property to flooding, as a flood zone passes through the northern section of this area. This is likely to increase in time as the frequency of flooding is likely to increase over time due to climate change.
Landscape	--	--	--	P	Lies within a designated 'Important Open Gap' between Littlemoor and Preston/Overcombe. Wyke Oliver Hill and the ridge further south are significant landscape features that provides an open area of high aesthetic value.
Historic Environment	0	0	0	P	There are no designated heritage assets within this area.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities provided in Weymouth may not be easily accessible due to the distance from the main town centre and flooding.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. Development away from the town centre is unlikely to encourage vibrant town centres or support town centre regeneration.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

H.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Potential impacts of development upon the Upwey Quarries and Bincombe Downs SSSI on the southern section of this site.
Soil	0	0	0	P	Potential impacts upon the adjacent Upwey Quarries and Bincombe Downs SSSI, a geological resource due to rare geological exposures. Would also result in remediation of contaminated land associated with the railway, so overall neutral impact on soil.
Water	-	-	-	P	Potential impacts from development upon the ecological and chemical status of the river system adjacent and to the south of this area.
Air	-	-	-	P	Additional traffic due to development remote from Weymouth or Chickereil town centre may encourage the use of motor vehicles, increasing emissions of nitrogen dioxide.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	-	P	Development would expose people and property to flooding in the long term as the frequency of extreme weather events and flooding is likely to increase due to climate change, as a flood zone passes to the south of the site.
Landscape	--	--	--	P	This site is located within the Dorset AONB
Historic Environment	-	-	-	P	Potential impacts upon the setting of the Upwey Conservation Area.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities in Weymouth may not be easily accessible
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. Development away from the town centre is unlikely to encourage vibrant town centres or support town centre regeneration.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

I.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Potential impacts of development upon the Windbatch SNCI, a local wildlife designation which occupies the northern section of this area.
Soil	+	+	+	P	Development here may result in the remediation of contaminated land at the location of the old railway.
Water	--	--	--	P	Potential impacts from development upon the ecological and chemical status of the river system and floodplain which occupies large sections of this area.
Air	-	-	-	P	Additional traffic due to development remote from Weymouth or Chickereil town centre may encourage the use of motor vehicles, increasing emissions of nitrogen dioxide.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	--	--	--	P	Development in this area would expose people and property to flooding, as a large amount of this area is occupied by a flood zone.
Landscape	--	--	--	P	This northern half of the site is located within the Dorset AONB. The southern area of the site is within an 'Important Open Gap' and an area of local landscape importance.
Historic Environment	-	-	-	P	Potential impacts upon the setting of the Upwey Conservation Area.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities provided in Weymouth may not be easily accessible due to the distance from the main town centre and flooding on the eastern and southern areas.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. Development away from the town centre is unlikely to encourage vibrant town centres or support town centre regeneration.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

K.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Potential impacts of development upon the Radipole Lake SSSI located on the southern section of this area.
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	--	--	--	P	Potential impacts from development upon the ecological and chemical status of the river system and floodplain which occupies large sections of this area.
Air	0	0	0	P	Whilst additional traffic from new development in Weymouth may increase nitrogen dioxide concentrations in the air, this is considered unlikely to result in an exceedance. There are no Air Quality Management Areas in Weymouth.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--	P	Development in this area would expose people and property to flooding, as large sections of the southern and western areas of this area, and to the north, is occupied by a flood zone.
Landscape	--	--	--	P	The site is within an 'Important Open Gap' and an area of local landscape importance.
Historic Environment	--	--	--	P	The southern section of this area contains the Scheduled Monument 'Humpty Dumpty Fields' and the Radipole Conservation Area.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities provided in Weymouth and Chickerell may not be easily accessible due to the distance from the main town centre and flooding.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

M.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Potential impacts of development upon the Radipole Lake SSSI located adjacent and to the north of this area.
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	-	-	-	P	Potential impacts from development upon the ecological and chemical status of the watercourse which passes to the north of this area.
Air	0	0	0	P	Whilst additional traffic from new development in Weymouth may increase nitrogen dioxide concentrations in the air, this is considered unlikely to result in an exceedance. There are no Air Quality Management Areas in Weymouth.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--	P	Development would expose people and property to flooding as a flood zone passes through the north of this area and large areas of lowland wetland lie adjacent to the east. This is likely to increase in time as flooding increases due to climate change.
Landscape	--	--	--	P	The entire area is within an important open gap between Southill and Westham which provides a link between the developed area and the surrounding countryside.
Historic Environment	0	0	0	P	There are no designated heritage assets within this area.
Community	+	+	+	P	Development in this area is likely to be mixed use. The services and facilities in Weymouth may be accessed by sustainable modes of transport. Development in this area would result in the loss of a golf course.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Stage 2: Development options for Weymouth

W1					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	This site is adjacent to the Lorton Valley Nature Park and within close proximity to 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	-	-	-	P	Development within this area may affect the water quality of the extensive inland water feature to the south of the site.
Air	-	-	-	P	Additional traffic due to development remote from Weymouth or Chickerell town centre may encourage the use of motor vehicles, increasing emissions of nitrogen dioxide.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	--	--	--	P	This site is within an area designated as an important open gap.
Historic Environment	0	0	0	P	Development at this site is unlikely to result in impacts upon heritage assets.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities provided in Weymouth may not be easily accessible due to the distance from the main town centre and flooding.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 300 new homes, including affordable housing.
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. However, development remote from Weymouth town centre will not encourage vibrant town centres or support town centre growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

W2					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within or adjacent to this area.
Soil	+	+	+	P	Development in this area would result in the remediation of contaminated land adjacent to the railway.
Water	0	0	0	P	Development within this area is likely to have a negligible effect on water quality since there are no surface water features in close proximity to the site.
Air	-	-	-	P	Additional traffic due to development remote from Weymouth or Chickerell town centre may encourage the use of motor vehicles, increasing emissions of nitrogen dioxide.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
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	Development at this site may result in impacts upon the Upwey Conservation Area to the north of the site.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities provided in Weymouth may not be easily accessible due to the distance from the main town centre.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 180 new homes, including affordable housing.
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. However, development remote from Weymouth town centre will not encourage vibrant town centres or support town centre growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

W3					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within or adjacent to this area.
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	Development within this area is likely to have a negligible effect on water quality since there are no surface water features in close proximity to the site.
Air	-	-	-	P	Additional traffic due to development remote from Weymouth or Chickerell town centre may encourage the use of motor vehicles, increasing emissions of nitrogen dioxide.
Climate Change	-	-	-	P	Development remote from the town centre may encourage the use of vehicles to access the services and facilities, increasing energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	--	--	--	P	This site is within an area designated as an important open gap.
Historic Environment	-	-	-	P	The Radipole Conservation Area is located adjacent and to the south of this site.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities provided in Weymouth may not be easily accessible due to the distance from the main town centre.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 210 new homes, including affordable housing.
Economy	0	0	0	P	Development in this area is likely to provide employment land to support business growth. However, development remote from Weymouth town centre will not encourage vibrant town centres or support town centre growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Development at Chickerell

Stage 1: General Areas for Development around Chickerell

J.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Potential impacts upon the Buckland Ripers Meadow SNCI on the northern section of this area.
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	-	-	-	P	Potential impacts from development upon the ecological and chemical status of the river system which bisects this area.
Air	0	0	0	P	Whilst additional traffic from new development in Chickerell may increase nitrogen dioxide concentrations in the air, this is considered unlikely to result in an exceedance. There are no Air Quality Management Areas in Chickerell.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--	P	Development in this area would expose people and property to flooding, as a flood zone passes through the site. This is likely to increase in time as the frequency of extreme weather events and flooding is likely to increase due to climate change.
Landscape	--	--	--	P	The Dorset AONB is located immediately to the west of the site, with the Dorset and East Devon World Heritage Site in the coastal area beyond.
Historic Environment	-	-	-	P	Potential impacts upon the setting of the Radipole Conservation Area.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Chickerell may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

L.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Potential impacts of development upon the nearby Radipole Lake SSSI. This area represents a wildlife corridor which links the Chesil and the Fleet European Site with the SSSI, including Lodmoor, to the west.
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	-	-	-	P	Potential impacts from development upon the ecological and chemical status of the surface water bodies which occupy some of the southern section of this area.
Air	0	0	0	P	Whilst additional traffic from new development in Chickerell may increase nitrogen dioxide concentrations in the air, this is considered unlikely to result in an exceedance. There are no Air Quality Management Areas in Chickerell.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	Development in this area is unlikely to expose people and property to flooding or coastal change, as the surface water bodies on the southern section of this area are unlikely to significantly flood.
Landscape	--	--	--	P	The Dorset AONB is located immediately to the west of the site, with the Dorset and East Devon World Heritage Site in the coastal area beyond.
Historic Environment	-	-	-	P	The Radipole and Chickerell Conservation Areas are located adjacent and to the east and west of the site, respectively.
Community	+	+	+	P	Development in this area is likely to be mixed use. The services and facilities in Chickerell may be accessed by sustainable modes of transport. Development in this area may result in the loss of a golf course.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

N.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Potential impacts of development upon the Chesil and the Fleet SSSI and SAC located within this area, and the Crookhill Brick Pits 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	--	--	--	P	Potential impacts from development upon the ecological and chemical status of the foreshore of the Fleet, a large water body of international importance which is located adjacent to the southwest of this area.
Air	0	0	0	P	Whilst additional traffic from new development in Chickerell may increase nitrogen dioxide concentrations in the air, this is considered unlikely to result in an exceedance. There are no Air Quality Management Areas in Chickerell.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--	P	Development would expose people and property to flooding as a large body of water (the Fleet) and a high risk flood zone is located adjacent and to the southwest of this area, in places occupying this area.
Landscape	--	--	--	P	The northern section of this site is located within the Dorset AONB
Historic Environment	-	-	-	P	Development at this site may affect the setting of the Chickerell and Wyke Regis Conservation Areas to the northeast of this area.
Community	+	+	+	P	Development in this area is likely to be mixed use. The services and facilities in Weymouth and Chickerell may be accessed by sustainable modes of transport. Development in this area may result in the loss of a camp site.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Stage 2: Development Options at Chickerell

Ch1					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	This site is adjacent to 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	-	-	-	P	Development within this area may affect the water quality of the adjacent Radipole Lake.
Air	0	0	0	P	Whilst additional traffic from new development in Weymouth may increase nitrogen dioxide concentrations in the air, this is considered unlikely to result in an exceedance. There are no Air Quality Management Areas in Weymouth.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	0	0	0	P	Development in this area is unlikely to result in adverse effects upon the setting of the Dorset AONB and World Heritage Site to the west of the site.
Historic Environment	-	-	-	P	The Radipole Conservation Area is located adjacent and to the north of this site.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Weymouth may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 360 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Ch2					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Development has the potential to adversely impact upon the Chesil and the Fleet European Site to the south of the 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	Development within this area is likely to have a negligible effect on water quality since there are no surface water features in close proximity to the site.
Air	0	0	0	P	Whilst additional traffic from new development in Weymouth may increase nitrogen dioxide concentrations in the air, this is considered unlikely to result in an exceedance. There are no Air Quality Management Areas in Weymouth.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	This site is not within close proximity to a flood zone.
Landscape	-	-	-	P	Potential adverse impacts upon the World Heritage Site and Dorset AONB to the west of the site, despite the site being small in scale.
Historic Environment	0	0	0	P	Development at this site is unlikely to result in impacts upon heritage assets.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Chickereil may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 110 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Development at Beaminster

Stage 1: General Areas for Development around Beaminster

A.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-	P	Potential impacts from development upon the ecological and chemical status of the river system on the western site boundary.
Air	0	0	0	P	There are no Air Quality Management Areas in Beaminster, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P	Development in this area may expose people and property to flooding in the long term, as the prevalence of flooding increases as a result of climate change, as a flood zone passes to the west of this area.
Landscape	--	--	--	P	This area is within the Dorset AONB.
Historic Environment	--	--	--	P	This area is situated on the Beaminster Manor Historic Park and Garden.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Beaminster may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	The Great Westwood Coppices SNCI is located in this area.
Soil	0	0	0		P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-		P	Potential impacts from development upon the ecological and chemical status of the river system which passes through the site.
Air	0	0	0		P	There are no Air Quality Management Areas in Beaminster, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to flooding as a flood zone occupies part of the area. This is likely to increase in time as the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	--	--	--		P	This area is adjacent to the Beaminster Manor Historic Park and Garden.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Beaminster may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

c.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	0	0	0	P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	0	0	0	P	There are no Air Quality Management Areas in Beaminster, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	This area is not within a flood zone.
Landscape	--	--	--	P	This area is within the Dorset AONB.
Historic Environment	--	--	--	P	This area is adjacent to the Beaminster Conservation Area.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Beaminster may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

D.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	The Whitcombe Farm SNCI is located in this area.
Soil	-	-	-		P	Development in this area would potentially result in the loss of 'very good' grade agricultural land.
Water	-	-	-		P	Potential impacts from development upon the ecological and chemical status of the river system which passes through the site.
Air	0	0	0		P	There are no Air Quality Management Areas in Beaminster, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to flooding as a flood zone occupies part of the area. This is likely to increase in time as the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	--	--	--		P	This area is adjacent to the Beaminster Conservation Area and Parnham House Historic Park and Garden.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Beaminster may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

E.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	The Edmund Coombe Coppice SNCI is located in this area.
Soil	-	-	-		P	Development in this area would potentially result in the loss of 'very good' grade agricultural land.
Water	-	-	-		P	Potential impacts from development upon the ecological and chemical status of the river system which passes through the site.
Air	0	0	0		P	There are no Air Quality Management Areas in Beaminster, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to flooding as a flood zone occupies part of the area. This is likely to increase in time as the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	--	--	--		P	This area is situated on the Parnham House Historic Park and Garden and adjacent to the Beaminster Conservation Area.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Beaminster may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

F.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	The Sutton Ham SNCI is located adjacent to this area.
Soil	0	0	0		P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-		P	Potential impacts from development upon the ecological and chemical status of the river system adjacent and to the west of the site.
Air	0	0	0		P	There are no Air Quality Management Areas in Beaminster, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-		P	The water course which passes to the west of the site is not shown to flood. However, as the prevalence of flooding increases as a result of climate change, as a river system may flood in future.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	--	--	--		P	Potential impacts upon the setting of the Waddon Hill Scheduled Monument to the west of the site.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Beaminster may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

G.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-	P	Potential impacts from development upon the ecological and chemical status of the river system which passes through the site.
Air	0	0	0	P	There are no Air Quality Management Areas in Beaminster, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P	The water course which passes through the site is not shown to flood. However, as the prevalence of flooding increases as a result of climate change, as a river system may flood in future.
Landscape	--	--	--	P	This area is within the Dorset AONB.
Historic Environment	--	--	--	P	Potential impacts upon the setting of the Waddon Hill Scheduled Monument to the west of the site.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Beaminster may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

H.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	0	0	0		P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	0	0	0		P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-		P	Potential impacts from development upon the ecological and chemical status of the river system which passes through the site.
Air	0	0	0		P	There are no Air Quality Management Areas in Beaminster, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to flooding as a flood zone occupies part of the area. This is likely to increase in time as the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	0	0	0		P	There are no heritage assets within this area.
Community	+	+	+		P	Development in this area is likely to be mixed use. The services and facilities in Beaminster may be accessed by sustainable modes of transport. Development in this area may result in the loss of a sports field.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

I.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-	P	Potential impacts from development upon the ecological and chemical status of the river system which passes through the site.
Air	0	0	0	P	There are no Air Quality Management Areas in Beaminster, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P	A flood zone passes to the south of the site. As the prevalence of flooding increases as a result of climate change, as a river system may flood in future.
Landscape	--	--	--	P	This area is within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Beaminster may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Stage 2: Development Options at Beaminster

BE1					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	0	0	0	P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	0	0	0	P	There are no Air Quality Management Areas in Beaminster, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	This site is not within a flood zone.
Landscape	--	--	--	P	This area is within the Dorset AONB.
Historic Environment	--	--	--	P	Potential impacts upon the setting of the Waddon Hill Scheduled Monument to the west of the site.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Beaminster may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 115 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

BE2					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-	P	Potential impacts from development upon the ecological and chemical status of the river system which passes adjacent to the site.
Air	0	0	0	P	There are no Air Quality Management Areas in Beaminster, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P	The water course which passes to the west of the site is not shown to flood. However, as the prevalence of flooding increases as a result of climate change, as a river system may flood in future.
Landscape	--	--	--	P	This area is within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Beaminster may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 280 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

BE3					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-	P	Potential impacts from development upon the ecological and chemical status of the river system which passes through the site.
Air	0	0	0	P	There are no Air Quality Management Areas in Beaminster, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P	Development in this area may expose people and property to flooding in the long term as a flood zone lies adjacent and to the south of the site, and the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--	P	This area is within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Beaminster may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 95 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

BE4					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-	P	Potential impacts from development upon the ecological and chemical status of the river system which passes through the site.
Air	0	0	0	P	There are no Air Quality Management Areas in Beaminster, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P	Development in this area may expose people and property to flooding in the long term as a flood zone lies adjacent and to the south of the site, and the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--	P	This area is within the Dorset AONB.
Historic Environment	-	-	-	P	Potential impacts upon the setting of the Historic Park and Garden to the south of the site.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Beaminster may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 150 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

BE5					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this site and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	0	0	0	P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	0	0	0	P	There are no Air Quality Management Areas in Beaminster, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	This site is not within a flood zone.
Landscape	--	--	--	P	This site is within the Dorset AONB.
Historic Environment	--	--	--	P	This site is adjacent to the Beaminster Conservation Area.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Beaminster may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 160 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

BE6					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this site and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-	P	Potential impacts from development upon the ecological and chemical status of the river system which passes adjacent to the site.
Air	0	0	0	P	There are no Air Quality Management Areas in Beaminster, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P	Development in this area may expose people and property to flooding in the long term as a flood zone lies adjacent and to the south of the site, and the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--	P	This area is within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Beaminster may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 50 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Development at Bridport

Stage 1: General Areas for Development

A.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	-	-	-	P	Development in this area would potentially result in the loss of 'excellent' grade agricultural land.
Water	-	-	-	P	Development may affect the ecological and chemical water quality of the river which passes through this area.
Air	-	-	-	P	Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--	P	Development in this area may expose people and property to flooding as a flood zone occupies part of the area. This is likely to increase in time as the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--	P	This area is within the Dorset AONB.
Historic Environment	-	-	-	P	The Bradpole Conservation Area is located immediately to the south of this area. Development in this area may affect the setting of this conservation area.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	0	0	0		P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	0	0	0		P	No significant loss of productive agricultural land or opportunity for significant land remediation.
Water	-	-	-		P	Development may affect the ecological and chemical water quality of the river which runs adjacent to this area.
Air	-	-	-		P	Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-		P	Development in this area may expose people and property to flooding in the long term as a flood zone runs adjacent to the area, and the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	-	-	-		P	The Bridport Conservation Area is located to the west of this area. Development in this area may affect the setting of this conservation area.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

c.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	-	-	-	P	Development in this area would potentially result in the loss of 'excellent' grade agricultural land.
Water	-	-	-	P	Development may affect the ecological and chemical water quality of the river which passes through this area.
Air	-	-	-	P	Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--	P	Development in this area may expose people and property to flooding as a flood zone occupies part of the area. This is likely to increase in time as the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--	P	This area is within the Dorset AONB.
Historic Environment	-	-	-	P	The Bradpole Conservation Area is located immediately to the west of this area. Development in this area may affect the setting of this conservation area.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

D.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	The area includes the Walditch Meadow SNCI.
Soil	-	-	-		P	Development in this area would potentially result in the loss of 'very good' grade agricultural land.
Water	0	0	0		P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	-	-	-		P	Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	--	--	--		P	This area includes the Walditch Conservation Area
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

E.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	The area includes the Wanderwell Quarry SNCI and the Lyme Bay to Sidmouth SAC is within close proximity to this area.
Soil	-	-	-		P	Wanderwell Quarry, a regionally important geological site, is situated within this area.
Water	0	0	0		P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	-	-	-		P	Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	-	-	-		P	The Bothenhampton Conservation Area is located immediately to the north of this area. Development in this area may affect the setting of this conservation area.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

F.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	The Lyme Bay to Sidmouth SAC is located within close proximity to this area.
Soil	0	0	0		P	No significant loss of productive agricultural land or opportunity for significant land remediation.
Water	-	-	-		P	Development in this area may affect the ecological and chemical water quality of coastal waters and the river system at West Bay.
Air	-	-	-		P	Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to flooding as a flood zone occupies part of the area. An area of coastal change is located immediately to the south of the site.
Landscape	--	--	--		P	This area is within the Dorset AONB and Dorset and adjacent to the East Devon Coast World Heritage Site.
Historic Environment	-	-	-		P	The West Bay Conservation Area is located immediately to the west of this area. Development in this area may affect the setting of this conservation area.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

G.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	The Lyme Bay to Sidmouth SAC is located within this area.
Soil	0	0	0		P	No significant loss of productive agricultural land or opportunity for significant land remediation.
Water	-	-	-		P	Development in this area may affect the ecological and chemical water quality of coastal waters and the river system at West Bay.
Air	-	-	-		P	Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to flooding as a flood zone occupies part of the area. An area of coastal change is located on the southern section of the site.
Landscape	--	--	--		P	This area is within the Dorset AONB and Dorset and adjacent to the East Devon Coast World Heritage Site.
Historic Environment	-	-	-		P	Development in this area may affect the setting of the West Bay Conservation Area located to the southeast of the area.
Community	+	+	+		P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport. Development in this area may result in the loss of a camp site.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

H.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	0	0	0		P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	-	-	-		P	Development in this area would potentially result in the loss of 'very good' grade agricultural land.
Water	0	0	0		P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	-	-	-		P	Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	-	-	-		P	Development in this area may affect the setting of the Eype and West Bay Conservation Areas located to the northeast and southwest of this area respectively.
Community	+	+	+		P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport. Development in this area may result in the loss of a leisure centre and sports field.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

I.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	0	0	0		P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	-	-	-		P	Development in this area would potentially result in the loss of 'very good' grade agricultural land.
Water	0	0	0		P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	-	-	-		P	Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	-	-	-		P	Development in this area may affect the setting of the Eype, Symondbury and West Bay Conservation Areas which surround this area.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

J.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	0	0	0		P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	-	-	-		P	Development in this area would potentially result in the loss of 'Excellent' grade agricultural land.
Water	-	-	-		P	Development in this area may affect the ecological and chemical water quality of the river system which passes through the site.
Air	-	-	-		P	Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to flooding as a flood zone occupies part of the area. This is likely to increase in time as the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	-	-	-		P	Development in this area may affect the setting of the Symondbury and Bridport Conservation Areas to the west and east of this area, respectively.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

K.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	The area includes the Pymore Mill SNCI.
Soil	-	-	-		P	Development in this area would potentially result in the loss of 'very good' grade agricultural land.
Water	-	-	-		P	Development in this area may affect the ecological and chemical water quality of the river system which passes through the site.
Air	-	-	-		P	Additional traffic from development in this location may result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to flooding as a flood zone occupies part of the area. This is likely to increase in time as the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	0	0	0		P	There are no heritage assets within this area, and there are unlikely to be any significant impacts upon the setting of conservation areas surrounding the site.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Stage 2: Development Options at Bridport

BR1						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT	P/T		
Biodiversity	--	--	--	P		The Wanderwell Quarry SNCI is adjacent and to the north of the site.
Soil	-	-	-	P		Wanderwell Quarry, a regionally important geological site, is situated within this area.
Water	0	0	0	P		Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	-	-	-	P		Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0	P		The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P		Whilst this area is not within a flood zone, there are potential long term impact upon the flood zone to the south of the site, as the impacts of climate change are more fully realised and the frequency and severity of rainfall events increase.
Landscape	--	--	--	P		This area is within the Dorset AONB.
Historic Environment	0	0	0	P		There are no heritage assets within this area, and there are unlikely to be any significant impacts upon the setting of conservation areas surrounding the site.
Community	++	++	++	P		Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	+	+	+	P		Development at this site has the potential to result in the development of approximately 160 new homes, including affordable housing.
Economy	+	+	+	P		Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

BR2					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	0	0	0	P	No significant loss of productive agricultural land or opportunity for significant land remediation.
Water	-	-	-	P	Development may affect the ecological and chemical water quality of the river which runs adjacent to this area.
Air	-	-	-	P	Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P	Development in this area may expose people and property to flooding in the long term as a flood zone runs adjacent to the area, and the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--	P	This area is within the Dorset AONB.
Historic Environment	-	-	-	P	The Bridport Conservation Area is located to the west of this area. Development in this area may affect the setting of this conservation area.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 235 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

BR3						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	0	0	0		P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	0	0	0		P	No significant loss of productive agricultural land or opportunity for significant land remediation.
Water	-	-	-		P	Development may affect the ecological and chemical water quality of the river which passes through this area.
Air	-	-	-		P	Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to flooding as a flood zone occupies part of the area. This is likely to increase in time as the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	-	-	-		P	The Bradpole Conservation Area is located immediately to the west of this area. Development in this area may affect the setting of this conservation area.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	+	+	+		P	Development at this site has the potential to result in the development of approximately 140 new homes, including affordable housing.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

BR4						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	0	0	0		P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	-	-	-		P	Development in this area would potentially result in the loss of 'excellent' grade agricultural land.
Water	0	0	0		P	Development is unlikely to result in impacts upon the water quality as there are no water features at the site and immediate surroundings.
Air	-	-	-		P	Additional traffic from development in this location may result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	The site is not occupied by a flood zone.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	-	-	-		P	The Bradpole Conservation Area is located immediately to the south of this area. Development in this area may affect the setting of this conservation area.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	+	+	+		P	Development at this site has the potential to result in the development of approximately 290 new homes, including affordable housing.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

BR5						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	0	0	0		P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	-	-	-		P	Development in this area would potentially result in the loss of 'very good' grade agricultural land.
Water	0	0	0		P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	-	-	-		P	Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	0	0	0		P	There are no heritage assets within this area, and there are unlikely to be any significant impacts upon the setting of conservation areas surrounding the site.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	+	+	+		P	Development at this site has the potential to result in the development of approximately 190 new homes, including affordable housing.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

BR6						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	0	0	0		P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	-	-	-		P	Development in this area would potentially result in the loss of 'very good' grade agricultural land.
Water	0	0	0		P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	-	-	-		P	Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	-	-	-		P	Development in this area may affect the setting of the Eype Conservation Areas located to the northeast and southwest of this area respectively.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	+	+	+		P	Development at this site has the potential to result in the development of approximately 170 new homes, including affordable housing.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

BR7						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	The area includes the Pymore Mill SNCI.
Soil	-	-	-		P	Development in this area would potentially result in the loss of 'very good' grade agricultural land.
Water	-	-	-		P	Development in this area may affect the ecological and chemical water quality of the river system which passes through the site.
Air	-	-	-		P	Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to flooding as a flood zone occupies part of the area. This is likely to increase in time as the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	0	0	0		P	There are no heritage assets within this area, and there are unlikely to be any significant impacts upon the setting of conservation areas surrounding the site.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	+	+	+		P	Development at this site has the potential to result in the development of approximately 220 new homes, including affordable housing.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Development at Crossways

Stage 1: General Areas for Development

A.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development in this area may result in significant impacts upon the Dorset Heathlands European wildlife designation due to the additional recreational pressure. However, SANG would be provided with the development.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-	P	Potential impacts upon the chemical and ecological quality of the surface water features within this area.
Air	0	0	0	P	There are no Air Quality Management Areas in Crossways, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	This area is not within a flood zone.
Landscape	0	0	0	P	There are no landscape designations in this area. The topography is relatively flat and therefore there is generally more capacity to mitigate against the impacts of development here.
Historic Environment	0	0	0	P	There are no heritage assets within close proximity to the site.
Community	+	+	+	P	Development in this area is likely to be mixed use. The services and facilities in Crossways may be accessed by sustainable modes of transport. Development in this area may result in the loss of a sports field.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Development in this area may result in significant impacts upon the Dorset Heathlands European wildlife designation due to the additional recreational pressure. However, SANG would be provided with the development.
Soil	0	0	0		P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-		P	Potential impacts upon the chemical and ecological quality of the surface water features within this area.
Air	0	0	0		P	There are no Air Quality Management Areas in Crossways, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone.
Landscape	0	0	0		P	There are no landscape designations in this area. The topography is relatively flat and therefore there is generally more capacity to mitigate against the impacts of development here.
Historic Environment	0	0	0		P	There are no heritage assets within close proximity to the site.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Crossways may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

c.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development in this area may result in significant impacts upon the Dorset Heathlands European wildlife designation due to the additional recreational pressure. However, SANG would be provided with the development.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-	P	Potential impacts upon the chemical and ecological quality of the surface water features within this area.
Air	0	0	0	P	There are no Air Quality Management Areas in Crossways, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	--	0	0	P	Development in this area would result in the loss of the existing solar park, a renewable energy installation, which has a development with 25 year permission.
Flooding & Coastal Change	0	0	0	P	This area is not within a flood zone.
Landscape	0	0	0	P	There are no landscape designations in this area. The topography is relatively flat and therefore there is generally more capacity to mitigate against the impacts of development here.
Historic Environment	0	0	0	P	There are no heritage assets within close proximity to the site.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Crossways may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

D.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development in this area may result in significant impacts upon the Dorset Heathlands European wildlife designation due to the additional recreational pressure. However, SANG would be provided with the development.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	0	0	0	P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	0	0	0	P	There are no Air Quality Management Areas in Crossways, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	This area is not within a flood zone.
Landscape	0	0	0	P	There are no landscape designations in this area. The topography is relatively flat and therefore there is generally more capacity to mitigate against the impacts of development here.
Historic Environment	0	0	0	P	The setting of the Scheduled Monument titled 'Earthwork in Bowley's Plantation' in close proximity to the site is unlikely to be significantly compromised since development in this area will not be visually prominent from this heritage feature.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Crossways may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

E.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	This area is within 400m of the Dorset Heathlands European Site. Development in this area is likely to result in significant impacts upon this wildlife designation from additional recreational pressure. Also within the Skippet Heath SNCI.
Soil	0	0	0		P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	0	0	0		P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	0	0	0		P	There are no Air Quality Management Areas in Crossways, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone.
Landscape	0	0	0		P	There are no landscape designations in this area. The topography is relatively flat and therefore there is generally more capacity to mitigate against the impacts of development here.
Historic Environment	0	0	0		P	The setting of the Scheduled Monument titled 'Earthwork in Bowley's Plantation' in close proximity to the site is unlikely to be significantly compromised since development in this area will not be visually prominent from this heritage feature.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Crossways may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

F.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development in this area may result in significant impacts upon the Dorset Heathlands European wildlife designation due to the additional recreational pressure. However, SANG would be provided with the development.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-	P	Potential impacts upon the chemical and ecological quality of the surface water features within this area.
Air	0	0	0	P	There are no Air Quality Management Areas in Crossways, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	This area is not within a flood zone.
Landscape	0	0	0	P	There are no landscape designations in this area. The topography is relatively flat and therefore there is generally more capacity to mitigate against the impacts of development here.
Historic Environment	0	0	0	P	There are no heritage assets within close proximity to the site.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Crossways may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

G.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development in this area may result in significant impacts upon the Dorset Heathlands European wildlife designation due to the additional recreational pressure. However, SANG would be provided with the development.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	0	0	0	P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	0	0	0	P	There are no Air Quality Management Areas in Crossways, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	This area is not within a flood zone.
Landscape	0	0	0	P	There are no landscape designations in this area. The topography is relatively flat and therefore there is generally more capacity to mitigate against the impacts of development here.
Historic Environment	0	0	0	P	There are no heritage assets within close proximity to the site.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Crossways may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Stage 2: Development Options at Bridport

CR1						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT	P/T		
Biodiversity	-	-	-		P	Development in this area may result in significant impacts upon the Dorset Heathlands European wildlife designation due to the additional recreational pressure. However, SANG would be provided with the development.
Soil	0	0	0		P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	0	0	0		P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	0	0	0		P	There are no Air Quality Management Areas in Crossways, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone.
Landscape	0	0	0		P	There are no landscape designations in this area. The topography is relatively flat and therefore there is generally more capacity to mitigate against the impacts of development here.
Historic Environment	0	0	0		P	There are no heritage assets within close proximity to the site.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Crossways may be accessed by sustainable modes of transport.
Housing	+	+	+		P	Development at this site has the potential to result in the development of approximately 250 new homes, including affordable housing.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

CR2						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	-	-	-		P	Development in this area may result in significant impacts upon the Dorset Heathlands European wildlife designation due to the additional recreational pressure. However, SANG would be provided with the development.
Soil	0	0	0		P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-		P	Potential impacts upon the chemical and ecological quality of the surface water features within this area.
Air	0	0	0		P	There are no Air Quality Management Areas in Crossways, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone.
Landscape	0	0	0		P	There are no landscape designations in this area. The topography is relatively flat and therefore there is generally more capacity to mitigate against the impacts of development here.
Historic Environment	0	0	0		P	There are no heritage assets within close proximity to the site.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Crossways may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development at this site has the potential to result in the development of approximately 500 new homes, including affordable housing
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

CR3					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development in this area may result in significant impacts upon the Dorset Heathlands European wildlife designation due to the additional recreational pressure. However, SANG would be provided with the development.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-	P	Potential impacts upon the chemical and ecological quality of the surface water features within this area.
Air	0	0	0	P	There are no Air Quality Management Areas in Crossways, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	This area is not within a flood zone.
Landscape	0	0	0	P	There are no landscape designations in this area. The topography is relatively flat and therefore there is generally more capacity to mitigate against the impacts of development here.
Historic Environment	0	0	0	P	There are no heritage assets within close proximity to the site.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Crossways may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 420 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

CR4					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development in this area may result in significant impacts upon the Dorset Heathlands European wildlife designation due to the additional recreational pressure. However, SANG would be provided with the development.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-	P	Potential impacts upon the chemical and ecological quality of the surface water features within this area.
Air	0	0	0	P	There are no Air Quality Management Areas in Crossways, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	--	0	0	P	Development in this area would result in the loss of the existing solar park, a renewable energy installation, which has a development with a 25 year permission.
Flooding & Coastal Change	0	0	0	P	This area is not within a flood zone.
Landscape	0	0	0	P	There are no landscape designations in this area. The topography is relatively flat and therefore there is generally more capacity to mitigate against the impacts of development here.
Historic Environment	0	0	0	P	There are no heritage assets within close proximity to the site.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Crossways may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 620 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Development at Lyme Regis

Stage 1: General Areas for Development

A.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	This area is within the West Dorset Coast SSSI and Sidmouth to West Bay SAC.
Soil	--	--	--		P	The West Dorset Coast SSSI is an internationally important geological site. It is unlikely that the unstable land will be remediated through the development of this site due to the SSSI designation requiring natural processes to take place.
Water	-	-	-		P	Development within this area may result in impacts upon chemical and ecological of coastal waters.
Air	0	0	0		P	There are no Air Quality Management Areas in Lyme Regis, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	This area is situated within an area prone to cliff top recession.
Landscape	--	--	--		P	This area is within the Dorset AONB and Dorset and East Devon Coast World Heritage Site.
Historic Environment	--	--	--		P	This area is adjacent to the Lyme Regis Conservation Area.
Community	+	+	+		P	Development in this area is likely to be mixed use. The services and facilities in Lyme Regis may be accessed by sustainable modes of transport. Development in this area may result in the loss of a sports field.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Whilst this area is not within a wildlife designation, the West Dorset Coast SSSI and Sidmouth to West Bay SAC is close to the site to the south and may be affected by development in this area.
Soil	--	--	--		P	The nearby West Dorset Coast SSSI is an internationally important geological site and may be affected by additional recreational pressure due to development in this area.
Water	0	0	0		P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	0	0	0		P	There are no Air Quality Management Areas in Lyme Regis, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-		P	This area is not within a flood risk zone or an area prone to coastal change. However, in the long term, as coastal areas continue to recede due to climate change
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	0	0	0		P	There are no heritage assets within this area.
Community	+	+	+		P	Development in this area is likely to be mixed use. The services and facilities in Lyme Regis may be accessed by sustainable modes of transport. Development in this area may result in the loss of a sports field and camp site.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

c.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	0	0	0		P	This area is not within a wildlife designation, and is unlikely to significantly affect biodiversity.
Soil	0	0	0		P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-		P	Development may affect the ecological and chemical water quality of the river which passes through this area.
Air	0	0	0		P	There are no Air Quality Management Areas in Lyme Regis, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	A flood zone runs through this area, potentially exposing people and property to flooding.
Landscape	--	--	--		P	This area is within the Dorset AONB.
Historic Environment	0	0	0		P	There are no heritage assets within this area.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Lyme Regis may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

D.					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	This area is not within a wildlife designation, and is unlikely to significantly affect biodiversity.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	0	0	0	P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	0	0	0	P	There are no Air Quality Management Areas in Lyme Regis, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	This area is not within a flood risk zone or an area prone to coastal change.
Landscape	--	--	--	P	This area is within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area.
Community	+	+	+	P	Development in this area is likely to be mixed use. The services and facilities in Lyme Regis may be accessed by sustainable modes of transport. Development in this area may result in the loss of a sports field.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

E.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	This area is within the West Dorset Coast SSSI and Sidmouth to West Bay SAC.
Soil	--	--	--		P	This area is within the West Dorset Coast SSSI which is an internationally important geological site.
Water	-	-	-		P	Development within this area may result in impacts upon chemical and ecological quality of coastal waters.
Air	0	0	0		P	There are no Air Quality Management Areas in Lyme Regis, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	This area is situated within an area prone to cliff top recession.
Landscape	--	--	--		P	This area is within the Dorset AONB and Dorset and East Devon Coast World Heritage Site.
Historic Environment	-	-	-		P	This area is within close proximity to the Lyme Regis Conservation Area and may affect the setting of this heritage asset.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Lyme Regis may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Stage 2: Development Options at Lyme Regis

L1					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The site is not within a wildlife designation and development in this area is unlikely to result in significant impacts upon wildlife and habitats.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land or in land remediation.
Water	-	-	-	P	Development in this area is may impact upon the water quality of the river system to the west of the site.
Air	0	0	0	P	There are no Air Quality Management Areas in Lyme Regis, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P	Whilst this site is not within a flood zone, there is the potential for flooding in the long term as the prevalence of flooding and extreme weather event increase as a result of climate change.
Landscape	--	--	--	P	This site is within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Lyme Regis may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 60 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

L2						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Whilst this area is not within a wildlife designation, the West Dorset Coast SSSI and Sidmouth to West Bay SAC is close to the site to the south and may be affected by development in this area.
Soil	--	--	--		P	The West Dorset Coast SSSI is an internationally important geological site. It is unlikely that the unstable land will be remediated through the development of this site due to the SSSI designation requiring natural processes to take place.
Water	0	0	0		P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	0	0	0		P	There are no Air Quality Management Areas in Lyme Regis, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	This site is within an area of coastal change.
Landscape	--	--	--		P	This site is within the Dorset AONB.
Historic Environment	0	0	0		P	There are no heritage assets within this area.
Community	+	+	+		P	Development in this area is likely to be mixed use. The services and facilities in Lyme Regis may be accessed by sustainable modes of transport. Development in this area may result in the loss of a camp site.
Housing	+	+	+		P	Development at this site has the potential to result in the development of approximately 85 new homes, including affordable housing.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Development at Portland

Stage 1: General Areas for Development

A.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Located within the Isle of Portland SSSI and Isle of Portland to Studland Cliffs SAC.
Soil	--	--	--		P	Portland is a regionally important geological site and this area is within the Isle of Portland SSSI, which is internationally important from a geological perspective.
Water	-	-	-		P	Development within close proximity to coastal areas may affect the chemical and ecological water quality.
Air	0	0	0		P	There are no Air Quality Management Areas in Portland, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-		P	This area is not within a flood zone or area of coastal change, however the flood zone to the northeast of the site may expose people and property to flooding in the long term as flood events and sea levels rise due to climate change.
Landscape	-	-	-		P	This area represents part of a highly sloped coastal landscape, and development would result in the loss of a valued landscape.
Historic Environment	--	--	--		P	The Scheduled Monument titled 'Battery 200yds (180m) E of the Naval Cemetery' is located within this area. This area also includes sites of archaeological importance.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities on Portland may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Located within the Isle of Portland SSSI.
Soil	--	--	--		P	Portland is a regionally important geological site and this area is within the Isle of Portland SSSI, which is internationally important from a geological perspective.
Water	0	0	0		P	Development in this area may have some impact upon the chemical and ecological status of coastal waters but this is likely to be negligible in light of the distance of the development from the coast.
Air	0	0	0		P	There are no Air Quality Management Areas in Portland, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area would expose people and property to coastal change as an area of potential cliff top recession passes through the site.
Landscape	--	--	--		P	Located immediately adjacent to the Dorset and East Devon World Heritage Site
Historic Environment	--	--	--		P	The setting of the Underhill Conservation Area may be affected by development at this site. This area also includes sites of archaeological importance.
Community	+	+	+		P	Development in this area is likely to be mixed use. The services and facilities on Portland may be accessed by sustainable modes of transport. Development in this area may result in the loss of a sports field.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

C.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Located within the Isle of Portland SSSI and Isle of Portland to Studland Cliffs SAC.
Soil	--	--	--		P	Portland is a regionally important geological site and this area is within the Isle of Portland SSSI, which is internationally important from a geological perspective.
Water	-	-	-		P	Development within close proximity to coastal areas may affect the chemical and ecological water quality.
Air	0	0	0		P	There are no Air Quality Management Areas in Portland, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area would expose people and property to flooding, as a flood zone passes through the north of this area, in addition to coastal change as an area of land instability passes through the site.
Landscape	--	--	--		P	Located within the Dorset and East Devon World Heritage Site
Historic Environment	-	-	-		P	The setting of the Underhill Conservation Area may be affected by development at this site.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities on Portland may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

D.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Located within the Isle of Portland SSSI.
Soil	--	--	--		P	Portland is a regionally important geological site and this area is within the Isle of Portland SSSI, which is internationally important from a geological perspective.
Water	0	0	0		P	Development in this area may have some impact upon the chemical and ecological status of coastal waters but this is likely to be negligible in light of the distance of the development from the coast.
Air	0	0	0		P	There are no Air Quality Management Areas in Portland, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone or an area prone to coastal change.
Landscape	-	-	-		P	Whilst there are no landscape designations at this site, this area represents an open coastal landscape which divides industrial land to north with residential to the south and development would result in the loss of a valued landscape.
Historic Environment	--	--	--		P	This area is located within a Conservation Area.
Community	+	+	+		P	Development in this area is likely to be mixed use. The services and facilities on Portland may be accessed by sustainable modes of transport. Development in this area may result in the loss of a sports field.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

E.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Located within the Isle of Portland SSSI.
Soil	--	--	--		P	Portland is a regionally important geological site and this area is within the Isle of Portland SSSI, which is internationally important from a geological perspective.
Water	0	0	0		P	Development in this area may have some impact upon the chemical and ecological status of coastal waters but this is likely to be negligible in light of the distance of the development from the coast.
Air	0	0	0		P	There are no Air Quality Management Areas in Portland, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone or an area prone to coastal change.
Landscape	0	0	0		P	Whilst there are no landscape designations at this site.
Historic Environment	--	--	--		P	This area is located within a Conservation Area.
Community	+	+	+		P	Development in this area is likely to be mixed use. The services and facilities on Portland may be accessed by sustainable modes of transport. Development in this area may result in the loss of a sports field.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

F.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT	P/T		
Biodiversity	--	--	--		P	Whilst this area is not located within a wildlife designation, but within close proximity to the Isle of Portland SSSI and Isle of Portland to Studland Cliffs SAC.
Soil	--	--	--		P	Portland is a regionally important geological site and this area is within the Isle of Portland SSSI, which is internationally important from a geological perspective.
Water	0	0	0		P	Development in this area may have some impact upon the chemical and ecological status of coastal waters but this is likely to be negligible in light of the distance of the development from the coast.
Air	0	0	0		P	There are no Air Quality Management Areas in Portland, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone or an area prone to coastal change.
Landscape	0	0	0		P	Whilst there are no landscape designations at this site.
Historic Environment	--	--	--		P	This northeast of this area is located within the Grove Conservation Area
Community	+	+	+		P	Development in this area is likely to be mixed use. The services and facilities on Portland may be accessed by sustainable modes of transport. Development in this area may result in the loss of a sports field.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

G.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Located within the Isle of Portland SSSI and Isle of Portland to Studland Cliffs SAC.
Soil	--	--	--		P	Portland is a regionally important geological site and this area is within the Isle of Portland SSSI, which is internationally important from a geological perspective.
Water	-	-	-		P	Development within close proximity to coastal areas may affect the chemical and ecological water quality.
Air	0	0	0		P	There are no Air Quality Management Areas in Portland, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to coastal change as an area of potential cliff top recession passes through the site.
Landscape	--	--	--		P	Located within the Dorset and East Devon World Heritage Site
Historic Environment	-	-	-		P	This area includes sites of archaeological importance.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities on Portland may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

H.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Whilst this area is not located within a wildlife designation, the Isle of Portland SSSI and Isle of Portland to Studland Cliffs SAC are adjacent to the site and are likely to be affected by recreational pressure from development in this area.
Soil	--	--	--		P	Portland is a regionally important geological site and the Isle of Portland SSSI, which is internationally important from a geological perspective, is adjacent to this area.
Water	-	-	-		P	Development within close proximity to coastal areas may affect the chemical and ecological water quality.
Air	0	0	0		P	There are no Air Quality Management Areas in Portland, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to coastal change as an area of potential cliff top recession is located adjacent and to the west of the site.
Landscape	--	--	--		P	Located immediately adjacent to the Dorset and East Devon World Heritage Site and within the Important open gap between Weston and Southwell.
Historic Environment	--	--	--		P	This area is within the Weston Conservation Area and includes Sites of Archaeological Importance.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities on Portland may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

I.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT	P/T		
Biodiversity	--	--	--	P	Located within the Isle of Portland SSSI and within close proximity to Isle of Portland to Studland Cliffs SAC	
Soil	--	--	--	P	Portland is a regionally important geological site and the Isle of Portland SSSI, which is internationally important from a geological perspective, is adjacent to this area.	
Water	0	0	0	P	Development in this area may have some impact upon the chemical and ecological status of coastal waters but this is likely to be negligible in light of the distance of the development from the coast.	
Air	0	0	0	P	There are no Air Quality Management Areas in Portland, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.	
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.	
Flooding & Coastal Change	0	0	0	P	This area is not within a flood zone or an area prone to coastal change.	
Landscape	--	--	--	P	This area is situated within an Important Open Gap which provides a green setting to the adjacent residential areas. This gap helps to prevent coalescence of development between the adjacent residential areas.	
Historic Environment	--	--	--	P	This area is within a Conservation Area and includes Sites of Archaeological Importance.	
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities on Portland may be accessed by sustainable modes of transport.	
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.	
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.	

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

J.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Located within the Isle of Portland SSSI and within close proximity to Isle of Portland to Studland Cliffs SAC
Soil	--	--	--		P	Portland is a regionally important geological site and this area is within the Isle of Portland SSSI, which is internationally important from a geological perspective.
Water	0	0	0		P	Development in this area may have some impact upon the chemical and ecological status of coastal waters but this is likely to be negligible in light of the distance of the development from the coast.
Air	0	0	0		P	There are no Air Quality Management Areas in Portland, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone or an area prone to coastal change.
Landscape	--	--	--		P	Located within the Grove Corner and the Grove Important Open Gap. Whilst the Gap is not of significant aesthetic value, it is open and accessible allowing clear views through to the coast.
Historic Environment	0	0	0		P	There are no designated historic assets located within this area.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities on Portland may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

K.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Located adjacent to the Isle of Portland SSSI and the Isle of Portland to Studland Cliffs SAC
Soil	--	--	--		P	Portland is a regionally important geological site and this area is adjacent to the Isle of Portland SSSI, which is internationally important from a geological perspective.
Water	-	-	-		P	Development within close proximity to coastal areas may affect the chemical and ecological water quality.
Air	0	0	0		P	There are no Air Quality Management Areas in Portland, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to coastal change as an area of potential cliff top recession is located adjacent and to the west of the site.
Landscape	--	--	--		P	Located immediately adjacent to the Dorset and East Devon World Heritage Site and within the Important open gap between Weston and Southwell.
Historic Environment	-	-	-		P	This area includes Sites of Archaeological Importance.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities on Portland may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

L.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Located within close proximity to the Isle of Portland SSSI and within close proximity to the Isle of Portland to Studland Cliffs SAC
Soil	--	--	--		P	Portland is a regionally important geological site and this area is within close proximity to the Isle of Portland SSSI, which is internationally important from a geological perspective.
Water	0	0	0		P	Development in this area may have some impact upon the chemical and ecological status of coastal waters but this is likely to be negligible in light of the distance of the development from the coast.
Air	0	0	0		P	There are no Air Quality Management Areas in Portland, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	This area is not within a flood zone or an area prone to coastal change.
Landscape	--	--	--		P	Located immediately adjacent to the Dorset and East Devon World Heritage Site and within the Important open gap between Weston Street and Southwell.
Historic Environment	0	0	0		P	There are no designated historic assets located within this area.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities on Portland may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

M.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Located within close proximity to the Isle of Portland SSSI and Isle of Portland to Studland Cliffs SAC, and with the Southwell SNCI on the western section of the site.
Soil	--	--	--		P	Portland is a regionally important geological site and this area is within close proximity to the Isle of Portland SSSI, which is internationally important from a geological perspective.
Water	0	0	0		P	Development in this area may have some impact upon the chemical and ecological status of coastal waters but this is likely to be negligible in light of the distance of the development from the coast.
Air	0	0	0		P	There are no Air Quality Management Areas in Portland, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to coastal change as an area of potential cliff top recession is located adjacent and to the west and east of the site.
Landscape	--	--	--		P	Located immediately adjacent to the Dorset and East Devon World Heritage Site
Historic Environment	--	--	--		P	The setting of the Scheduled Monuments titled 'Portland Open Fields' and 'Mesolithic sites near Culver Well', located immediately to the south of this area, may be compromised by development at this location.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities on Portland may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

N.						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	This area is located within the Isle of Portland SSSI, Isle of Portland to Studland Cliffs SAC, and Portland Coastal Lawsheds SNCI.
Soil	--	--	--		P	Portland is a regionally important geological site and this area is within the Isle of Portland SSSI, which is internationally important from a geological perspective.
Water	-	-	-		P	Development within close proximity to coastal areas may affect the chemical and ecological water quality.
Air	0	0	0		P	There are no Air Quality Management Areas in Portland, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		P	Development in this area may expose people and property to coastal change as an area of potential cliff top recession is located within the site.
Landscape	--	--	--		P	Located within the Dorset and East Devon World Heritage Site
Historic Environment	--	--	--		P	The setting of the Scheduled Monuments titled 'Portland Open Fields' and 'Mesolithic sites near Culver Well', located to the southwest of this area, may be compromised by development at this location.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities on Portland may be accessed by sustainable modes of transport.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Stage 2: Development Options at Portland

P1						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT	P/T		
Biodiversity	--	--	--		P	This site is close to the Isle of Portland SSSI, an area of ecological importance. Additional recreational pressure from development at this site may result in significant impacts upon this designation.
Soil	--	--	--		P	Portland is a regionally important geological site. This site is close to the Isle of Portland SSSI, an area of international geological importance.
Water	0	0	0		P	Development in this area may have some impact upon the chemical and ecological status of coastal waters but this is likely to be negligible in light of the distance of the development from the coast.
Air	0	0	0		P	There are no Air Quality Management Areas in Portland, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or area of coastal change.
Landscape	--	--	--		P	This site is within an Important Open Gap.
Historic Environment	-	-	-		P	Conservation Areas are located to the east and west of the site.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Portland may be accessed by sustainable modes of transport.
Housing	+	+	+		P	Development at this site has the potential to result in the development of approximately 50 new homes, including affordable housing.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

P2						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	This site is close to the Isle of Portland SSSI and Isle of Portland to Studland Cliffs SAC, and adjacent to the Southwell SNCI.
Soil	--	--	--		P	Portland is a regionally important geological site. This site is close to the Isle of Portland SSSI, an area of international geological importance.
Water	0	0	0		P	Development in this area may have some impact upon the chemical and ecological status of coastal waters but this is likely to be negligible in light of the distance of the development from the coast.
Air	0	0	0		P	There are no Air Quality Management Areas in Portland, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		P	The site is not within a flood zone or area of coastal change.
Landscape	0	0	0		P	Development at this site is unlikely to appreciably affect the setting of the East Devon and Dorset World Heritage Site.
Historic Environment	--	--	--		P	This site is adjacent to the Portland Fields Scheduled Monument.
Community	++	++	++		P	Development in this area is likely to be mixed use. The services and facilities in Portland may be accessed by sustainable modes of transport.
Housing	+	+	+		P	Development at this site has the potential to result in the development of approximately 130 new homes, including affordable housing
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Development at Yeovil

Stage 1: General Areas for Development

A					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area.
Soil	0	0	0	P	Whilst development in this area would result in the loss of 'very good' grade agricultural land, it would also result in the remediation of contaminated land associated with the railway.
Water	--	--	--	P	The site is adjacent to a river system and within a zone 2 groundwater source protection zone.
Air	-	-	-	P	The urban area of Yeovil is an Air Quality Management Area as a result of elevated concentrations of nitrogen dioxide from vehicle emissions, and development may contribute to these air quality issues.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P	Potential risk of flooding from the river system to the west of the site, particularly in the longer term as the frequency of flood events increases as a result of climate change.
Landscape	--	--	--	P	There are no landscape designations in this area, the land rises steeply to the east and development may have local landscape impacts and affect the setting of Yeovil.
Historic Environment	-	-	-	P	The setting of the Trent and Nether Compton Conservation Areas may be affected by development in this area.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities in Yeovil may not be easily accessible by sustainable transport due to the railway and flooding.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT	P/T		
Biodiversity	0	0	0	P	There are no wildlife designations within this area, as the Babylon Hill SSSI is designated on the basis of its geological importance rather than its wildlife importance.	
Soil	-	-	-	P	Loss of 'excellent' grade agricultural land, and the Babylon Hill SSSI of geological importance adjacent to the site may be affected. Remediation of contaminated land associated with the heap of soil of unknown contents adjacent to the south.	
Water	--	--	--	P	The site is adjacent to a river system and within a zone 2 groundwater source protection zone.	
Air	-	-	-	P	The urban area of Yeovil is an Air Quality Management Area as a result of elevated concentrations of nitrogen dioxide from vehicle emissions, and development may contribute to these air quality issues.	
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.	
Flooding & Coastal Change	0	0	-	P	Potential risk of flooding from the river system to the west of the site, particularly in the longer term as the frequency of flood events increases as a result of climate change.	
Landscape	0	0	0	P	There are no landscape designations in this area, and the topography is relatively flat.	
Historic Environment	0	0	0	P	There are no heritage assets within close proximity to the site.	
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Yeovil may be accessed by sustainable modes of transport.	
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.	
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.	

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

C						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	0	0	0		P	There are no wildlife designations at the site. The Babylon Hill SSSI is designated on the basis of its geological importance rather than its wildlife importance.
Soil	--	--	--		P	The Babylon Hill SSSI, designated on the basis of its geological importance, is adjacent to the site.
Water	-	-	-		P	The site is adjacent to a river system.
Air	-	-	-		P	The urban area of Yeovil is an Air Quality Management Area as a result of elevated concentrations of nitrogen dioxide from vehicle emissions, and development may contribute to these air quality issues.
Climate Change	0	0	0		P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-		P	Potential risk of flooding from the river system to the west and south of the site, particularly in the longer term as the frequency of flood events increases as a result of climate change.
Landscape	0	0	0		P	There are no landscape designations in this area, and the topography is relatively flat.
Historic Environment	0	0	0		P	There are no heritage assets within close proximity to the site.
Community	0	0	0		P	Development in this area is likely to be mixed use. Development in this area may result in the loss of a golf course.
Housing	++	++	++		P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	+	+	+		P	Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Stage 2: Development Options at Yeovil

Y1						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT	P/T		
Biodiversity	0	0	0	P		There are no wildlife designations within this area.
Soil	-	-	-	P		Loss of 'excellent' grade agricultural land, and the Babylon Hill SSSI of geological importance adjacent to the site may be affected. Remediation of contaminated land associated with the heap of soil of unknown contents adjacent to the south.
Water	--	--	--	P		The site is adjacent to a river system and within a zone 2 groundwater source protection zone.
Air	-	-	-	P		The urban area of Yeovil is an Air Quality Management Area as a result of elevated concentrations of nitrogen dioxide from vehicle emissions, and development may contribute to these air quality issues.
Climate Change	0	0	0	P		The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	-	P		Potential risk of flooding from the river system to the west of the site, particularly in the longer term as the frequency of flood events increases as a result of climate change.
Landscape	0	0	0	P		There are no landscape designations in this area, and the topography is relatively flat.
Historic Environment	0	0	0	P		There are no heritage assets within close proximity to the site.
Community	++	++	++	P		Development in this area is likely to be mixed use. The services and facilities in Yeovil may be accessed by sustainable modes of transport.
Housing	+	+	+	P		Development at this site has the potential to result in the development of approximately 430 new homes, including affordable housing.
Economy	+	+	+	P		Development in this area is likely to provide employment land to support business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Affordable Housing

The optional threshold of 5 units in 'Rural Areas'

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

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	-	-	P	Affordable housing in rural locations outside defined development boundaries is likely to come forward in the medium term through adopting this approach, resulting in potential effects upon habitats and species and a loss of biodiversity.
Soil	0	0	0	P	Whilst there may be some loss of productive agricultural land as affordable housing comes forward, this is likely to be negligible in light of the scale of the development.
Water	0	0	0	P	Whilst there may be some impacts upon water quality as affordable housing comes forward, this is likely to be negligible due to the scale of the development and the relationship between housing and water quality.
Air	0	0	0	P	The affordable housing which comes forward is unlikely to be of a scale to affect air quality, and therefore this impact is likely to be negligible.
Climate Change	0	0	0	P	The development is unlikely to result in a significant increase in energy consumption or emissions of greenhouse gases in light of the scale of the development, and therefore the impact is considered negligible.
Flooding & Coastal Change	0	0	0	P	Development of some affordable housing is unlikely to occur in areas which increase the risk or exposure to flooding or coastal change.
Landscape	0	-	-	P	Development of some affordable housing in rural areas is likely to result in a degree of adverse impact upon valued landscapes and the Dorset AONB.
Historic Environment	0	-	-	P	Development of some affordable housing schemes in rural areas outside the defined development boundary may affect local character and distinctiveness, and the setting of heritage assets.
Community	0	-	-	P	Development in rural areas outside the defined development boundary may result in residents not being able to access services and facilities, and may contribute to rural isolation.
Housing	0	+	+	P	This approach is likely to provide some additional affordable housing by collecting more financial contributions, in the medium term once sufficient money is collected to develop an affordable housing scheme.
Economy	0	+	+	P	The additional affordable housing is likely to enable those of a working age to live in the area, providing businesses with a skilled workforce.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Maintain the 10 unit threshold across the plan area

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Maintaining the 10 unit threshold is unlikely to result in any significant changes in the environmental, social and economic baseline should the Local Plan Review not be adopted.
Soil	0	0	0	P	
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	
Flooding & Coastal Change	0	0	0	P	
Landscape	0	0	0	P	
Historic Environment	0	0	0	P	
Community	0	0	0	P	
Housing	0	0	0	P	
Economy	0	0	0	P	

Key:

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Meeting the need for other forms of affordable housing alongside 'Starter Homes'

A. Focus the 'other types of affordable housing' on affordable housing to rent					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	This approach is unlikely to result in any extra affordable housing, above that already likely to come forward, and therefore there are unlikely to be any additional environmental impacts from this approach.
Soil	0	0	0	P	
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	
Flooding & Coastal Change	0	0	0	P	
Landscape	0	0	0	P	
Historic Environment	0	0	0	P	
Community	0	0	0	P	
Housing	+	+	+	P	
Economy	+	+	+	P	Providing the appropriate type of affordable housing to meet community needs is likely to enable those of a working age to live in the area, providing businesses with a skilled workforce.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Focus the 'other types of affordable housing' on affordable housing to buy/part-buy

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	This approach is unlikely to result in any extra affordable housing, above that already likely to come forward, and therefore there are unlikely to be any additional environmental impacts from this approach.
Soil	0	0	0	P	
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	
Flooding & Coastal Change	0	0	0	P	
Landscape	0	0	0	P	
Historic Environment	0	0	0	P	
Community	0	0	0	P	
Housing	-	-	-	P	
Economy	-	-	-	P	By not providing the appropriate type of affordable housing, this approach would not provide businesses with the skilled workforce to support local businesses.

Key:

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

C. Focus the 'other types of affordable housing' on meeting the needs of particular groups (such as the elderly, key workers, people with specialised needs)

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	This approach is unlikely to result in any extra affordable housing, above that already likely to come forward, and therefore there are unlikely to be any additional environmental impacts from this approach.
Soil	0	0	0	P	
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	
Flooding & Coastal Change	0	0	0	P	
Landscape	0	0	0	P	
Historic Environment	0	0	0	P	
Community	0	0	0	P	
Housing	+	+	+	P	
Economy	+	+	+	P	Providing housing for key workers is likely to provide a skilled workforce for local businesses.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Market Housing on Affordable Housing Exception Sites

A. allow market homes to cross-subsidise the provision of affordable housing on exception sites					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	This approach is likely to result in some larger developments in rural areas, outside defined development boundaries, resulting in localised adverse impacts upon habitats, species and biodiversity.
Soil	0	0	0	P	Whilst there may be some loss of productive agricultural land from affordable housing schemes in rural areas outside defined development boundaries, this is likely to be negligible in light of the scale of the development.
Water	0	0	0	P	Whilst there may be some impacts upon water quality from affordable housing schemes in rural areas outside defined development boundaries, this is likely to be negligible due to the scale of the development.
Air	0	0	0	P	The affordable housing which comes forward is unlikely to be of a scale to affect air quality, and therefore this impact is likely to be negligible.
Climate Change	0	0	0	P	The development is unlikely to result in a significant increase in energy consumption or emissions of greenhouse gases in light of the scale of the development, and therefore the impact is considered negligible.
Flooding & Coastal Change	0	0	0	P	Development of some affordable housing is unlikely to occur in areas which increase the risk or exposure to flooding or coastal change.
Landscape	-	-	-	P	Development of some affordable housing in rural areas is likely to result in a degree of adverse impact upon valued landscapes and the Dorset AONB.
Historic Environment	0	0	0	P	Historic assets are located both within urbanised areas (listed buildings and conservation areas) and more rural areas (scheduled monuments and archaeological features) and therefore there is considered to be no net impact.
Community	-	-	-	P	Development in rural areas outside the defined development boundary may result in residents not being able to access services and facilities, and may contribute to rural isolation.
Housing	+	+	+	P	This approach is likely to provide some additional affordable housing which is otherwise unlikely to come forward in the absence of grant funding, contributing to meeting the community's affordable housing need.
Economy	+	+	+	P	The additional affordable housing is likely to enable those of a working age to live in the area, providing businesses with a skilled workforce.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Do not allow market homes to cross-subsidise the provision of affordable housing on exception sites

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	This approach is unlikely to result in any extra affordable housing, above that already likely to come forward, and therefore there are unlikely to be any additional impacts upon the environment or community from this approach.
Soil	0	0	0	P	
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	
Flooding & Coastal Change	0	0	0	P	
Landscape	0	0	0	P	
Historic Environment	0	0	0	P	
Community	0	0	0	P	
Housing	-	-	-	P	
Economy	-	-	-	P	By not providing affordable housing which generally assists those of working age, this approach may deny businesses of the skilled workforce to support local businesses.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Self Build Housing

Self build housing

A. Continue with current approach					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	T	This approach is unlikely to result in any extra affordable housing, above that already likely to come forward, and therefore there are unlikely to be additional impacts upon the environment or community.
Soil	0	0	0	T	
Water	0	0	0	T	
Air	0	0	0	T	
Climate Change	0	0	0	T	
Flooding & Coastal Change	0	0	0	T	
Landscape	0	0	0	T	
Historic Environment	0	0	0	T	
Community	0	0	0	T	
Housing	0	0	0	T	
Economy	0	0	0	T	There is unlikely to be an economic impact as self and custom build housing is unlikely to significantly meet the needs of those of working age, therefore not significantly influencing whether the plan area provides a skilled workforce.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Land allocation					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The council would only put forward Council land or purchase land for self and custom build housing in more sustainable locations, protecting biodiversity.
Soil	0	0	0	P	Whilst there may be some loss of productive agricultural land from development in isolated, rural areas, this is likely to be negligible in light of the scale of the development.
Water	0	0	0	P	Whilst there may be some impacts upon water quality from development in isolated, rural areas, this is likely to be negligible due to the scale of the development.
Air	0	0	0	P	The self and custom build housing which comes forward is unlikely to be of a scale to affect air quality, and therefore this impact is likely to be negligible.
Climate Change	0	0	0	P	The self and custom build development is unlikely to result in a significant increase in energy consumption or emissions of greenhouse gases in light of the scale of the development, and therefore the impact is considered negligible.
Flooding & Coastal Change	0	0	0	P	This approach is unlikely to result in development which is likely to increase the risk or exposure to flooding or coastal change.
Landscape	+	+	+	P	The council would only put forward Council land or purchase land for self and custom build housing in more sustainable locations, protecting valued landscapes and the Dorset AONB.
Historic Environment	0	0	0	P	Historic assets are located both within urbanised areas (listed buildings and conservation areas) and more rural areas (scheduled monuments and archaeological features) and therefore there is considered to be no net impact.
Community	+	+	+	P	The council would only put forward Council land or purchase land for self and custom build housing in more sustainable locations which have access to services and facilities
Housing	+	+	+	P	This approach of providing land for self and custom build development is likely to result in housing of this type coming forward on a small number of larger sites in light of the nature of the land owned by the council and the land which is available.
Economy	0	0	0	P	There is unlikely to be an economic impact as self and custom build housing is unlikely to significantly meet the needs of those of working age, therefore not significantly influencing whether the plan area provides a skilled workforce.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

C. Provide areas for self build and custom build on development sites

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Focusing self and custom build development away from the current approach of allowing development on exception sites and rural workers' dwellings and towards more sustainable development sites is likely to protect biodiversity.
Soil	0	0	0	P	Focusing self and custom build development towards more sustainable locations is likely to protect productive agricultural land from development. However, this is likely to be negligible in light of the scale of the development.
Water	0	0	0	P	Whilst there may be some impacts upon water quality from focusing self and custom build development towards more sustainable locations, this is likely to be negligible due to the scale of the development.
Air	0	0	0	P	The custom and self build housing which comes forward is unlikely to be of a scale to affect air quality, and therefore this impact is likely to be negligible.
Climate Change	0	0	0	P	Unlikely to result in a significant increase in energy consumption or emissions of greenhouse gases in light of the scale of the development, and therefore the impact is considered negligible.
Flooding & Coastal Change	0	0	0	P	Directing self and custom housing development from allowing development on exception sites and rural workers dwellings towards more sustainable areas may reduce exposure to the risk of flooding, but this is considered negligible.
Landscape	+	+	+	P	Focusing self and custom build development away from the current approach of allowing development on exception sites and rural workers' dwellings towards more sustainable development sites is likely to protect valued landscapes and designations.
Historic Environment	0	0	0	P	Historic assets are located both within urbanised areas (listed buildings and conservation areas) and more rural areas (scheduled monuments and archaeological features) and therefore there is considered to be no net impact.
Community	+	+	+	P	Large development sites are likely to be in more sustainable locations, resulting in self and custom build housing development which enables access to essential services and facilities and prevents rural isolation.
Housing	+	+	+	P	Requiring a percentage of self and custom build homes on all large development sites is considered a strong policy position, resulting in more housing of this type. Also likely to providing a wider geographical spread of sites across the plan area.
Economy	0	0	0	P	Self and custom build housing is unlikely to significantly meet the needs of those of working age, therefore not significantly influencing whether the plan area provides a skilled workforce.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

D. Exception sites					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	This approach is likely to result in development in rural areas, outside defined development boundaries, resulting in adverse impacts upon biodiversity.
Soil	0	0	0	P	Whilst there may be some loss of productive agricultural land from development in rural areas outside defined development boundaries, this is likely to be negligible in light of the scale of the development.
Water	0	0	0	P	Whilst there may be some impacts upon water quality from development in rural areas outside defined development boundaries, this is likely to be negligible due to the scale of the development.
Air	0	0	0	P	The self and custom build development which comes forward is unlikely to be of a scale to affect air quality, and therefore this impact is likely to be negligible.
Climate Change	0	0	0	P	The self and custom build development is unlikely to result in a significant increase in energy consumption or emissions of greenhouse gases in light of the scale of the development, and therefore the impact is considered negligible.
Flooding & Coastal Change	0	0	0	P	Development of some self and custom build housing is unlikely to occur in areas which increase the risk or exposure to flooding or coastal change.
Landscape	-	-	-	P	Development of some self and custom build housing in rural areas is likely to result in a degree of adverse impact upon valued landscapes and the Dorset AONB.
Historic Environment	0	0	0	P	Historic assets are located both within urbanised areas (listed buildings and conservation areas) and more rural areas (scheduled monuments and archaeological features) and therefore there is considered to be no net impact.
Community	-	-	-	P	Development in rural areas outside the defined development boundary may result in residents not being able to access services and facilities, and may contribute to rural isolation.
Housing	+	+	+	P	Likely to result in only a small amount of housing as it's unlikely to be attractive to land owners to permit self and custom build housing. The housing would be available only to those on the housing register, meeting some affordable housing need.
Economy	0	0	0	P	There is unlikely to be an economic impact as self and custom build housing is unlikely to significantly meet the needs of those of working age, therefore not significantly influencing whether the plan area provides a skilled workforce.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Low Impact Dwellings

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 may result in low impact housing coming forward in less sustainable locations, potentially affecting areas of wildlife interest and biodiversity.
Soil	-	-	-	P	A more permissive approach may result in low impact housing coming forward in less sustainable locations, potentially affecting geological conservation interests.
Water	0	0	0	P	Additional low impact dwellings resulting from a more permissive approach is unlikely to result in appreciable affects upon water quality.
Air	0	0	0	P	Additional low impact dwellings resulting from a more permissive approach is unlikely to result in appreciable affects upon air quality.
Climate Change	++	++	++	P	An increase in the number of low impact dwellings is likely to result in greater management of energy consumption and a reduction in greenhouse gas emissions, and potentially an increase in the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	Additional low impact dwellings resulting from a more permissive approach is unlikely to result in development in areas susceptible to flooding or coastal change and therefore the impacts here are considered negligible.
Landscape	-	-	-	P	A more permissive approach may result in low impact housing coming forward in less sustainable locations, potentially affecting landscape receptors.
Historic Environment	-	-	-	P	A more permissive approach may result in low impact housing coming forward in less sustainable locations, potentially affecting the setting of heritage assets.
Community	-	-	-	P	A more permissive approach may result in housing coming forward in more remote, less sustainable locations, where there is restricted access to services and facilities.
Housing	+	+	+	P	A more permissive approach is likely to result in more low impact housing coming forward, helping to supply housing.
Economy	-	-	-	P	A more permissive approach may result in housing coming forward in areas which are remote, not encouraging vibrant town centres or supporting town centre regeneration.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Continue considering low impact dwellings under the same framework as conventional dwellings

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	T	The approach of considering applications for low impacts dwellings under the same framework as conventional housing is unlikely to result in an appreciable amount of low impact dwellings coming forward, and as a result the impacts of this approach is negligible.
Soil	0	0	0	T	
Water	0	0	0	T	
Air	0	0	0	T	
Climate Change	0	0	0	T	
Flooding & Coastal Change	0	0	0	T	
Landscape	0	0	0	T	
Historic Environment	0	0	0	T	
Community	0	0	0	T	
Housing	0	0	0	T	
Economy	0	0	0	T	

Key:



Strong positive impact



Positive Impact



Neutral or negligible effect



Negative effect



Strong negative effect

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Level of Growth - Employment

A. Allocate 60.3 ha of employment land as in the adopted Local Plan.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	T	<p>Since the amount of employment land allocated in the local plan (85.5ha) far exceeds the employment land need of 60.3ha, this approach is unlikely to result in any more or less employment land being developed. As a result, there is unlikely to be a significant impact as a result of this policy approach.</p>
Soil	0	0	0	T	
Water	0	0	0	T	
Air	0	0	0	T	
Climate Change	0	0	0	T	
Flooding & Coastal Change	0	0	0	T	
Landscape	0	0	0	T	
Historic Environment	0	0	0	T	
Community	0	0	0	T	
Housing	0	0	0	T	
Economy	0	0	0	T	

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Allocate 62ha-65ha of employment land, reflecting the updated Workspace Strategy

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	T	Since the amount of employment land allocated in the local plan (85.5ha) far exceeds the employment land need of 62-65ha, this approach is unlikely to result in any more or less employment land being developed. As a result, there is unlikely to be a significant impact as a result of this policy approach.
Soil	0	0	0	T	
Water	0	0	0	T	
Air	0	0	0	T	
Climate Change	0	0	0	T	
Flooding & Coastal Change	0	0	0	T	
Landscape	0	0	0	T	
Historic Environment	0	0	0	T	
Community	0	0	0	T	
Housing	0	0	0	T	
Economy	0	0	0	T	

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Protection of Employment Sites

A. Give more employment sites the status of key employment site

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	This approach is likely to result in industrial and housing development, which has the potential to result in a degree of adverse impact upon wildlife and habitats.
Soil	-	-	-	P	This approach is likely to result in a greater amount of industrial development, potentially resulting in higher emissions to soil, air and water, affecting the quality of these environmental receptors.
Water	-	-	-	P	
Air	-	-	-	P	
Climate Change	-	-	-	P	This approach is likely to result in higher emissions of greenhouse gases to air due to additional greenhouse gas emissions, contributing to climate change.
Flooding & Coastal Change	-	-	-	P	This approach is likely to result in industrial development, which has the potential to result in a degree of adverse impact upon flooding and coastal change.
Landscape	-	-	-	P	This approach is likely to result in industrial development, which has the potential to result in a degree of adverse impact upon the landscape.
Historic Environment	-	-	-	P	This approach is likely to result in industrial development, which has the potential to result in a degree of adverse impact upon the historic environment.
Community	0	0	0	P	Protecting additional employment sites, the majority of which are unlikely to attract interest from local businesses, is unlikely to affect opportunities for work locally.
Housing	-	-	-	P	This approach prevents residential development from occurring on more employment sites, it is unlikely to significantly impact upon the provision of housing (including affordable housing) for present and future generations.
Economy	0	0	0	P	Protecting additional employment sites, the majority of which are unlikely to attract interest from local businesses, is unlikely to result in an appreciable impact upon the local economy.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Apply the list of key employment sites set out in policy ECON 2

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	This approach is likely to result in industrial and housing development, which has the potential to result in a degree of adverse impact upon wildlife and habitats.
Soil	0	0	0	P	This approach is likely to result less industrial development, therefore decreased level of emissions to soil, air and water to the extent that the impacts are likely to be neutral.
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	The reduced amount of industrial development but greater amount of non-employment uses is likely to result in reduced greenhouse gas emissions, to the extent that the impact is likely to be neutral.
Flooding & Coastal Change	-	-	-	P	This approach is likely to result in industrial development, which has the potential to result in a degree of adverse impact upon flooding and coastal change.
Landscape	-	-	-	P	This approach is likely to result in industrial development, which has the potential to result in a degree of adverse impact upon the landscape.
Historic Environment	-	-	-	P	This approach is likely to result in industrial development, which has the potential to result in a degree of adverse impact upon the historic environment.
Community	-	-	-	P	This approach may potentially result in the loss of some employment sites, resulting in reduced opportunities for local work.
Housing	+	+	+	P	Currently, some employment sites are being used for non employment uses, such as housing
Economy	-	-	-	P	This approach may potentially result in the loss of some employment sites which are particularly important for the local economy.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

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 non residential uses, which may result in impacts upon wildlife and habitats.
Soil	0	0	0	P	This approach is likely to result less industrial development, therefore decreased level of emissions to soil, air and water to the extent that the impacts are likely to be neutral.
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	The reduced amount of industrial development but greater amount of non-employment uses is likely to result in reduced greenhouse gas emissions, to the extend that the impact is likely to be neutral.
Flooding & Coastal Change	-	-	-	P	This approach is likely to result in a greater amount of non-employment uses rather than industrial development, which also has the potential to result in a degree of adverse impact upon flooding and coastal change.
Landscape	-	-	-	P	This approach is likely to result in a greater amount of non-employment uses rather than industrial development, which also has the potential to result in a degree of adverse impact upon the landscape.
Historic Environment	-	-	-	P	This approach is likely to result in a greater amount of non-employment uses rather than industrial development, which has the potential to result in a degree of adverse impact upon the historic environment.
Community	-	-	-	P	This approach is likely to result in fewer opportunities for work locally.
Housing	+	+	+	P	This approach is likely to result in less protection for employment sites, allowing some more land to be available for residential development.
Economy	-	-	-	P	The loss of the key status of some employment sites is likely to result in a decrease in the land available for the businesses to exist and grow in the local area, affecting the local economy.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Retail and Town Centres

A. Move settlements up the hierarchy so they're listed as larger centres than currently indicated

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Whilst this approach is likely to result in inappropriately large retail and town centre development in smaller settlements, it is unlikely to result in additional retail and town centre development overall. Since the environmentally sensitive areas within West Dorset, Weymouth and Portland are distributed across the plan area, both in larger and smaller settlements, there are unlikely to be any additional effects from this approach.
Soil	0	0	0	P	
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	
Flooding & Coastal Change	0	0	0	P	
Landscape	0	0	0	P	
Historic Environment	0	0	0	P	
Community	++	++	++	P	
Housing	0	0	0	P	This is unlikely to result in an appreciable impact upon the provision of housing.
Economy	--	--	--	P	May direct businesses towards settlements where there is insufficient need, not supporting business growth or encouraging a strong, stable and prosperous economy. May prevent vibrant town centres and not support town centre regeneration.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Apply the list of settlements suggested in the Issues and Options document

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Applying the suggested list of settlements is unlikely to result in additional retail and town centre development overall, and therefore it is unlikely that additional environmental impacts would occur.
Soil	0	0	0	P	
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	
Flooding & Coastal Change	0	0	0	P	
Landscape	0	0	0	P	
Historic Environment	0	0	0	P	
Community	++	++	++	P	
Housing	0	0	0	P	This is unlikely to result in an appreciable impact upon the provision of housing.
Economy	++	++	++	P	This approach will result in retail and town centre development which is appropriate for the size of the settlement, directing businesses towards suitable sized settlements, supporting business growth.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

C. Move settlements down the hierarchy so they're listed as smaller centres than currently indicated

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Whilst this approach is likely to result in inappropriately small retail and town centre development in large settlements, it is unlikely to result in additional retail and town centre development overall. Since the environmentally sensitive areas within West Dorset, Weymouth and Portland are distributed across the plan area, both in larger and smaller settlements, there are unlikely to be any additional effects from this approach.
Soil	0	0	0	P	
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	
Flooding & Coastal Change	0	0	0	P	
Landscape	0	0	0	P	
Historic Environment	0	0	0	P	
Community	--	--	--	P	
Housing	0	0	0	P	This is unlikely to result in an appreciable impact upon the provision of housing.
Economy	--	--	--	P	Larger settlements will not receive sufficient retail and town centre development, compromising business growth. May prevent vibrant town centres and not support town centre regeneration.

Key:



Strong positive impact



Positive Impact



Neutral or negligible effect



Negative effect



Strong negative effect

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Green Infrastructure

Applying the categories in the green infrastructure network

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	T	Protection of habitats and areas of wildlife importance, and retaining wildlife corridors.
Soil	+	+	+	T	Areas of geodiversity are listed under natural and semi-natural green / blue spaces.
Water	++	++	++	T	Rivers and their banks are listed under the green corridor, providing protection.
Air	0	0	0	T	No significant impact on air quality.
Climate Change	+	+	+	T	Cycle routes and pedestrian paths are part of the green corridor, enabling sustainable travel and reducing the amount of fuel used for vehicle use.
Flooding & Coastal Change	++	++	++	T	Coast are listed under green corridors and therefore areas of coastal change are protected. Surface water features and their floodplains are listed under the green infrastructure network.
Landscape	++	++	++	T	Local character areas are listed as a category which includes open gaps, important views and landscape planting, leading to the protection of local landscape character.
Historic Environment	++	++	++	T	The categories ensure that a sense of character is retained. The setting of buildings is also considered, providing protection against impacts upon the setting of listed buildings.
Community	++	++	++	T	Providing opportunities for community facilities (such as allotments, community gardens, orchards) and recreational facilities (sports pitches, urban parks and country parks) and increased social interaction.
Housing	0	0	0	T	Whilst protecting areas from development may reduce the amount of land available for housing, it provides sufficient land to provide the housing to meet housing needs.
Economy	+	+	+	T	The green infrastructure network may drive a degree of economic growth through the creation of high quality environments.

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Design

Access: Accessibility and Adaptable Housing

A. Apply the Accessibility and Adaptable Housing standard

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Applying the Accessibility and Adaptable Housing standard is considered unlikely to result in housing which is sufficiently different in nature to result in significantly environmental impacts.
Soil	0	0	0	P	
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	
Flooding & Coastal Change	0	0	0	P	
Landscape	0	0	0	P	
Historic Environment	0	0	0	P	
Community	-	-	--	P	
Housing	+	+	++	P	Applying the standard across the plan area is likely to result in housing which meets the needs of the less mobile members of the community, the proportion which is higher than the national average and is likely to increase with the ageing population.
Economy	0	0	0	P	The impacts upon the economy of applying the standard are considered negligible.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Apply the Accessibility and Adaptable Housing standard but only in those areas suitable for people with reduced mobility					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Applying the Accessibility and Adaptable Housing standard is considered unlikely to result in housing which is sufficiently different in nature to result in significantly environmental impacts.
Soil	0	0	0	P	
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	
Flooding & Coastal Change	0	0	0	P	
Landscape	0	0	0	P	
Historic Environment	0	0	0	P	
Community	+	+	++	P	
Housing	+	+	++	P	This approach is likely to provide residents with greater access to housing which meets their needs, particularly in the long term when the proportion of less mobile residents increases.
Economy	0	0	0	P	The impacts upon the economy of applying the standard in certain areas are considered negligible.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

C. Do not apply the Accessibility and Adaptable Housing standard					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Not applying the Accessibility and Adaptable Housing standard is considered unlikely to result in housing which is sufficiently different in nature to result in significantly environmental impacts.
Soil	0	0	0	P	
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	
Flooding & Coastal Change	0	0	0	P	
Landscape	0	0	0	P	
Historic Environment	0	0	0	P	
Community	0	0	-	P	
Housing	-	-	--	P	This approach would result in housing which potentially doesn't meet the need for properties to be suitable for less mobile residents, particularly in the long term as the proportion of less mobile residents decreases.
Economy	0	0	0	P	The impacts upon the economy of not applying the standard are considered negligible.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Access: Wheelchair Accessible Housing

A. To apply the Wheelchair Accessible Housing standard (applying to all housing where the local authority nominates someone to live in the house)					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Applying the wheelchair accessibility standard is considered unlikely to result in housing which is sufficiently different in nature to result in significantly environmental impacts.
Soil	0	0	0	P	
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	
Flooding & Coastal Change	0	0	0	P	
Landscape	0	0	0	P	
Historic Environment	0	0	0	P	
Community	++	++	++	P	
Housing	++	++	++	P	Applying the wheelchair accessible housing standard to all new housing would ensure that the housing needs of wheelchair users are met.
Economy	0	0	0	P	The impacts upon the economy of not applying the standard are considered negligible.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. To provide a proportion of Wheelchair Accessible Housing (applying to all housing where the local authority nominates someone to live in the house) with new development					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Applying the wheelchair accessibility standard is considered unlikely to result in housing which is sufficiently different in nature to result in significantly environmental impacts.
Soil	0	0	0	P	
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	
Flooding & Coastal Change	0	0	0	P	
Landscape	0	0	0	P	
Historic Environment	0	0	0	P	
Community	+	+	+	P	
Housing	+	+	+	P	Providing a proportion of wheelchair accessible housing with new development would deliver housing suitable for wheelchair users.
Economy	0	0	0	P	The impacts upon the economy of not applying the standard are considered negligible.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

C. Do not apply the Wheelchair Accessible Housing standard						
Sustainability objective	Impact				Comment	
	ST	MT	LT	P/T		
Biodiversity	0	0	0	P	Not applying the Accessibility and Adaptable Housing standard is considered unlikely to result in housing which is sufficiently different in nature to result in significantly environmental impacts.	
Soil	0	0	0	P		
Water	0	0	0	P		
Air	0	0	0	P		
Climate Change	0	0	0	P		
Flooding & Coastal Change	0	0	0	P		
Landscape	0	0	0	P		
Historic Environment	0	0	0	P		
Community	-	-	-	P		This approach is unlikely to provide wheelchair users with safe and accessible environments.
Housing	-	-	-	P		Not providing housing suitable for wheelchair users would result in wheelchair users not having access to housing which meets their needs.
Economy	0	0	0	P	The impacts upon the economy of not applying the standard are considered negligible.	

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Nationally Described Space Standards

A. To apply the Nationally Described Space Standards					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Applying the Nationally Described Space Standard is considered unlikely to result in housing which is sufficiently different in nature to result in significantly environmental impacts.
Soil	0	0	0	P	
Water	0	0	0	P	
Air	0	0	0	P	
Climate Change	0	0	0	P	
Flooding & Coastal Change	0	0	0	P	
Landscape	0	0	0	P	
Historic Environment	0	0	0	P	
Community	0	0	0	P	
Housing	+	+	+	P	This approach would result in housing being produced which is large enough to accommodate a basic set of furniture, fittings, activity and circulation space to enable it to function correctly, helping to meet the housing needs.
Economy	0	0	0	P	The impacts upon the economy of not applying the standard are considered negligible.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Not to apply the Nationally Described Space Standards

Sustainability objective	Impact				Comment	
	ST	MT	LT	P/T		
Biodiversity	0	0	0	P	Not applying the Nationally Described Space Standard is considered unlikely to result in housing which is sufficiently different in nature to result in significantly environmental impacts.	
Soil	0	0	0	P		
Water	0	0	0	P		
Air	0	0	0	P		
Climate Change	0	0	0	P		
Flooding & Coastal Change	0	0	0	P		
Landscape	0	0	0	P		
Historic Environment	0	0	0	P		
Community	0	0	0	P		The impacts upon the community of not applying the standard are considered negligible.
Housing	-	-	-	P		This approach would result in housing being produced which is not sufficiently large to accommodate a basic set of furniture, fittings, activity and circulation space, resulting in housing which doesn't meet the needs of current and future generations.
Economy	0	0	0	P	The impacts upon the economy of not applying the standard are considered negligible.	

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Modular Housing

A. To encourage modular housing					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The additional development which comes forward through this approach is unlikely to be of a nature and scale which results in appreciable effects upon wildlife interests.
Soil	0	0	0	P	The nature and scale of the additional development is unlikely to result in the loss of significant amounts of agricultural land, the regeneration of land, or result in harm to geological conservation interests.
Water	0	0	0	P	Water quality is unlikely to be appreciably affected by development of this nature and scale.
Air	0	0	0	P	Air quality is unlikely to be appreciably affected by development of this nature and scale.
Climate Change	0	0	0	P	The degree and characteristics of additional development which would result from this approach is unlikely to result in affects upon energy consumption, greenhouse gas emissions and renewable energy uptake.
Flooding & Coastal Change	0	0	0	P	The additional development is unlikely to be located in areas which are subject to flooding and coastal change.
Landscape	0	0	0	P	The development which comes forward through this approach is likely to be of a scale to result in an appreciably negative landscape impacts.
Historic Environment	0	0	0	P	It is considered unlikely that the additional development will result in significant impacts upon historic assets.
Community	0	0	0	P	This additional development is unlikely to result in provide mixed use development.
Housing	+	+	+	P	This approach is considered likely to encourage a degree of additional housing to meet the needs of the community.
Economy	0	0	0	P	This approach is unlikely to significantly support town centre regeneration or business growth.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Not to encourage modular housing

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	T	This approach is unlikely to bring forward significant amounts of additional housing and therefore there are unlikely to be any appreciable impacts in this instance.
Soil	0	0	0	T	
Water	0	0	0	T	
Air	0	0	0	T	
Climate Change	0	0	0	T	
Flooding & Coastal Change	0	0	0	T	
Landscape	0	0	0	T	
Historic Environment	0	0	0	T	
Community	0	0	0	T	
Housing	0	0	0	T	
Economy	0	0	0	T	

++ Strong positive impact
 + Positive Impact
 0 Neutral or negligible effect
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Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Coastal Change

Coastal Change Management Areas

A. To designate 29 CCMA's within the plan area in accordance with the CRPG					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	Greater management of coastal change is likely to result in more consideration being given to the effects of coastal change on international wildlife designations in coastal areas.
Soil	++	++	++	P	Greater management of coastal change is likely to result in greater consideration of the effects of coastal management on areas of geological conservation in coastal areas which are of international importance.
Water	0	0	0	P	Whilst the water quality of coastal waters may be effected to a degree by coastal change management, the impacts are considered negligible.
Air	0	0	0	P	Coastal change management is unlikely to be appreciable impact upon air quality.
Climate Change	0	0	0	P	Energy consumption, the emission of greenhouse gases and the use of renewable energy is unlikely to be appreciably affected by coastal change management.
Flooding & Coastal Change	++	++	++	P	This approach is likely to ensure that coastal change is well managed.
Landscape	+	+	+	P	Greater management of coastal change is likely to result in greater consideration of the effects of coastal management on the East Devon and Dorset World Heritage Site.
Historic Environment	0	0	0	P	The impacts of this coastal change management approach on heritage assets are considered minimal since there is not an abundance of historic assets in coastal areas.
Community	+	++	++	P	Greater coastal change management is likely to protect against the loss of essential services and facilities and provide a safer environment for coastal communities, particularly in the medium and long term as the effects of climate change are realised
Housing	+	++	++	P	Greater coastal change management is likely to protect against the loss of housing, particularly in the medium and long term as the effects of climate change are more fully realised.
Economy	+	++	++	P	Greater coastal change management is likely to protect against the loss of business infrastructure, particularly in the medium and long term as the effects of climate change are more fully realised.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. To designated fewer CCMA's						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	A lack of management in coastal areas is likely to result in little consideration being given to the effects of coastal management on international wildlife designations in coastal areas.
Soil	--	--	--		P	A lack of management in coastal areas is likely to result in little consideration being given to the effects of coastal management on areas of geological interest in coastal areas which are of international importance.
Water	0	0	0		P	Whilst the water quality of coastal waters may be effected to a degree by development in coastal areas, the impacts are considered negligible.
Air	0	0	0		P	Coastal change management is unlikely to be appreciable impact upon air quality.
Climate Change	0	0	0		P	Energy consumption, the emission of greenhouse gases and the use of renewable energy is unlikely to be appreciably affected by coastal change management.
Flooding & Coastal Change	--	--	--		P	This approach is likely to ensure that coastal change is not managed.
Landscape	-	-	-		P	A lack of coastal change management will mean that consideration is not given to the effects of coastal management on the East Devon and Dorset World Heritage Site.
Historic Environment	0	0	0		P	The impacts of this coastal change management approach on heritage assets are considered minimal since there is not an abundance of historic assets in coastal areas.
Community	-	--	--		P	The lack of coastal change management may result in the loss of essential services and facilities community and may not provide a safe environment for coastal communities.
Housing	-	--	--		P	The lack of coastal change management may result in housing in areas subject to coastal change and housing being lost to coastal processes, particularly in the medium and long term as the effects of climate change are more fully realised.
Economy	-	--	--		P	The lack of coastal change management may result in infrastructure being provided in areas subject to coastal change which might be lost to coastal processes, particularly in the medium and long term due to climate change.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Appropriate development within coastal change management areas

A. To restrict development in CCMA's according to the recommendations in the CRPG

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Development will be restricted in coastal areas, therefore impacts upon wildlife designations are not considered likely.
Soil	0	0	0	P	Development will be restricted in coastal areas, therefore it is unlikely that impacts upon areas of geological interest are considered negligible.
Water	0	0	0	P	Development in coastal areas may result in impacts upon the water quality of coastal waters.
Air	0	0	0	P	Unlikely to result in an appreciable impact upon air quality due to the scale of development and the location of Air Quality Management Areas
Climate Change	0	0	0	P	Energy consumption, the emission of greenhouse gases and the use of renewable energy is unlikely to be appreciably affected by the scale of development in coastal areas.
Flooding & Coastal Change	++	++	++	P	The recommendations for restrictions to development in CCMA's made in the CRPG are considered appropriate in managing the potential impacts of coastal change, protecting local communities.
Landscape	0	0	0	P	Development will be restricted in coastal areas, preventing impacts upon the East Devon and Dorset World Heritage Site.
Historic Environment	0	0	0	P	The impacts of this coastal change management approach on heritage assets are considered minimal since there is not an abundance of historic assets in coastal areas.
Community	0	0	0	P	The recommendations of the CRPG would limit development in CCMA's but allow some services and facilities for coastal communities. Other services and facilities may be located outside the CCMA but within range of the coastal communities.
Housing	0	0	0	P	Whilst there will be restrictions to housing from this approach, it is likely that some housing which serves the coastal communities can be met outside of the CCMA.
Economy	0	0	0	P	The recommendations of the CRPG would limit development in CCMA's, but allow some businesses to locate themselves in coastal areas infrastructure and business which provide employment opportunities in appropriate areas.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. To prevent all development in CCMA's

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Preventing all development in CCMA's is unlikely to have an appreciable effect on wildlife designations.
Soil	0	0	0	P	Preventing all development in CCMA's is unlikely to have an appreciable effect upon areas of geological interest in coastal areas.
Water	0	0	0	P	Preventing all development in CCMA's is unlikely to have an appreciable effect upon coastal water quality.
Air	0	0	0	P	Unlikely to result in an appreciable impact upon air quality due to the scale of development and the location of Air Quality Management Areas
Climate Change	0	0	0	P	Energy consumption, the emission of greenhouse gases and the use of renewable energy is unlikely to be appreciably affected by the scale of development in coastal areas.
Flooding & Coastal Change	++	++	++	P	The approach of preventing all development in CCMA's would manage the potential impacts of coastal change, protecting local communities.
Landscape	0	0	0	P	Preventing all development in CCMA's is unlikely to have an appreciable effect upon the East Devon and Dorset World Heritage Site.
Historic Environment	0	0	0	P	The impacts of this coastal change management approach on heritage assets are considered minimal since there is not an abundance of historic assets in coastal areas.
Community	-	-	-	P	Preventing all development in CCMA's will result in services and facilities not being provided for coastal communities, and may result in some rural isolation in these areas.
Housing	0	0	0	P	Whilst there will be restrictions to housing from this approach, it is likely that some housing which serves the coastal communities can be met outside of the CCMA.
Economy	-	-	-	P	Preventing all development in CCMA's will not support businesses which require a coastal location or provide the infrastructure which these businesses require.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

A. Introduce roll-back policies to facilitate the relocation of existing development in areas at risk from coastal change					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The rollback of development at risk of coastal change to areas away from the coast is unlikely to result in appreciable impacts upon wildlife designations.
Soil	0	0	0	P	The rollback of development at risk of coastal change to areas away from the coast is unlikely to result in appreciable impacts geological features of importance in coastal areas.
Water	0	0	0	P	The rollback of development at risk of coastal change to areas away from the coast is unlikely to result in appreciable impacts upon coastal water quality.
Air	0	0	0	P	Unlikely to result in an appreciable impact upon air quality due to the scale of development and the location of Air Quality Management Areas
Climate Change	0	0	0	P	Energy consumption, the emission of greenhouse gases and the use of renewable energy is unlikely to be appreciably affected by the scale of development in coastal areas.
Flooding & Coastal Change	++	++	++	P	This approach would ensure that the effects of coastal erosion are managed appropriately.
Landscape	0	0	0	P	Some development may be relocated to coastal areas, resulting in impacts upon the World Heritage Site.
Historic Environment	0	0	0	P	The impacts of this coastal change management approach on heritage assets are considered minimal since there is not an abundance of historic assets in coastal areas.
Community	++	++	++	P	This approach would result in a safe environment being provided for coastal communities, and the replacement of development would result in coastal communities having access to essential services and facilities.
Housing	+	+	++	P	Housing which is lost to coastal erosion would be replaced, catering for the housing needs of coastal communities, particularly in the long term as the effects of climate change are realised.
Economy	+	+	++	P	The development which is lost to coastal erosion would be replaced, particularly in the long term as the effects of climate change are realised, improving access to essential services and facilities.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Not to include policy to facilitate the relocation of those assets at risk from coastal change

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	This approach would not result in development in coastal areas, and may actually result in the loss of development in some cases, therefore impacts upon biodiversity are considered unlikely.
Soil	0	0	0	P	This approach would not result in development in coastal areas, and may actually result in the loss of development in some cases, therefore impacts upon geological features are considered unlikely.
Water	0	0	0	P	This approach would not result in development in coastal areas, and may actually result in the loss of development in some cases, therefore impacts upon coastal water quality are considered unlikely.
Air	0	0	0	P	Unlikely to result in an appreciable impact upon air quality due to the scale of development and the location of Air Quality Management Areas
Climate Change	0	0	0	P	This approach is likely to result in the loss of development, and therefore energy consumption, the emission of greenhouse gases and the use of renewable energy is unlikely to be appreciably affected.
Flooding & Coastal Change	--	--	--	P	This approach would result in there being no management of the effects of coastal erosion.
Landscape	0	0	0	P	This approach would not result in development in coastal areas, and may actually result in the loss of development in some cases, therefore impacts upon landscape quality and the World Heritage Site are considered unlikely.
Historic Environment	0	0	0	P	The impacts of this coastal change management approach on heritage assets are considered minimal since there is not an abundance of historic assets in coastal areas.
Community	--	--	--	P	This approach would result in safety concerns for coastal communities, and the loss of development would result in coastal communities having restricted access to essential services and facilities.
Housing	-	-	--	P	The potential loss of housing to coastal erosion, particularly in the long term as the effects of climate change are realised.
Economy	-	-	--	P	The potential loss of coastal businesses and associated infrastructure to coastal erosion, particularly in the long term as the effects of climate change are realised.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

A. Allocate areas for the relocation of properties, roads and commercial premises

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Whilst the allocated land is likely to be close to the development being lost (particularly roads and commercial properties that rely on a coastal location) and therefore in coastal areas, however the impacts are likely to be negligible.
Soil	0	0	0	P	Whilst the allocated land is likely to be in coastal areas the impacts are likely to be negligible.
Water	0	0	0	P	Whilst the allocated land is likely to be in coastal areas the impacts are likely to be negligible.
Air	0	0	0	P	Unlikely to result in an appreciable impact upon air quality due to the scale of development and the location of Air Quality Management Areas.
Climate Change	0	0	0	P	Energy consumption, the emission of greenhouse gases and the use of renewable energy is unlikely to be appreciably affected by the scale of development in coastal areas.
Flooding & Coastal Change	++	++	++	P	This approach would ensure that the effects of coastal erosion are managed appropriately.
Landscape	0	0	0	P	Whilst the allocated land is likely to be in coastal areas the impacts upon the World Heritage Site are likely to be negligible.
Historic Environment	0	0	0	P	The impacts of this coastal change management approach on heritage assets are considered minimal since there is not an abundance of historic assets in coastal areas.
Community	+	+	++	P	This approach would support the relocation of services and facilities by identifying the areas where the development should be relocated to, particularly in the long term as the effects of climate change are realised.
Housing	+	+	++	P	This approach would support the relocation of housing by identifying the areas where the development should be relocated to, particularly in the long term as the effects of climate change are realised.
Economy	+	+	++	P	This approach would support the relocation of commercial premises by identifying the areas where the development should be relocated to, particularly in the long term as the effects of climate change are realised.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Do not allocate areas for the relocation of properties, roads and commercial premises

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	-	-	P	Not allocating areas for the relocation of development may result in development in the medium and long term and in less sustainable locations and in some instances near to the coast, potentially resulting in impacts upon coastal wildlife designations.
Soil	0	-	-	P	Not allocating areas for the relocation of development may result in development in the medium and long term in less sustainable locations and in some instances near to the coast, close to geological features of importance in coastal areas.
Water	0	-	-	P	Not allocating areas for the relocation of development may result in development in the medium and long term and in less sustainable locations and in some instances near to the coast, potentially resulting in impacts upon coastal water quality.
Air	0	0	0	P	Unlikely to result in an appreciable impact upon air quality due to the scale of development and the location of Air Quality Management Areas
Climate Change	0	0	0	P	Energy consumption, the emission of greenhouse gases and the use of renewable energy is unlikely to be appreciably affected by the scale of development in coastal areas.
Flooding & Coastal Change	-	-	-	P	Whilst this approach would plan for coastal change by allowing the relocation of development under threat of coastal change, it would not plan for where this development should be relocated to.
Landscape	0	-	-	P	Not allocating areas for the relocation of development may result in development in the medium and long term and in less sustainable locations, in some instances near to the coast, potentially resulting in impacts upon the World Heritage Site.
Historic Environment	0	0	0	P	The impacts of this coastal change management approach on heritage assets are considered minimal since there is not an abundance of historic assets in coastal areas.
Community	0	+	+	P	Whilst this approach would allow the relocation of services and facilities, this approach of not allocating suitable areas for relocation would mean that it is less likely that the relocation would occur in the short term.
Housing	0	+	+	P	Whilst this approach would allow the relocation of housing, this approach of not allocating suitable areas for relocation would mean that it is less likely that the relocation would occur in the short term.
Economy	0	+	+	P	Whilst this approach would allow the relocation of business and infrastructure, this approach of not allocating suitable areas for relocation would mean that it is less likely that the relocation would occur in the short term.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Wind Farms

A. Identify suitable areas for wind farm development

Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	--	--	--		P	Wind energy development may affect migratory bird species, including those which are qualifying features for European wildlife sites.
Soil	0	0	0		P	Whilst there may potentially be some loss of some productive agricultural land to wind energy development, this is considered negligible in light of the amount of land occupied by wind energy development.
Water	0	0	0		P	Wind energy development is unlikely to significantly affect water quality due to the characteristics of this development type.
Air	0	0	0		P	Whilst the generation of energy through renewable energy technologies may improve air quality on a national scale, through reduced emissions, local air quality is unlikely to be significantly affected.
Climate Change	++	++	++		P	The use of renewable energy technologies is likely to be significantly increased by allocating areas for wind energy development.
Flooding & Coastal Change	0	0	0		P	Wind energy development is unlikely to impact upon flooding or coastal change due to the characteristics of this development type.
Landscape	--	--	--		P	There is potential for significant impacts upon valued landscapes, the Dorset AONB and World Heritage from wind energy development owing to the visually obtrusive nature of development of this type.
Historic Environment	--	--	--		P	There is potential for significant impacts upon heritage assets and local character from wind energy development owing to the visually obtrusive nature of development of this type.
Community	0	0	0		P	Wind energy development is unlikely to significantly affect personal well being or healthy communities.
Housing	0	0	0		P	Wind energy development is unlikely to significantly affect the delivery of housing.
Economy	0	0	0		P	Wind energy development is unlikely to significantly affect the development of a prosperous local economy.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

B. Not to identify areas for wind farm development

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	-	-	P	A degree of wind energy development may come forward in the medium and long term affecting migratory bird species, including those which are qualifying features for European wildlife sites.
Soil	0	0	0	P	Whilst there may be a loss of productive agricultural land in the medium and long term as some wind energy development comes forward, this is likely to be negligible as the land take will be minimal.
Water	0	0	0	P	Wind energy development is unlikely to compromise water quality due to the characteristics of this development type.
Air	0	0	0	P	Whilst the generation of energy through renewable energy technologies may improve air quality on a national scale, through reduced emissions, local air quality is unlikely to be significantly affected.
Climate Change	0	+	+	P	Some wind energy development may come forward in the medium to long term where there is community support, perhaps through Neighbourhood plans and other mechanisms.
Flooding & Coastal Change	0	0	0	P	Wind energy development is unlikely to cause or expose future residents to flooding or coastal change due to the characteristics of this development type.
Landscape	0	-	-	P	Wind energy development must comply with Local Plan policy, which prevents significant landscape impacts. However, a degree of adverse impact is inevitable owing to the visually obtrusive nature of wind energy development.
Historic Environment	0	-	-	P	Wind energy development must comply with Local Plan policy, which prevents significant impacts upon heritage assets. However, a degree of adverse impact is inevitable owing to the visually obtrusive nature of wind energy development.
Community	0	0	0	P	Wind energy development is unlikely to significantly affect personal well being or healthy communities.
Housing	0	0	0	P	Wind energy development is unlikely to significantly affect the delivery of housing.
Economy	0	0	0	P	Wind energy development is unlikely to significantly affect the development of a prosperous local economy.

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

Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Consultation on this document will run from 6th February 2017 to 3rd April 2017.

Tell us what you think using our online form at:

<https://www.dorsetforyou.gov.uk/planning-policy-consultation>

Or please send any comments to

Email: **s.policy@westdorset-weymouth.gov.uk**

Post: **Local Plan Review**

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