



Dorset
Council

Sustainability Appraisal: Non-Technical Summary

Dorset Council Local Plan Options Consultation

January 2021

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1 Introduction

- 1.0.1 This document presents the non-technical summary of the sustainability appraisal of the options stage of the Dorset Council Local Plan.
- 1.0.2 The Dorset Council Local Plan will provide the planning policies that will be used to guide decisions on planning applications and sets out the locations for future development across the Dorset Council area. The plan aims to meet the housing and employment needs until at least 2038, whilst avoiding unacceptable impacts upon the environment.
- 1.0.3 The main purpose of the sustainability appraisal process is to encourage the Dorset Local Plan to achieve ‘sustainable development’ by considering the potential environmental, social and economic impacts throughout the preparation of the plan.
- 1.0.4 The sustainability appraisal of the options stage of the Dorset Council Local Plan considers the different approaches to tackling the planning issues for the Dorset Council Local Plan (known as ‘reasonable alternatives’), assesses the potential effects of the draft policies, and suggesting ways to mitigate the potential effects.
- 1.0.5 The sustainability appraisal (and accompanying Appendix) of the Dorset Council Local Plan, available as separate documents, provides the full, more detailed sustainability appraisal.

2 Methodology

- 2.0.1 The sustainability appraisal process involves assessing the performance of the reasonable alternatives and draft policies against a series of sustainability objectives which are aimed at promoting sustainable development, which are:
1. Provide net gains for biodiversity;
 2. Protect soil quality and conserve geological conservation interests;
 3. Maintain or improve water quality;
 4. Maintain or improve air quality;
 5. Limit climate change and improve resilience to future climate change;
 6. Limit the effects of flooding and coastal change;
 7. Protect and enhance valued landscapes;
 8. Preserve and enhance the historic environment;
 9. Promote wellbeing and healthy communities for all;
 10. Deliver a wide choice of high quality homes and infrastructure; and
 11. Build a strong, responsive, and competitive economy.
- 2.0.2 The type and magnitude of the impact is determined by considering the baseline characteristics, the likely situation if the Local Plan were not to be adopted, professional opinion and other relevant information and is classified using the following system:

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

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2.0.3 The sustainability appraisal also considered whether the impact was short term (up to 2025), medium term (end of plan period in 2038) or long-term (effect in 2070), and whether the nature of the impact was permanent (reasonably irreversible) or temporary (may be reasonably reversed).

2.0.4 The difficulties in undertaking the assessment included:

- assessing the alternatives at a very early stage when the strategic nature of the issue and at times lack of detail made it challenging to form a judgement about the likely impacts;
- providing a balanced judgement on the overall net effect when an impact may be partly positive and negative effect, and
- predicting the impacts in 2070, when Dorset and the world as a whole is likely to be considerably different place.

3 The Development Strategy

3.0. SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

3.0.1 The sustainability appraisal of the reasonable alternatives for the provision of employment land through the Dorset Council Local Plan are presented below.

Sustainability Objective	Trend scenario: provide 88-99ha of employment land	Growth scenario: provide 131-151ha of employment land
Biodiversity	-	-
Soil	-	-
Water	-	-
Air	-	-
Climate Change	-	-
Flooding & Coastal Change	-	-
Landscape	-	-
Historic Environment	-	-
Community	0	0
Housing	0	0
Economy	+	++
Preferred option?	✘	✓
Reason for selecting or rejecting the option	Estimating the need for employment land using the growth scenario rather than the trend scenario will ensure that the level of housing supply delivered through the Dorset Council Local Plan is taken into account when determining the appropriate level of employment land to provide through the local plan. This approach is also likely to maximise local capture of the labour force by providing more job opportunities in Dorset, reducing the need for people to commute for their work. Overall, applying the trend scenario will ensure that sufficient employment land is provided to support the growth, innovation and productivity of businesses and build a strong and competitive local economy.	

3.0.2 The following reasonable alternatives were considered whilst establishing tiers 3 and 4 of the spatial strategy for the Dorset Council Local Plan.

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	Former district council adopted Local Plans	Towns and Villages of population 1,000+	Towns and Villages of population 500+	Towns and refined villages of population 500+ (consideration of facilities and accessibility)
Biodiversity	0	0	0	0
Soil	0	0	0	0
Water	0	0	0	0
Air	-	0	-	+
Climate Change	-	0	-	+
Flooding & Coastal Change	0	0	0	0
Landscape	0	0	0	0
Historic Environment	0	0	0	0
Community	-	+	-	+
Housing	-	+	-	+
Economy	-	+	-	++
Preferred option?	x	x	x	✓
Reason for selecting or rejecting the option	The option of taking into consideration the existing facilities and accessibility of a settlement is considered to direct growth to the most sustainable settlements.			

3.1. Sustainability Appraisal of Draft Policies

3.1.1 The findings of the sustainability appraisal of the draft policies in the Development Strategy Chapter of the Dorset Council Local Plan is presented below.

	Vision & Strategic Priorities	DEV 1	DEV 2	DEV 3	DEV 4	DEV 5	DEV 6	DEV 7	DEV 8	DEV 9
Biodiversity	++	-	--	--	--	-	+	+	-	++
Soil	-	-	--	--	--	-	+	+	0	+
Water	-	-	--	--	--	-	0	0	0	+
Air	+	-	0	--	0	-	0	0	0	+
Climate Change	++	-	-	-	-	-	+	++	0	++
Flooding & Coastal Change	-	-	-	-	-	-	0	++	0	++
Landscape	+	-	--	--	--	-	+	++	+	++
Historic Environment	-	-	-	-	-	-	0	+	+	+
Community	++	0	+	+	+	+	+	+	+	+
Housing	++	++	++	++	++	++	+	+	+	+
Economy	++	++	++	++	++	++	0	+	+	+

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3.2. MITIGATION

3.2.1 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Development Strategy Chapter are presented below.

Policy	Sustainability Appraisal recommendation
Vision & Strategic Priorities	<p>The vision and strategic priorities could mention coastal change alongside flooding to protect local communities and improve resilience to future climate change.</p> <p>The vision and strategic priorities could also refer to preserving and enhancing the historic environment, protecting soil quality and conserving geological conservation interests, and maintaining and improving water quality.</p>
DEV1 to 5 Housing requirement and the need for employment land; Spatial Strategy for housing and employment growth across the four functional areas	<p>The sustainability appraisal identifies potential adverse environmental effects as a result of the delivery of 30,481 dwellings (1,793 dwellings per year) and 131ha of employment land over the period 2021 to 2038.</p> <p>The policies in the Environment chapter of the Dorset Council Local Plan are considered likely to address the potential environmental impacts of the plan, providing the recommended changes to the Environment chapter policies are made.</p>
DEV 8 Reuse of buildings outside settlement boundaries	<p>Whilst policy <i>DEV 7: development at villages with development boundaries in rural Dorset</i> requires development outside development boundaries to have regard to environmental constraints and to the need for the protection of the countryside, the same strict controls do not appear to be in place for policy <i>DEV 8: the reuse of buildings outside settlement boundaries</i>.</p> <p>Whilst the reuse of existing buildings has less potential for adverse environmental impacts than new development outside development boundaries, the following text (<i>in italics</i>) could be added to the policy to ensure that the potential adverse impacts are fully considered:</p> <p><i>“The reuse of existing buildings within the South East Dorset Green Belt and outside settlement boundaries elsewhere will be strictly controlled, having particular regard to environmental constraints and to the need for the protection of the countryside, but will be permitted provided that...”</i></p>

4 Environment

4.0. SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

4.0.1 The sustainability appraisal of the reasonable alternatives for the approach towards coastal change management in the Dorset Council Local Plan are presented in the following table.

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Sustainability Objective	Restrict development in CCMA according to CRPG recommendations	To prevent all development in CCMA
Biodiversity	-	+
Soil	-	+
Water	0	0
Air	0	0
Climate Change	+	++
Flooding & Coastal Change	+	++
Landscape	-	+
Historic Environment	0	0
Community	+	+
Housing	+	+
Economy	+*	-
Preferred option?	✓	✗
Reason for selecting or rejecting the option	Whilst permitting restricted development in CCMA may result in adverse environmental effects upon sensitive coastal locations, it may deliver necessary development in these areas. This approach also reflects current guidance on development in areas of coastal change.	

* Development for employment purposes will be time limited, supporting businesses which require a coastal setting in the short and medium term only.

4.1. Sustainability Appraisal of Draft Policies

4.1.1 The findings of the sustainability appraisal of the draft policies in the Environment Chapter are presented below.

	ENV 1	ENV 2	ENV 3	ENV 4	ENV 5	ENV 6	ENV 7	ENV 8	ENV 9	ENV 10	ENV 11	ENV 12	ENV 13	ENV 14	ENV 15	ENV 16	ENV 17
Biodiversity	++	+	+	0	+	+	0	+	0	+	+	+	+	+	-	+	0
Soil	0	+	0	0	0	+	0	0	0	0	+	0	+	+	-	+	0
Water	+	+	+	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
Climate Change	+	+	0	-	0	+	++	0	0	0	+	+	+	+	+	+	0
Flooding & Coastal Change	++	+	0	0	+	+	0	0	0	0	0	+	+*	+*	+	+*	0
Landscape	+	+	+	+	+	+	+	+	+	+	0	0	+	+	-	++	+
Historic Environment	+	0	0	+	+	0	+	+	+	0	0	+	+	0	0	+	+
Community	++	+	+	+	+	+	++	+	+	++	++	+	+	+	+	++	+
Housing	-	-	-	-	0	-	+	0	0	+	+	+	-	+	0	+	0
Economy	0	0	0	0	0	-	0	0	+	0	0	+	-	0	+ [§]	+	+

* Strong positive effect in the long term, as the policy minimises exposure to flooding/climate change and the frequency and severity of flooding/coastal change events is likely to increase in future.

§ Neutral effect in the long term, as development for employment purposes is time limited.

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4.2. MITIGATION

4.2.1 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Environment Chapter are presented in the following table.

Policy	Sustainability Appraisal recommendation
ENV 1 Green Infrastructure Network	In order to ensure that the most versatile and productive agricultural land is preserved, providing greater future food security and more sustainable agriculture, high grade agricultural land (grades 1 and 2) could be added to the green infrastructure network.
ENV 2 Habitats and species	It recommended that this policy protects ‘priority habitats and species’, as listed in section 41 of the Natural Environment and Rural Communities Act (2006). This would ensure that a wider range of important habitats and species are afforded protection. It would also align the policy with the Government’s 25 Year Environment Plan, paragraph 174 of the NPPF, and the Dorset AONB Management Plan 2019 – 2024.
ENV 12 Pollution Control	To provide clarity and ensure that the policy protects the whole water environment rather than just groundwater, the following text could be added (in <i>italics</i>) and removed (in strikethrough) to the policy: (iii) prevent deterioration of and where appropriate, enhance water quality including in relation to the groundwater resource <i>controlled waters</i> . A definition of ‘controlled waters’, summarised from the full definition provided in Section 104 of the Water Resources Act 1991, could also be added to the Glossary.
ENV 13 Flood Risk	The inundation of groundwater into the foul drainage network, particularly following a high rainfall event, can cause them to become inundated with water. If left unmanaged, this can cause the drains to fail leading to pollution and a deterioration in groundwater quality, in addition to causing the foul drainage sewers to flood in downstream properties. It is recommended that the policy requires new development to avoid groundwater inundation of the foul drainage network.
ENV 16 New Built Development in Coastal Change Management Areas (CCMAs)	The following text (<i>in italics</i>) could be added to the policy to ensure that development in CCMAs avoids unacceptable environmental impacts: “(ii) Essential infrastructure and Ministry of Defence (MoD) installations may be permitted in CCMAs provided: • <i>proposed essential infrastructure does not result in significant adverse effects upon protected habitats and species and sites of geological interest.</i> (iii) Other new development or changes of use may be permitted within a CCMA where it is supported by a vulnerability assessment which demonstrates that development will: • <i>not significantly affect protected habitats and species and sites of geological interest.</i> ”

5 Housing

5.0. SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

5.0.1 The sustainability appraisal of the reasonable alternatives for the approach towards affordable housing thresholds in rural areas in the Dorset Council Local Plan are presented below.

	Apply the optional lower threshold at 5 units in 'Rural Areas'	Maintain the 10 unit threshold across the plan area
Biodiversity	0	0
Soil	0	0
Water	0	0
Air	0	0
Climate Change	0	0
Flooding & Coastal Change	0	0
Landscape	0	0
Historic Environment	0	0
Community	0	0
Housing	+	-
Economy	0	0
Preferred option?	✓	✗
Reason for selecting or rejecting the option	The optional lower threshold of 5 dwellings in rural areas has been applied, with the aim of the delivering affordable housing in rural areas.	

5.0.2 The sustainability appraisal of the reasonable alternatives for the approach towards low impact dwellings in the Dorset Council Local Plan are presented below.

	Apply a more permissive approach to low-impact dwellings	Consider low-impact dwellings under the same policy framework as conventional dwellings
Biodiversity	-	0
Soil	-	0
Water	+	0
Air	0	0
Climate Change	+	0
Flooding & Coastal Change	0	0
Landscape	-	0
Historic Environment	-	0
Community	-	0
Housing	+	0
Economy	0	0
Preferred option?	✗	✓
Reason for selecting or rejecting the option	Whilst it is appreciated that low impact dwellings can be more sustainable, for example due to the use of renewable or reclaimed materials sourced locally, a low impact dwelling in a less sustainable location is unlikely to result in substantial sustainability benefits over and above conventional dwellings.	

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5.1. Sustainability Appraisal of Draft Policies

5.1.1 The findings of the sustainability appraisal of the draft policies in the Housing Chapter of the Dorset Council Local Plan is presented are presented below.

	HOUS 1	HOUS 2	HOUS 3	HOUS 4	HOUS 5	HOUS 6	HOUS 7	HOUS 8	HOUS 9	HOUS 10	HOUS 11	HOUS 12
Biodiversity	0	0	-	0	+	-	-	-	0	-	-	-
Soil	0	0	-	0	+	-	-	-	0	-	0	-
Water	0	0	0	0	0	0	0	0	0	-	-	0
Air	0	0	+	0	+	-	-	-	0	-	-	+
Climate Change	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	+
Community	+	+	+	+	+	-	-	-	-	0	-	+
Housing	+	+	+	+	++	+	+	+	+	+	+	+
Economy	0	0	0	0	+	+	+	+	0	0	0	0

5.2. MITIGATION

5.2.1 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Housing Chapter are presented below.

Policy	Sustainability Appraisal recommendation
HOUS 3, HOUS 6, HOUS 7 Affordable Housing Exception Sites, Self-build and custom-build housing, Isolated development in the countryside	These policies permit development on sites that would not normally be used for housing due to the potential for adverse environmental effects. The following wording could be added to these policies as mitigation: “development must have particular regard to environmental constraints and to the need for the protection of the countryside.”
HOUS 11, HOUS12 Gypsy, Traveller and Travelling Showpeople, Sites for Gypsy, Traveller and Traveller Allocations	Development on the sites allocated for accommodation for Gypsy, Traveller and Travelling Showpeople through policy HOUS11 may result in harm to biodiversity, water quality and risk of flooding. As mitigation, the following criteria (in <i>italics</i>) could be added to policy HOUS 12: “Planning applications for Gypsy, Traveller, Travelling Showpeople and ‘Travellers who are excluded from the planning definition’ that are not allocated through this local plan will be supported where: <ul style="list-style-type: none"> <i>development does not contribute to groundwater inundation of the foul drainage network;</i> <i>Proposals for development do not adversely affect the integrity of International or European sites;</i> <i>development does not expose people or property to flooding.</i>

6 Economy

6.0. SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

6.0.1 The sustainability appraisal of the reasonable alternatives for the approach towards key employment sites in the Dorset Council Local Plan are presented below.

	Give more employment sites key status	Apply list of key employment sites	Remove some sites from the list of key employment sites
Biodiversity	-	-	-
Soil	--	-	++
Water	-	-	+
Air	-	-	+
Climate Change	-	-	+
Flooding & Coastal Change	0	0	0
Landscape	0	0	0
Historic Environment	0	0	0
Community	0	0	0
Housing	0	0	+
Economy	+	+	-
Preferred option?	✘	✓	✘
Reason for selecting or rejecting the option	Applying the list of employment sites is expected to achieve a balance between protecting sites which are important for job supply and enabling employment sites to change use in response to demand.		

6.1. Sustainability Appraisal of Draft Policies

6.1.1 The findings of the sustainability appraisal of the draft policies in the Economy Chapter of the Dorset Council Local Plan is presented below.

	ECON 1	ECON 2	ECON 3	ECON 4	ECON 5	ECON 6	ECON 7	ECON 8	ECON 9	ECON 10	ECON 11
Biodiversity	-	+	+	0	+	+	+	+	-	-	+
Soil	-	+	+	0	+	+	+	+	-	-	-
Water	-	+	0	0	0	0	0	0	-	0	0
Air	-	+	+	0	+	+	+	+	-	-	-
Climate Change	-	+	+	0	+	++	+	++	-	-	-
Flooding & Coastal Change	0	+	0	0	0	+	0	+	0	0	0
Landscape	0	+	+	0	+	+	+	+	+	+	+
Historic Environment	0	+	0	0	0	0	+	+	+	+	+
Community	+	+	+	+	+	+	++	++	0	0	+
Housing	-	+	0	0	+	+	+	+	0	+	0
Economy	+	+	+	+	+	+	++	++	+	+	+

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6.2. MITIGATION

6.2.1 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Economy Chapter are presented below.

Policy	Sustainability Appraisal recommendation
ECON 9 New Agricultural Buildings	New agricultural buildings may result in an intensification of agricultural practices, result in an increase in emissions to air, soil and water, and affecting biodiversity, including European wildlife sites. The following text could be added to the policy to avoid adverse impacts: “New agricultural buildings must not adversely affect the integrity of International or European sites as a result of emissions to air or water;”

7 Community Infrastructure

7.0. SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

7.0.1 The sustainability appraisal of the reasonable alternatives for the approach towards renewable energy development in the Dorset Council Local Plan are presented below.

	Provide support for renewable energy and heat development (including small scale wind turbines)			Provide support for renewable energy and heat development and identify areas for large scale renewable energy development		
Biodiversity	-	-	-	--	--	--
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
Landscape	-	-	-	--	--	--
Historic Environment	-	-	-	--	--	--
Community	0	0	0	-	-	-
Housing	+	+	+	+	+	+
Economy	+	+	+	++	++	++
Preferred option?	✘			✔		
Reason for selecting or rejecting the option	Identifying areas for large scale renewable energy development will provide the opportunity for communities to deliver more renewable energy, helping to limit future climate change given the climate and ecological emergency. The potential for significant adverse environmental effects may be mitigated by carefully identifying suitable areas for large scale wind turbines.					

7.1. Sustainability Appraisal of Draft Policies

7.1.1 The findings of the sustainability appraisal of the draft policies in the Community Infrastructure Chapter of the Dorset Council Local Plan is presented in the following table.

	COM 1	COM 2	COM 3	COM 4	COM 5	COM 6	COM 7	COM 8	COM 9	COM 10	COM 11	COM 12
Biodiversity	+	+	0	+	0	0	+	+	+	+	+	+
Soil	+	+	0	-	0	0	0	0	0	0	0	+
Water	0	+	0	+	0	0	0	0	0	0	0	+
Air	0	+	+	+	0	+	+	+	+	+	+	+
Climate Change	+	+	+	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	+	+	+
Community	+	++	++	+	+	+	++	+	0	0	+	0
Housing	+	+	+	+	0	+	0	+	+	+	0	+
Economy	++	+	+	+	-	0	+	0	+	+	+	+

7.2. MITIGATION

7.2.1 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Community Infrastructure Chapter are presented below.

Policy	Sustainability Appraisal recommendation
<p>COM 2</p> <p>New or Improved Local Community Buildings and Structures</p>	<p>The costs associated with running some community buildings, such as community halls, arts centres and theatres, are often unmanageable due to the size and design of buildings coupled with other pressures like rising energy prices. Many community buildings within Dorset have taken advantage of the opportunities to incorporate energy efficiency and renewable energy technologies to address this issue, improving environmental performance and reducing running costs, and securing the viable long term use of the building for community purposes.</p> <p>The following text may be added (in <i>italics</i>) to the policy to ensure this:</p> <p>“ii. Proposals for new, replacement or improved local community buildings or structures must:</p> <ul style="list-style-type: none"> <i>Incorporate energy efficiency measures and renewable energy technologies into the design of community buildings, where appropriate, to improve the building’s environmental performance and long term viable use for community purposes.”</i>
<p>COM 4</p> <p>Recreation, Sports Facilities and Open Space</p>	<p>The policy allows new or enhanced recreational facilities at the coast or in the countryside without fully considering the effects of coastal change which effects large sections of coast within the plan area and are likely to become more significant in future due to climate change.</p> <p>Since long sections of the Dorset coast are of outstanding geological value, recreational facilities in these areas may adversely affect geological conservation.</p> <p>In order to prevent adverse impacts as a result of coastal change and upon geological conservation interest, the following text (in <i>italics</i>) could be added to the policy:</p> <p>“Proposals for new or enhanced recreational facilities away from settlements at the coast (including marine based recreation) or in the countryside will only be permitted</p>

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Policy	Sustainability Appraisal recommendation
	<p>if they require a coastal or countryside location and their scale is in keeping with the surrounding environment. Such proposals must not:</p> <ul style="list-style-type: none"> • <i>Result in significant harm to sites of geological conservation interest</i> • <i>Expose people or property to the effects of coastal change.</i>

8 South Eastern Dorset Functional Area

8.0. SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

- 8.0.1 Stage 1 of the Sustainability Appraisal of the reasonable alternatives took a strategic view at growth around the settlements within the South Eastern Dorset Functional Area.
- 8.0.2 This stage considered the sustainability impacts of development at each of the general areas for growth around these settlements and explored the consequences of delivering growth in each of these areas on achieving sustainable development.
- 8.0.3 This analysis helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward further consideration.
- 8.0.4 Stage 2 of the assessment involved refining these general areas for development into more specific development sites by considering the evidence, including the potential issues identified during stage 1 of the sustainability appraisal, and physical features such as field boundaries and roads.
- 8.0.5 This resulted in the following areas being identified as reasonable options for development around the settlements in the South Eastern Dorset Functional Area:
- Corfe Mullen: 01_CM: Land west of Brog Street; 02_CM: Part of Candys Farm; 03_CM: Haywards Lane.
 - Blandford: 01_BLFO: Land north of Blandford Forum; 02_BLFO: Land east of Blandford Forum; 03_BLFO: Land North of Ward's Drove (Section 1).
 - Ferndown, West Parley & West Moors: 01_FDWP: Land at SW Ferndown; 02_FDWP: Southwest of Ferndown; 03_FDWP: Southwest of Ferndown (Section 2); 04_FDWP: Land off Dunedin Drive; 05_FDWP: Land at Pompey's Lane; 06_FDWP: Land at Holmwood Park; 07_FDWP: Land opposite Dudsbury Golf Course; 08_FDWP: Dudsbury Golf Course; 09_FDWP: Garden Centre; 10_FDWP: South of Ham Lane; 11_FDWP: Land to the North of Ham Lane; 12_FDWP: Cranford Bottom & Uddens (East); 01_WESM: East of West Moors.
 - St Leonards & St Ives: 01_SLSI: Guppy's Yard; 02_SLSI: Land adjacent to A31; 03_SLSI: Land adjacent to Boundary Lane; and 04_SLSI: 35 Wayside Road.
 - Swanage: 01_SWAN: Land around Swanage Farm; 02_SWAN: Land off Washpond Lane; 03_SWAN: Land north and west of Prospect Allotments.
 - Verwood & Three Legged Cross: 01_VER: Land at part Burrows Farm; 02_VER: Land at Manor Road; 03_VER: Crane Valley Golf Club; 01_THLC: Land east and west of Church Road; 02_THLC: Land north of Three Legged Cross; 03_THLC: Land west of Verwood Road;

04_THLC: Standford House; 05_THLC: Lone Pine, West Moors Road; 06_THLC: Land east and west of Village Hall Lane.

- Wareham: 01_WARH: Land adj Tantinoby Farm, North Wareham; 02_WARH: Worgret Manor Farm; 03_WARH: Land to the West of Westminster Road.
- Wimborne Minster & Colehill: 01_WIM: Land north of Blandford Road and Stone Lane; 02_WIM: Land to the West of Cranborne Road; 03_WIM: Walford Farm & Longhow (East); 04_WIM: Leigh Farm (Site 1); 01_COLE: Land at Eastcote; 02_COLE: Land Adjacent to 5 Heath Close; 03_COLE: Land West of Pilford Lane; 04_COLE: Land off Willow Drive; 05_COLE: Land off Canford Bottom; 06_COLE: Land at Canford Bottom; 07_COLE: Land to the South of Ham Lane; 08_COLE: Land south of Canford Bottom Junction; 09_COLE: Land south of A31; 10_COLE: Land south of Leigh Road (extension) - site 2; 11_COLE: Land south of Leigh Road (extension) - site 1; 12_COLE: Land North of Wimborne Road; 13_COLE: Land at Northleigh Lane (North).
- Alderholt: 01_ALDE – Small Scale Expansion at Land north of Ringwood Road; 02_ALDE – Significant expansion of Alderholt (with 01_ALDE as the first phase of the development)
- Lytchett Minster & Lytchett Matravers: 01_LYTM: Land to the East of Flowers Drove; 02_LYTM: South of Wimborne Road/ Blaney’s Corner; 03_LYTM: Land at Lytchett Minster & Bere Farm (Parcel 3); 04_LYTM: South of Deans Drove; 05_LYTM: Land East of Wareham Road; 06_LYTM: West of Wareham Road; 07_LYTM: Land East of Eddy Green Road.
- Sturminster Marshall: 01_STMA: Springfields Farm; 02_STMA: Golf Course; 03_STMA: East of Station Road; 04_STMA: Land at Sturminster Marshall (site 1).
- Wool: 01_WOOL: South of Colliers Lane; 02_WOOL: New Buildings; 03_WOOL: Land at Monterey Avenue; 04_WOOL: Seven Stars Inn.

8.0.6 The following table presents the sustainability impacts associated with these site options and whether the site was selected as a preferred option.

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	01_CM	02_CM	03_CM	01_BLFO	02_BLFO	03_BLFO	01_FDWP	02_FDWP	03_FDWP	04_FDWP	05_FDWP	06_FDWP	07_FDWP	08_FDWP	09_FDWP	10_FDWP	11_FDWP	12_FDWP	01_WESM	01_SLSI	02_SLSI	03_SLSI	04_SLSI	01_SWAN	02_SWAN	03_SWAN	
Biodiversity	-	-	--	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	0	0	0	0	0	0	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	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	--	0	-	0	0	-	0	0	--	0	-	--	--	
Landscape	--	--	--	--	-	0	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	-	-	-	0	0	-	--	-	--	--	--	-	--	--	0	-	-	--	0	0	0	0	0	0	0	-	0
Community	+	+	+	++	++	+	+	0	0	+	+	0	0	0	0	0	0	+	++	++	++	++	+	+	++	+	
Housing	++	++	++	+	++	+	+	+	++	0	+	0	+	++	+	++	+	+	++	+	++	++	++	0	++	++	
Economy	+	+	+	0	+	0	0	0	+	0	0	0	0	+	0	+	0	0	+	0	+	+	+	0	+	+	
Preferred option?	✓	✗	✓	✓	✓	✓	✗	✓	✓	✗	✗	✗	✗	✓	✓	✗	✓	✓	✓	✗	✗	✗	✗	✗	✗	✓	

* option is adjacent to a flood zone, resulting in a potential negative impact in the long term as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase, exposing people and property to flooding.

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	01_VER	02_VER	03_VER	01_THLC	02_THLC	03_THLC	04_THLC	05_THLC	06_THLC	01_WARH	02_WARH	03_WARH	01_WIM	02_WIM	03_WIM	04_WIM	01_COLE	02_COLE	03_COLE	04_COLE	05_COLE	06_COLE	07_COLE	08_COLE	09_COLE	10_COLE
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	0	0
Water	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0
Climate Change	-	-	--	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	--	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	--	0	0	0	0	0	0	--	--	--	-	0	-	-	-	0	0	--	--	-	-	-	-	--
Community	+	++	+	++	++	++	++	++	++	+	+	++	+	+	+	++	+	+	+	+	+	+	+	+	+	+
Housing	++	+	++	0	+	0	+	+	+	0	++	+	++	+	++	+	++	++	+	+	++	0	+	0	++	+
Economy	+	0	+	0	0	0	0	0	0	0	+	0	+	0	+	0	+	+	0	0	+	0	0	0	+	0
Preferred option?	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘	✔

* option is adjacent to a flood zone, resulting in a potential negative impact in the long term as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase, exposing people and property to flooding.

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	11_COLE	12_COLE	13_COLE	11_FDWP	12_FDWP	01_ALDE	02_ALDE	01_LYTM	02_LYTM	03_LYTM	04_LYTM	05_LYTM	06_LYTM	07_LYTM	01_STMA	02_STMA	03_STMA	04_STMA	01_WOOL	02_WOOL	03_WOOL	04_WOOL	
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	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	-	-	-	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	0
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	0*	0	0*	0	-
Landscape	--	--	--	--	--	0	0	--	--	--	--	--	--	--	--	--	--	--	-	-	-	-	0
Historic Environment	--	--	--	-	--	0	--	0	0	0	0	0	0	0	-	-	0	-	--	--	--	-	-
Community	0	+	+	0	+	-	+	0	+	0	0	0	0	0	+	+	+	+	+	0	0	0	0
Housing	0	+	++	+	+	++	++	+	+	+	+	++	++	++	++	+	+	++	++	++	++	++	++
Economy	0	0	+	0	0	0	++	0	0	0	0	+	+	+	+	0	0	+	+	+	+	+	+
Preferred option?	✓	✓	✓	✗	✗	?\$?\$	✗	✓	✗	✓	✗	✓	✗	✓	✓	✓	✗	✓	✗	✓	✗	✗

* option is adjacent to a flood zone, resulting in a potential negative impact in the long term as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase, exposing people and property to flooding.

\$ The preferred option for development at Alderholt will be decided following the option consultation.

8.1. Sustainability Appraisal of Draft Policies

8.1.1 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the South Eastern Dorset Functional Area of the Dorset Council Local Plan, including:

- Corfe Mullen: CORM3: Land west of Pardy's Hill; CORM4: Land east of Haywards Lane; CORM5: Land west of Haywards Lane.
- Blandford: BLAN6: Land adjacent to Ward's Drove; BLAN7: Land north-east of Blandford Forum.
- Ferndown, West Parley & West Moors: FERN6: Land at Dudsbury Golf Course; FERN7: Land Off Angel Lane North of Ham Lane; FERN10: Land West and South of Longham Roundabouts.
- Swanage: SWAN3: Land west of Prospect Allotments.
- Verwood & Three Legged Cross: VER3: Land south of Manor Road.
- Wimborne Minster & Colehill: WMC6: Land at Leigh Farm; WMC7: Land at Northleigh Lane; WMC8: Land North of Wimborne Road; WMC89: Land South of Wimborne Road West.
- Alderholt: (See options in the table above)
- Lytchett Minster & Lytchett Matravers: LYTM5 Eastern extension at Land at Blaney's Corner; LYTM6: Land between Wareham Road and Foxhills Road; LYTM7 Land to the West of Wareham Road.
- Sturminster Marshall: STMA2: Land at Station Road; STMA3: Springfield Farm; STMA4: Sturminster Marshall Golf Course.
- Wool: WOOL2: Land to the west of East Burton; Optional Additional Site Land to the South of Hillside Road.

8.1.2 The following table presents the sustainability impacts associated the draft policies for the proposed additional allocations and policy SED1: South East Dorset Greenbelt which is also included in this Chapter.

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	SED1	CORM3	CORM4	CORM5	BLAN6	BLAN7	FERN6	FERN7	FERN10	SWAN3	VER3	WMC6	WMC7	WMC8	WMC9	LYTM5	LYTM6	LYTM7	STMA2	STMA3	STMA4	WOOL2	WOOL: Additional Site
Biodiversity	-	-	-	-	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
Water	0	-	-	-	-	-	0	0	0	0	0	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	0
Climate Change	+	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
Landscape	-	-	-	-	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	-	-	-	-
Community	+	++	++	0	++	++	++	+	+	+	++	++	++	++	+	++	+	+	++	++	++	++	++
Housing	++	0	+	+	+	++	++	+	0	+	+	0	0	0	+	0	0	0	+	0	0	+	0
Economy	+	0	0	0	0	+	+	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0

8.2. MITIGATION

8.2.1 The following table presents the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies within the South Eastern Functional Area Chapter.

Policy	Sustainability Appraisal recommendation
CORM5 Land to the West of Haywards Lane	The development will provide a SANG adjacent to the Corfe Mullen Pastures SSSI, an area of unimproved grassland and mire habitats of national importance to wildlife. This may substantially increase the number of people visiting SSSI site, affecting the SSSI features. The policy could restrict access to the Corfe Mullen Pastures SSSI, perhaps through fencing, and enhance the management of this habitat.
BLAN6 Land Adjacent to Wards Drove	This policy could require the development to ensure that it does not contribute to groundwater inundation of the foul drainage network to address this issue.
BLAN7 Land Northeast of Blandford Forum	The site is within a Zone 1 Groundwater Source Protection Zone, the most vulnerable zone to a pollution event since there is just a 50 day travel time for a pollutant to reach the drinking water supply. Since the allocation includes employment land and a waste management centre, the policy could require a hydrogeological risk assessment to be provided to demonstrate that development will not compromise groundwater quality or its abstraction.
FERN6 Land at Dudsbury Golf Course	The southern section of the site is within a Zone 3 (high risk) flood zone due to fluvial flooding of the River Stour to the south of the site. Whilst the policy states that 'built development will generally be denser towards the north and west of the site away from the River Stour', limiting the effects of flooding, the potential for development within the flood zone remains, exposing people and property to flooding. It is therefore recommended that the policy ensures that development avoids those areas at risk of flooding and requires a flood mitigation strategy.
FERN7 Land off Angel Lane North of Ham Lane	The heritage assets surrounding the site include the Scheduled Monuments titled 'Bell barrow 500m north east of Beacon Farm' approximately 340m from the site and 'Bowl barrow on Poor Common 370m north east of Holmwood' approximately 380m to the east of the site. Whilst the preamble mentions that harm to heritage assets should be avoided, it is recommended that the policy sets out the need for a heritage impact assessment and requires harm to the historic environment to be avoided.
VER3 Land south of Manor Road	The south eastern corner of the site is within 400m of the Dorset Heathlands European Site. It is recommended that the policy mentions that development must avoid this part of the site in order to prevent unacceptable recreational effects upon the heath. The southern boundary of the site is marked by the Moors Valley River SSSI, characterised by a small lowland river which supports an exceptional diversity of aquatic and wetland plants. Monitoring has indicated that the SSSI adjacent to the site is in an unfavourable condition due to land management practices and siltation from runoff. The policy could ensure that a riparian zone is maintained and managed to facilitate the recovery of the SSSI and wetland features on the southern site boundary. The southern area of the site is within a Zone 3 (high risk) flood zone. It is recommended that the policy requires development to these areas.
01_ALD	The development is within the hydrological catchment of the River Avon, a large lowland river system and a European wildlife site. Elevated levels of phosphates in the

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Policy	Sustainability Appraisal recommendation
Land north of Ringwood Road	River Avon are resulting in eutrophication, adversely affecting its ecological condition. Wastewater effluent from residential properties and industrial development is a source of phosphate in the River Avon. It is recommended that the policy requires development to be phosphate neutral to prevent adverse effects upon the River Avon.
02_ALD Significant expansion of Alderholt	<p>Part of the site is within the Daggons Road Station SNCI, which is described as ‘damp mixed woodland on acid soil, wet heath and surrounding scrub’. In order to prevent the loss or degradation of this area of local importance to wildlife, it is recommended that development on the SNCI is avoided and the proposals contribute towards securing the long-term management of this area for the benefit of wildlife. The policy should also set out the need for phosphate neutrality to prevent adverse effects upon the River Avon and a HIP to prevent adverse impacts upon the Dorset Heathlands.</p> <p>The Scheduled Monument titled ‘Length of deer park bank and ditch at Alderholt’ is located adjacent and to the north of the site. The development should prevent direct impacts upon this heritage asset and its setting to preserve the historic environment.</p>
LYTM6 Land between Wareham Road and Foxhills Road	This allocation is within the 400m to 5km zone around the Dorset Heaths. Development of the scale proposed is likely to require a HIP in order to ensure that the potential adverse effects of development are mitigated.
STMR 2 Land at Station Road	The Agricultural Land Classification system classifies land into five grades, with the highest grades having the most potential to contribute to local food production, providing food security and helping to achieve more sustainable agriculture. An area on the southernmost corner of the site is classified as grade 2 (‘Very Good’) agricultural land. The policy provides open space on the southern site boundary to minimise the effects on the fishing lakes to the south of the site. This open space could be extended to include the southernmost corner of the site, preventing the permanent loss of high grade agricultural land. Development of the scale proposed is likely to require a SANG.
STMR 3 Springfield Farm	The Sturminster Marshall Conservation Area is approximately 160m from the site. The policy could require development at this site to preserve or enhance the character and appearance of the conservation area. This development would also require a HIP.
STMR 4 Sturminster Marshall Golf Course	<p>The northern site boundary is marked by an area of Zone 2 (Medium probability) flood risk as a result of fluvial flooding from the River Winterborne. In order to make full allowance for climate change and ensure that development does not expose people and property to flooding in the long term, the development could avoid the northernmost extent of the site or require a Flood Management Plan.</p> <p>The allocation is approximately 310m to the south of the Scheduled Monument titled ‘A shrunken medieval village and earlier prehistoric settlement remains at Walnut Tree Field’ and approximately 90m from the Sturminster Marshall Conservation Area. The policy could require development to preserve or enhance the character and appearance of the conservation area and other heritage assets.</p>
WOOL2 Land to the west of East Burton	The southern area of the site includes the priority habitat titled ‘other lowland dry acid grassland’. The policy could ensure that development does not result in the loss of this habitat and secure the long term management of this area of importance to wildlife. This development would also require a HIP.

Policy	Sustainability Appraisal recommendation
	<p>The Scheduled Monuments titled 'Bowl barrow 350m north west of Gatehouse Farm' and 'Medieval settlement 350m east of West Burton Dairy' are approx. 110m and 210m to the west of the site and the settlement of East Burton, to the east, contains several listed buildings. The policy could require development to preserve or enhance the character and appearance of the conservation area and other heritage assets.</p> <p>The development is within a Zone 3 (High Risk) Flood Zone due to fluvial flooding on the northern section of the site. The policy could require a Flood Management Plan.</p>
<p>Optional Additional Site Land to the south of Hillside Road</p>	<p>Development is in close proximity to the Scheduled Monument titled 'Romano-British settlement site' The policy could ensure that the development preserves or enhances the character, appearance and experience of the Scheduled Monument.</p>

9 Central Dorset Functional Area

9.0. SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

- 9.0.1 Stage 1 of the Sustainability Appraisal of the reasonable alternatives firstly took a strategic view at growth around the settlements within the Central Dorset Functional Area.
- 9.0.2 This stage considered the sustainability impacts of development at each of the general areas for growth around these settlements and explored the consequences of delivering growth within these areas on achieving sustainable development. This analysis helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward further consideration.
- 9.0.3 Stage 2 of the assessment involved refining these general areas for development into more specific development sites by considering the evidence, including the potential issues identified during stage 1 of the sustainability appraisal, and physical features such as field boundaries and roads.
- 9.0.4 This resulted in the following areas being identified as reasonable options for development around the settlements in the Central Dorset Functional Area:
- Dorchester: 01_DOR: Higher Burton Farm; 02_DOR: North of Dorchester, west of Slyer's Lane; 03_DOR: North of Dorchester (west of A35); 04_DOR: South east of Dorchester; 05_DOR: South west of Dorchester within bypass; 06_DOR: West of Poundbury; 01_CHAR: Forston Clinic; 02_CHAR: West of Charminster.
 - Weymouth: 01_WEY: West of Relief Road; 02_WEY: Wyke Oliver Farm (South); 05_WEY: South of Wey Valley.
 - Chickerell: 03_WEY: Adjacent to Budmouth College; 04_WEY: West of Southill.
 - Portland: 01_PORT: Eastern end of Weston Street; 02_PORT: South of Southwell.
 - Crossways: 01_CROS: Woodsford Fields; 02_CROS: Land adj Deer Leap House; 03_CROS: South of Redbridge Road; 04_CROS: Land West of Crossways (Site 1); 05_CROS: Land West of Crossways (Site 2).
- 9.0.5 The following table presents the sustainability impacts associated with these site options and whether the site was selected as a preferred option.

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	01_DOR	02_DOR	03_DOR	04_DOR	05_DOR	06_DOR	01_CHAR	02_CHAR	01_WEY	02_WEY	03_WEY	04_WEY	05_WEY	01_PORT	02_PORT	01_CROS	02_CROS	03_CROS	04_CROS	05_CROS
Biodiversity	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-
Soil	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	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	-
Flooding & Coastal Change	-	-	-	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
Historic Environment	-	-	-	-	-	-	-	-	-	0	0	-	-	-	-	0	0	0	-	0
Community	++	+	++	+	++	+	0	+	+	+	++	+	+	+	++	0	0	+	0	+
Housing	++	++	++	++	++	++	+	++	+	+	+	++	+	0	+	++	+	++	+	++
Economy	+	+	+	+	+	+	0	+	0	0	0	+	0	0	0	+	0	+	0	+
Preferred option?	✓	✓	✓	✗	✓	✗	✓	✓	✗	✗	✗	✓	✓	✗	✗	✓	✓	✗	✓	✗

9.1. Sustainability Appraisal of Draft Policies

9.1.1 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Central Dorset Functional Area Chapter of the Dorset Council Local Plan, including:

- Dorchester: DOR10: Land South of Castle Park; DOR13: Land to the North of Dorchester; DOR14: Land to the west of Charminster; DOR15: Forston Clinic, Charlton Down.
- Weymouth: WEY14: South of Wey Valley.
- Chickerell: WEY15: Land West of Southill.
- Crossways: CRS4: Land West of Frome Valley Road; CRS5: Land at Woodsford Fields; CRS6: Land to the west of Crossways; CRS7: Land adjacent to Deer Leap House.

9.1.2 The following table presents the sustainability impacts associated the draft policies for the proposed additional allocations at the Central Dorset Functional Area Chapter of the Dorset Council Local Plan.

	DOR10	DOR13	DOR14	DOR15	WEY14	WEY15	CRS4	CRS5	CRS6	CRS7
Biodiversity	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	0
Landscape	0	0	0	0	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	-	0	0	0	0
Community	++	++	++	0	++	++	++	++	++	++
Housing	0	++	+	0	+	+	0	++	+	0
Economy	0	++	0	0	0	0	0	0	0	0

9.2. MITIGATION

9.2.1 The following table presents the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies within the Central Dorset Functional Area Chapter.

Policy	Sustainability Appraisal recommendation
DOR13 Land to the North of Dorchester	A large area of the northeast of this allocation is classified as grade 2 ('Very Good') agricultural land. The policy could require the provision of facilities for local food production in the northeast of the site, perhaps by providing allotments or a community garden which would provide opportunities for volunteering and education. This would enable healthy lifestyles and promoting wellbeing, in addition to encouraging social interaction and a more inclusive society.
DOR14	Large areas to the northwest of Dorchester, including Charminster, are within an area of high risk of foul sewer inundation. The inundation of groundwater into the

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Policy	Sustainability Appraisal recommendation
Land to the west of Charminster	<p>foul drainage network, particularly following a high rainfall event, can cause them to become inundated with water, causing the drains to fail leading to pollution and a deterioration in groundwater quality. It may also result in the foul drainage sewers flooding in downstream properties.</p> <p>The site is also within a Zone 1 Groundwater Source Protection Zone, where the risk of contamination affecting a public drinking water supply is the greatest, since there is just a 50 day travel time for a pollutant to reach the drinking water supply.</p> <p>Given the potential for pollution as a result of foul sewer inundation and the sensitivity of the site to a pollution event, the policy could require the proposals to be accompanied by a hydrogeological risk assessment to demonstrate that development will not compromise groundwater quality or its abstraction.</p>
<p>DOR15</p> <p>Forston Clinic, Charlton Down</p>	<p>An Air Quality Management Area (AQMA) was designated at High East Street, Dorchester, in 2009 in response to exceedances in the concentration of nitrogen dioxide at this location. The main source of this air pollution is vehicle emissions as a result of factors such as vehicle speed, traffic congestion and topographical features. The proposed development is approximately 45 minutes from Dorchester by public transport. Whilst this enables some accessibility to and connectivity with the services and facilities in Dorchester, the proposed development may consider the potential for establishing improved cycle links to facilitate ease of travel to Dorchester by alternatives to the car. This will help to minimise traffic and the associated impacts upon air quality at the AQMA at High East Street, Dorchester.</p>
<p>CHIC 4</p> <p>Land West of Southill</p>	<p>The Radipole Lake SSSI lies in close proximity to the south of the site. The Radipole Lake SSSI is the former estuary of the River Wey, and comprises a variety of wetland habitats of great importance for birds as a breeding, wintering and passage site. Development at this site would result in the wildlife corridor, which links the Radipole Lake SSSI with the open countryside to the north, being significantly reduced in size. The policy could ensure that the open space provided on the western boundary is designed so as to provide a continuous corridor through the site which is suitable for those species likely to use the corridor.</p> <p>The policy could require development at this site to preserve or enhance the character, appearance and experience of the adjacent Radipole Conservation Area.</p>
<p>CRS4</p> <p>Land to the west of Frome Valley Road</p>	<p>The site is within the 400m to 5km buffer surrounding the Dorset Heaths European Site. Whilst the preamble to the policy mentions that the current outline planning permission includes a SANG, and mentions that the plantation may form part of a SANG, the policy should state the requirement for the development to mitigate any adverse effects upon the Dorset Heathlands.</p>

10 Northern Dorset Functional Area

10.0. SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

10.0.1 Stage 1 of the Sustainability Appraisal of the reasonable alternatives firstly took a strategic view at growth around the settlements within the Northern Dorset Functional Area.

10.0.2 This stage considered the sustainability impacts of development at each of the general areas for growth around these settlements and explored the consequences of delivering growth in each of these areas on achieving sustainable development. This analysis helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for further consideration.

10.0.3 Stage 2 of the assessment involved refining these general areas for development into more specific development sites by considering the evidence, including the issues identified during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.

10.0.4 This resulted in the following areas being identified as reasonable options for development around the settlements in the Northern Dorset Functional Area:

- Gillingham: 01_GILL: West of Peacemarsh, Gillingham; 02_GILL: Common Mead Lane.
- Shaftesbury: 01_SHAF: Land north of Mampitts Lane; 02_SHAF: Land south of Mampitts Lane and north of Salisbury Road (A30).
- Sherborne: 01_SHER: East of Castle Town Way; 02_SHER: West of Sherborne (south of Bradford Road); 03_SHER: West of Sherborne (north of Bradford Road); 04_SHER: Barton Farm Extension; 01_YEO: East of Yeovil (within Bradford Abbas).
- Stalbridge: 01_STAL: South of Station Road; 02_STAL: South of Lower Road.

10.0.5 The following table presents the sustainability impacts associated with these site options and whether the site was selected as a preferred option.

	01_GILL	02_GILL	01_SHAF	02_SHAF	01_SHER	02_SHER	03_SHER	03_SHER	01_YEO	01_STAL	02_STAL
Biodiversity	0	0	-	-	-	-	-	-	-	0	0
Soil	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
Climate Change	-	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	0	0	0
Historic Environment	-	-	0	0	0	0	0	-	-	0	-
Community	+	+	++	++	++	+	+	++	++	++	++
Housing	++	0	++	+	++	++	+	++	++	+	+
Economy	+	0	+	0	+	+	0	+	+	0	0
Preferred Option	✓	✓	✗	✗	✗	✓	✓	✓	✗	✓	✓

* option is adjacent to a flood zone, resulting in a potential negative impact in the long term as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase, exposing people and property to flooding.

Sustainability Appraisal: Non-Technical Summary Options Stage

10.1. SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

10.1.1 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Northern Dorset Functional Area the Dorset Council Local Plan, including:

- Gillingham: GILL3: Land at Common Mead Lane; Optional Urban Extension: West of Peacemarsh, Gillingham.
- Sherborne: SHER4: Barton Farm Extension; SHER5: Land north of Bradford Road; SHER6: Land south of Bradford Road.
- Stalbridge: STAL3 Land to the south of Station Road; STAL5: Land to the south of Lower Road.

10.1.2 The following table presents the sustainability impacts associated the draft policies for the proposed additional allocations in the Northern Dorset Functional Area and policy NORD1: Care Facilities within Northern Dorset which is also included in this Chapter.

	NORD1	GILL3	Gillingham optional Urban Extension	SHER4	SHER5	SHER6	STAL3	STAL5
Biodiversity	0	0	0	-	-	-	0	0
Soil	-	0	0	0	0	0	0	0
Water	0	0	0	0	0	-	0	0
Air	+	0	0	0	0	0	0	0
Climate Change	+	0	--	0	0	0	0	0
Flooding & Coastal Change	0	0	--	0	0	0	0	0
Landscape	-	0	0	0	0	0	0	0
Historic Environment	-	0	0	0	0	0	0	0
Community	0	++	++	++	++	++	++	++
Housing	++	0	++	0	0	++	+	0
Economy	+	0	+	+	+	++	0	0

10.0. MITIGATION

10.0.1 The following table presents the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies within the Northern Dorset Functional Area Chapter.

Policy	Sustainability Appraisal recommendation
NORD1 Care Facilities within Northern Dorset	The areas surrounding Gillingham and Shaftesbury include the Cranborne Chase AONB, heritage assets and Grade 2 ('very good') agricultural land. The policy could ensure that the development preserves or enhances the character and appearance of the Cranborne Chase AONB and heritage assets and ensure that development does not result in the loss of high grade agricultural land.
Optional Urban Extension	The eastern area of the site is within a Zone 3 (high risk) flood zone. A flood mitigation strategy could be delivered at the site to reduce the risk of flooding.

Policy	Sustainability Appraisal recommendation
West of Peacemarsh, Gillingham	
SHER4, SHER5, SHER6 Barton Farm Extension, Land north of Bradford Road, Land south of Bradford Road	Sherborne is located within the hydrological catchment of the Somerset Levels. Development within the Somerset Levels catchment has the potential to result in additional phosphate entering the sewage treatment works and contribute to the issue of eutrophication at the Somerset Levels and Moors Ramsar. It is therefore recommended that new development in Sherborne is phosphate neutral in order to prevent adverse effects upon the Somerset Levels European Site.
SHER6 Land south of Bradford Road	The site is within a Zone 2 Groundwater Source Protection Zone. Given that the allocation includes employment land, there is a greater potential for a pollution event. The policy could require the proposals to be accompanied by a hydrogeological risk assessment to demonstrate that development will not compromise groundwater quality or its abstraction.

11 Western Dorset Functional Area

11.0. SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

- 11.0.1 Stage 1 of the Sustainability Appraisal of the reasonable alternatives firstly took a strategic view at growth around the settlements within the Western Dorset Functional Area.
- 11.0.2 This stage considered the sustainability impacts of development at each of the general areas for growth around these settlements and explored the consequences of delivering growth in each of these areas on achieving sustainable development. This analysis informed the decision on which areas should be discounted and which should be taken forward further consideration.
- 11.0.3 Stage 2 of the assessment involved refining these general areas for development into more specific development sites by considering the evidence, including the issues identified during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.
- 11.0.4 This resulted in the following areas being identified as reasonable options for development around the settlements in the Western Dorset Functional Area:
- Beaminster: 01_BEAM: West of Tunnel Road; 02_BEAM: Lane End Farm; 03_BEAM: Cherry Cottage Farm (Site 3); 04_BEAM: Land at Hollymoor Lane; 05_BEAM: East of Whitcombe Road; 06_BEAM: South of Broadwindsor Road.
 - Bridport: 01_BRID: East of Dottery Road; 02_BRID: Land north of Gore Lane; 03_BRID: Home Farm, Bridport, Bradpole; 04_BRID: Land adj Happy Island Way; 05_BRID: Wych Farm (north); 06_BRID: Land off Broad Lane (east of Watton Lane); 07_BRID: Land off Broad Lane (west of Watton Lane).
 - Lyme Regis: 01_LYME: North of Lyme Regis; 02_LYME: West of Woodbury Down; 03_LYME: Timbervale.
- 11.0.5 The following table presents the sustainability impacts associated with these site options and whether the site was selected as a preferred option.

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	01_BEAM	02_BEAM	03_BEAM	04_BEAM	05_BEAM	06_BEAM	01_BRID	02_BRID	03_BRID	04_BRID	05_BRID	06_BRID	07_BRID	01_LYME	02_LYME	03_LYME
Biodiversity	0	0	0	0	0	0	0	0	0	0	-	0	0	-	-	-
Soil	0	0	0	0	0	0	-	-	-	-	-	-	0	0	0	0
Water	0	0	0	0	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
Climate Change	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
Community	++	++	+	++	++	++	+	+	+	+	+	++	+	++	+	++
Housing	+	0	+	+	0	+	+	+	+	+	+	+	+	0	0	0
Economy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preferred Option	✓	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗

* option is adjacent to a flood zone, resulting in a potential negative impact in the long term as the effects of climate change are more fully realised and the frequency and severity of rainfall events increase, exposing people and property to flooding.

11.1. Sustainability Appraisal of Draft Policies

11.1.1 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Western Dorset Functional Area of the Dorset Council Local Plan, including:

- Beaminster: BEAM3: Land to the West of Tunnel Road; BEAM4: Land to the South of Broadwindsor Road.
- Bridport: BRID5: Bridport Gateway Care Village.
- Lyme Regis: LYME1: Woodberry Down Extension.

11.1.2 The following table presents the sustainability impacts associated the draft policies for the proposed additional allocations in the Western Dorset Functional Area.

	BEAM 3	BEAM 4	BRID5	LYME1
Biodiversity	0	0	0	0
Soil	0	0	0	0
Water	0	0	0	0
Air	0	0	0	0
Climate Change	0	0	-	0
Flooding & Coastal Change	0	0	--	0
Landscape	0	0	0	0
Historic Environment	0	0	0	0
Community	++	++	++	++
Housing	0	0	+	0
Economy	0	+	+	0

11.2. MITIGATION

11.2.1 The following table presents the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies within the Western Dorset Functional Area Chapter of the Dorset Council Local Plan at the options stage.

Policy	Sustainability Appraisal recommendation
BRID5 Bridport Gateway Care Village	Parts of the site may be subject to flooding as a result of fluvial flooding from the River Brit to the west of the site. The policy could require a Flood Management Plan for the site to ensure that people and property are not exposed to flooding and provide resilience to the effects of climate change.