

# Joint Local Plan Review

for West Dorset and Weymouth & Portland

## Summary of the Sustainability Appraisal Preferred Options

August 2018





# Sustainability Appraisal Summary Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

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## 1 Introduction

- 1.0.1 This document presents the summary of the sustainability appraisal of the preferred options for the review of the West Dorset, Weymouth and Portland Local Plan ('Local Plan Review').
- 1.0.2 This sustainability appraisal of the preferred options provides the reasons for rejecting the reasonable alternatives deemed unsuitable and for selecting the preferred option, assesses the potential impacts associated with the draft policies, and evaluates their overall performance in terms of sustainability. This sustainability appraisal also suggests ways to reduce the adverse effects and maximise the beneficial effects of these policies.
- 1.0.3 Please note that this document provides a summary of the Sustainability Appraisal of Preferred Options. For more details, please refer to the full Sustainability Appraisal.

## 2 Methodology for the Sustainability Appraisal

- 2.0.1 The sustainability appraisal involves assessing the performance of the draft policies against a series of sustainability objectives which are aimed at promoting sustainable development to assist in making a judgement about the possible sustainability effects of the draft policies. These sustainability objectives, established at the scoping stage, are as follows:

Sustainability objective	Decision making criteria
1. Halt biodiversity loss and the degradation of ecosystems	<ul style="list-style-type: none"> <li>• Preserve habitats and protect species, and where possible enhance or restore ecosystems to achieve a net gain biodiversity.</li> <li>• Maintain or restore the favourable conservation status of European and national sites, and avoid significant adverse effects upon local wildlife designations.</li> <li>• Establish coherent ecological networks where possible, with wildlife corridors which connect designated sites of importance for wildlife to prevent habitat fragmentation.</li> </ul>
2. Protect soil quality and conserve geological interests	<ul style="list-style-type: none"> <li>• Protect the most productive agricultural land (grades 1 and 2) to provide food security and achieve sustainable agriculture.</li> <li>• Remediate degraded, derelict, contaminated and unstable land where possible, to protect human health, property and the environment.</li> <li>• Prevent harm to geological conservation interests, and where possible achieve the enhancement of the geological resource.</li> </ul>
3. Maintain or improve water quality	<ul style="list-style-type: none"> <li>• Protect and improve the ecological and chemical status of freshwater, transitional waters and coastal waters.</li> <li>• Ensure that development does not contribute to groundwater quality issues particularly within Groundwater Source Protection Zones.</li> <li>• Ensure that development does not contribute to the groundwater inundation of the foul drainage network.</li> </ul>

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Sustainability objective	Decision making criteria
4. Maintain or improve air quality	<ul style="list-style-type: none"> <li>• Maintain or improve air quality.</li> <li>• Ensure that development does not contribute to air quality issues particularly within Air Quality Management Areas.</li> </ul>
5. Limit climate change	<ul style="list-style-type: none"> <li>• Manage energy consumption and the emission of greenhouse gases.</li> <li>• Increase the use of renewable energy.</li> </ul>
6. Limit the effects of flooding and coastal change	<ul style="list-style-type: none"> <li>• Ensure that development does not expose people and property to risk of flooding.</li> <li>• Manage coastal change to ensure that environmental designations are protected alongside local communities.</li> </ul>
7. Protect and enhance valued landscapes	<ul style="list-style-type: none"> <li>• Protect and where possible enhance valued landscapes.</li> <li>• Conserve and where possible enhance the Dorset Area of Outstanding Natural Beauty and the character and quality of its distinctive landscapes and associated features.</li> <li>• Conserve and enhance the Dorset and East Devon Coast World Heritage Site's outstanding universal value and its setting.</li> </ul>
8. Protect and enhance the historic environment	<ul style="list-style-type: none"> <li>• Preserve the historic environment and its setting, including Scheduled Monuments, archaeological features, Listed Buildings and Conservation Areas.</li> <li>• Make a positive contribution to local character and distinctiveness.</li> </ul>
9. Promote personal wellbeing and healthy communities for all	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Provide mixed use development and strong neighbourhood centres to encourage a more inclusive society and prevent rural isolation.</li> <li>• Provide safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.</li> </ul>
10. Deliver a wide choice of high quality homes	<ul style="list-style-type: none"> <li>• Supply the housing required to meet the needs of present and future generations.</li> <li>• Provide affordable housing to meet community needs and avoid skills depletion.</li> </ul>
11. Develop a strong, stable, and prosperous economy	<ul style="list-style-type: none"> <li>• Provide sufficient land to support growth and innovation for all businesses, including those in rural areas.</li> <li>• Encourage vibrant town centres and support town centre regeneration.</li> <li>• Improve the transport and communications infrastructure, and provide a skilled workforce, to meet business needs.</li> </ul>

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2.0.2 The type and magnitude of impact is determined by considering the baseline characteristics, likely situation if the Local Plan were not adopted, professional opinion and evidence base. The type and magnitude of impact is classified using the following system:

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

2.0.3 The effects of a policy may vary over time. A temporal analysis of impacts was completed to determine the short, medium and long-term impacts, using the following definitions:

Length of impact	Definition
Short term	Up to 5 years from the time of assessment (up to 2023)
Medium term	At the end of the plans duration (2036)
Long term	50 years from the time of assessment (2068), beyond the plan period.

2.0.4 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 plan area, and the world as a whole, is likely to be a very different place beyond 2036 and predicting the effects of policies in a world which is as yet unknown presents difficulties.

2.0.5 In some instances, a policy may have both a positive effect and a negative effect 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, considering the evidence, baseline data, and professional judgement.

## 3 Vision and Introduction

3.0.1 The following reasonable alternatives for the vision of the Local Plan Review were considered at the Issues and Options stage.

	Retaining the current separate visions for West Dorset and Weymouth & Portland	Applying a single combined vision which reflects the potential for growth and investment
Preferred option?	✘	✔
Reason for selecting or rejecting the option	A single, combined vision for the plan area was applied for the Local Plan Review as this was shown to be the more sustainable approach.	

3.0.2 This sustainability appraisal assessed the potential impacts associated with the draft policies in the Introduction (including the vision) of the Local Plan Review.

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	INT1 Presumption in Favour of Sustainable Development		
	Short	Medium	Long
Biodiversity	++	++	++
Soil	++	++	++
Water	--	--	--
Air	--	--	--
Climate Change	--	--	--
Flooding & Coastal Change	++	++	++
Landscape	++	++	++
Historic Environment	-	-	-
Community	++	++	++
Housing	++	++	++
Economy	++	++	++

3.0.3 Policy **INT1** ensures that when considering development proposals, the councils take into account the extent to which the proposal positively contributes to the vision and strategic priorities of the plan, in addition to the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

3.0.4 The strategic priorities of the plan aim to achieve the vision for the plan area by preserving and enhancing aspects of the natural and built environment whilst providing housing and infrastructure and supporting the local economy.

3.0.5 The sustainability appraisal indicates that there are some environmental elements which contribute to achieving sustainable development but which are not included in the strategic priorities, resulting in potential adverse environmental impacts. These include water quality, air quality, and climate change mitigation.

## Sustainability Appraisal recommendation

### **Strategic priorities**

The following strategic priorities for the Local Plan Review may be added to paragraph 1.3.1 of the Local Plan Review:

- maintain or improve water quality;
- maintain or improve air quality, or the Air Quality Management Areas within Chideock and Dorchester;
- Prevent future climate change by managing the energy consumption of future development and encouraging the use of renewable energy technologies where appropriate; and
- Preserve the rich historic environment within the plan area and its setting.

## 4 Environment and Climate Change

4.0.1 The reasons for rejecting the reasonable alternatives deemed unsuitable and selecting the preferred option in the Environment and Climate Change Chapter of the Local Plan Review are given below.

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	<b>Designate 29 CCMA's within plan area in accordance with the CRPG</b>	<b>Designate fewer CCMA's.</b>
Preferred option?	✓	✗
Reason for selecting or rejecting the option	The approach of designating CCMA's implements the recommendation in the CRPG which represents the most up to date evidence on which approach should be taken to areas of coastal change. This approach was taken forward in the preferred options document by showing the 29 CCMA's identified in the CRPG as a single large CCMA.	

	<b>Restrict development in CCMA according to recommendations of Coastal Risk Planning Guidance</b>	<b>Prevent all development in CCMA's</b>
Preferred option?	✓	✗
Reason for selecting or rejecting the option	Restricting development in CCMA's in line with the CRPG implements the approach which reflects the most up to date evidence on the type of development which should be permitted in coastal change areas.	

	<b>Introduce roll-back policies to facilitate relocation of existing development in areas at risk from coastal change</b>	<b>Not to include policy to facilitate the relocation of those assets at risk from coastal change.</b>
Preferred option?	✓	✗
Reason for selecting or rejecting the option	The more sustainable approach of implementing roll back policies was implemented to facilitate the relocation of assets in areas at risk from coastal change, rather than the unmanaged approach.	

	<b>Allocate areas for relocation of properties, roads &amp; commercial premises</b>	<b>Do not allocate areas for the relocation of properties, roads and commercial premises.</b>
Preferred option?	✗	✓
Reason for selecting or rejecting the option	The selected approach of not allocating areas for the relocation of properties, roads and commercial premises provides greater flexibility in terms of the location of the relocated development.	

	<b>Apply the Accessibility and Adaptable Housing standard</b>	<b>Apply the Accessibility and Adaptable Housing standard in those areas suitable for people with reduced mobility</b>	<b>Do not apply the Accessibility and Adaptable Housing standard</b>
Preferred option?	✗	✗	✓
Reason for selecting or rejecting the option	The Accessibility and Adaptable Housing Standard has not been included in the design policies at this stage due to the lack of evidence regarding the potential impacts of implementing the standard. However, having		



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	considered the consultation responses at the Issues and Options stage, further evidence will be commissioned before the submission stage of the Local Plan Review to determine whether to apply the standard.
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	Apply the Wheelchair Accessible Housing standard	Provide a proportion of Wheelchair Accessible Housing with new development	Do not apply the Wheelchair Accessible Housing standard
Preferred option?	✘	✘	✔
Reason for selecting or rejecting the option	It was considered that the adaptation of existing properties for wheelchair users is sufficient to meet the demand for Wheelchair Accessible Housing Standard. Policy HOUS1 requires developers to prioritise the provision of affordable housing to cater for disabled people with particular needs.		

	To apply the Nationally Described Space Standards	Not to apply the Nationally Described Space Standards
Preferred option?	✘	✔
Reason for selecting or rejecting the option	The Nationally Described Space Standards have not been implemented due to the lack of evidence regarding the potential impacts of implementing this standard. Further evidence will be commissioned to determine whether or not to apply the standard.	

	To encourage modular housing	Not to encourage modular housing
Preferred option?	✘	✔
Reason for selecting or rejecting the option	There is no specific policy encouraging modular housing as the Local Plan Review intends to deliver a wide choice of homes to meet the needs of present and future generations. Modular housing is therefore considered the same as other dwelling types and subject to the same policy framework. Policy ENV14 provides guidance on the design requirements for in order to assist with providing a wide choice of homes and supply housing to meet the needs of present and future generations.	

4.0.2 This sustainability appraisal assessed the potential impacts associated with the draft policies in the Environment and Climate Change Chapter of the Local Plan Review, the findings of which are summarised in the following table.

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	ENV 1 Landscape and Seascape			ENV 2 Sites of Geological Interest			ENV 3 Wildlife and Habitats			ENV 4 Green Infrastructure Network			ENV 5 Heritage Assets			ENV 6 Flood Risk			ENV 7 Land Instability			ENV 8 New built development within the Coastal Change Management Area			ENV 9 Replacement of Existing Dwellings and Farm Buildings within the CCMA					
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Short	Medium	Long	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long			
Biodiversity	+	+	+	+	+	+	++	++	++	++	++	++	+	+	+	+	+	+	+	+	+	-	-	0	+	+	+			
Soil	+	+	+	+	+	+	+	+	+	+	+	+	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	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
Flooding & Coastal Change	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	++	++	++	+	+	+	+	+	++	++	++	++			
Landscape	+	+	+	+	+	+	+	+	+	++	++	++	+	+	+	0	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	++	++	+	+	+	+			

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	ENV 10 Agricultural Land and Community Schemes for Local Food or Crops			ENV 11 Pollution and Contaminated Land			ENV 12 The Landscape and Townscape Setting			ENV 13 The Pattern of Streets and Spaces			ENV 14 The Siting and Design of Buildings			ENV 15 Achieving High Levels of Environmental Performance			ENV 16 Shop Fronts and Advertisements			ENV 17 The Effective and Efficient Use of Land			ENV 18 Amenity		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Short	Medium	Long	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	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	+	+	+
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
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	0
Landscape	+	+	+	0	0	0	++	++	++	++	++	++	++	++	++	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	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+
Economy	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+	0	0	0

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- 4.0.3 Policy **ENV 1** prevents development which would cause harm to the Dorset AONB and other valued landscapes. The policy requires development within the Dorset AONB to not conflict with the aims and objectives of the Dorset AONB Management Plan which aims to protect the environment and discourages larger scale renewable energy development and places restrictions on housing development.
- 4.0.4 Policy **ENV 2** prevents harm to sites of geological interest, including the Dorset and East Devon Coast World Heritage Site. Many sites of geological interest within the plan area also represent highly important areas for habitats and species, and preventing development in such areas is likely to result in positive secondary impacts upon biodiversity in addition to coastal change management. However, the policy will restrict the amount of land available for housing and to support business growth and innovation.
- 4.0.5 Policy **ENV 3** prevents significant harm to biodiversity and makes provision for the connection and improvement of ecological networks, helping to address habitat fragmentation. The protection afforded to nature conservation interests will result in secondary positive impacts upon sites of geological conservation interest due to the overlap between designated areas of geological and wildlife conservation interest. The protection given to wildlife designations will help to protect the landscape against the visual impacts of development. Since many wildlife sites are in coastal locations, preventing development in these areas will help the coastal change management agenda.
- 4.0.6 The green infrastructure policy (**ENV 4**) will protect a network of sites against the adverse impacts of development for a range of purposes. This will result in widespread environmental benefits and will benefit the community from the protection of outdoor recreational facilities and amenity greenspace. However, the requirements which the green infrastructure policy places on new development may reduce the amount of housing provided on a development site, and the land available for employment uses.
- 4.0.7 The heritage assets policy (**ENV 5**) is likely to help in preserving the historic environment and its setting from the impacts of development. Since large areas of the Dorset and East Devon Coast World Heritage Site are designated as important for wildlife and are located in coastal areas, there may be secondary positive impacts upon biodiversity and coastal change management. Preserving the setting of heritage assets is likely to have a wider visual impact on the surrounding landscape but restrict the uptake of renewable energy. Whilst the policy may restrict the land available for housing and employment, a heritage asset may be used for such purposes in exceptional circumstances. Some heritage assets represent a tourist attraction, and provide a recreational and educational asset, and their protection helps to support the local tourist economy and the community.
- 4.0.8 Policy **ENV 6** ensures that any flood risk issues associated with new development are adequately mitigated, ensuring that development does not expose people and property to flooding. Since many water courses are designated for their wildlife importance and represent wildlife corridors, preventing development here is likely to result in benefits to biodiversity. Flood defence works and SuDS are likely to protect the existing built environment, including heritage assets but restrict the amount of land available for housing, businesses, and community infrastructure. However, river corridors and their

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floodplains may provide the community with land for leisure and recreation, and help to deliver a safe and accessible environment for the community.

- 4.0.9 **ENV 7**, which directs development away from areas prone to land instability, such as vulnerable coastal locations, is likely to assist with the management of coastal change. Large sections of the area of land instability are designated as areas of wildlife and geological importance and directing development away from these areas is likely to benefit these receptors. Steering development away from areas of land instability will help to deliver a safe and accessible environment for the community but restrict the land available for residential development and business growth and innovation. Essential roads and utility infrastructure are permitted even in those areas of the most severe instability ('Zone 4'), providing some infrastructure to meet business needs in certain circumstances.
- 4.0.10 Policy **ENV 8** prevents residential development in Coastal Change Management Areas, which includes all coastal areas except those protected by existing defences, protecting local communities from coastal change, particularly in the long term as the effects of climate change are more fully realised. Many coastal locations are designated areas of biodiversity and geodiversity importance and therefore the approach of permitting some development in these areas may result in secondary adverse impacts. Development which provides substantial economic and social benefits to the community is permitted in areas of medium and long term risk, supporting coastal communities and businesses. Preventing residential development within the CCMA will restrict the amount of land available for housing due to the significant risk of coastal erosion in these areas.
- 4.0.11 Policy **ENV 9** supports the relocation of buildings of a certain type from areas at risk of coastal processes to more appropriate areas, supporting the coastal change management agenda. The policy requires the restoration of the site in which the building at risk has been demolished, and the replacement building, to respect setting, helping preserve the character of coastal areas, heritage assets, and the wider landscape. The CCMA contains areas of great importance for biodiversity and geodiversity, and relocating development away from these areas is likely to assist in their protection and enhancement.
- 4.0.12 Policy **ENV 10**, which directs development towards poorer agricultural land, protects against the loss of more versatile and productive agricultural land to other uses, preserving soil quality and support local, sustainable food production. The policy permits community schemes for local food or crops which may result in widespread environmental benefits.
- 4.0.13 The contaminated land policy (**ENV 11**) protects the environment from development which could generate pollution to soil, water and air, maintaining and improving the quality of the environment. Preventing development which would cause harm to human health due to contamination resulting in a safer environment for the community.
- 4.0.14 The effect of development upon landscape and townscape setting is addressed by policy **ENV 12**, which requires development proposals to contribute positively to the maintenance and enhancement of local identity and distinctiveness and the protection and enhancement of heritage assets and landscape designations. The policy also requires features that contribute to distinctiveness and local identity to be maintained and enhanced, including areas of geological importance and wildlife designations.

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- 4.0.15 The policy on the pattern of streets and spaces (**ENV 13**) ensures that places are well connected, clear and simple to use, and accommodate functional elements of the streetscene. The policy ensures that the functional infrastructure provided with development is appropriate to the local area, helping to preserve local character and distinctiveness and reducing the visual impact of development. The policy encourages the provision of garden space which relates well to existing features, providing greenspace in urban areas which will help to halt the loss of biodiversity. According to the policy, the design of streets and spaces must not unduly limit opportunities for future growth, helping with the supply of housing in the long term. There is also a requirement for development to provide places which are designed to promote public safety and reduce opportunities for crime, helping to improve quality of life, personal wellbeing and community cohesion.
- 4.0.16 Policy **ENV14**, on the siting and design of buildings, ensures that the siting and design of buildings complement and respect the character of the surrounding area and reinforce the sense of place. This will help to improve the visual impact of development, protecting the setting of landscape and heritage assets. The policy requires development to provide natural surveillance, helping to deliver safe environments.
- 4.0.17 Policy **ENV 15** places an expectation on development to achieve high standards of environmental performance. The domestic sector represents the greatest source of carbon emissions within the plan area, followed by the industrial/commercial sector, and transport sector. Reducing energy consumption and increasing renewable energy uptake is likely to improve or maintain air quality by reducing the emission of greenhouse gases.
- 4.0.18 The policy on shop fronts and advertisements (**ENV 16**) encourages high quality design in shop front development which are compatible with the existing building and its surroundings. Development must not result in the loss of historic fabric in the case of a heritage asset and shop fronts and advertisements must be compatible with and respect the building's surroundings, helping to maintain landscape setting. The policy requires decisions regarding advertisements to be made in the interests of amenity and public safety, with benefits to the community and personal wellbeing.
- 4.0.19 Policy **ENV 17** encourages the development of brownfield land, which is likely to result in the remediation of degraded, derelict, and contaminated land. This is likely to maintain and improve soil and water quality, and preserve or improve habitats and protect species. Decontaminating brownfield land is also likely to provide a safe environment for the community. Directing development towards town centre locations is also likely to result in benefits to the local economy, by creating more vibrant town centres and supporting town centre regeneration. In less sustainable locations, the policy encourages lower densities of development helping to maintain the historic environment and landscape character.
- 4.0.20 Policy (**ENV 18**) ensures that buildings are designed to minimise their impact on amenity. This includes preventing development which emits unpleasant odours, helping to maintain air quality and the emission of greenhouse gases which contribute to climate change. The policy prevents odours which affect human health and living conditions, in addition to the other aspects of amenity which result in widespread impacts upon health and well-being.

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## **Sustainability Appraisal recommendation**

### **ENV 1: Landscape and Seascape**

Whilst the policy provides protection against harm to the Dorset AONB and valued landscapes, it does not take the opportunity for enhancement where possible, as required by the NPPF and Dorset AONB Management Plan 2014-2019. The following text (*in italics*) could be added to the policy to ensure that enhancement is achieved, where possible:

- (i) Development within the Dorset AONB, or affecting its setting, will only be permitted if:
  - it does not harm the landscape and scenic beauty of the AONB *and takes opportunities to enhance the Dorset AONB*;
- (iii) Development affecting a 'valued landscape', including Areas / Land of Local Landscape Importance and the Portland Coastline, will only be permitted if it does not harm the attributes that give the landscape its value *and where possible takes opportunities to enhance these features*.

### **ENV 2: Sites of Geological Interest**

In order to achieve the enhancement of sites of geological interest, in line with the NPPF and Dorset Local Geodiversity Action Plan (2005), the following text (*in italics*) could be added to the policy:

- (ii) Development should maintain, *and where possible enhance*, Regionally Important Geological and Geomorphological Sites (RIGS) for their scientific and educational value.

### **ENV 4: 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, grades 1 and 2 agricultural land may form part of the green infrastructure network.

### **ENV 5: Heritage Assets**

Removing the word 'substantial' from the word 'harm' in the policy would ensure that full consideration is given to all harm to heritage assets rather than only resisting the more significant impacts, helping to preserve the historic environment. However, it is appreciated that National Policy requirements may prevent the removal of the word substantial.

### **ENV 6: Flood Risk**

The Environment Agency and Wessex Water have highlighted the issue of groundwater inundation in the sewerage network in some areas of West Dorset. 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 the deterioration in groundwater quality, or cause foul drainage sewers to flood in downstream properties. The policy could require new development to not contribute to groundwater inundation of the foul drainage network to address this issue.

### **ENV 8: New Built Development within the Coastal Change Management Area**

Due to the great environmental importance of the coastal areas within West Dorset, Weymouth and Portland, which include internationally designated areas for wildlife, geology and landscape setting, the following text (*in italics*) could be added to the policy to clarify that development will only be permitted in such areas, if it avoids unacceptable environmental impacts:

- (ii) In areas at immediate risk of coastal erosion (i.e. within 20 years), development will be limited to short-term uses requiring a coastal location *which do not result in significant harm to biodiversity and geodiversity*.
- (iii) In areas at medium or long-term risk of coastal erosion (i.e. between 20 and 100 years), development will be limited to uses requiring a coastal location and which provide substantial economic and social benefits to the community *without resulting in significant harm to biodiversity and geodiversity*.

### **ENV 9: Replacement of Existing Dwellings & Farm Buildings within the Coastal Change Management Area**

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## Sustainability Appraisal recommendation

In order to prevent the replacement buildings from resulting in adverse impacts upon the environment, other than the impacts relating to visual setting which are already addressed in the policy, the following text could be added:

- any replacement dwelling / farm building does not result in significant harm to biodiversity or geodiversity.

### **ENV 10: Agricultural Land and Community Schemes for Local Food or Crops**

Community schemes for local food or local energy production has the potential for environmental benefits, for example through habitat creation, landscape and visual enhancement, and flood alleviation. There is also the potential for community schemes to promote wellbeing and healthy living, for example by enabling public access for leisure and recreation activities, and using the facility for education and training.

The following text could be added to the policy to ensure that the potential environmental and community benefits of community woodland planting schemes are maximised:

- (ii) Community schemes providing local food, or crops for local energy production, will be encouraged. *Opportunities should be taken to maximise the potential environmental and community benefits of such schemes through their location and design.*

It may also be beneficial to provide some explanation of this in the preamble to the policy.

### **ENV 11: Pollution and Contaminated Land**

To ensure that the whole water environment, and not just ground water, is fully protected from development which would result in an unacceptable risk to pollution, the following text (in italics) could be added to the policy:

- (ii) Development will not be permitted which would result in an unacceptable risk of pollution to ~~ground water~~ *controlled waters*.

The following definition of 'controlled waters' could be added to the Glossary in the Local Plan Review to provide clarity:

*Controlled Waters: In summary, includes territorial waters which extend seaward for three miles from the low-tide limit, Coastal waters from the low-tide limit to the high-tide limit (or fresh-water limit of a river or watercourse), Inland freshwaters, and groundwaters. For the full definition, please see Section 104 of the Water Resources Act 1991.*

In addition, the policy doesn't protect property from aggressive ground conditions (for example from high sulphate concentrations) which can result in structural issues. The following addition (*in italics*) may ensure that these issues are addressed:

- (iii) Planning permission for development on or adjoining land that is suspected to be contaminated will not be granted unless it can be demonstrated that there is no unacceptable risk to future occupiers of the development, neighbouring uses, *property* and the environment from the contamination.

## 5 Achieving a Sustainable Pattern of Development

5.0.1 The reasons for rejecting the reasonable alternatives deemed unsuitable and selecting the preferred option in the Achieving a Sustainable Pattern of Development Chapter of the Local Plan Review are given below.

	Provide 589 dwellings per year	Provide 775 dwellings per year
Preferred option?	✘	✘
Reason for selecting or	Following the Issues and Options consultation, the Government sought views on a new standard methodology for assessing housing need which is	



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rejecting the option	based on the most up to date household projections from 2014 with an uplift to take account of local affordability (currently 794dpa).
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	<b>Employment land need of 60.3 ha as in the adopted Local Plan</b>	<b>Employment land need of 62ha-65ha, reflecting the Workspace Strategy</b>
Preferred option?	✘	✔
Reason for selecting or rejecting the option	The approach of applying the objectively assessed need for employment land identified by the Workspace Strategy represents the most up to date evidence.	

	<b>Focus development towards the eight major settlements</b>	<b>Focus some development at settlements with populations of more than 1,000</b>	<b>Focus some development at settlements with populations of more than 600</b>	<b>Focus some development at settlements with a DDB</b>
Preferred option?	✔	✔	✔	✔
Reason for selecting or rejecting the option	A combination of these options has been implemented through the settlement hierarchy in SUS 2, which directs the vast majority of development towards the main towns but permits some development in smaller settlements.			

	<b>List the eight settlements on Portland in the list of settlements with DDBs in the Local Plan review</b>	<b>List five settlements on Portland in the list of settlements with DDBs in the Local Plan review</b>
Preferred option?	✔	✘
Reason for selecting or rejecting the option	Listing the eight settlements in Portland provides greater clarity on which settlements on Portland have a defined development boundary.	

	<b>Strictly control development outside DDBs, having regard for the protection of the countryside and environmental constraints</b>	<b>Relax control of development outside defined development boundaries</b>
Preferred option?	✔	✘
Reason for selecting or rejecting the option	The preferred approach of strictly controlling development outside the DDB protects the environment and distributes development towards more sustainable locations.	

	<b>Policy SUS 2 to take factors into account when determining whether a development proposal in rural areas is “at an appropriate</b>	<b>Do not provide clarification on the term “at an appropriate scale to the size of the settlement” in policy SUS 2.</b>
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	<b>scale to the size of the settlement”</b>	
Preferred option?	✓	✗
Reason for selecting or rejecting the option	Providing additional guidance on the meaning of this term is likely to lead to greater clarification on the council’s position towards development in rural locations.	

	<b>Development inside all DDB will normally be permitted</b>	<b>Development inside DDB identified through Local Plan will normally be permitted. Only development which meets local needs permitted for DDB introduced through neighbourhood plan</b>
Preferred option?	✗	✓
Reason for selecting or rejecting the option	Settlements where DDBs have been introduced through neighbourhood plans do not necessarily have a reasonable level of services and facilities. The presumption that these settlements are sustainable locations for growth, other than to meet identified local need, alongside those settlements identified in the Local Plan Review would be incorrect.	

5.0.2 This sustainability appraisal assessed the potential impacts associated with the draft policies in the Achieving a Sustainable Pattern of Development Chapter of the Local Plan Review, as shown in the table below.

Sustainability Objective	SUS 1 The Level of Economic and Housing Growth			SUS 2 Spatial Strategy			SUS 3 Reuse of Buildings Outside Defined Development Boundaries			SUS 4 Neighbourhood Development Plans		
	Short	Med	Long	Short	Med	Long	Short	Med	Long	Short	Med	Long
Biodiversity	-	-	-	-	-	-	0	0	0	++	++	++
Soil	0	0	0	+	+	+	0	0	0	++	++	++
Water	-	-	-	-	-	-	0	0	0	++	++	++
Air	-	-	-	--	--	--	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	++	++	++	++	++	++	++	++	++	++	++	++

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- 5.0.3 Policy **SUS1** makes provision for 15,880 dwellings and 51.6ha of employment land over the period 2016 to 2036. This level of housing growth exceeds the existing level of housing growth in the adopted Local Plan, a figure which established using figures from a period of high economic growth. This level of housing growth is therefore considered sufficient to provide the housing needs for present and future generations and deliver the housing infrastructure to encourage business growth and innovation. The level of employment land has been set using the findings of the Workspace Strategy which assesses the future need for employment land assuming the economic growth in Dorset is above national average and therefore is likely to provide sufficient land to support business growth. 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.
- 5.0.4 The distribution of development policy (**SUS 2**) focuses development at the main settlements, with some small scale development at the less inhabited settlements to meet local needs. Directing the majority of development towards the main settlements will encourage town centre regeneration, whilst the low level growth at the smaller settlements will continue to meet local needs and support rural business growth. Environmentally sensitive areas are distributed across the plan area, both within larger settlements and rural areas. Therefore, concentrating development at the larger settlements does not necessarily result in greater or less significant environmental impacts. The exception is air quality, as directing development towards the main settlements may result in an adverse impact upon the Air Quality Management Area in Dorchester and those areas of Bridport where exceedances in air quality thresholds have been recorded.
- 5.0.5 Policy **SUS 3** allows the reuse of buildings outside defined development boundaries providing that the existing building is suitable for re-use, the proposed use is appropriate, and the scheme is acceptable in planning terms. The policy permits the re-use of buildings outside the defined development boundary for housing, and the reuse of buildings for employment and tourism uses. The policy also permits the re-use of buildings outside the defined development boundary for community uses, providing essential services and facilities for rural communities. Enabling the reuse of buildings outside the defined development boundaries may include areas within the Coastal Change Management Area, and enable the reuse of such buildings may result in conflict with the coastal change management policies.
- 5.0.6 Policy **SUS4** requires Neighbourhood Development Plans to comply with the Local Plan Review's vision and strategic objectives, and its strategic policies, largely ensuring that the environmental impacts of neighbourhood development plans are minimised. However, since air quality is not addressed by the plan's vision and strategic objectives or its strategic policies, and there are Air Quality Management Areas in Dorchester and Chideock and exceedances in Bridport, there is the potential for air quality impacts.

## **Sustainability Appraisal recommendation**

### **SUS2: Spatial Strategy**

To minimise the potential environmental effects of development within defined development

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## Sustainability Appraisal recommendation

boundaries, it is recommended that the following text (*in italics*) is added to part (ii) of the policy:  
“(ii) Within the defined development boundaries residential, employment and other development to meet the needs of the local area will normally be permitted, *subject to compliance with other policies in this plan.*”

### **SUS 3: Reuse of Buildings Outside Defined Development Boundaries**

The policy permits the reuse of buildings outside defined development boundaries, which includes areas within the Coastal Change Management Areas. To ensure that the policy doesn't conflict with the coastal change management policies and the relocation of buildings at risk from coastal processes, the following text (*in italics*) could be added to the policy:

“(i) The re-use of existing buildings outside DDBs will be permitted provided that:

(ii) in relation to the existing building / site:

- *The building is not located within a Coastal Change Management Area;*”

### **SUS4: Neighbourhood Development Plans**

The following strategic priority for the Local Plan Review may be added to paragraph 1.3.1 of the Local Plan Review to ensure that the air quality issues in the plan area are addressed:

- maintain or improve air quality, and specifically within the Air Quality Management Areas at Chideock and Dorchester;

## 6 Economy

6.0.1 The reasons for rejecting the reasonable alternatives deemed unsuitable and selecting the preferred option in the Economy Chapter of the Local Plan Review are given below.

	Give more employment sites the status of key employment site	Apply the list of key employment sites set out in policy ECON 2	Remove some sites from the list of key employment sites.
Preferred option?	✓	✗	✗
Reason for selecting or rejecting the option	This will ensure that more employment sites are protected from other types of development, encouraging the appropriate level of employment land is available to support sustainable economic growth. A further review of existing key employment sites will be undertaken before submission stage.		

	Move settlements up the hierarchy so they're listed as larger centres than currently indicated	Apply the list of settlements suggested in the Issues and Options document	Move settlements down the hierarchy so they're listed as smaller centres than currently indicated
Preferred option?	✗	✓	✗
Reason for selecting or rejecting the option	The retail study which forms part of the evidence base for the Local Plan Review indicated that the settlement hierarchy in the Issues and Options document was the most appropriate approach, in addition to being the most sustainable approach according to the Sustainability Appraisal.		

6.0.2 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies in the Economy Chapter of the Local Plan Review.

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	ECON 1 Provision of Employment			ECON 2 Protection of Key Employment Sites			ECON 3 Protection of Other Employment Sites			ECON 4 Retail Need and Provision			ECON 5 Retail Hierarchy, The Sequential Test and Impact Assessments			ECON 6 Protection of Retail Frontages			ECON 7 Hot Food Takeaways		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Short	Medium	Long	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
Water	-	-	-	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
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	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
Community	+	+	+	+	+	+	+	+	+	++	++	++	++	++	++	+	+	+	+	+	+
Housing	+	+	+	-	-	-	+	+	+	0	0	0	0	0	0	+	+	+	0	0	0
Economy	++	++	++	++	++	++	+	+	+	++	++	++	++	++	++	++	++	++	-	-	-

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	ECON 8 Markets			ECON 9 Tourism Attractions and Facilities			ECON 10 Built Tourist Accommodation			ECON 11 Caravan and Camping Sites			ECON 12 New Agricultural Buildings			ECON 13 Diversification of Land-Based Rural Businesses			ECON 14 Equestrian Development		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Short	Medium	Long	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	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
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
Landscape	0	0	0	+	+	+	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Historic Environment	0	0	0	++	++	++	++	++	++	++	++	++	-	-	-	++	++	++	+	+	+
Community	+	+	+	++	++	++	0	0	0	+	+	+	0	0	0	0	0	0	++	++	++
Housing	0	0	0	0	0	0	+	+	+	+	+	+	0	0	0	0	0	0	+	+	+
Economy	+	+	+	++	++	++	++	++	++	+	+	+	++	++	++	++	++	++	++	++	++

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- 6.0.3 Policy **ECON 1** supports employment development within or at the edge of settlements with defined development boundaries, in rural areas through the reuse of an existing building, as part of a farm diversification scheme, or where a rural location is essential for the type of business. This may support the growth and innovation of businesses, including those in rural areas. Providing the majority of employment land within or on the edge of settlements is likely to provide the community with access to work by sustainable modes of transport but may permit development which increases emissions to air and water, with secondary impacts upon habitats and species. Furthermore, employment development may be visually intrusive, resulting in adverse impacts upon landscape and the setting of heritage assets. Directing employment development towards larger settlements and enabling employment development on existing premises, which may be contaminated as a result of its industrial legacy, may result in the remediation of these areas.
- 6.0.4 Policy **ECON2** protects those employment sites which contribute significantly to the supply of employment land, providing land for the growth and innovation of businesses. Since most key employment sites are within defined development boundaries or on the edge of settlements, this approach will encourage more vibrant town centres and town centre regeneration. Those key employment sites away from the main settlements may help to offer centres for rural employment. However, protecting these sites for employment development will restrict the land available for housing.
- 6.0.5 The approach towards the protection of ‘non-key’ employment sites, which also contribute to the supply of employment land and provide opportunities for a wider range of employment uses, is provided by policy **ECON3**. The policy protects those sites which support viable employment uses and protects against the significant loss of jobs, but enables the use of ‘non-key’ employment sites for other purposes in certain circumstances. Taking a slightly more permissive approach towards the redevelopment of non-key employment sites in this way may help to deliver housing. Enabling the redevelopment of vacant or derelict employment sites may encourage land regeneration. The redevelopment of existing or proposed non-key employment land is only permitted where the current use causes significant harm to the character of the surrounding area, helping to protect and enhance the landscape, local character and setting of heritage assets.
- 6.0.6 Policy **ECON4** sets out the level of retail development which will be delivered across the plan area. The policy requires the provision of 3,500-5,600m<sup>2</sup> of additional floor space for food shopping and 19,400m<sup>2</sup> of additional floor space for non-food shopping. This level of retail provision will meet the forecast need for shopping and provide sufficient land to support business growth and improve access to jobs and essential shopping. The development of additional retail floor space may result in adverse environmental impacts, but also result in the regeneration of land.
- 6.0.7 Policy **ECON5** sets out the sequential approach, which focuses future retail and town centre development towards defined town centre locations as a preference, followed by locations at the edge of the town centre, and then, if no other locations are available, appropriate out of centre locations. Focussing development towards town centre locations is likely to encourage a more vibrant town centre and drive town centre regeneration.

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- Directing retail and town centre development towards town centre locations may result in the remediation land but may exacerbate air quality issues. The policy requires town centre development to be appropriate in type and scale to the existing local centre, helping to preserve local character and distinctiveness.
- 6.0.8 The Protection of Retail Frontages is addressed by policy **ECON6** which aims to ensure that the vitality and viability of town centre areas is maintained through providing the appropriate concentration and mix of retail and other town centre uses, and preventing the unacceptable loss of retail and town centre uses, supporting the local economy. The policy encourages the use of the upper floors of town centre areas for residential purposes, helping to supply housing.
- 6.0.9 Policy **ECON7** prevents the development of hot food takeaways within 400m of areas typically frequented by children, promoting personal wellbeing and healthy communities. This policy restricts the sites available for hot food takeaways, particularly when considered in combination with ECON 5 which directs retail uses towards town centres.
- 6.0.10 Policy **ECON8** directs markets towards the primary shopping areas in accessible locations, and safeguards the future of existing markets, providing the community with improved long term access to essential shopping and providing opportunities for those businesses which require markets in order to trade. The central location of these markets may help to encourage more vibrant town centres, helping town centre vitality. However, directing markets towards town centre locations may result in air quality impacts, particularly as the Air Quality Management Areas are located in town centre locations.
- 6.0.11 Tourism attractions and facilities are directed towards town centre locations, or sites within or close to established settlements, by policy **ECON9**, supporting town centre regeneration and encourage more vibrant town centres, and may assist in the remediation of degraded, derelict or contaminated land upon previously developed areas. The policy is likely to provide leisure and recreational facilities. Town centre development may also result in adverse air quality impacts. The policy supports proposals for new tourism attractions and facilities which provide wider environmental benefits.
- 6.0.12 Policy **ECON10** directs built tourist accommodation towards town centre locations, supporting town centre regeneration and encouraging a more vibrant town centre. However, this may exacerbate air quality impacts within the more urban parts of the plan area, some of which are designated Air Quality Management Areas. The policy enables built tourist accommodation in rural areas through the replacement, intensification or extension of existing premises, if improvements are made to the appearance of the site, positively affecting local character and the setting of heritage assets.
- 6.0.13 Policy **ECON11** ensures that all proposals for caravan and camping sites respects local character and the landscape, heritage and built environment. Owing to the coastal location of many such development, this approach may conflict with the coastal management policies provided elsewhere in the Local Plan Review. Furthermore, large areas of the coast of West Dorset, Weymouth and Portland are designated wildlife sites, and development within close proximity to these areas may result in adverse wildlife impacts. Farm



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diversification projects for new caravan and camping sites will be permitted in some circumstances, supporting the growth and innovation of rural businesses.

6.0.14 Policy **ECON12** provides the conditions under which new larger agricultural buildings or extensions to existing agricultural buildings will be permitted. Larger agricultural buildings can have an industrial appearance and appear incongruous in a rural setting. However, the policy requires the appearance of the building to minimise the impact upon landscape character. Whilst minimising the effects upon landscape character will have the secondary positive impact upon heritage assets and local character by reducing the visual impacts of development, the potential for an impact on heritage assets and their setting remains given the industrial appearance of the larger agricultural buildings and the sensitivity of such areas in terms of the historic environment.

6.0.15 Farms and other land based businesses are permitted to use land, re-use or replace existing buildings, or develop new ancillary buildings for non-agricultural employment purposes through policy **ECON13**, providing the development is in keeping with rural character and makes a contribution to sustaining the existing enterprise. The policy prevents diversification schemes from resulting in the loss of buildings which make a positive contribution to local character and ensures that the use of land and buildings for non-agricultural employment purposes are in keeping with rural character, protecting and enhancing the historic environment and valued landscapes.

6.0.16 Policy **ECON14** supports equine related businesses, encouraging the growth and innovation of rural businesses and helping to establish a strong, stable and more prosperous rural economy. The provision of equine related development will provide the community with greater access to recreation and leisure facilities, and where it can be demonstrated that the equestrian holdings are inappropriate or no longer viable, equine buildings may be used for other community purposes or housing. The policy ensures that the scale of equine development doesn't compromise the character of the countryside, minimising the visual effect of the development and maintaining the landscape and historic environment.

## Sustainability Appraisal recommendation

### **ECON 1: Provision of Employment**

Employment development has the potential to result in emissions to air and water from industrial processes, resulting in secondary impacts upon biodiversity. There is also the potential for visual impacts due to the nature of employment development, resulting in adverse impacts upon the landscape, local character and the historic environment.

Although it is appreciated that the plan needs to be taken into account in its entirety when making decisions, the following text may be added to parts (i) and (ii) of the policy to minimise the potential environmental effects of employment development, particularly in more environmentally sensitive areas such as rural locations:

*"subject to compliance with the environmental policies in this plan."*

**ECON 5: Retail Hierarchy, The Sequential Test and Impact Assessments** Directing retail and town centre uses towards more central locations may exacerbate air quality issues, particularly since those areas where air quality issues have been identified (such as Air Quality Management Areas) are in town centre locations, namely Dorchester and Bridport. Whilst policy ENV11 looks to control development which may generate air pollution, the Local Plan Review could introduce more specific measures for addressing air quality issues, perhaps by encouraging more sustainable transport for

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the use of retail facilities, or ensuring that air quality is a key consideration in town centre development in Dorchester and Bridport.

### **ECON 8: Markets; ECON 9: Tourism Attractions and Facilities; ECON 10: Built Tourist**

#### **Accommodation**

Directing markets, tourism attractions and built tourist accommodation (hotels and guesthouses) towards town centre areas may exacerbate air quality issues at the Air Quality Management Areas by focussing development and increasing traffic where there are existing air quality issues. The Local Plan Review could include more specific measures for addressing these potential air quality impacts, or air quality could be made a key consideration in town centre development in Dorchester and Bridport.

### **ECON 11: Caravan and Camping Sites**

Many existing caravan and camping sites are situated within coastal areas. These areas may be subject to coastal change, if they are located in areas which are not protected by sea defences. Also, large areas of the coast of West Dorset, Weymouth and Portland are designated as internationally important wildlife sites. New caravan and campsite development, or changes to existing caravan and campsites, in these areas may compromise coastal change management and result in adverse impacts upon areas of wildlife importance. The policy currently ensures that impacts upon landscape, heritage and the built environment are addressed. It is proposed that the following text (*in italics*) is added to the policy:

“All development (including the change of use from touring to static units) must not, individually or cumulatively, have a significant adverse impact *upon areas of wildlife importance or and* the distinctive characteristics of the area’s landscape, heritage or built environment. Proposals in the Heritage Coast are unlikely to be supported. *Development will not be permitted within a Coastal Change Management Area.*”

### **ECON 12: New Agricultural Buildings**

New larger agricultural buildings may have an industrial appearance. Many farm buildings are designated heritage assets (such as Listed Buildings), in recognition of their importance in the historic environment, and play an important role in defining the character and distinctiveness of rural areas. The following text (*in italics*) could be added to the policy, to ensure that the development of large industrial buildings in these sensitive areas in terms of heritage assets are avoided:

“the scale, siting, design and external appearance of any new agricultural building (or extension) should be designed to minimise adverse impact on the landscape character, *heritage assets* and residential amenity.”

## 7 Housing

7.0.1 The reasons for rejecting the reasonable alternatives deemed unsuitable and selecting the preferred option in the Housing Chapter of the Local Plan Review are given below.

	Apply the optional lower threshold of 5 units in ‘Rural Areas’	Maintain the 10 unit threshold across the plan area
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 providing a balance between boosting housing supply on smaller sites and maintaining the delivery of affordable housing in rural areas.	

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	Focus the 'other types of affordable housing' on affordable housing to rent	Focus the 'other types of affordable housing' on affordable housing to buy/part-buy	Focus the 'other types of affordable housing' on meeting the needs of particular groups
Preferred option?	✓	✓	✓
Reason for selecting or rejecting the option	Policy HOUS1 implements a mix of all three options which has been set according to identified needs including those on the housing register, ensuring that all affordable housing needs are catered for in the Local Plan Review.		

	allow market homes to cross-subsidise the provision of affordable housing on exception sites	Do not allow market homes to cross-subsidise the provision of affordable housing on exception sites
Preferred option?	✗	✓
Reason for selecting or rejecting the option	This approach has been taken to ensure that the availability of exception sites for affordable housing is not undermined by land owners being unwilling to release development sites, which would reduce the provision of affordable housing.	

	Continue current approach (no amendment to policy)	Allocation of land purchased by the Council or under Council ownership	Provide areas for self build and custom build on development sites	Exception sites
Preferred option?	✗	✗	✗	✓
Reason for selecting or rejecting the option	The approach of allowing affordable self-build housing on exception sites in accordance with policy HOUS2 is considered the most appropriate way of delivering self-build housing within the plan area.			

Sustainability Objective	Apply a more permissive approach to low impact dwellings	Continue considering low impact dwellings under the same framework as conventional dwellings
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.	

7.0.2 This sustainability appraisal assessed the potential impacts associated with the draft policies in the Housing Chapter of the Local Plan Review, the findings of which are summarised in the following table.

# Sustainability Appraisal Summary Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	HOUS 1 Affordable Housing			HOUS 2 Affordable Housing Exception Sites			HOUS 3 Open Market Housing Mix			HOUS 4 Development Of Flats, Hostels And Houses In Multiple Occupation				HOUS 5 Residential Care Accommodat ion			HOUS 6 Other Residential Development Outside Defined Development Boundaries			HOUS 7 Occupational dwellings outside defined development boundaries			HOUS 8 Self build and custom build housing		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Short	Medium	Long	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	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	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
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
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	0	0
Landscape	0	0	0	+	+	+	0	0	0	+	+	+	+	+	+	++	++	++	+	+	+	+	+	+	+
Historic Environment	0	0	0	+	+	+	0	0	0	+	+	+	-	-	-	++	++	++	+	+	+	++	++	++	++
Community	0	0	0	+	+	+	0	0	0	0	0	0	+	+	+	-	-	-	-	-	-	-	-	-	-
Housing	+	+	+	++	++	++	++	++	++	+	+	+	+	+	+	+	+	+	+	+	+	++	++	++	++
Economy	+	+	+	+	+	+	+	+	+	0	0	0	+	+	+	-	-	-	++	++	++	+	+	+	+

# Sustainability Appraisal Summary Preferred Options

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- 7.0.3 Policy **HOUS1** seeks to ensure that new development provides affordable housing of an appropriate type, size and mix, or contributes financial contributions towards the provision of affordable housing. It is recognised that the total projected need for affordable housing is unlikely to be met during the plan period. However, the policy ensures the delivery of affordable housing on all new housing sites above the size threshold, either by providing affordable housing or a contribution towards affordable housing.
- 7.0.4 Policy **HOUS2** permits affordable housing on small sites which would not normally be used for housing, due to their location outside of the defined development boundary. The policy only permits development where the character, scale and design of the scheme is appropriate to the location, preserving the local character and the setting of heritage assets and landscape setting. The policies relating to environmental protection apply to exception sites, which are small scale sites adjoining settlement boundaries, and therefore it is unlikely that appreciable environmental impacts will result from this policy.
- 7.0.5 The mix of the size, type and affordability of dwellings provided with new development must take into account the current range of house types and sizes and the likely demand for housing from the changing demographic, according to policy **HOUS3**. The policy is likely to provide the type of housing which meets the needs of present and future generations, including affordable housing. This in turn may provide a skilled workforce to live in the plan area, helping to provide business needs and the development of a strong, stable and prosperous local economy. The size, type and affordability of housing provided with new development schemes is unlikely to appreciably affect the environmental receptors.
- 7.0.6 Policy **HOUS4** ensures that proposals for flats, hostels and houses in multiple occupation are in keeping with the character of the area and provide the appropriate private amenity space, helping to conserve local character and landscape setting. The policy is likely to result in housing of a quality required to meet the needs.
- 7.0.7 The policy on residential care accommodation (**HOUS5**) within the defined development boundary is likely to provide housing of a type to meet the housing needs of present and future generations. The residential care accommodation may provide opportunities for healthcare and work in the community. Local residential care businesses may benefit from the policy enabling residential care accommodation, helping to develop the local economy. The policy ensures that residential care development is within development boundaries and at an appropriate scale in relation to the settlement, helping to protect the landscape. However, there may be impacts upon local character and the setting of heritage assets.
- 7.0.8 Policy **HOUS 6** considers other residential development outside defined development boundaries, such as the replacement or extension of existing permanent dwellings, development of ancillary domestic buildings, small scale extension of residential gardens, and the subdivision of existing dwellings outside defined development boundaries under certain conditions. The policy allows mainly for the modernisation and adaptation of existing dwellings, but may provide a small degree of residential development outside of the defined development boundaries, assisting in the supply of housing to meet the needs of the community, particularly in more rural areas. The policy requires the immediate setting, wider surroundings and local character to be a consideration for such

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development, helping to protect the landscape and rural character in more rural settings. Small scale extensions of residential gardens outside of defined development boundaries will cause the loss of countryside, resulting in an urbanising effect and potentially the loss of biodiversity, for example by converting habitats to garden uses such as mown lawns, patio areas and the planting of non-indigenous shrub and tree species.

- 7.0.9 Policy **HOUS 7** permits the development of dwellings for workers in agriculture, forestry and other rural businesses, helping to provide housing to meet the needs of rural communities and the infrastructure which provides a skilled workforce to support the rural economy. The provision of residential dwellings outside the defined development boundaries may lead to development in isolated areas, leading to rural isolation. The policy requires the dwelling to be well related to the existing farm, helping to retain the local character and landscape setting. The provision of dwellings in rural areas may result in the loss of irreplaceable habitat, resulting in an adverse impact upon biodiversity.
- 7.0.10 Policy **HOUS 8** aims to support the needs of those wishing to build their own homes. The policy permits self and custom-build housing within defined development boundaries and at strategic sites, and outside defined development boundaries providing that they are in accordance with policies HOUS2, HOUS6 and HOUS7. This is likely to provide homes, including affordable housing. Residential development in isolated areas may lead to rural isolation and reliance on the private car. The policy enables the development of self and custom build housing for workers in the agriculture, forestry and other rural businesses, providing the infrastructure to supply a skilled workforce and support the rural economy. Development outside the defined development boundaries will effectively result in the conversion of countryside to development, resulting in an urbanising effect albeit on a small scale. This has the potential to result in adverse impacts upon biodiversity through the loss of habitat, and cause the loss of productive agricultural land. The provision of custom and self-build housing outside development boundaries is permitted in accordance with HOUS2, HOUS6 and HOUS7, and larger sites must be in accordance with agreed design code, preserving the landscape, local character and distinctiveness.

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### **HOUS4: Development Of Flats, Hostels And Houses In Multiple Occupation**

The policy aims to prevent high density, cramped and oppressive development by providing open space. In order to take advantage of the opportunities to maximise the potential environmental benefits of this open space, the preamble to the policy may provide guidance which recommends that this open space should provide green space to halt the loss of biodiversity, rather than having an urbanising effect. For example, the open space may provide ponds or grassed areas, rather than concreted areas or patios. There may also be opportunities to maximise the potential community benefits of the open space by providing easily accessible recreational and leisure facilities for the community.

### **HOUS5: Residential Care Accommodation**

The policy requires residential care accommodation to be inside defined development boundaries, and therefore within existing urban areas. Whilst the policy requires the scale of the development to be appropriate according to the size of the settlement, the following text (*in italics*) could be added to the policy to ensure that the design does not harm local character:

“New care accommodation and major extensions to existing care homes should:

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- be located within a defined development boundary and at an appropriate scale in relation to the settlement *and compatible with the character of the area*

### **HOUS6: Other Residential Development Outside Defined Development Boundaries**

In order to prevent any loss of biodiversity as a result of the urbanising effect of converting countryside to development outside the defined development boundaries, the following text (*in italics*) may be added to ensure that veteran trees are retained and opportunities for biodiversity gains as a result of landscape planting are maximised:

“The small-scale extension of an existing residential garden outside defined development boundaries will only be permitted, exceptionally, where the extension:

- reflects and / or reinforces existing plot and boundary patterns in the locality *and does not result in the loss of individual aged or veteran trees*; and
- includes a boundary treatment and landscape planting *with native species* to successfully integrate the development with the local landscape and rural character.”

### **HOUS7: Occupational dwellings outside defined development boundaries**

The provision of new permanent dwellings outside the defined development boundary for workers in agriculture, forestry and other rural businesses may result in the loss of irreplaceable habitat in the countryside and a significant harm to biodiversity if not addressed. The following text (*in italics*) may be added to resolve this:

“The replacement of an existing permanent dwelling outside defined development boundaries will be permitted, provided that:

*the development does not result in the loss or deterioration of irreplaceable habitats, such as veteran trees, or significant harm to biodiversity.*”

### **HOUS8: Self build and custom build housing**

The policy permits self and custom-build outside the defined development boundaries providing that they are in accordance with policies HOUS2, HOUS6 and HOUS7. The suggested mitigation against the potential adverse impacts of applying this policy may be addressed by implementing the suggested mitigation against policies HOUS2, HOUS6 and HOUS7 (see above).

## 8 Community Needs and Infrastructure

- 8.0.1 The reasons for rejecting the reasonable alternatives deemed unsuitable and selecting the preferred option in the Community Needs and Infrastructure Chapter of the Local Plan Review are given below.

Sustainability Objective	Identify suitable areas for wind energy development	Do not identify suitable areas for wind energy development
Preferred option?	✘	✔
Reason for selecting or rejecting the option	The plan area is considered inappropriate for large scale wind energy development, mainly due to landscape sensitivity. Community scale wind energy projects (less than 15m to the hub) are permitted through policy COM11.	

- 8.0.2 This sustainability appraisal assessed the potential impacts associated with the draft policies in the Community Needs and Infrastructure Chapter of the Local Plan Review, the findings of which are summarised in the following table.

# Sustainability Appraisal Summary Preferred Options

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	COM 1 Making Sure New Development Makes Suitable Provision For Community Infrastructure			COM 2 New or improved Local Community Buildings and Structures			COM 3 The Retention of Local Community Buildings and Structures			COM 4 New or Improved Local Recreational Facilities			COM 5 The Retention of Open Space and Recreational Facilities			COM 6 The Provision of Education and Training Facilities		
	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	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	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	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	0	0	0
Economy	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+



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	COM 7 Creating A Safe and Efficient Transport Network			COM 8 Parking Standards in New Development			COM 9 The Provision of Utilities Service Infrastructure			COM 10 Renewable Energy Development			COM 11 Wind Energy Development		
	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
Water	0	0	0	0	0	0	-	-	-	0	0	0	0	0	0
Air	++	++	++	-	-	--	+	+	+	+	+	+	+	+	+
Climate Change	+	+	+	-	-	--	+	+	+	++	++	++	+	+	+
Flooding & Coastal Change	0	0	0	0	0	0	-	-	-	0	0	0	0	0	0
Landscape	0	0	0	+	+	+	++	++	++	+	+	+	++	++	++
Historic Environment	0	0	0	+	+	+	++	++	++	++	++	++	++	++	++
Community	++	++	++	0	0	0	+	+	+	0	0	0	0	0	0
Housing	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

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- 8.0.3 Policy **COM 1** requires the provision of community infrastructure which has the potential, depending on location and design, to result in widespread environmental benefits.
- 8.0.4 The provision of new or improved local community buildings and structures in areas within or adjoining existing settlements through policy **COM 2** is likely to provide healthcare, education, training, leisure and essential shopping facilities which are accessible by sustainable modes of transport. There is the potential for new community buildings within existing settlements to result in adverse impacts upon heritage assets and their setting. The costs associated with running some community buildings are often unmanageable due to the size and design of buildings and other pressures such as rising energy prices.
- 8.0.5 Policy **COM 3** aims to ensure that existing community buildings and structures are retained, where they are viable and a local need for them remains, promoting health and well-being in the community by retaining access to services and facilities. Where it can be demonstrated that there is no longer a need for the community use or it is no longer viable, a community building may be used for housing or business use, delivering homes to meet the needs of the community and providing land to support business growth.
- 8.0.6 The provision of new or improved open space or recreational facilities close to settlements (unless a countryside/coastal location is required) through policy **COM 4** will provide opportunities for the community to access leisure and recreational facilities by sustainable modes of transport. The policy is likely to result in significant positive impacts upon biodiversity through the provision of new habitat and by preserving wildlife corridors, and ensuring that nature conservation is a consideration in the enhancement of water sports and marine based recreation. However, regard is not given to the chemical status of the coastal and transitional waters, potentially resulting in adverse impacts upon water quality. The policy permits proposals for recreational facilities by the coast, compromising coastal change management. Permitting development in coastal and countryside locations may support the growth of rural businesses.
- 8.0.7 Policy **COM 5** will ensure that open space and recreational facilities are either retained or replaced with improved or more suitable facilities which more closely reflect community needs, promoting personal wellbeing. Retaining public open space will prevent the loss of habitats, helping to halt biodiversity loss. The policy ensures that existing marine based recreational facilities are retained, supporting rural businesses. Such facilities may be located in areas subject to coastal change and their retention may compromise coastal change management and the protection of local communities from coastal processes.
- 8.0.8 The provision of new, replacement or expanded education and training facilities within the local catchment (**COM 6**) will provide the community with access to training and education by sustainable modes of transport. This will provide local businesses with a skilled workforce, supporting the local economy. Such facilities typically use large amounts of energy, resulting in the emission of greenhouse gases which contribute to climate change.
- 8.0.9 Policy **COM 7** provides a more efficient transport network by minimising the need to travel and providing greater opportunities to use more sustainable modes of transport. The improved transport infrastructure may support local businesses and improve opportunities to sustainably access services and facilities. Reducing the need to travel and encouraging

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- the use of more sustainable modes of transport is likely to reduce fuel consumption and emission of greenhouse gases, helping to mitigate climate change and improve air quality.
- 8.0.10 Policy **COM 8** aims to provide sufficient car parking spaces to meet expected future levels of car ownership. Providing sufficient car parking so as not to result in the under provision of parking spaces has been shown to benefit urban design and the public realm, making a positive contribution to local character and the wider landscape setting. However, providing sufficient car parking spaces to meet expected future car ownership needs is unlikely to discourage the use of the motor vehicle in future. This may result in increased energy consumption and the emission of greenhouse gases, contributing to climate change and air quality issues particularly in AQMAs. These effects will be more significant in the longer term, as more housing is built to this standard and as climate change takes effect.
- 8.0.11 Policy **COM 9** ensures that the appropriate level of utilities services infrastructure is provided for development, including telecommunications and radio equipment. The policy ensures that telecommunications infrastructure or radio equipment will only be permitted where it is not unduly detrimental to nature conservation, areas of townscape importance and sensitive areas of the landscape. The policy encourages the more widespread use of telecommunications technology over less sustainable methods of communication, reducing energy consumption and the emission of greenhouse gases, helping to maintain or improve air quality. However, the policy does not address the issue of the infiltration of groundwater into the foul drainage network which can cause the drain to fail, leading to pollution and a deterioration in groundwater quality, or cause the drain to flood.
- 8.0.12 The policy on renewable energy (**COM 10**) is likely to encourage the uptake of renewable energy in those instances where the benefits outweigh the harm, helping to support the growth of the green economy, mitigate climate change and improve air quality. The policy prevents proposals for renewable energy which would cause unacceptable impacts upon the local landscape, townscape and areas of historic importance. However, consideration is not given to the wider landscape, which may be a particular issue for larger renewable energy schemes such as solar farms. The policy also prevents proposals for renewable energy which would cause unacceptable impacts upon biodiversity and protects residential amenity, providing housing which meets the needs of the community.
- 8.0.13 The policy on wind energy development (**COM 11**) is likely to encourage the uptake of small scale wind energy through community led schemes, to a degree reducing greenhouse gas emissions by removing the need to generate energy through the burning of fossil fuels, helping to mitigate against climate change and improving air quality. Permission for wind energy development will only be granted where impacts upon the local and wider landscape, townscape and areas of historic interest, and designated wildlife sites, nature conservation interest and biodiversity are satisfactorily mitigated. The wind energy development policy prevents harm to the residential amenity from the effects of renewable energy, providing housing which meets the needs of the community.

## Sustainability Appraisal recommendation

### **COM 1: Making Sure New Development Makes Suitable Provision for Community Infrastructure**

The provision of community infrastructure has the potential to result in positive impacts upon

## **Sustainability Appraisal recommendation**

environment, for example through habitat creation, landscape and visual enhancement, flood alleviation, and the protection of the most productive and versatile soils, if the community infrastructure is designed and located appropriately.

In order to ensure that the potential environmental benefits of new community infrastructure are maximised, the policy may include the following text:

*“Opportunities should be taken to maximise the potential environmental benefits of outdoor informal space provision through their location and design.”*

## **COM 2: New or Improved Local Community Buildings and Structures**

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 the plan area have taken advantage of the opportunities to incorporate energy efficiency and renewable energy technologies to address this issue. Not only has this improved the environmental performance of such buildings, but the reduction in energy consumption and renewable energy generation has ensured that the running costs of the building are more manageable, securing the viable long term use of the building for community purposes. The following text may be added to the policy to ensure this:

*“Opportunities should be taken to ensure that, where appropriate, energy efficiency measures and renewable energy technologies are incorporated into the design of community buildings to improve the building’s environmental performance and long term viable use for community purposes.”*

## **COM 4: New or Improved Local Recreational Facilities**

The policy permits the provision of recreational facilities in coastal locations. These areas may be subject to coastal change, and this approach may conflict with the policies relating to coastal change management (policies ENV 8 and ENV 9). These policies only permit time limited permissions for certain types of development, and requires development to provide substantial economic and social benefits. Reference should be made to these policies to ensure compliance with the coastal change management policies of the Local Plan Review. The following text (*in italics*) should be added to the policy:

“ii) Proposals for recreational facilities away from settlements at the coast or in the countryside will only be permitted if they require a coastal or countryside location and their scale is in keeping with the surrounding environment. Such proposals *will be subject to the coastal change management policies within this plan*, and must not be intrusive in the landscape or cause unacceptable impacts to local amenity or through increased vehicle movements.”

Sports centres and swimming pools typically use large amounts of energy, resulting in the emission of greenhouse gases which contribute to climate change. In order to address this issue, the preamble to the policy could mention the importance of designing the building to minimise energy consumption through the use of energy efficiency measures and the use of renewable energy.

The enhancement of water sports and marine based recreation has the potential to result in impacts upon the ecological or chemical status of water. The policy addresses the potential impacts upon ecological receptors, but does not mention the chemical status of coastal and transitional waters. The chemical status of coastal waters within the plan area are in ‘good’ condition, according to Environment Agency, and the following text (*in italics*) could be added to the policy in order to retain this:

“iii) Proposals to enhance water sports or marine-based recreational provision will be permitted, subject to the protection of any land and maritime nature conservation in the area, *maintaining the chemical status of coastal and transitional waters*, and potential impact on the existing use of the recreation facility.”

## **COM 5: The retention of open space and recreational facilities**

The policy ensures that marine based recreational facilities will be retained. However, such facilities

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<p><b>Sustainability Appraisal recommendation</b></p> <p>may be affected by coastal change processes due to their coastal location, and to ensure that such facilities are retained and local communities are protected, the following text (<i>in italics</i>) should be added to the policy:  <i>“Existing marine based recreational facilities should be retained or appropriately relocated if threatened by coastal erosion.”</i></p>
<p><b>COM 6: The Provision of Education and Training Facilities</b></p> <p>Education and training facilities may use large amounts of energy, resulting in the emission of greenhouse gases which contributes to climate change. In order to address this issue, the preamble to the policy could mention the importance of designing these building to minimise energy consumption through the use of energy efficiency measures and uptake of renewable energy.</p>
<p><b>COM 9: The Provision of Utilities Service Infrastructure</b></p> <p>In order to address the potential issues surrounding groundwater inundation, the following text can be added to the policy:  <i>“ii) Development will not be permitted where problems associated with groundwater inundation cannot be satisfactorily addressed.”</i></p>
<p><b>COM 10: Renewable Energy Development</b></p> <p>The policy only requires adverse impacts upon the local landscape to be addressed. In order to ensure that the wider landscape and designations such as the Dorset AONB are conserved, the following text (in strikethrough) could be removed:  <del>“any adverse impacts on the local landscape, townscape or areas of historical interest can be satisfactorily assimilated;”</del></p> <p>In order to ensure that harm to residential amenity as a result of glare from solar panels are addressed and to remove the need to consider flicker which results from wind energy development which is dealt with through a separate policy (COM 11), the following text (<i>in italics</i>) could be added and removed (in strikethrough):  <del>“the proposal minimises harm to residential amenity by virtue of noise, vibration, overshadowing, flicker, glare, or other detrimental emissions, during construction, its operation and decommissioning”</del></p>

## 9 Weymouth

9.0.1 The following three possible sites for development at Weymouth were identified and evaluated at the Issues and Options stage of the Local Plan Review.

	W1	W2	W3
Preferred option?	✓	✗	✗
Reason for selecting or rejecting the option	Considered suitable as the potential landscape impacts resulting from the loss of the open gap may be satisfactorily addressed.	Development at this site would result in potentially adverse impacts upon the Dorset AONB	Development would result in adverse impacts upon the open gap. Concerns were raised about the effects upon the working farm and local businesses currently at the site.

9.0.2 This sustainability appraisal assessed the potential impacts associated with the draft policies in the Weymouth Chapter of the Local Plan Review, the findings of which are summarised in the following table.

# Sustainability Appraisal Summary Preferred Options

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	WEY 1 Weymouth Town Centre Strategy			WEY 2 Town Centre Core and Commercial Road Area			WEY 3 Station Area and Swannery Car Park			WEY 4 Custom House Quay and Brewery Waterfront			WEY 5 The Esplanade (South)			WEY 6 Ferry Peninsula			WEY 7 Westwey Road and North Quay Area			WEY 8 Lodmoor Gateway and Country Park Area			WEY 9 Bincleaves Cove		
	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	--	--	--	++	++	++
Soil	--	--	--	--	--	--	--	--	--	--	--	--	0	0	0	--	--	--	--	--	--	--	--	--	--	--	--
Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	+	+	+	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	+	+	0
Landscape	--	--	--	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	++
Historic Environment	++	++	++	++	++	++	+	+	+	+	+	+	--	--	--	++	++	++	+	+	+	+	+	+	+	+	+
Community	++	++	++	++	++	++	++	++	++	+	+	+	++	++	++	+	+	+	+	+	+	+	+	+	+	+	+
Housing	++	++	++	+	+	+	+	+	+	0	0	0	+	+	+	+	+	+	+	+	+	0	0	0	+	+	+
Economy	++	++	++	++	++	++	++	++	++	++	++	++	+	+	+	++	++	++	++	++	++	+	+	+	++	++	++

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	WEY 10 Land at Markham and Little Francis			WEY 11 Land off Louviers Road			WEY 12 Land at Wey Valley			WEY 13 Land at the Old Rectory, Lorton Lane			WEY 14 Land at Wyke Oliver Farm			WEY 15 Land at Tumbledown Farm			WEY 16 Lorton Valley Nature Park		
	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	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
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	0	0	0	+	+	+	+	+	+	+	+	+
Historic Environment	+	+	+	+	+	+	++	++	++	++	++	++	0	0	0	+	+	+	0	0	0
Community	++	++	++	+	+	+	+	+	+	-	-	-	-	-	-	+	+	+	+	+	+
Housing	++	++	++	+	+	+	++	++	++	+	+	+	+	+	+	0	0	0	0	0	0
Economy	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+	+

# Sustainability Appraisal Summary Preferred Options

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- 9.0.3 The Weymouth Town Centre area includes areas of national importance for wildlife. Policies **WEY2**, **WEY3** and **WEY7** are adjacent to the Radipole SSSI and development in these areas may affect this important wildlife site. The Portland Harbour Shore SSSI is adjacent to the Weymouth Town Centre Area and policy **WEY4** may result in impacts upon this wildlife designation. Policy **WEY8** permits tourism and low key recreation uses adjacent to the Lodmoor SSSI, and has the potential to adversely affect the conservation status of this designation. Outside of the Weymouth Town Centre Area and to the north, policy **WEY16** establishes the Lorton Valley Nature Park which promotes the management of the Lodmoor SSSI and Lorton SSSI and surrounding areas and provides a wildlife corridor which links these areas of wildlife importance with the open countryside to the north. Development at **WEY11** and **WEY14** supports the Nature Park by ensuring the wildlife corridor is retained.
- 9.0.4 Contaminated land is most likely to affect redevelopment through policies **WEY2**, **WEY3**, **WEY4**, **WEY6**, **WEY7**, **WEY8** and **WEY9**.
- 9.0.5 The Weymouth Town Centre Area includes coastal areas and Weymouth Harbour, a tidal and subtidal water body. The River Basin Management Plan (2015) aims to improve the status of these water bodies, and development in those areas of Weymouth adjacent to the coast and harbour has the potential to compromise this, if not addressed.
- 9.0.6 Despite the presence of flood and coastal defences in Weymouth, areas of Weymouth Town Centre are within a high risk flood risk zone. Policy **WEY1** recognises the need to manage flood risk across the Weymouth Town Centre Area. The policies relating to those allocations outside the Weymouth Town Centre Area give provision for flooding where necessary, with the exception of policy **WEY15**, which is adjacent to a high risk flood zone and may be subject to flooding in the long term as climate change occurs.
- 9.0.7 The coastal areas on the southern side of the Weymouth Town Centre Area are within the East Devon to Dorset World Heritage Site. Development in Weymouth Town Centre may result in impacts upon this designation.
- 9.0.8 Weymouth has a rich and distinct local character, as a Georgian seaside resort, and contains many notable landmarks. **WEY1** ensures that these assets in the Weymouth Town Centre Area are retained or enhanced.
- 9.0.9 Development within Weymouth town centre is likely to provide the community with essential services and facilities. In some instances, development in Weymouth will improve links to the wider footpath and cycle network, allowing access to the town centre services and facilities by the sustainable modes of transport (such as **WEY10** and **WEY12**). However, development at other more remote areas of Weymouth may not provide easy access to services and facilities in Weymouth Town Centre (such as **WEY11**, **WEY13** and **WEY14**).
- 9.0.10 Development in Weymouth town centre will encourage a stronger neighbourhood centre and reduce crime and disorder which undermines quality of life, particularly at the Town Centre Core and Commercial Road Area (**WEY2**) and Esplanade (**WEY5**).



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9.0.11 The allocations for development in Weymouth will provide up to 1,938 new dwellings and 2.1ha of employment land over the plan period, helping to deliver the housing needs and provide sufficient land to support the growth and innovation of businesses.

## Sustainability Appraisal recommendation

### WEY1: Weymouth Town Centre Strategy

In order to address the potential impacts relating to biodiversity, contaminated land, water quality, landscape, the following text (*in italics*) could be added to this overarching policy for the Weymouth Town Centre area:

“Development within the Weymouth Town Centre Strategy area (as shown in the policies map) must, as far as practicable, meet the following aims:

- *Conserve and enhance the Dorset and East Devon Coast World Heritage Site’s outstanding universal value and its setting;*
- *Maintain and restore the favourable conservation status of the wildlife designations within and adjacent to Weymouth Town Centre, including the Radipole Lake SSSI, Portland Harbour Shore SSSI and Lodmoor SSSI;*
- *Remediate derelict, degraded and contaminated land to protect human health, property and the environment;*
- *Protect and improve the ecological and chemical status of the coastal and transitional waters in Weymouth and surrounding areas.”*

## 10 Portland

10.0.1 The following two possible sites for development at Portland were identified and evaluated at the Issues and Options stage of the Local Plan Review.

	P1	P2
Preferred option?	<b>x</b>	
Reason for selecting or rejecting the option	These site options were considered unsuitable largely due to the significant environmental constraints, particularly with respect to International Wildlife Site, World Heritage Site, sites of historic interest, and areas of geological conservation interest.	

10.0.2 This sustainability appraisal assessed the potential impacts associated with the draft policies in the Portland Chapter of the Local Plan Review, the findings of which are summarised in the following table.

Sustainability Objective	PORT 1 Osprey Quay			PORT 2 Former Hardy Complex			PORT 3 Portland Quarries Nature Park		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	--	--	--	--	--	--	++	++	++
Soil	--	--	--	--	--	--	++	++	++

# Sustainability Appraisal Summary Preferred Options

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Water	-	-	-	-	-	-	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
Landscape	--	--	--	0	0	0	+	+	+
Historic Environment	--	--	--	--	--	--	+	+	+
Community	+	+	+	0	0	0	+	+	+
Housing	+	+	+	++	++	++	-	-	-
Economy	+	+	+	0	0	0	-	-	-

- 10.0.3 The Isle of Portland is of great ecological significance, with the majority of the coastal areas designated as a Special Area of Conservation (SAC). The Portland Quarries Nature Park (**PORT3**) will help to preserve and maintain the unique mix of habitats and species upon Portland, and establish a coherent ecological network on Portland connecting the sites of wildlife importance and preventing habitat fragmentation. However, the sites at Osprey Quay (**PORT1**) and the Former Hardy Complex (**PORT2**) are in close proximity to the European wildlife sites and development may result in impacts upon this designation.
- 10.0.4 The Isle of Portland is also internationally important for its areas of geological conservation interest. The Portland Quarries Nature Park (**PORT3**) will help to protect the quarries of Portland. The allocations for development at the sites at Osprey Quay (**PORT1**) and the Former Hardy Complex (**PORT2**) are within close proximity to the geological sites.
- 10.0.5 The development site at Osprey Quay (**PORT1**) includes the 'Portland Castle' Scheduled Monument. The Underhill Conservation Area also occupies the eastern section of the site, and is within close proximity to the development at the Former Hardy Complex (**PORT2**).
- 10.0.6 The allocations for development in Portland will provide up to 416 new dwellings over the plan period, helping to deliver the housing to meet the needs of present and future generations. In addition, the development at Osprey Quay (**PORT1**) will deliver leisure and community facilities and employment land to support business growth on Portland.

## Sustainability Appraisal recommendation

### **PORT 1: Osprey Quay**

The allocation is for employment uses in a coastal area within close proximity to the Isle of Portland to Studland SAC, Isle of Portland SSSI and Portland Harbour Shore SSSI, in addition to the Dorset and East Devon World Heritage Site. These areas are of great importance for both wildlife and geological conservation interest, and the following text could be added to the policy to prevent potential adverse impacts upon these areas of environmental importance:

- *“Conserve and enhance the Dorset and East Devon Coast World Heritage Site’s outstanding universal value and its setting;*
- *Maintain and restore the favourable conservation status of the wildlife designations including the Isle of Portland to Studland Special Area of Conservation, Portland Harbour Shore Site of Special Scientific Interest and Isle of Portland Site of Special Scientific Interest;*
- *Protect the ecological and chemical status of coastal waters”*

The eastern part of the site includes the Portland Castle Scheduled Monument and the Underhill Conservation Area. The following text may be added to the policy to ensure that the proposed development does not result in adverse impacts upon these heritage assets:

- *“Development must not have an adverse impact upon local character and the Portland*

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## Sustainability Appraisal recommendation

*Castle Scheduled Monument*”.

### **PORT 2: Former Hardy Complex**

The site is within close proximity to the Isle of Portland to Studland SAC and Isle of Portland SSSI. These areas are of great importance for both wildlife and geological conservation interest, and the following text could be added to the policy to prevent potential adverse impacts:

- *“Conserve and enhance the Dorset and East Devon Coast World Heritage Site’s outstanding universal value and its setting;*
- *Maintain and restore the favourable conservation status of the wildlife designations including the Isle of Portland to Studland Special Area of Conservation and Isle of Portland Site of Special Scientific Interest;*

The site is adjacent to the Underhill Conservation Area. The following text may be added to the policy to ensure that the proposed development does not result in adverse impacts upon these heritage assets:

- *“Development must preserve local character and distinctiveness”.*

## 11 Littlemoor

11.0.1 The reasons for rejecting the site options which were deemed unsuitable around Littlemoor are presented in the Weymouth Chapter of this sustainability appraisal.

11.0.2 This sustainability appraisal assessed the potential impacts associated with the draft policies in the Littlemoor Chapter of the Local Plan Review, the findings of which are summarised in the following table.

	LITT 1 Littlemoor Urban Extension			LITT 2 Land at Icen and Weyside Farms		
	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	0	0	0
Flooding & Coastal Change	+	+	+	0	0	0
Landscape	++	++	++	++	++	++
Historic Environment	+	+	+	+	+	+
Community	++	++	++	+	+	+
Housing	++	++	++	0	0	0
Economy	++	++	++	+	+	+

11.0.3 The Littlemoor Urban Extension (**LITT1**) will incorporate green corridors, helping to maintain connections between wildlife habitats and prevent habitat fragmentation around Littlemoor and halt biodiversity loss.

11.0.4 The eastern section of the Littlemoor Urban Extension (**LITT1**) includes an area of ‘high risk’ potentially contaminated land due to the former military use of the land.

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- 11.0.5 The Littlemoor Urban Extension (**LITT1**) is required to create a strong positive image and create a positive out-facing edge when viewed from the ridgeway and the development at Land at Icen and Weyside Farms (**LITT2**) must create a positive image when viewed from the main highway network and relate positively to the Littlemoor Urban Extension. These requirements are likely to maintain local character and distinctiveness.
- 11.0.6 The Littlemoor Urban Extension (**LITT1**) will deliver mixed use development, providing a stronger neighbourhood centre in Littlemoor and encouraging a more inclusive local society. This development will provide a school and other community infrastructure, and the development for employment purposes at Icen and Weyside Farms (**LITT2**) will provide opportunities for local work.
- 11.0.7 The allocations for development in Littlemoor will provide up to 600 new dwellings over the plan period, helping to deliver the housing.
- 11.0.8 The Littlemoor Urban Extension (**LITT1**) and development for employment uses at Land at Icen and Weyside Farms (**LITT2**) will deliver employment land to support business growth. Improvements to the local highways network, providing the infrastructure to meet business needs and support a stronger and more prosperous local economy.

## Sustainability Appraisal recommendation

### **LITT 1: Littlemoor Urban Extension**

There is an area of high risk contaminated land on the eastern side of the site, due to its former military use, which is not mentioned in the policy. The following text could be added to the policy to ensure that the potential contaminated land issues are addressed:

*“Development must avoid unacceptable risks to human health, property and the environment as a result of potentially contaminated land, for example as a result of the military use on the eastern area of the site”.*

## 12 Chickerell

- 12.0.1 Two possible sites for development at Chickerell were identified and evaluated at the Issues and Options stage of the Local Plan Review. During the Issues and Options consultation, the site at the Former Tented Camp at Mandeville Road (Ch3) was suggested as a possible development site.

	Ch1	Ch2	Ch3 (omission site)
Preferred option?	✓	✗	✓
Reason for selecting or rejecting the option	Area considered suitable for development as potential impacts may be mitigated.	Undeveloped land in the setting of the East Devon and Dorset World Heritage Site.	Site could accommodate small-scale development which would secure visual enhancements on the site.

- 12.0.2 This sustainability appraisal assessed the potential impacts associated with the draft policies in the Chickerell Chapter of the Local Plan Review, the findings of which are summarised in the following table.

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	CHIC 1 Land at Putton Lane			CHIC 2 Chickerell Urban Extension			CHIC 3 Wessex Stadium			CHIC 4 Land West of Southill			CHIC 5 Former Tented Camp, Mandeville Road		
	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	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
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	0	0	0	+	+	+	0	0	0	+	+	+	++	++	++
Historic Environment	-	-	-	-	-	-	0	0	0	-	-	-	0	0	0
Community	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Housing	+	+	+	++	++	++	+	+	+	++	++	++	+	+	+
Economy	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0

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- 12.0.3 Whilst the Chickerell Urban Extension (**CHIC2**) ensures that the wildlife the wildlife corridor which links the Chesil and the Fleet European Site and Crookhill Brick Pit European Site with the open countryside to the north of Chickerell is retained, development to the east of Chickerell (**CHIC3** and **CHIC4**) will significantly reduce this wildlife corridor. The Former Tented Camp (**CHIC5**) is in close proximity to the Chesil and the Fleet European Site, and development in this area may increase the recreational pressure upon this designation.
- 12.0.4 The Council's Contaminated Land Strategy has identified medium risk potentially contaminated land on the eastern section of the site at Putton Lane (**CHIC1**), as result of its former use as a landfill, and low risk contaminated land at the Chickerell Urban Extension (**CHIC2**) as result of the due to the presence of filled land with unknown material.
- 12.0.5 Whilst Chickerell is not within the Dorset AONB, this landscape designation wraps around the settlement to the west and the north and therefore Chickerell is within the setting of the Dorset AONB. The Chickerell urban extension (**CHIC2**) will provide planting to restrict the visual impacts upon the Dorset AONB and the development at Land West of Southill (**CHIC4**) will be kept below the 30m contour to reduce landscape impacts and planting at the periphery of the site will be provided. Whilst the development at the Former Tented Camp (**CHIC5**) is within the setting of the East Devon and Dorset World Heritage Site, the development requires the development to deliver landscape enhancements.
- 12.0.6 Development at Putton Lane (**CHIC1**) and through the Chickerell Urban Extension (**CHIC2**) is adjacent to the Chickerell Conservation Area and may affect local character and the setting of this historic asset. The northern extent of the development area for the allocation West of Southill (**CHIC4**) would be adjacent to the Radipole Conservation Area.
- 12.0.7 The development at Chickerell will result in the provision of appropriate community infrastructure and will enable access to services and facilities by sustainable transport.
- 12.0.8 The development at Chickerell would deliver approximately 1557 homes and a care home, helping to supply housing. The development allocations will also supply land for employment uses in Chickerell (**CHIC1** and **CHIC2**) and deliver highways improvements (**CHIC2**), helping to meet business need and encourage a stronger economy.

## Sustainability Appraisal recommendation

### **CHIC 1: Land at Putton Lane**

There is an area of medium risk contaminated land on the eastern side of the site, due to its former use as a landfill, which is not mentioned in the policy. The following text could be added to the policy to ensure that the potential contaminated land issues are addressed:

*"Development must avoid unacceptable risks to human health, property and the environment as a result of potentially contaminated land, for example as a result of the historic landfill on the eastern area of the site".*

The site is adjacent to the Chickerell Conservation Area and the following text could be added to the policy to prevent impacts upon the historic environment:

*"Harm to local character and the setting of the Chickerell Conservation Area should be avoided."*

### **CHIC 2: Chickerell Urban Extension**

Whilst the policy requires the development to provide 'biodiversity enhancement', specific mention could be made to habitat creation or improvements to the existing habitat relating to the Great

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## Sustainability Appraisal recommendation

Crested Newt, a European Protected Species, by adding the following text (*in italics*):

“This should include a connecting corridor of semi-natural green space along the eastern margin of the allocation and biodiversity enhancement *at the site to ensure that the habitat for species such as the Great Crested Newt is improved to prevent overall biodiversity loss*”.

The site is adjacent to the Chickerell Conservation Area and the following text could be added to the policy to prevent impacts upon the historic environment:

*“Harm to local character and the setting of the Chickerell Conservation Area should be avoided.”*

### **CHIC 4: Land West of Southill**

This allocation is situated in the open gap between Southill and Chickerell, and development in this area would partly close the wildlife corridor which links the wildlife designations to the south of the site with the open countryside to the north. In order to prevent a loss of biodiversity, the policy could include the following wording:

*“Development must ensure that provide a wildlife corridor which links the wildlife designations to the south of the site with the open countryside to the north, and provides habitat enhancement where possible.”*

The site is adjacent to the Radipole Conservation Area and the following text could be added to the policy:

*“Harm to local character and the setting of the Radipole Conservation Area should be avoided.”*

### **CHIC 5: Former Tented Camp, Mandeville Road**

The site is in close proximity to the Chesil and the Fleet Special Protection Area (SPA) and Ramsar site. In order to prevent adverse impacts upon this International wildlife site, for example through additional recreational pressure, the following text could be added to the policy:

*“The development will only be permitted if the scheme maintains the favourable conservation status of the Chesil and the Fleet International Wildlife Designation.”*

## 13 Dorchester

13.0.1 The following possible sites for development at Dorchester were identified and evaluated at the Issues and Options stage of the Local Plan Review.

	D1	D2	D3	D4	D5	D6	D7
Preferred option?	✓			✗		✓	
Reason for selecting or rejecting the option	Area considered suitable for development as potential adverse impacts may be adequately mitigated.			Land not available for development due to land ownership.	Not suitable due to surface water flooding.	Unacceptable landscape and heritage impacts.	Potential adverse impacts may be adequately mitigated.

13.0.2 This sustainability appraisal assessed the potential impacts associated with the draft policies in the Dorchester Chapter of the Local Plan Review, the findings of which are summarised in the following table.

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	DOR 1 Dorchester Roman Town Area			DOR 2 Future Town Centre Expansion			DOR 3 Fairfield Car Park			DOR 4 Brewery Square, Weymouth Avenue			DOR 5 High Street East/High Street West Area			DOR 6 Dorchester Transport and Environment Plan			DOR 7 Poundbury Mixed Use Development			DOR 8 Poundbury Parkway Farm Business Site					
	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	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	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	--	--	--	--	--	--	+	+	+	++	++	++	++	++	++	++	++	++	--	--	--	--	--	--
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
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	0	0	0	0	0	0	0	0	0	--	--	--	++	++	++	++	++	++	++	++	++
Historic Environment	++	++	++	--	--	--	--	--	--	++	++	++	-	-	-	--	--	--	++	++	++	-	-	-	-	-	-
Community	+	+	+	++	++	++	++	++	++	++	++	++	+	+	+	+	+	+	++	++	++	+	+	+	+	+	+
Housing	0	0	0	+	+	+	+	+	+	+	+	+	0	0	0	0	0	0	++	++	++	0	0	0	0	0	0
Economy	0	0	0	++	++	++	++	++	++	++	++	++	0	0	0	+	+	+	++	++	++	++	++	++	++	++	++



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	DOR 9 Red Cow Farm, St George's Road			DOR 10 Land South of St George's Road			DOR 11 Land Off Allington Avenue			DOR 12 Former Dorchester Prison			DOR 13 Kingston Maurward College			DOR 14 Dorset County Hospital			DOR 15 Land North of Dorchester			DOR 16 Land to the West of Charminster		
	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
Soil	0	0	0	--	--	--	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	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
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	0	0	0	+	+	+	+	+	+	+	+	+	0	0	0	+	+	+	++	++	++	++	++	++
Economy	+	+	+	++	++	++	0	0	0	0	0	0	0	0	0	0	0	0	++	++	++	0	0	0

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- 13.0.3 The policy for development at the land north of Dorchester (**DOR15**) makes provision for a new Local Nature Reserve for Dorchester at the water meadows of the River Frome which runs along the northern side of Dorchester. The allocations for modestly scaled industrial development at Red Cow Farm (**DOR 9**) and mixed use development at Land South of St Georges Road (**DOR10**) on the eastern side of Dorchester, just 10m and 90m away from the SSSI designation respectively, may result in adverse impacts upon this designation.
- 13.0.4 The River Frome runs along the northern boundary of Dorchester. The allocation for development at Land North of Dorchester ensures that the water meadows and riparian zone alongside the river are kept free from development and provides a wetland area, helping to maintain or improve water quality. However, further downstream, there is land allocated for industrial uses in close proximity to the river (**DOR9** and **DOR10**), which may result in emissions to water and impacts upon ecological and chemical water quality. The industrial development at **DOR9** is also subject to flooding, which may increase the likelihood of emissions to water, and is within a Groundwater Source Protection Zone. Other allocations which include an element of industrial development within a Zone 1 Groundwater Source Protection Zone include **DOR7**, **DOR 14**, **DOR15** and **DOR16**.
- 13.0.5 Some allocations for development at Dorchester include areas of potentially contaminated land (**DOR10**, **DOR13**, **DOR14**, **DOR15** and **DOR16**). This includes approximately 3.3ha of 'high risk' potentially contaminated land located on the southeastern section of the Land North of Dorchester (**DOR15**) site due to the former use as a landfill site.
- 13.0.6 High East Street in Dorchester Town Centre is designated as an Air Quality Management Area on the basis of the elevated levels of nitrogen dioxide as a result of vehicle movements. The expansion of Dorchester town centre (**DOR 2** and **DOR3**) and some allocations for development may result in greater vehicle movements in Dorchester Town Centre (**DOR11**, **DOR12**, and **DOR14**). Furthermore, industrial development may exacerbate air quality issues by resulting in additional emissions to air (**DOR8**, **DOR9**, **DOR10** and **DOR15**), with subsequent impacts upon air quality. Development at sites **DOR9**, **DOR12**, and **DOR13** may be subject to fluvial flooding of the River Frome, and site **DOR8** may be subject to surface water flooding.
- 13.0.7 Dorchester has a rich and distinctive historic character, with many heritage assets which reflect the settlements interesting and unique history. Policy **DOR 1** will help to maintain and enhance the historic assets associated with Dorchester's roman legacy in the northeast of the town. The site for town centre expansion (**DOR2**) or the reserve site for town centre expansion (**DOR3**) includes the Dorchester Conservation Area and Scheduled Monuments such as the "Dorchester Roman Walls". The industrial development at Poundbury Parkway Farm (**DOR8**) has the potential to result in impacts upon the setting of Maiden Castle.
- 13.0.8 Whilst most of Dorchester is not within the Dorset Area of Outstanding Natural Beauty (AONB), the designation wraps around the northern, western and southern sides of the settlement. The proposed development at Poundbury (**DOR7**) and the Poundbury Parkway Farm Business Site (**DOR8**) are within the Dorset AONB, but includes mitigation which protects the character and quality of the distinctive landscapes within the designation.

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- 13.0.9 The policies for development at Dorchester are likely to provide services and facilities to meet the needs of the community, such as a new health campus at the hospital, employment land providing work for the community, cultural activities associated with Dorchester’s rich cultural heritage, and education facilities at Kingston Maurward. Furthermore, the development at Land North of Dorchester (**DOR15**) will provide recreational facilities associated with the new Local Nature Reserve, new schools, and a new local centre providing the community with essential shopping facilities. The provision of a local centre with the development at Land North of Dorchester (**DOR15**) will ensure that a strong neighbourhood centre is provided with this major new development.
- 13.0.10 Development in Dorchester will provide up to 4,257 new homes, including affordable housing, sites possibly suitable for self and custom build housing (**DOR 11**), and housing for those with extra care needs and working at the hospital (**DOR 14**).

## Sustainability Appraisal recommendation

### **DOR2: Town Centre Expansion**

To ensure that the historic character of this area, which includes the Dorchester Conservation Area and Scheduled Monuments such as the “Dorchester Roman Walls”, is maintained and enhanced, the policy could include the following wording:

“(v) Harm to local character and heritage assets should be avoided”

### **DOR 3: Fairfield Car Park**

The policy should ensure that this reserve site for town centre expansion contributes towards providing a joined up sustainable transport network through Dorchester, linking the train station to the west and the sustainable transport links at the Brewery Square development with the wider transport network in Dorchester with improved pedestrian and cycle links.

This would ensure that the services and facilities within Dorchester Town Centre are accessible by sustainable modes of transport, promoting personal wellbeing and healthy communities, and helping to address air quality issues at the Dorchester Air Quality Management Area by encouraging the use of other more sustainable modes of transport.

The following text could be added to the policy:

“(iv) The development of the site should provide improved pedestrian and cycle links.”

The reserve site for town centre expansion includes the Dorchester Conservation Area and Scheduled Monuments such as the “Dorchester Roman Walls”. To ensure that the historic environment in the area is maintained, the policy could include the following wording:

“(vi) Harm to local character and heritage assets should be avoided”

### **DOR 8: Poundbury Parkway Farm Business Site**

Whilst this employment site benefits from being remote from residential properties and has good road links, the preamble to the policy should require the development to contribute to improved cycle and pedestrian links to encourage workers and visitors to use more sustainable modes of transport rather than the motor car by establish a more comprehensive sustainable transport network. This would help to ease air quality issues with the Dorchester Air Quality Management Area by reducing vehicle movements associated with this development.

The policy could include the following text (*in italics*) to address the need to consider surface water flooding and the setting of Maiden Castle to the south of the site:

“(i) Approximately 3.3 hectares of land at Parkway Farm Business site (as shown on the policies map) is designated for B2 and similar employment uses, subject to the provision of satisfactory design, landscaping and mitigation measures to reduce any adverse impacts *upon the Dorset AONB, setting of heritage assets and surface water flooding* to an acceptable level.”

## **Sustainability Appraisal recommendation**

### **DOR 9: Red Cow Farm, St George's Road**

This site is particularly sensitive in terms of biodiversity and chemical water quality. The River Frome SSSI, a national wildlife designation, is located approximately 10m to the north of the site. The River Frome downstream of the site and the groundwater beneath the site are both classified as having 'poor' chemical water quality, and the site is within a Zone 3 Groundwater Source Protection Zone indicating that public water drinking supplies in the area are more likely to be affected from pollution. The site is within a medium to low risk flood zone.

Given the industrial nature of the development, albeit modest in scale, and the sensitivity of the area to emissions to soil and water, and the potential for flooding, the following text could be added to the policy:

*"development must ensure that the risk of emissions to soil, air and water from industrial processes are minimised"*.

Reference is made to emissions to air also, to ensure that the air quality issues associated with Dorchester Air Quality Management Area is fully addressed.

### **DOR 10: Land South of St Georges Road**

Land to the south of the proposed development is marked as 'medium risk' potentially contaminated land due to the use as a railway since approximately 1890. To protect human health, property, and the environment from contamination, and ensure that the impacts upon the Dorchester Air Quality Management Area, nearby River Frome and groundwater are fully addressed, the following text could be added:

*"Any development should not have a significant impact on the amenity of nearby residential properties or result in acceptable emissions to soil, water and air. A contaminated land assessment will be required to ensure that any unacceptable risks to human health, property and the environment due to potentially contaminated land are fully addressed, for example as a result of the railway uses in the areas surrounding the site."*

### **DOR 12: Former Dorchester Prison**

The Former Dorchester Prison includes buildings of historic importance and areas of archaeological interest. Whilst the site has an existing planning permission, the following text (*in italics*) could be added to the policy to protect the historic environment should the existing permission lapse:

*"Development must not have an adverse impact upon features of historic importance"*.

### **DOR 13: Kingston Maurward College**

The preamble to the policy could recommend that the master plan for the development considers, in addition to the heritage assets, the potential impacts upon biodiversity given the countryside setting and irreplaceable habitats within the estate, flooding, contaminated land, and water quality given the poor groundwater and surface water quality in the downstream areas of the River Frome.

### **DOR 14: Dorset County Hospital**

The site is within a Zone 1 Groundwater Source Protection Zone, the most vulnerable to pollution. Pollution incidents in these areas have more potential to result in adverse impacts upon groundwater sources, due to the short amount of time the contamination in these areas would take to reach the groundwater source. The preamble to the policy may wish to mention the sensitivity of the site to pollution, and advise the masterplan to ensure that additional measures are taken to avoid a pollution incident.

Furthermore, the land adjacent to the north and east of the site has been identified as having a 'medium' risk of contamination due to its historic use as a hospital. Future residential use of the site may expose people to contamination if not addressed, and therefore the following text could be added to the policy:

*"Development must avoid unacceptable risks to human health, property and the environment as a result of potentially contaminated land"*

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## Sustainability Appraisal recommendation

The preamble to the policy may also consider require improvements to the sustainable transport network, in light of the large number of visitors to the hospital and the air quality issues in Dorchester Town Centre.

### **DOR 15: Land North of Dorchester**

To address the potential risks from contaminated land associated with the 3.3ha of ‘high’ risk potentially contaminated land associated with the historic landfill at the site, the following text could be added to the policy:

*“(vii) Development must avoid unacceptable risks to human health, property and the environment as a result of potentially contaminated land, for example as a result of the historic landfill on the eastern area of the site.”*

The site is partly within a Zone 1 Groundwater Source Protection Zone, the most vulnerable to groundwater pollution, and emissions to groundwater at the site (which is most likely to occur from industrial uses) would be most likely to affect public drinking water supplies. In order to minimise the likelihood of adverse impacts upon public drinking water, the preamble to the policy could advise the applicant to steer development for industrial uses away from the Zone 1 Groundwater Source Protection Zone.

### **DOR 16: Land to the West of Charminster**

To address the potential risks from contaminated land associated with Charminster Depot, which is listed as a ‘medium’ risk contaminated land site due its use as a road haulage site since 1963, the following text could be added to the policy:

*“(vii) Development must prevent unacceptable risks to human health, property and the environment as a result of potentially contaminated land.”*

## 14 Crossways

14.0.1 The following possible sites for development at Crossways were identified and evaluated at the Issues and Options stage of the Local Plan Review.

	CR1	CR2	CR3	CR4	CR5 (omission site)
Preferred option?	✓	✗	✓	✗	✗
Reason for selecting or rejecting the option	Area considered suitable for development as potential adverse impacts may be mitigated.	Due to the presence of protected species at the site, this area will be preserved for nature conservation interest.	Area considered suitable for development as potential adverse impacts may be mitigated.	The permission on the solar farm runs until 2036, and therefore this site is not considered available.	The site away from the main settlement, and would require significant investments in infrastructure to enable safe access.

14.0.2 This sustainability appraisal assessed the potential impacts associated with the draft policies in the Crossways Chapter of the Local Plan Review, the findings of which are summarised in the following table.

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	CRS 1 Masterplanning for the wider Crossways area			CRS 2 Land South of Warmwell Road			CRS 3 Land Adjacent to Oaklands Park			CRS 4 Land to the West of Frome Valley Road			CRS 5 Land at Woodsfoot Fields			CRS 6 Land to the West of Crossways		
	Short	Short	Medium	Long	Short	Medium	Short	Medium	Long	Short	Medium	Short	Medium	Long	Short	Medium	Medium	Long
Biodiversity	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
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	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
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	0
Landscape	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
Community	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Housing	++	++	++	++	++	++	+	+	+	+	+	+	++	++	++	+	+	+
Economy	++	++	++	++	++	++	++	++	++	0	0	0	0	0	0	0	0	0

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- 14.0.3 Crossways is situated within close proximity to the Dorset Heaths Special Protection Area (SPA) and Special Area of Conservation (SAC), a wildlife area of great importance. The policies for development at Crossways (**CRS2** to **CRS6**) require the provision of Suitable Alternative Natural Greenspace (SANGs) alongside the development, which divert recreational pressure away from heathland. In addition, the Masterplanning for Crossways (**CRS1**) will provide a more coordinated, strategic approach to the provision of the SANG.
- 14.0.4 Crossways is also situated within the hydrological catchment of Poole Harbour SPA, SAC and Ramsar site. The policies for development at Crossways (**CRS2** to **CRS6**) will be 'nitrogen neutral', ensuring that no additional nitrogen will enter the Harbour.
- 14.0.5 The development at Land South of Warmwell Road (**CRS2**) will help to deliver the appropriate community facilities and community infrastructure.
- 14.0.6 Development in Crossways will deliver up to 1,114 new homes, employment land (**CRS 2**) and the necessary transport infrastructure to support business growth. This will supply housing to meet the needs of the community, and employment land for business growth. The policy **CRS1** will ensure a coordinated approach to the delivery of housing and employment land, and further improve highway infrastructure for local businesses.

## Sustainability Appraisal recommendation

### **CRS 3: Land adjacent to Oaklands Park**

To establish a more comprehensive network of cycleways throughout Crossways, in addition to footpaths for pedestrians, and encourage the use of more sustainable modes of transport, the following amendments to the text (with deleted text in strikethrough and additional text in italics) could be made:

"The site will be required to provide ~~pedestrian~~ access to link to the existing network of footpaths *and cycleways* to enable residents to access facilities and services in the village".

### **CRS4: Land to the West of Frome Valley Road**

To establish a more comprehensive network of cycleways throughout Crossways, in addition to footpaths for pedestrians, the following amendments to the text (with deleted text in strikethrough and additional text in italics) could be made:

"The site will be required to provide ~~pedestrian~~ access to link to the existing network of footpaths *and cycleways* to enable residents to access facilities and services in the village".

### **CRS5: Land at Woodsford Fields**

To address the potential risks from contaminated land associated with the 'high' risk potentially contaminated land associated with the historic landfill adjacent and to the south of the site, the following text could be added to the policy:

*"Development must avoid unacceptable risks to human health, property and the environment as a result of potentially contaminated land, for example as a result of the historic landfill adjacent and to the south of the site."*

The following amendments to the text (with deleted text in strikethrough and additional text in italics) could be made to encourage the use of more sustainable modes of transport:

"The site will be required to provide ~~pedestrian~~ access to link to the existing network of footpaths *and cycleways* to enable residents to access facilities and services in the village".

### **CRS6: Land to the West of Crossways**

To establish a more comprehensive network of cycleways throughout Crossways, in addition to footpaths for pedestrians, the following amendments to the text (with deleted text in strikethrough and additional text in italics) could be made:

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## Sustainability Appraisal recommendation

"The site will be required to provide pedestrian access to link to the existing network of footpaths and cycleways to enable residents to access facilities and services in the village".

## 15 Bridport

15.0.1 Seven sites for development at Bridport were identified and evaluated at the Issues and Options stage of the Local Plan Review.

15.0.2 During the Issues and Options consultation, the following three additional sites at Bridport were suggested as possible development sites: Land at Broomhills Farm, south of the A35 (BR8); Land at Walditch (BR9); and Colfox Eco Village (BR10);

15.0.3 The potential impacts associated with development at the areas considered in Bridport was appraised in the Sustainability Appraisal of Issues and Options.

	BR1	BR2	BR3	BR4	BR5
Preferred option?	✘	✘	✘	✘	✘
Reason for selecting or rejecting the option	Potentially unacceptable impacts upon the Dorset AONB and heritage coast.	Potentially unacceptable impacts upon the Dorset AONB and heritage assets.	Potentially unacceptable impacts upon the Dorset AONB and heritage assets, and highways issues.	Potentially unacceptable impacts upon the Dorset AONB, and remote from the town centre	Potentially unacceptable impacts upon the Dorset AONB, and highways issues
	BR6	BR7	BR8 (omission site)	BR9 (omission site)	BR10 (omission site)
Preferred option?	✘	✘	✘	✘	✘
Reason for selecting or rejecting the option	Potentially unacceptable impacts upon the Dorset AONB, and highways issues			Potentially unacceptable landscape and heritage impacts.	Potentially unacceptable impacts upon Dorset AONB, and highways issues

15.0.4 This sustainability appraisal assessed the potential impacts associated with the draft policies in the Bridport Chapter of the Local Plan Review, the findings of which are summarised in the following table.



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	BRID 1 Future Town Centre Expansion			BRID 2 Land at Vearse Farm			BRID 3 Land to the East of Bredy Veterinary Centre, Off Jessopp Avenue			BRID 4 St Michael's Trading Estate		
	Short	Medium	Long	Medium	Long	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	+	+	+	++	++	++	++	++	++
Soil	0	0	--	--	--	--	-	-	-	--	--	--
Water	0	0	-	+	+	+	+	+	+	+	+	+
Air	0	0	-	-	-	-	-	-	-	-	-	-
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	--	++	++	++	0	0	0	--	--	--
Landscape	0	0	++	++	++	++	++	++	++	++	++	++
Historic Environment	0	0	++	++	++	++	++	++	++	++	++	++
Community	0	0	++	++	++	++	+	+	+	+	+	+
Housing	0	0	++	++	++	++	+	+	+	+	+	+
Economy	0	0	++	++	++	++	0	0	0	+	+	+

15.0.5 The Rivers Asker, Brit and Symene flow through and around Bridport, providing a habitat for species including the European protected Otter and Water Vole. The West Dorset Coast SSSI and the Chesil and the Fleet Special Area of Conservation (SAC) are located downstream of Bridport and may be sensitive to changes in the river corridor in those areas upstream. The development within Bridport, with the exception of the site identified for future town centre expansion (**BRID1**), will maintain a riverside walk and manage the floodplain of the river systems for wildlife. This is also likely to help maintain or improve

15.0.6 High Risk Contaminated Land sites, as a result of its previous use as an industrial and commercial premises, have been identified at the St Michaels Trading Estate (**BRID4**) and adjacent to the area for Future Town Centre Expansion (**BRID1**). Two high risk potentially contaminated land areas are also located adjacent and to the north of the Vearse Farm site (**BRID2**), due to its previous use as a metal foundry and a water pumping station.

15.0.7 Development on the previously undeveloped land at Bridport, at Vearse Farm (**BRID2**) and Land to the East of Bredy Veterinary Centre (**BRID3**), will involve the loss of Grade II ('very good') agricultural land. Bridport is renowned for its local food production, which provides food security and helps to achieve more sustainable agriculture in the local area. The loss of land on this scale is considered unlikely to significantly compromise this.

15.0.8 Whilst there are no air quality management areas in Bridport, elevated concentrations of nitrogen dioxide have been recorded on East Street as a result of vehicle movements, and development in Bridport has the potential to exacerbate this issue. The development

would provide improved cycle and pedestrian links, encouraging the use of more sustainable modes of transport and helping to address this issue.

- 15.0.9 Bridport is within the Dorset Area of Outstanding Natural Beauty (AONB), reflecting the quality and special characteristics of the landscape in this area. Development on the previously undeveloped land at Vearse Farm (**BRID2**) and Land to the East of Bredy Veterinary Centre (**BRID3**) will include measures such as boundary planting and careful design and layout to prevent impacts upon the Dorset AONB. Development on the previously developed land, for the future expansion of the Town Centre (**BRID1**) and at St Michaels Trading Estate (**BRID4**), will maintain local landscape and townscape character in addition to preserving the historic environment which is of great significance in Bridport by retaining the existing buildings and the historic plot patterns.
- 15.0.10 Policy (**BRID1**) makes provision for the future expansion of Bridport Town Centre, providing a larger, more integrated Town Centre and a stronger neighbourhood centre in the long term, encouraging a more inclusive society. Development at Vearse Farm (**BRID2**) will provide community infrastructure.
- 15.0.11 The allocations for development in Bridport will provide up to 1,061 new dwellings over the plan period, including affordable housing.
- 15.0.12 The policy for future town centre expansion in Bridport (**BRID1**) will encourage vibrant town centres and support town centre regeneration. The development at Vearse Farm (**BRID2**) will provide 4ha of employment land and improvements to the highways network which will provide the infrastructure to support business growth.

## Sustainability Appraisal recommendation

### **BRID 1: Future Town Centre Expansion**

The future town centre expansion may provide the opportunity to extend the Riverside Walk, delivered along the River Brit by the development at the St Michaels Trading Estate adjacent and to the south of the site. This would provide a wildlife corridor and a more coherent, joined up green network through Bridport for a number of protected species that use the river and bankside areas, such as European Protected species including the Otter and the Water Vole. This riverside walk would provide public access to the attractive riverside edge, and may also deliver the enhancement of habitats and result in ecological benefits along the river corridor, both upstream and downstream. The western boundary of the site, adjacent to the river, is within a high risk flood zone and the establishment of a river walk in this area may help to minimise the risk of exposing people and property to flooding. The following text could be added to the policy:

- “the provision of a riverside walk and wildlife corridor along the River Brit, linked to the riverside walk provided with the St Michaels Trading Estate development should be explored”.

In order to achieve the remediation of the ‘high risk’ potentially contaminated land site associated with the previous use of the land adjacent and to the south of the site for industrial and commercial site uses, the following text could be added to the policy:

- “Development must avoid unacceptable risks to human health, property and the environment as a result of potentially contaminated land, for example as a result of the industrial history of the area.”

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### **BRID 2: Land at Vearse Farm**

In order to achieve the remediation of the ‘high risk’ potentially contaminated land site associated with the previous use of the land adjacent and to the north of the site as a metal works, foundry and water pumping station, the following text could be added to the policy:

*“Development must avoid unacceptable risks to human health, property and the environment as a result of potentially contaminated land, for example as a result of the former industrial uses in the areas to the north of the site”*

Development at this site will result in the loss of Grade II (‘very good’) agricultural land. Bridport is renowned for its local food production, and the loss of agricultural land on this scale is unlikely to significantly compromise this. However, the policy may recommend that community gardens or an orchard is provided, helping to support the local food and sustainable agriculture agenda and provide greater local food security. This would, in addition, help to extend the green network through Bridport and provide a new community facility.

### **BRID 4: St Michael’s Trading Estate**

Large areas of the site are within a high risk flood zone. The following text could be added to the policy to ensure that people and property are not exposed to flooding:

*“development will recognise the need to manage flood risk, primarily through the avoidance of more vulnerable uses on the ground floors or raising floor levels, using flood resilient and resistant construction methods.”*

In order to achieve the remediation of the ‘high risk’ potentially contaminated land at the site, which has been identified as a result of the former use of the land for industrial and commercial purposes, the following text could be added to the policy:

*“Development must avoid unacceptable risks to human health, property and the environment as a result of potentially contaminated land, for example as a result of the industrial history of the area.”*

## 16 Beaminster

16.0.1 The following possible sites for development at Beaminster were identified and evaluated at the Issues and Options stage of the Local Plan Review.

	BE1	BE2	BE3	BE4
Preferred option?	✓	✓	✗	✗
Reason for selecting or rejecting the option	Suitable for development as potential landscape impacts may be mitigated.		These sites cannot be accessed easily, and are subject to unacceptable landscape impacts.	
	BE5	BE6	BE7 (omission site)	BE8 (omission site)
Preferred option?	✗	✗	✗	✗
Reason for selecting or rejecting the	These sites cannot be accessed easily, and are subject to	These sites cannot be accessed easily, and are subject to	Unacceptable landscape impacts and the loss of	The site is within a remote area and conflicts with the

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option	unacceptable landscape and heritage impacts.	unacceptable landscape impacts.	employment land.	settlement strategy.
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16.0.2 This sustainability appraisal assessed the potential impacts associated with the draft policies in the Bridport Chapter of the Local Plan Review, the findings of which are summarised in the following table.

	BEAM 1 Land to the North of Broadwindsor Road			BEAM 2 Land at Lane End Farm			BEAM 3 Land to the West of Tunnel Road			BEAM 4 Land to the South of Broadwindsor Road		
	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	--	--	--
Water	+	+	+	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	-	+	+	+	+	+	+
Landscape	++	++	++	++	++	++	++	++	++	++	++	++
Historic Environment	++	++	++	0	0	0	++	++	++	++	++	++
Community	++	++	++	++	++	++	++	++	++	++	++	++
Housing	+	+	+	0	0	0	+	+	+	0	0	0
Economy	+	+	+	+	+	+	0	0	0	++	++	++

16.0.3 Development at Beaminster will ensure the retention and enhancement of the existing hedgerows at the site, or require strategic boundary planting, providing or enhancing ecosystems and achieving a net biodiversity gain. The development at Land to the North of Broadwindsor Road (**BEAM1**) and Land at Lane End Farm (**BEAM2**) will provides riverside wildlife corridors which connects Beaminster with the open countryside and help to establish a more coordinated and coherent green network.

16.0.4 Beaminster is within the Dorset Area of Outstanding Natural Beauty (AONB). The retention of boundary vegetation, and the provision of planting to provide visual screening, is likely to protect and enhance this landscape designation. This boundary vegetation is also likely to protect local character and the setting of the historic environment.

16.0.5 The Council's contaminated land strategy has identified high risk potentially contaminated land adjacent and to the north of the proposed development at Land to the South of Broadwindsor Road (**BEAM4**) due to its previous use as a sheet metal fabrication works.

16.0.6 The allocations for development in Beaminster will provide up to 270 new dwellings over

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the plan period and the allocations at Land at Lane End Farm (**BEAM2**) and Land to the South of Broadwindsor Road (**BEAM4**) will provide up to 6.4ha of employment land, helping to develop a strong, stable and more prosperous local economy.

## 17 Lyme Regis

17.0.1 The following possible sites for development at Lyme Regis were identified and evaluated at the Issues and Options stage of the Local Plan Review.

	L1	L2	L3 (omission site)	L4 (omission site)
Preferred option?	✘	✘	✘	✔
Reason for selecting or rejecting the option	There is inadequate access to the site.	The area is unavailable for development due to land ownership issues.	Located in a highly prominent location, resulting in unacceptable landscape impacts. Also within an area of coastal change	The site may be accessed through the existing land adjacent to the Woodberry Down site. Potential impacts upon Dorset AONB may be mitigated.

17.0.2 This sustainability appraisal assessed the potential impacts associated with the draft policies in the Lyme Regis Chapter of the Local Plan Review, the findings of which are summarised in the following table.

	<b>LYME 1</b>		
	Woodberry Down Extension		
	Short	Medium	Long
Biodiversity	0	0	0
Soil	0	0	0
Water	0	0	0
Air	0	0	0
Climate Change	0	0	0
Flooding & Coastal Change	++	++	++
Landscape	+	+	+
Historic Environment	0	0	0
Community	+	+	+
Housing	+	+	+
Economy	0	0	0

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- 17.0.3 Large areas of Lyme Regis are subject to coastal change and the development at the Extension to Woodberry Down (**LYME1**) would be required to demonstrate that that the site is stable or could be made stable, and that the development would not trigger landsliding, subsidence, or exacerbate erosion elsewhere in the local area.
- 17.0.4 Lyme Regis is within the Dorset Area of Outstanding Natural Beauty (AONB). The development at the Extension to Woodberry Down (**LYME1**) requires planting along the western and northern boundaries, addressing the potential landscape impacts.
- 17.0.5 The Extension to Woodberry Down (**LYME1**) would provide a footway to the centre of Lyme Regis, allowing residents to access the services and facilities within the town centre.

## 18 Sherborne

- 18.0.1 The following possible sites for development at Sherborne were identified and evaluated at the Issues and Options stage of the Local Plan Review.

	S1	S2	S3	S4
Preferred option?	✓	✓	✗	✓
Reason for selecting or rejecting the option	Area is considered suitable for development due to the absence of unacceptable impacts	Area considered suitable for development as potential adverse landscape impacts may be mitigated.	Unacceptable landscape and heritage impacts.	Area is considered suitable for development due to the absence of unacceptable impacts

- 18.0.2 This sustainability appraisal assessed the potential impacts associated with the draft policies in the Sherborne Chapter of the Local Plan Review, the findings of which are summarised in the following table.

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# Sustainability Appraisal Summary Preferred Options

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	SHER 1 Future Town Centre Expansion			SHER 2 Land at Sherborne Hotel			SHER 3 The Former Gasworks Site, Gas House Hill			SHER 4 Land at Barton Farm			SHER 5 Barton Farm Extension			SHER 6 Land North of Bradford Road			SHER 7 Land South of Bradford Road		
	Short	Medium	Long	Short	Medium	Short	Medium	Long	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	-	-	-	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	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
Landscape	0	0	0	++	++	++	++	++	++	++	++	++	++	++	++	+	+	+	0	0	0
Historic Environment	0	0	++	++	++	++	++	++	++	++	++	++	++	++	++	0	0	0	0	0	0
Community	0	0	+	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Housing	0	0	0	+	+	+	+	+	+	+	+	+	++	++	++	+	+	+	++	++	++
Economy	0	0	++	+	+	+	+	+	+	++	++	++	+	+	+	+	+	+	++	++	++

# Sustainability Appraisal Summary Preferred Options

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- 18.0.3 Policy **SHER1** ensures the historic core of Sherborne is enhanced during the future expansion of the town centre. The southern extent of the Barton Farm site (**SHER4**), and the areas adjacent and to the east, is within the Sherborne Conservation Area and development at this site may affect local character.
- 18.0.4 The Council's contaminated land strategy has identified high risk potentially contaminated land at the site of the Former Gas Works (**SHER3**) due to its previous use for gas manufacturing and distribution. In addition, medium risk contaminated land has been identified to the north of the site associated with the railway.
- 18.0.5 The development at Barton Farm (**SHER4**) will provide open space and educational facilities, and the improvements to the cycle and pedestrian paths will permit the services and facilities in Sherborne Town Centre to be accessed by sustainable modes of transport.
- 18.0.6 The allocations for development in Sherborne will provide up to 1,151 new dwellings over the plan period mostly on the western side of the settlement. The future town centre expansion in Sherborne (**SHER1**) will ensure that long term future of the town centre is secured. The local economy is also likely to benefit from the significant local highways improvements, with the development at Barton Farm (**SHER4** and **SHER5**) linking the A30 and Marston Road to the north, and the development north and south of Bradford Road (**SHER6** and **SHER7**) linking the Bradford Road with Lenthay Lane to the south.

## Sustainability Appraisal recommendation

### **SHER 3: The Former Gasworks Site, Gas House Hill**

To secure the remediation of the 'high risk' potentially contaminated land at the site, which has been identified as a result of the former use of the land for gas manufacturing and distribution, and the 'medium risk' potentially contaminated land at the railway to the north of the site, the following text could be added to the policy:

*"Development must avoid unacceptable risks to human health, property and the environment as a result of potentially contaminated land due to the previous use of the site for gas manufacturing and distribution."*

### **SHER 4: Land at Barton Farm**

In order to protect the historic environment and it's setting, particularly the Sherborne Conservation Area which occupies the southern part of the site, the following text could be added to the policy:

*"The layout and design of the development should give careful consideration to local character and the setting of the adjacent Sherborne Conservation Area".*

## 19 Yeovil

- 19.0.1 The following possible site for development at Yeovil was identified and evaluated at the Issues and Options stage of the Local Plan Review.

Sustainability Objective	Y1
Preferred option?	✘
Reason for selecting or	Development may result in unacceptable impacts upon the transport



# Sustainability Appraisal Summary Preferred Options

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rejecting the option	network.
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## 20 Cumulative impacts

- 20.0.1 Cumulative effects arise where a policy has an insignificant effect individually, but results in a significant effect together or in combination with another policy. For example, two separate developments close to a wildlife population may not cause significant adverse impacts upon these species when considered individually, but results in a significant adverse impact when considered in combination with one another.
- 20.0.2 A synergistic effect is where the effect of two or more effects acting together is greater than the simple sum of the effects alone. For example, a wildlife habitat can become progressively fragmented with limited effects on a particular species until finally the fragmentation makes the areas too small to support the species at all, resulting in a crash in the population and a greater loss of biodiversity.
- 20.0.3 The table below explores the potential cumulative and synergistic impacts of the Local Plan Review, explaining the cause of the cumulative effect, the significance of the impact, and the mitigation measures to reduce or avoid the magnitude of the impact.

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Policies	Effects	Cause of effect	Significance of the effect	Suggested mitigation
DOR1 to DOR16, CRS1 to CRS6, and BRID1 to BRID4, LYME 1.	Cumulative impact of new development exacerbating the air quality issues at the Air Quality Management Areas in Dorchester and Chideock, and at East Street, Bridport, where air quality issues have been recorded.	<p>Development at Dorchester includes 4,257 new homes, industrial uses and retaining the weekly market (<b>DOR3</b>), and the development in the surrounding areas (such as at Crossways) provides 1,114 new homes. This may result in additional traffic and increased emissions of nitrogen dioxide from vehicle exhaust fumes on High East Street, Dorchester, which is a designated Air Quality Management Area.</p> <p>The development of 1,061 new homes at Bridport and 40 new homes in Lyme Regis may cause additional traffic at the Chideock Air Quality Management Area and at East Street, Bridport.</p>	<p>The provision of a new road with the development North of Dorchester (<b>DOR15</b>), which links the A35 at Stinsford with the A37 to the northwest of Dorchester, is likely to reduce traffic in Dorchester Town Centre. Furthermore, the provision of a park and ride scheme (<b>DOR6</b>) and pedestrian and cycle links with the new development in Dorchester is likely to establish a more comprehensive sustainable transport network in Dorchester, reducing vehicle emissions.</p> <p>The development at Bridport will also provide improved cycling and pedestrian links, providing a more coherent and joined up sustainable transport network, encouraging the use of more sustainable modes of transport over the private car.</p> <p>The Air Quality Management Area in Chideock is designated as a result of the steep incline on the A35 in addition to the volume of traffic. It is considered unlikely that the additional development would result in a significant impact upon air quality, although it is noted that increased traffic would have a degree of air quality impact.</p>	<p>Consideration may be given to including more specific measures for dealing with air quality in the Local Plan Review. <b>Policy ENV11</b> looks to address overall pollution (including air quality) issues, but more specific measures, such as encouraging electric car usage through the provision of electric charging points and other infrastructure to permit installation at a later date, and measures to disincentivise the use of the motor car could be added</p>
SUS 1, ECON1, COM2, COM4, COM6.	The cumulative effect of new development on energy consumption and the emission of	All new development through the Local Plan, including 15,880 new homes, 51.6ha of employment land, and other development such as schools,	Policy <b>ENV15</b> requires new development to achieve high levels of environmental performance in combination with Part L of the Buildings Regulations. This policy in combination with the policies which relate to renewable energy ( <b>COM10</b> and <b>COM11</b> ) will act to	The Local Plan Review may consider requiring those types of development which typically use large

# Sustainability Appraisal Summary Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policies	Effects	Cause of effect	Significance of the effect	Suggested mitigation
	greenhouse gas emissions, contributing to climate change.	sports centres and swimming pools over the period 2016 to 2036, may result in high levels of energy consumption when considered in combination.	minimise energy consumption. Furthermore, taking into account the ever increasing uptake of renewable energy to generate electricity nationally, which supplies the majority of electricity to West Dorset, Weymouth & Portland, the overall effect is unlikely to be significant.	amounts of energy(e.g schools, sports centres, swimming pools) to investigate incorporating renewable energy into building design.
BRID2 and BRID3.	The cumulative effect of the loss of high grade agricultural land from development at Bridport.	Bridport is renowned for its local food production, which provides food security and helps to achieve more sustainable agriculture in the local area. The allocations for development at Land at Vearse Farm ( <b>BRID2</b> ) and Land to the East of Bredy Veterinary Centre, off Jessopp Avenue ( <b>BRID3</b> ) collectively will result in the loss of approximately 47ha of more productive agricultural land.	There is approximately 6,143ha of Grade 1 (“excellent”) or Grade 2 (“very good”) agricultural land in West Dorset, Weymouth & Portland which represents approximately 5.4% of the plan area. The development at <b>BRID2</b> and <b>BRID3</b> would occupy approximately 47ha, resulting in the loss of less than 1% of the more productive agricultural land across the plan area.  In terms of the more local impact, approximately 1,888ha of the more productive agricultural land is located in Bridport and surrounding areas, in a total area of 6,030ha. Therefore, 31% of the area surrounding Bridport is classified as more productive agricultural land, indicating the relative abundance of ‘excellent’ or ‘very good’ agricultural land here. The loss of 47ha of high grade agricultural land is therefore unlikely to have a significant impact upon future local food production.	It is recommended that policy <b>BRID2</b> recommends that community gardens or an orchard is provided with the development, helping to support the local food and sustainable agriculture agenda and provide greater local food security.
ENV1 to ENV18.	The cumulative effect of the protection given to the environment on	Policies in the Environment and Climate Change Chapter prevent development which would result in unacceptable	It is unlikely that the environmental protection policies will significantly compromise the ability of the plan to deliver sufficient housing and employment land, partly as the development allocations provide sufficient land	No mitigation required in this instance.

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Policies	Effects	Cause of effect	Significance of the effect	Suggested mitigation
	the provision of housing and employment land.	impacts upon environmental receptors, restricting the land available for development.	to meet housing and business needs whilst complying with the policy requirements of the Environment and Climate Change Chapter.	
ENV1, SUS2, DOR1 to DOR16, BRID1 to BRID4, BEAM1 to BEAM4, LYME1.	Cumulative impacts of development upon the Dorset Area of Outstanding Natural Beauty (AONB).	Approximately 69% of the plan area is designated as Dorset AONB in reflection of the quality and special character of large parts of the plan area. Development within the Dorset AONB has the potential to result in cumulative adverse impacts upon this designation.	The Local Plan Review contains policies to minimise the effect on the Dorset AONB, principally <b>ENV1</b> . Other policy ensures that development is allocated within or close to the edge of larger settlements ( <b>SUS2</b> ), meaning that new development is viewed in the context of existing urban development rather than appearing incongruously in the undeveloped countryside. The allocations for development within or close to the AONB require measures such as planting schemes and landscape strategies to conserve and where possible enhance the features of the Dorset AONB.	No mitigation required in this instance.
ENV 3, WEY 1 to WEY 16, CHIC 1 to CHIC 5.	Cumulative and synergistic effect of development in Weymouth and Chickerell causing habitat fragmentation and adversely impacting upon habitats and species.	Large areas of Weymouth and Chickerell are urbanised and interspersed with wildlife sites, some of which are of International importance. Development in Weymouth and Chickerell may sever links between these wildlife habitats, resulting in isolated fragments of wildlife habitats, preventing species from migrating between sites. Potential synergistic effect of	<p>Policies <b>CHIC3</b> and <b>CHIC4</b> are likely to result in a reduction in the width of the wildlife corridor between Southill and Chickerell, which links the wildlife designations to the south of the site, including European Wildlife Sites, with the open countryside to the north.</p> <p>The development at Wyke Oliver Farm (<b>WEY14</b>) protects Wyke Oliver Hill from development. This will retain the wildlife corridor which links the Lorton Valley Nature Park (<b>WEY16</b>), which includes the Lodmoor SSSI and Lorton SSSI, with the open countryside to the north.</p>	Please refer to the mitigation suggested in Chapter 12.3 which requires policy <b>CHIC3</b> to maintain wildlife corridors through the site.

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Policies	Effects	Cause of effect	Significance of the effect	Suggested mitigation
		developments causing habitat fragmentation to the extent that habitats have become too small to support a population of species, resulting in a significant loss of biodiversity.	The future loss of wildlife corridors is likely to be prevented by <b>ENV4</b> which establishes a green infrastructure network, with green corridors to prevent habitat fragmentation across the plan area.	



Consultation on this document will run from 13th August 2018 to 8th October 2018.

Tell us what you think using our online form at:

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Or please send any comments to

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