

Joint Local Plan Review

for West Dorset and Weymouth & Portland

Sustainability Appraisal

Preferred Options

August 2018



Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Contents

1	Introduction	1
2	Methodology for the Sustainability Appraisal	8
3	Vision and Introduction	13
4	Environment and Climate Change.....	17
5	Achieving a Sustainable Pattern of Development	36
6	Economy	47
7	Housing.....	58
8	Community Needs and Infrastructure.....	69
9	Weymouth	80
10	Portland	87
11	Littlemoor	92
12	Chickerell	95
13	Dorchester	102
14	Crossways	114
15	Bridport.....	121
16	Beaminster.....	129
17	Lyme Regis	135
18	Sherborne	139
19	Yeovil	144
20	Cumulative impacts.....	146
	Appendix A: Sustainability Appraisal of draft Preferred Options Policies.....	152

1 Introduction

- 1.0.1 This document presents 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 The sustainability appraisal is integral to the preparation of a Local Plan, influencing the development of the plan with the objective of achieving 'sustainable development'.
- 1.0.3 The Sustainability Appraisal of the Issues and Options¹ for the Local Plan Review, published in February 2017, explained how the possible approaches towards planning issues (known as 'reasonable alternatives') for the Local Plan Review were identified, before evaluating the performance of the reasonable alternatives against the environmental, social and economic objectives which contribute to sustainable development.
- 1.0.4 The findings of the Sustainability Appraisal of the Issues and Options helped to inform the decision as to which reasonable alternatives should be selected as the 'preferred option', and which reasonable alternatives should be rejected due to being unsuitable. Draft policies have been produced, based on the selection of the preferred option.
- 1.0.5 This sustainability appraisal is of the preferred options and firstly provides the reasons for rejecting the reasonable alternatives which were deemed unsuitable and for selecting the preferred option, helping to explain how the Local Plan Review has progressed since the Issues and Options Stage.
- 1.0.6 This sustainability appraisal then assesses the potential environmental, social and economic impacts associated with the draft policies, evaluates their overall performance in terms of sustainability, and suggests ways to reduce the adverse effects and maximise the beneficial effects of these policies.

1.1. WHAT IS SUSTAINABLE DEVELOPMENT?

- 1.1.1 In 1987, the World Commission² provided the following definition of sustainable development:

"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."
- 1.1.2 This definition is used in the European Union's European Sustainable Development Strategy (2006), which introduces the European wide policy framework to deliver sustainable development.

¹ https://www.dorsetforyou.gov.uk/media/219486/Local-Plan-Review-Issues-and-Options-Feb-2017-Sustainability-Appraisal/pdf/Sustainability_Appraisal_FINAL_WITH_COVERreduced_size.pdf

² World Commission on Environment and Development's (the Brundtland Commission) report Our Common Future (Oxford: Oxford University Press, 1987).

Sustainability Appraisal Preferred Options

- 1.1.3 In 2005, the UK Government produced a Sustainable Development Strategy which developed the definition of sustainable development slightly further by aiming to:
- “enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations.”
- 1.1.4 The UK Sustainable Development Strategy also establishes the five guiding principles which form the basis for sustainable development in the UK, which are:
- **Living within environmental limits:** Respecting the limits of the planet’s environment, resources and biodiversity - to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations;
 - **Ensuring a strong healthy and just society:** Meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion, and creating equal opportunity for all;
 - **Achieving a sustainable economy:** Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays) and efficient resource use is incentivised;
 - **Using sound science responsibly:** Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values; and
 - **Promoting good governance:** Actively promoting effective, participative systems of governance in all levels of society – engaging people’s creativity, energy and diversity.
- 1.1.5 The National Planning Policy Framework, produced in 2012, sets out the Government’s planning policy for England and breaks down the concept of sustainable development to provide an explanation of the term in the context of the planning system:
- “*Sustainable* means ensuring that better lives for ourselves don’t mean worse lives for future generations.
- Development* means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate.”
- 1.1.6 The National Planning Policy Framework also identifies three dimensions to sustainable development: economic, social and Environmental, and identifies the need for the planning system to perform the following roles:

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
 - **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 1.1.7 The draft revised NPPF (published in March 2018) refers to the planning system having ‘three overarching objectives’ (economic, social and environmental) and the preferred options has been prepared on that basis.
- 1.1.8 In 2015, the United Nations General Assembly provided a series of sustainable development goals and targets which also intend to balance the three dimensions of sustainable development: the economic, social and environmental.

1.2. LEGISLATIVE BACKGROUND TO SUSTAINABILITY APPRAISAL

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

1.3. THE SUSTAINABILITY APPRAISAL PROCESS

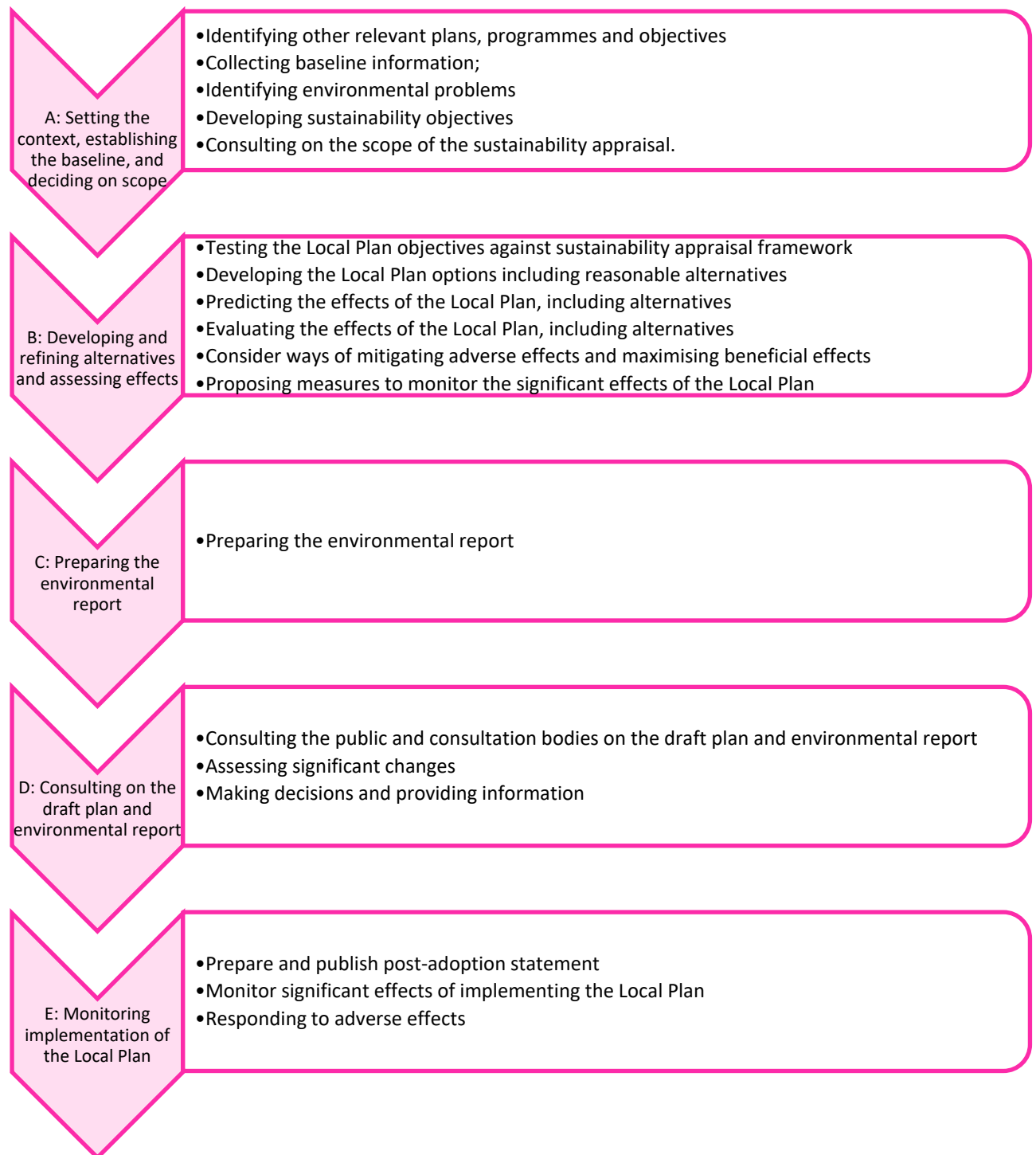
- 1.3.1 The Government's guidance³ on Strategic Environmental Assessment and Sustainability Appraisal sets out five key stages in the preparation of Sustainability Appraisal for Local Plans, which are shown in Figure 1.1.

Figure 1.1: The key stages of sustainability appraisal

³ <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review



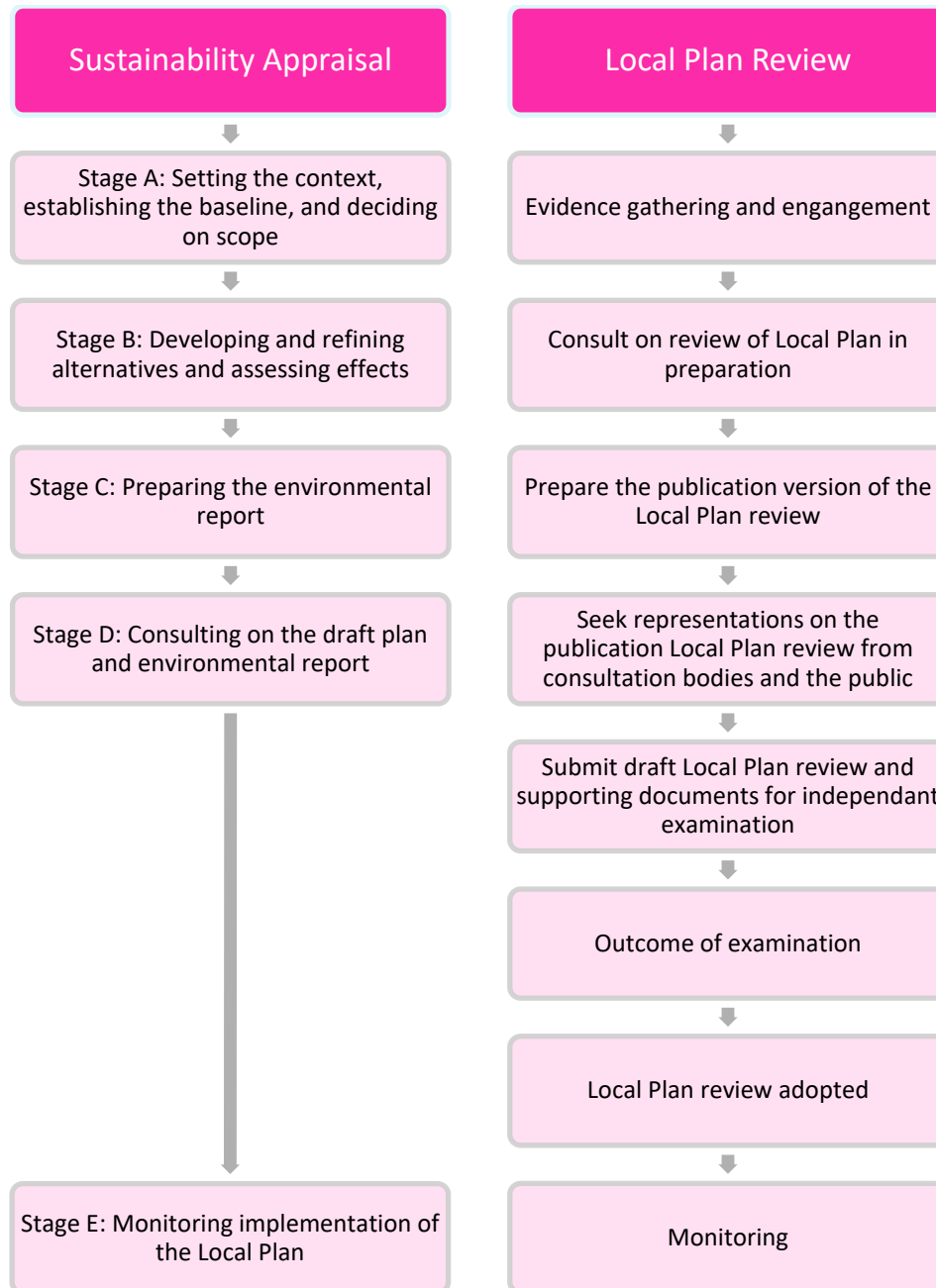
1.3.2 The consideration of alternatives, which is presented in this report, forms part of stage B: developing and refining alternatives and assessing effects (Figure 1.1).

1.3.3 The sustainability appraisal process is iterative, as the sustainability appraisal occurs alongside and feeds into the development of the Local Plan Review throughout the plan making process, informing the selection of options and the refinement of policies. The Government's guidance on Sustainability Appraisal for Local Plans shows

Sustainability Appraisal Preferred Options

the key stages of the sustainability appraisal and how they occur alongside the Local Plan review process (Figure 1.2).

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



- 1.3.4 The current stage of the Local Plan Review involves presenting the suggested draft policies for the Local Plan Review for consultation, prior to finalising these policies at the submission stage. According to Figure 1.2 above, this stage is therefore “Consult on review of Local Plan in preparation” of the Local Plan Review and stage B of the Sustainability Appraisal which is “developing and refining options and assessing effects.”

1.4. THE LOCAL PLAN REVIEW

- 1.4.1 The joint West Dorset, Weymouth and Portland Local Plan ('Local Plan') was adopted by West Dorset District Council and Weymouth & Portland Borough Council in October 2015.
- 1.4.2 The Local Plan sets out the housing and employment land requirements for the entire administrative area of West Dorset, Weymouth and Portland. It includes visions and strategic objectives for West Dorset and Weymouth & Portland, and a detailed policy framework towards achieving them.
- 1.4.3 The Planning Inspector, in his report following the examination in public of the Local Plan, wrote:
- "I consider it is imperative that an early review is undertaken to identify additional land capable of meeting housing needs to the end of the current plan period as well as the broad location for development in the five year period thereafter.....I therefore recommend a review should be in place no later than 2021, if not earlier, to avoid development having to be allowed in locations which are not favoured or are in less sustainable locations."*
- 1.4.4 In light of this recommendation, the Councils have started the review of the Local Plan in a bid to ensure that the review is in place by 2021.
- 1.4.5 The purpose of the Local Plan Review is to allow for additional growth up to 2036 and find sites that can accommodate that growth. The Local Plan Review will also take the opportunity to review policies in response to changes in national policy and adapt the existing adopted policy where necessary.
- 1.4.6 The Council undertook an Issues and Options consultation on the Local Plan Review between February and April 2017 which focused on the possible approaches towards planning issues.
- 1.4.7 Following consideration of the consultation responses and other evidence, including the sustainability appraisal, the 'preferred options' document has been produced which presents the favoured approach towards meeting the additional growth up to 2036 and other policy.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

2 Methodology for the Sustainability Appraisal

2.0. SUSTAINABILITY FRAMEWORK

- 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.
- 2.0.2 The sustainability objectives were developed at the Sustainability Appraisal Scoping Stage⁴ using the findings of the review of plans and programmes, the characteristics of the plan area, and the key issues within the plan area. This ensures that the sustainability framework is relevant and specific to the Local Plan and addresses the key sustainability concerns.
- 2.0.3 The sustainability framework consists of eleven sustainability objectives, each with decision-making criteria to assist in the process of making a judgement about the possible sustainability effects of an option (Figure 2.1).

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

Sustainability objective	Decision making criteria	Main Sustainability Themes
1. Halt biodiversity loss and the degradation of ecosystems	<ul style="list-style-type: none"> • Preserve habitats and protect species, and where possible enhance or restore ecosystems to achieve a net gain biodiversity. • Maintain or restore the favourable conservation status of European and national sites, and avoid significant adverse effects upon local wildlife designations. • Establish coherent ecological networks where possible, with wildlife corridors which connect designated sites of importance for wildlife to prevent habitat fragmentation. 	Biodiversity, flora, fauna

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability objective	Decision making criteria	Main Sustainability Themes
2. Protect soil quality and conserve geological interests	<ul style="list-style-type: none"> Protect the most productive agricultural land (grades 1 and 2) to provide food security and achieve sustainable agriculture. Remediate degraded, derelict, contaminated and unstable land where possible, to protect human health, property and the environment. Prevent harm to geological conservation interests, and where possible achieve the enhancement of the geological resource. 	Soil, Human Health
3. Maintain or improve water quality	<ul style="list-style-type: none"> Protect and improve the ecological and chemical status of freshwater, transitional waters and coastal waters. Ensure that development does not contribute to groundwater quality issues particularly within Groundwater Source Protection Zones. Ensure that development does not contribute to the groundwater inundation of the foul drainage network. 	Water
4. Maintain or improve air quality	<ul style="list-style-type: none"> Maintain or improve air quality. Ensure that development does not contribute to air quality issues particularly within Air Quality Management Areas. 	Air, Human Health
5. Limit climate change	<ul style="list-style-type: none"> Manage energy consumption and the emission of greenhouse gases. Increase the use of renewable energy. 	Climatic Factors, Air
6. Limit the effects of flooding and coastal change	<ul style="list-style-type: none"> Ensure that development does not expose people and property to risk of flooding. Manage coastal change to ensure that environmental designations are protected alongside local communities. 	Climatic Factors, Water, Population
7. Protect and enhance valued landscapes	<ul style="list-style-type: none"> Protect and where possible enhance valued landscapes. Conserve and where possible enhance the Dorset Area of Outstanding Natural Beauty and the character and quality of its distinctive landscapes and associated features. Conserve and enhance the Dorset and East Devon Coast World Heritage Site's outstanding universal value and its setting. 	Landscape

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

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

2.1. MEASURING THE IMPACT

- 2.1.1 The decision making criteria in the sustainability framework, presented in Figure 2.1, are used to define whether there is the potential for an impact associated with a draft policy.
- 2.1.2 Please note that the sustainability appraisal of preferred options highlights the potential for significant effects. It may be possible to address these impacts during the later stages of the plan's development.
- 2.1.3 The type and magnitude of this impact is determined by considering the baseline environmental, economic and social characteristics of the area, the likely situation if the Local Plan were not to be adopted (both of which are presented in the Sustainability Appraisal Scoping Report), and by using professional opinion and the information provided in the evidence base.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

2.1.4 The type and magnitude of the impact is classified using the system presented in Figure 2.2.

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

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

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

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

Length of impact	Definition
Short term	Up to 5 years from the time of assessment (up to 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.

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

2.2. DIFFICULTIES IN UNDERTAKING THE ASSESSMENT

2.2.1 The sustainability appraisal considers impacts in the long term, beyond the lifetime of the Local Plan Review (which is 2036), as well as in the short and medium term. There are difficulties in accurately predicting effects over a long timescale as the assessment of impacts is based on the current environmental, social and economic characteristics

Sustainability Appraisal Preferred Options

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

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

3 Vision and Introduction

- 3.0.1 The introductory chapter of the Local Plan Review sets out the vision of the Local Plan Review, which is the aspirational, long term aim for the future of West Dorset, Weymouth and Portland. It also includes the policy on the presumption in favour of sustainable development (INT 1).

3.1. REASONS FOR SELECTING THE PREFERRED OPTION

- 3.1.1 Two reasonable alternatives were considered for the vision of the Local Plan Review at the Issues and Options stage.
- 3.1.2 The performance of the two reasonable alternatives was evaluated using the environmental, social and economic objectives which contribute to sustainable development.
- 3.1.3 This section presents the reasons for rejecting the reasonable alternatives which were deemed unsuitable and for selecting the preferred option which was taken forward for the draft policy in the Introduction Chapter of the Local Plan Review.

VISION

- 3.1.4 The following reasonable alternatives for the vision of the Local Plan Review were considered:

A. Retaining the current separate visions for West Dorset and Weymouth & Portland

B. Applying a single combined vision for the plan area which reflects the potential for growth and investment

- 3.1.5 The sustainability appraisal of these approaches are summarised in the following table:

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

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

3.2. SUSTAINABILITY APPRAISAL OF THE DRAFT POLICIES

- 3.2.1 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies in the Introduction (including the vision) of the Local Plan Review.
- 3.2.2 The findings of the sustainability appraisal of the draft policies in the Introduction of the Local Plan Review is presented in the following table, with more details of the appraisal presented in Appendix A.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	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	++	++	++

- 3.2.3 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).
- 3.2.4 The strategic priorities of the plan aim to achieve the vision for West Dorset, Weymouth & Portland Local Plan Review by preserving and enhancing aspects of the natural and built environment whilst providing housing and infrastructure, and supporting the local economy.
- 3.2.5 However, the sustainability appraisal indicates that there are some environmental elements which contribute to achieving sustainable development which are not included in the strategic objectives of the Local Plan Review, and therefore the potential for adverse environmental impacts exists.
- 3.2.6 In terms of water quality, the strategic objectives of the Local Plan Review do not act to maintain or improve the ecological and chemical status of freshwater, transitional waters or coastal waters, protect groundwater quality, or contribute to groundwater inundation of the foul drainage network.
- 3.2.7 The strategic priorities of the plan also do not refer to the air quality, or the Air Quality Management Areas within Chideock and Dorchester, which has the potential to be adversely affected by new development.
- 3.2.8 Whilst the strategic priorities of the Local Plan review consider climate change vulnerability (that is, adapting to the inevitable effects of future climate change), there is no reference to climate change mitigation (which may be defined as preventing further climate change by reducing greenhouse gas emissions). The management of

Sustainability Appraisal Preferred Options

energy consumption by future development and the use of renewable energy may be considered as strategic priorities in order to achieve sustainable development.

3.3. MITIGATION

3.3.1 As greater weight is being applied to the Strategic Priorities in the plan as a result of the changes proposed, it is considered necessary to ensure that the strategic priorities cover all elements of sustainable development. The following table suggests the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Introduction Chapter (including the Vision) of the Local Plan Review at the preferred options stage.

Policy	Sustainability Appraisal recommendation
Strategic priorities	<p>The following strategic priorities for the Local Plan Review may be added to paragraph 1.3.1 of the Local Plan Review:</p> <ul style="list-style-type: none">• 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 This Chapter of the Local Plan Review aims to protect the diverse range of environmental features within the plan area, which include natural and built environmental assets, some of which are of international significance.

4.1. REASONS FOR SELECTING THE PREFERRED OPTION

- 4.1.1 A range of reasonable alternatives were considered for the environmental policies at the Issues and Options stage of the Local Plan Review.
- 4.1.2 The performance of these alternatives was evaluated using the environmental, social and economic objectives which contribute to sustainable development.
- 4.1.3 This section presents the reasons for rejecting the reasonable alternatives which were deemed unsuitable and for selecting the preferred option which was taken forward for the draft policy in the Environment and Climate Change Chapter of the Local Plan Review.

COASTAL EROSION AND LAND INSTABILITY

- 4.1.4 The following reasonable alternatives were evaluated with respect to coastal change management areas:
- A. To designate 29 CCMA's within the plan area in accordance with the CRPG; or**
 - B. To designate fewer CCMA's.**
- 4.1.5 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	A			B		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	++	++	++	--	--	--
Soil	++	++	++	--	--	--
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	++	++	++	--	--	--
Landscape	0	0	0	-	-	-
Historic Environment	0	0	0	0	0	0
Community	+	++	++	-	--	--
Housing	+	++	++	-	--	--
Economy	+	++	++	-	--	--
Preferred option?	✓			✗		
Reason for selecting or rejecting the option	The approach of designating CCMA 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 identified in the CRPG as a single large CCMA.					

4.1.6 With regard to the type of development permitted in CCMA, the following two reasonable alternatives were evaluated:

- A. To restrict development in CCMA according to the recommendations in the Coastal Risk Planning Guidance (CRPG); or**
- B. To prevent all development in CCMA.**

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	A			B		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	++	++	++	++	++	++
Landscape	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0
Community	0	0	0	-	-	-
Housing	0	0	0	0	0	0
Economy	0	0	0	-	-	-
Preferred option?	✓			✗		
Reason for selecting or rejecting the option	Restricting development in CCMA's in accordance with the CRPG implements the approach which reflects the most up to date evidence on the type of development which should be permitted in areas of coastal change.					

4.1.8 With regard to the relocation of social and commercial assets at risk from coastal change, the following two reasonable alternatives were evaluated:

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

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

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	A			B		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	++	++	++	--	--	--
Landscape	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0
Community	++	++	++	--	--	--
Housing	+	+	++	-	-	--
Economy	+	+	++	-	-	--
Preferred option?	✓			✗		
Reason for selecting or rejecting the option	The more sustainable approach of implementing roll back policies (through policy ENV 9: Replacement of Existing Dwellings and Farm Buildings within the Coastal Change Management Area) was implemented to facilitate the relocation of assets in areas at risk from coastal change, rather than the unmanaged approach.					

4.1.10 With regard to the approach for the loss of residential properties, roads and commercial premises from coastal change, the following two reasonable alternatives were evaluated:

A. Allocate areas for the relocation of properties, roads and commercial premises; or

B. Do not allocate areas for the relocation of properties, roads and commercial premises.

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

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

DESIGN POLICIES

4.1.12 The following three reasonable alternatives were evaluated with respect to Accessibility and Adaptable Housing:

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

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	A			B			C		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0	0	0	0
Soil	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0	0	0	0
Community	-	-	--	+	+	++	0	0	-
Housing	+	+	++	+	+	++	-	-	--
Economy	0	0	0	0	0	0	0	0	0
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 this standard. However, having considered the consultation responses at the Issues and Options stage of the Local Plan Review, further evidence will be commissioned before the submission stage of the Local Plan Review to determine whether or not to apply the standard.								

4.1.14 The following three reasonable alternatives were evaluated with respect to Wheelchair Accessible Housing:

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

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	A			B			C		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0	0	0	0
Soil	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0	0	0	0
Community	++	++	++	+	+	+	-	-	-
Housing	++	++	++	+	+	+	-	-	-
Economy	0	0	0	0	0	0	0	0	0
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. Also, policy HOUS1 requires developers to prioritise the provision of affordable housing to cater for disabled people with particular needs.								

4.1.16 The following reasonable alternatives were evaluated with respect to Nationally Described Space Standards:

A. To apply the Nationally Described Space Standards; and

B. Not to apply the Nationally Described Space Standards

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	A			B		
	Short	Med	Long	Short	Med	Long
Biodiversity	0	0	0	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0
Community	0	0	0	0	0	0
Housing	+	+	+	-	-	-
Economy	0	0	0	0	0	0
Preferred option?	✘			✔		
Reason for selecting or rejecting the option	The Nationally Described Space Standards have not been implemented at this stage due to the lack of evidence regarding the potential impacts of implementing this standard. Further evidence will be commissioned before the submission stage of the Local Plan Review to determine whether or not to apply the standard.					

4.1.18 The following reasonable alternatives were evaluated with respect to modular housing:

- A. To encourage modular housing; or**
- B. Not to encourage modular housing**

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

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

4.2. SUSTAINABILITY APPRAISAL OF THE DRAFT POLICIES

- 4.2.1 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies in the Environment and Climate Change Chapter of the Local Plan Review.
- 4.2.2 The findings of the sustainability appraisal of the draft policies in the Environment and Climate Change Chapter of the Local Plan Review is presented in the following table and subsequent text which provides an account of the potential impacts. Further details of the analysis presented in Appendix A.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	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
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
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	++	++	+	+	+	+

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	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	+	+	+
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	

Sustainability Appraisal Preferred Options

- 4.2.3 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, which occupies approximately 69% of the plan area, to not conflict with, and where possible contribute towards, with the aims and objectives of the Dorset AONB Management Plan. This management plan aims to protect the environment by enhancing biodiversity, geodiversity and water quality, supporting adaptation to the effects of climate change, and protecting the historic and built environment. The Dorset AONB Management Plan also aims to improve access to the AONB through more sustainable modes of transport, and encourages a vibrant and sustainable economy by supporting businesses including farming, forestry and food and drink production. However, the plan discourages larger scale renewable energy development in the Dorset AONB, and places restrictions on housing development.
- 4.2.4 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. For example, areas of the Dorset and East Devon Coast World Heritage Site are within the Chesil and the Fleet International wildlife designation, and is therefore an internationally important area for both geological and wildlife conservation. Preventing development in such areas is likely to result in positive secondary impacts upon biodiversity therefore, in addition to coastal change management. Geological sites and the Dorset and East Devon Coast World Heritage Site represent an important educational facility for the community, and preserving them will benefit the community. However, the policy will restrict the amount of land available for housing and to support business growth and innovation.
- 4.2.5 Policy **ENV 3** prevents significant harm to biodiversity and intends to secure a net biodiversity gain by protecting designated wildlife sites, irreplaceable habitats, and protected species from the impacts of development. The policy makes provision for the connection and improvement of ecological networks, helping to address habitat fragmentation. The protection afforded to nature conservation interests as a result of this policy will result in secondary positive impacts upon sites of geological conservation interest, partly due to the substantial overlap between designated areas of geological and wildlife conservation interest. Further protection against the impacts on geological conservation interest is provided through the protection of geological SSSI sites. The policy is likely to result in benefits to water quality, for freshwater, transitional waters, and coastal waters, by protecting the ecological status of water bodies. Directing development away from International, European and National designations, many of which are in coastal locations, will help the coastal change management agenda. The protection given to wildlife designations and irreplaceable habitats, such as ancient woodland, will help to protect the landscape against the visual impacts of development. Since almost 10% of the plan area is occupied by wildlife designations, the policy restricts the amount of land available for community services and facilities, housing, and employment uses. However, wildlife and species are central to some leisure and recreational activities which are enjoyed by the

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

community, and are important for tourism and businesses such as forestry, agriculture and fishing. The preservation of biodiversity is therefore important for personal wellbeing, healthy communities and the local economy.

- 4.2.6 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 particularly with respect to biodiversity and the landscape, but also upon geological conservation interests, water quality, flooding, and the historic environment. In addition, the community will benefit 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.
- 4.2.7 The heritage assets policy (**ENV 5**) is likely to help in preserving the historic environment and its setting from the impacts of development, and ensure that positive contributions are made to local character and distinctiveness. Since large areas of the Dorset and East Devon Coast World Heritage Site, which is a heritage asset protected through this policy, are designated as areas of European importance for wildlife, there are likely to be secondary positive impacts upon biodiversity. Furthermore, the coastal location of the Dorset and East Devon Coast World Heritage Site means that protecting this asset is likely to assist with the coastal change agenda. Preserving the setting of heritage assets is likely to have a wider visual impact on the surrounding landscape, helping to protect valued landscapes and the Dorset AONB. However, the policy approach is likely to restrict the uptake of renewable energy in the plan area, limiting the generation of energy from renewable sources. Whilst the policy may restrict the land available for housing and development to support the growth and innovation of businesses, a heritage asset may be used for residential and employment purposes in exceptional circumstances to ensure the conservation and enhancement of a heritage asset. Also, some heritage assets represent a tourist attraction, and their protection and enhancement helps to support the local tourist economy. Heritage assets have an important recreational and educational role, and the protection and enhancement of these assets is likely to improve opportunities for the community to access these facilities.
- 4.2.8 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 (and their floodplains) are designated for their wildlife importance and often represent important wildlife corridors, preventing development on these areas is likely to result in benefits to biodiversity. The policy supports the provision of flood defence works and SuDS, which are likely to protect the existing built environment, including heritage assets. The flood risk policy is likely to restrict the amount of land available for housing, businesses, and community infrastructure as areas will be considered unsuitable for development due to flooding and SuDS will be required as part of most developments. However, river corridors and their floodplains may provide the community with land for leisure and

Sustainability Appraisal Preferred Options

recreation, and the policy is likely to help to deliver a safe and accessible environment for the community.

- 4.2.9 **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 Dorset and East Devon Coast World Heritage Site, European and National Wildlife Sites and areas of geological importance, and therefore directing development away from these areas is likely to conserve areas of wildlife interest, landscape assets, and geological conservation interest. Steering development away from areas of land instability will help to deliver a safe and accessible environment for the community. However, it will 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.
- 4.2.10 Policy **ENV 8** prevents residential development in Coastal Change Management Areas, which includes all coastal areas except those protected by existing defences, where the policy is to 'hold the line'. The policy does, however, allow some other types of development on a time-limited permission or, in areas of medium or long term risk, development which would result in substantial economic and social benefits. This policy is likely to ensure that local communities are protected 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 great biodiversity and geodiversity importance and therefore the approach of permitting some development in these areas may result in secondary adverse impacts, particularly in the short to medium term due to the time-limited nature of the permissions. The development limited to short term uses include tourism and leisure activities, and therefore there are likely to be benefits for the community and general wellbeing, and businesses which require a coastal location. Furthermore, 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.
- 4.2.11 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 buildings must be designed to respect setting, the wider surroundings and local character. These conditions are likely to help preserve the character and distinctiveness of coastal areas and the setting of heritage assets, and protect 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.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

- 4.2.12 Policy **ENV 10**, which directs development towards areas of 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 also permits community schemes for local food or crops (such as community woodland or orchards) which, depending on their location, may result in widespread environmental benefits. For example, these community schemes may have a positive impact upon biodiversity by creating valuable new habitats for wildlife or a wildlife corridor, upon the landscape and the setting of heritage assets by visual enhancement through planting, and on flooding by reducing the rate of surface water runoff.
- 4.2.13 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, or could result in an unacceptable risk to future occupiers, is likely to result in a safer environment for the community.
- 4.2.14 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, such as Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens. Regard is also given towards the landscape, with protection given to national landscape designations such as the Dorset AONB, and introduces the requirement for hard and soft landscaping. The policy also requires features that contribute to distinctiveness and local identity to be maintained and enhanced, which according to the preamble to the policy includes areas of geological importance, water features and wildlife designations, habitats and corridors. The protection and retention of the green infrastructure network through design will provide opportunities for the local community to access services and facilities relating to leisure and recreation.
- 4.2.15 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 such as bin stores, recycling facilities and cycle parking. 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. This is likely to protect the setting of heritage assets, valued landscapes and the Dorset AONB. The policy encourages the provision of garden space which relates well to existing features, such as trees and hedgerows, 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 (and fear of crime), helping to improve quality of life, personal wellbeing and community cohesion.

Sustainability Appraisal Preferred Options

- 4.2.16 Policy **ENV14**, on the siting and design of buildings, ensures that the siting and design of buildings (including scale, mass, architectural quality and materials) complement and respect the character of the surrounding area and reinforce the sense of place, making a positive contribution to local character and distinctiveness. This will help to improve the visual impact of development, protecting the setting of heritage assets, valued landscapes and the Dorset AONB. The policy requires development to provide natural surveillance, helping to deliver safe environments where crime and disorder do not undermine quality of life or community cohesion.
- 4.2.17 Policy **ENV 15** places an expectation on new development and alterations to existing 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 and commercial sector, and the transport sector. Reducing energy consumption and generating energy through renewable sources is likely to help with improving or at least maintaining air quality by reducing the emission of greenhouse gases.
- 4.2.18 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 with respect to character, appearance and scale of the building. Development must not result in the loss of historic fabric in the case of a heritage asset, protecting local character, distinctiveness and heritage assets. In addition, the policy requires shop fronts and advertisements to be compatible with and respect the building's surroundings in terms of size, proportions, form, design, materials, colour and illumination, helping to maintain the setting of valued landscapes and Dorset AONB. 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. Providing a high standard of shop fronts and advertisement design is likely to support local businesses by providing a better quality of business infrastructure.
- 4.2.19 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 may also have ecological benefits by preserving or improving habitats and protecting species. Decontaminating brownfield land is also likely to provide a safe environment for the community. The policy requires the density of the development to reflect the sustainability of the site's location, with higher densities encouraged in the more sustainable locations (such as town centres and areas well served by public transport), providing development where residents are able to access essential services and facilities by sustainable modes of transport. 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 or areas which are sensitive in terms of local distinctiveness or landscape character (such as the edge of settlements), the policy encourages lower densities of development helping to maintain the historic environment and landscape character. The policy requires the

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

potential of a development site to be optimised. This is likely to help maximise the supply of housing to meet the needs of present and future generations.

- 4.2.20 Policy (**ENV 18**) ensures that buildings are designed to minimise their impact on amenity, which is defined as “the pleasant or satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors”. This includes preventing development which emits unpleasant odours, thus 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. The policy is likely to protect local character and distinctiveness by ensuring that development does not generate a level of activity, noise or vibration that will detract significantly from the character of the area.

4.3. MITIGATION

- 4.3.1 The following table suggests the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Environment and Climate Change Chapter of the Local Plan Review at the preferred options stage.

Policy	Sustainability Appraisal recommendation
ENV 1 Landscape and Seascape	<p>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 (<i>in italics</i>) could be added to the policy to ensure that enhancement is achieved, where possible:</p> <p>(i) Development within the Dorset AONB, or affecting its setting, will only be permitted if:</p> <ul style="list-style-type: none"> it does not harm the landscape and scenic beauty of the AONB <i>and takes opportunities to enhance the Dorset AONB</i>; <p>(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 <i>and where possible takes opportunities to enhance these features</i>.</p>
ENV 2 Sites of Geological Interest	<p>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 (<i>in italics</i>) could be added to the policy:</p> <p>(ii) Development should maintain, <i>and where possible enhance</i>, Regionally Important Geological and Geomorphological Sites (RIGS) for their scientific and educational value.</p>
ENV 4 Green	<p>In order to ensure that the most versatile and productive agricultural land is preserved, providing greater future food security and more sustainable</p>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policy	Sustainability Appraisal recommendation
Infrastructure Network	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 (<i>in italics</i>) could be added to the policy to clarify that development will only be permitted in such areas, if it avoids unacceptable environmental impacts: <ul style="list-style-type: none"> (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 <i>which do not result in significant harm to biodiversity and geodiversity.</i> (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 <i>without resulting in significant harm to biodiversity and geodiversity.</i>
ENV 9 Replacement of Existing Dwellings and Farm Buildings within the Coastal Change Management Area	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: <ul style="list-style-type: none"> • any replacement dwelling / farm building does not result in significant harm to biodiversity or geodiversity.
ENV 10	Community schemes for local food or local energy production has the potential for environmental benefits, for example through habitat creation,

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policy	Sustainability Appraisal recommendation
<p>Agricultural Land and Community Schemes for Local Food or Crops</p>	<p>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.</p> <p>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:</p> <p style="padding-left: 40px;">(ii) Community schemes providing local food, or crops for local energy production, will be encouraged. <i>Opportunities should be taken to maximise the potential environmental and community benefits of such schemes through their location and design.</i></p> <p>It may also be beneficial to provide some explanation of this in the preamble to the policy.</p>
<p>ENV 11 Pollution and Contaminated Land</p>	<p>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:</p> <p style="padding-left: 40px;">(ii) Development will not be permitted which would result in an unacceptable risk of pollution to ground-water <i>controlled waters</i>.</p> <p>The following definition of ‘controlled waters’ could be added to the Glossary in the Local Plan Review to provide clarity:</p> <p><i>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.</i></p> <p>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 (<i>in italics</i>) may ensure that these issues are addressed:</p> <p style="padding-left: 40px;">(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, <i>property</i> and the environment from the contamination.</p>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

5 Achieving a Sustainable Pattern of Development

- 5.0.1 The 'Achieving a Sustainable Pattern of Development' Chapter of the Local Plan Review sets the level of new development, both for residential and employment purposes, which the Local Plan Review will look to bring forward during the plan period and the distribution of this development.

5.1. REASONS FOR SELECTING THE PREFERRED OPTION

- 5.1.1 A range of reasonable alternatives were considered for the policies in the Achieving a Sustainable Pattern of Development Chapter at the Issues and Options stage of the Local Plan Review.
- 5.1.2 The performance of these alternatives was evaluated using the environmental, social and economic objectives which contribute to sustainable development.
- 5.1.3 This section presents the reasons for rejecting the reasonable alternatives which were deemed unsuitable and for selecting the preferred option which was taken forward for the draft policy in the Achieving a Sustainable Pattern of Development Chapter of the Local Plan Review.

SUS 1: THE LEVEL OF ECONOMIC AND HOUSING GROWTH

- 5.1.4 The following options for the level of housing growth were evaluated:
- A. Provide 589 dwellings per year**
 - B. Provide 775 dwellings per year**
- 5.1.5 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	A			B		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-
Soil	0	0	0	0	0	0
Water	-	-	-	-	-	-
Air	-	-	-	-	-	-
Climate Change	-	-	-	-	-	-
Flooding & Coastal Change	-	-	-	-	-	-
Landscape	-	-	-	-	-	-
Historic Environment	-	-	-	-	-	-
Community	-	-	-	+	+	+
Housing	--	--	--	++	++	++
Economy	-	-	-	+	+	+
Preferred option?	x			x		
Reason for selecting or rejecting the option	Following the Issues and Options consultation, the Government has sought views on a new standard methodology for assessing housing need which is based on the most up to date household projections from 2014 with an uplift to take account of local affordability. Also, new affordability data is released annually with new household projections released biannually, which influences the level of housing growth. The current data suggests that a figure of 794dpa would be appropriate. However, this is likely to change again in November following the the release of new data.					

5.1.6 The following options for the provision of employment land in the Local Plan Review were evaluated:

A. Employment land need of 60.3 ha as in the adopted Local Plan; and

B. Employment land need of 62ha-65ha, reflecting the updated Workspace Strategy

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	A			B		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0
Community	0	0	0	0	0	0
Housing	0	0	0	0	0	0
Economy	0	0	0	0	0	0
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 was favoured, as this represents the most up to date evidence.					

SUS 2: DISTRIBUTION OF DEVELOPMENT

5.1.8 The following reasonable alternatives for the settlement hierarchy were evaluated:

- A. Focus development towards the eight major settlements;**
- B. Focus some development at settlements with populations of more than 1,000;**
- C. Focus some development at settlements with populations of more than 600; or**
- D. Focus some development at settlements with a defined development boundary.**

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

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

5.1.9 The following reasonable alternatives for the settlement boundary on Portland were identified:

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

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

5.1.10 The following reasonable alternatives for the approach towards development and defined development boundaries were evaluated:

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

B. Relax control of development outside defined development boundaries.

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

5.1.11 The following reasonable alternatives were evaluated for the definition of “at an appropriate scale for the size of the settlement”:

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

- whether the proposals are of a strategic nature;
- whether the proposals would help communities to meet their local needs;
- whether the proposals would change the character and setting of the settlement;
- whether local infrastructure, including any necessary improvements, could accommodate or be supported by the proposed development;
- cumulative impacts; or

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

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

5.1.12 The following reasonable alternatives were identified for newly defined development boundaries in Neighbourhood Plans:

A. Development inside all DDBs will normally be permitted;

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	A			B		
	Short	Med	Long	Short	Med	Long
Biodiversity	0	0	0	0	0	0
Soil	0	0	0	0	0	0
Water	-	-	-	-	-	-
Air	-	-	-	-	-	-
Climate Change	-	-	-	-	-	-
Flooding & Coastal Change	-	-	-	-	-	-
Landscape	0	0	0	0	0	0
Historic Environment	-	-	-	-	-	-
Community	--	--	--	-	-	-
Housing	++	++	++	++	++	++
Economy	0	0	0	0	0	0
Preferred option?	✘			✔		
Reason for selecting or rejecting the option	The more sustainable option of only permitting development to meet local needs inside DDBs was selected. 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.					

5.2. SUSTAINABILITY APPRAISAL OF THE DRAFT POLICIES

5.2.1 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies in the Achieving a Sustainable Pattern of Development Chapter of the Local Plan Review.

The findings of the sustainability appraisal of the draft policies in the Achieving a Sustainable Pattern of Development Chapter of the Local Plan Review is presented in the following table, with more details of the analysis presented in Appendix A.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

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	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	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	++	++	++	++	++	++	++	++	++	++	++	++

5.2.2 Policy **SUS1** makes provision for 15,880 dwellings (794 dwellings per year) 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 (775 dwellings per annum), a figure which was established using figures from a period of high economic growth prior to the economic downturn. Therefore, the increased level of housing growth provided in SUS 1 is considered sufficient to provide the housing needs for present and future generations, even during a period of high economic growth, and deliver the housing infrastructure to provide a skilled workforce to encourage business growth and innovation.

5.2.3 The level of employment land provided by SUS 1 has been set using the findings of the Workspace Strategy. This strategy used business sector forecasts to reassess the future need for employment land assuming the economic growth in Dorset is above national average, estimating the growth in total employment of about 15,100 jobs. Therefore, the provision of 51.6ha of employment land, according to the Workspace Strategy, is likely to provide sufficient land to support business growth and innovation, and encourage a strong, stable and prosperous local economy. This in turn is likely to increase access to jobs in the community.

5.2.4 The development which comes forward to meet the level of housing and employment need in SUS 1 of the Local Plan Review will do so through a process of site selection and the refinement of site options. Avoiding significant environmental impacts from

Sustainability Appraisal Preferred Options

development at these sites is likely to be a key consideration during this process. Whilst development will inevitably result in a degree of unavoidable environmental impacts, it is considered likely that the plan area has the capacity to deliver these levels of growth without resulting in significant adverse environmental effects. The exception is soil quality, where the loss of productive agricultural land is offset against the regeneration of derelict, degraded and contaminated land, resulting in a net neutral impact.

- 5.2.5 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 more vibrant town centres and encourage town centre regeneration, with positive effects on the local economy, whilst the low level growth at the smaller settlements will continue to meet local needs and support rural business growth. Development at the larger settlements would enable future residents to access essential services and facilities by sustainable modes of transport.
- 5.2.6 The environmentally sensitive areas within West Dorset, Weymouth and Portland, for example relating to wildlife, landscape and the historic environment, are distributed across the plan area, both within and near the larger settlements and rural areas. Therefore, concentrating development at the larger settlements does not necessarily result in greater or less significant environmental impacts but has the potential to adversely affect fewer environmental receptors. 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.
- 5.2.7 The policy enables development outside the defined development boundary for the purposes of flooding and coastal defences, stability works, landscaping, and renewable energy development subject to the protection of the countryside and environment, resulting in positive effects upon these receptors.
- 5.2.8 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, affordable housing, essential rural workers housing and built tourist accommodation, helping to meet the housing needs of present and future generations. In addition, the reuse of buildings for employment and tourism uses will provide land to support business growth and innovation for rural businesses, and housing for essential rural workers will provide a skilled workforce to further support rural businesses, providing benefits to the local economy. 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. Since the policy relates to the reuse of existing buildings, the development is unlikely to result in the significant loss of habitat, productive agricultural land, areas of geological conservation interest, or soil, water or

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

air quality. However, 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 and the relocation of buildings at risk from coastal change, with the impact becoming significant in the longer term as the predicted effects of climate change come to fruition.

- 5.2.9 Policy **SUS4** requires Neighbourhood Development Plans to comply with the Local Plan Review’s vision and strategic objectives, and its strategic policies. This will largely ensure 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 neighbourhood plans to result in air quality issues.

5.3. MITIGATION

- 5.3.1 The following table suggests the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Achieving a Sustainability Pattern of Development Chapter of the Local Plan Review at the preferred options stage.

Policy	Sustainability Appraisal recommendation
SUS2 Spatial Strategy	To minimise the potential environmental effects of development within defined development boundaries, it is recommended that the following text (<i>in italics</i>) 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, <i>subject to compliance with other policies in this plan.</i> ”
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 (<i>in italics</i>) 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: • <i>The building is not located within a Coastal Change Management Area;</i> ”
SUS4 Neighbourhood	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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policy	Sustainability Appraisal recommendation
Development Plans	in the plan area are addressed: <ul style="list-style-type: none"><li data-bbox="502 369 1380 436">• maintain or improve air quality, and specifically within the Air Quality Management Areas at Chideock and Dorchester;

6 Economy

6.0. INTRODUCTION

- 6.0.1 The Economy Chapter of the Local Plan Review sets out the planning policies relating to development for employment purposes, with the objective of encouraging economic development whilst at the same time protecting the plan area's outstanding natural and built environment.

6.1. REASONS FOR SELECTING THE PREFERRED OPTION

- 6.1.1 A range of reasonable alternatives were considered for the policies in the Economy Chapter at the Issues and Options stage of the Local Plan Review.
- 6.1.2 The performance of these alternatives was evaluated using the environmental, social and economic objectives which contribute to sustainable development.
- 6.1.3 This section presents the reasons for rejecting the reasonable alternatives which were deemed unsuitable and for selecting the preferred option which was taken forward for the draft policy in the Economy Chapter of the Local Plan Review.

ECON2: PROTECTION OF KEY EMPLOYMENT SITES

- 6.1.4 The following alternatives for the approach towards key employment sites were evaluated:

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

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	A			B			C		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-
Soil	-	-	-	0	0	0	0	0	0
Water	-	-	-	0	0	0	0	0	0
Air	-	-	-	0	0	0	0	0	0
Climate Change	-	-	-	0	0	0	0	0	0
Flooding & Coastal Change	-	-	-	-	-	-	-	-	-
Landscape	-	-	-	-	-	-	-	-	-
Historic Environment	-	-	-	-	-	-	-	-	-
Community	0	0	0	-	-	-	-	-	-
Housing	-	-	-	+	+	+	+	+	+
Economy	0	0	0	-	-	-	-	-	-
Preferred option?	✓			✗			✗		
Reason for selecting or rejecting the option	Those new allocations which include employment uses have been added to the list of key employment sites from the existing ECON 2 policy of the adopted Local Plan. This will ensure that these employment sites are protected from other types of development, encouraging the appropriate level of employment land is available to support sustainable economic growth. Please note that a further review of existing key employment sites will be undertaken before submission of the Local Plan Review to assess which ones should not be 'key'.								

ECON5: RETAIL HIERARCHY, THE SEQUENTIAL TEST AND IMPACT ASSESSMENTS

6.1.6 The following alternatives for the hierarchy of centres were evaluated:

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

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

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

6.2. SUSTAINABILITY APPRAISAL OF THE DRAFT POLICIES

- 6.2.1 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.
- 6.2.2 The findings of the sustainability appraisal of the draft policies in the Economy Chapter of the Local Plan Review is presented in the following table, with more details of the analysis presented in Appendix A.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	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	++	++	++	++	++	++	+	+	+	++	++	++	++	++	++	++	++	++	-	-	-

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	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	+	+	+	++	++	++	++	++	++	+	+	+	++	++	++	++	++	++	++	++	++

Sustainability Appraisal Preferred Options

- 6.2.3 Policy **ECON 1** supports employment development within or at the edge of settlements with defined development boundaries, or 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 is likely to support the growth and innovation of businesses, including those in rural areas, and encourage vibrant town centres and town centre regeneration by directing the majority of employment development towards existing larger settlements. 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 and reduce the distance travelled to work. However, the policy may also permit development of a type which results in increased emissions to air and water, with secondary impacts upon habitats and species. Furthermore, employment development by its nature may be visually intrusive, resulting in adverse impacts upon landscape, local character and the setting of heritage assets. Directing the majority of 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.
- 6.2.4 Policy **ECON2** protects those employment sites which contribute significantly to the supply of employment land, providing land for the growth and innovation of businesses. Also, 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, supporting the development of a stronger, more stable and prosperous local economy in addition to providing the community with access to work by sustainable modes of transport. Those key employment sites away from the main settlements may help to offer centres for rural employment, helping to meet the needs of rural businesses. However, it is noted that protecting these sites for employment development will restrict the land available for housing. Ensuring that the use of employment sites for B1 (light industrial), B2 (general industrial), and B8 (storage and distribution) use are largely safeguarded is unlikely to result in significant environmental impacts partly as the majority of these sites are in existing use.
- 6.2.5 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, providing land for the growth and innovation of local businesses and ensuring that access to work in the community is retained. However, the policy enables the use of ‘non-key’ employment sites for other purposes in certain circumstances, such as if the current use causes significant harm to the character or amenity of the surrounding area or if no appropriate viable employment uses can be attracted to the site. 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 for other purposes may

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

encourage the regeneration of degraded, derelict and contaminated land, helping to improve soil quality. 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 the setting of heritage assets.

- 6.2.6 Policy **ECON4** sets out the level of retail development which will be delivered across the plan area between 2017 and 2036. The policy requires the provision of 3,500-5,600m² of additional floor space for food shopping and 19,400m² of additional floor space for non-food shopping. This level of retail provision, according to the 2018 Joint Town Centres & Retail Study, will meet the forecast need for shopping, therefore providing sufficient land to support the growth and innovation of businesses. In addition, this level of retail provision will improve access to jobs and essential shopping within the plan area supporting the vitality and viability of the towns. The development of additional retail floor space may result in adverse environmental impacts, but may also result in the regeneration of land which is derelict, degraded, or contaminated.
- 6.2.7 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, and ensure that retail businesses have the appropriate transport and communications infrastructure. The sequential approach is also likely to improve access to essential shopping and work by sustainable modes of transport. Directing retail and town centre development towards town centre locations may result in the remediation of degraded, derelict and contaminated land in these areas. However, development in such locations may exacerbate air quality issues, particularly at the Air Quality Management Areas such as in Dorchester. 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.
- 6.2.8 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. This is likely to help to develop a stronger, more stable and prosperous economy by encouraging more vibrant town centres and supporting town centre regeneration, and by providing businesses with units for retail use. The policy encourages the use of the upper floors of town centre areas for residential purposes, helping to supply housing. Protecting retail uses in town centre locations is likely to ensure that access to work and essential shopping by sustainable modes of transport is retained, with benefits for the community. The protection of retail frontages is unlikely to result in appreciable environmental impacts, and may help to retain local character and distinctiveness.

Sustainability Appraisal Preferred Options

- 6.2.9 Policy **ECON7** prevents the development of hot food takeaways within 400m of areas typically frequented by children, such as schools and recreational facilities, by promoting personal wellbeing and healthy communities, resulting in benefits for the local community. 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.
- 6.2.10 Policy **ECON8** directs markets towards the primary shopping areas in accessible locations, and safeguards the future of existing markets. This is likely to provide the community with improved long term access to essential shopping which, due to the nature of such locations, is available by sustainable modes of transport. The provision of markets in these locations is likely to support the development of a strong, stable and prosperous local economy by 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 and regeneration. 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 such as Dorchester.
- 6.2.11 Tourism attractions and facilities are directed towards town centre locations, or sites within or close to established settlements, by policy **ECON9**. This is likely to support town centre regeneration and encourage more vibrant town centres, benefiting the local economy. Furthermore, new tourism attractions and facilities which benefit the local economy are supported. The policy is likely to provide leisure and recreational facilities which may be used by the community, as well as those visiting the area, which are easily accessible by sustainable modes of transport due to their central location. Town centre development for tourism purposes may assist in the remediation of degraded, derelict or contaminated land upon previously developed areas, improving soil quality. However, town centre development may also result in adverse air quality impacts, for example due to additional traffic in the Air Quality Management Areas which exist in town centre locations such as Dorchester. The policy supports proposals for new tourism attractions and facilities which provide wider environmental benefits, resulting in positive impacts upon biodiversity, water quality, landscape and the historic environment.
- 6.2.12 Policy **ECON10** directs built tourist accommodation (such as hotels and guesthouses) towards town centre locations, supporting town centre regeneration and encouraging a more vibrant town centre, benefiting the local economy. 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. Whilst the policy directs the majority of built tourist accommodation towards town centre locations, 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. This may result in landscape enhancement, positively affecting local character and the setting of heritage assets.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

- 6.2.13 Policy **ECON11** ensures that all proposals for new caravan and camping sites, and the expansion, intensification or reorganisation of existing caravan and camping sites, respects local character and the landscape, heritage and built environment. Owing to the coastal location of many of the existing camping and caravan sites in the plan area, there is the potential for these areas to be subject to coastal change. This approach may therefore 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 as international wildlife sites, reflecting the importance of these habitats which support populations of rare flora and fauna. Development within close proximity to these areas may result in adverse impacts upon these areas of great wildlife importance. Farm diversification projects for new caravan and camping sites will be permitted in some circumstances, supporting the growth and innovation of rural businesses.
- 6.2.14 Policy **ECON12** provides the conditions under which new larger agricultural buildings (those that are too large to be built under Permitted Development rights), 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 scale, siting, design and external appearance of the building to minimise the impact upon landscape character, helping to protect valued landscapes and the Dorset Area of Outstanding Natural Beauty from such development. Many traditional farm buildings are designated as Listed Buildings due to their importance as heritage assets and also help to define the local character and distinctiveness of rural areas. 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 heritage assets in rural areas.
- 6.2.15 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. This policy is likely to benefit the rural economy by enabling rural businesses the flexibility to branch out into different kinds of activities to support business growth and innovation. Many farm buildings are Listed Buildings due to their historical importance and help to define the local character and distinctiveness of rural areas. 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. This is likely to protect and enhance the historic environment and valued landscapes, and conserve and enhance the Dorset AONB and its setting.
- 6.2.16 Policy **ECON14** supports equine related businesses, encouraging the growth and innovation of rural businesses and helping to establish a strong, stable and more

Sustainability Appraisal Preferred Options

prosperous rural economy. The provision of equine related development will provide the community with greater access to recreation and leisure facilities, promoting health and well being in the community. Furthermore, in those instances 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 is of an appropriate scale and doesn't compromise the character of the countryside, and is not intrusive in the landscape, minimising the visual effect of the development and maintaining the landscape and historic environment.

6.3. MITIGATION

- 6.3.1 The following table suggests the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Economy Chapter of the Local Plan Review at the preferred options stage.

Policy	Sustainability Appraisal recommendation
ECON 1 Provision of Employment	<p>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.</p> <p>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:</p> <p><i>"subject to compliance with the environmental policies in this plan."</i></p>
ECON 5 Retail Hierarchy, The Sequential Test and Impact Assessments	<p>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 the use of retail facilities, or ensuring that air quality is a key consideration in town centre development in Dorchester and Bridport.</p>
ECON 8 Markets ECON 9 Tourism Attractions and	<p>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.</p>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policy	Sustainability Appraisal recommendation
<p>Facilities</p> <p>ECON 10</p> <p>Built Tourist Accommodation</p>	
<p>ECON 11</p> <p>Caravan and Camping Sites</p>	<p>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 (<i>in italics</i>) is added to the policy:</p> <p>“All development (including the change of use from touring to static units) must not, individually or cumulatively, have a significant adverse impact <i>upon areas of wildlife importance or and</i> the distinctive characteristics of the area’s landscape, heritage or built environment. Proposals in the Heritage Coast are unlikely to be supported. <i>Development will not be permitted within a Coastal Change Management Area.</i>”</p>
<p>ECON 12</p> <p>New Agricultural Buildings</p>	<p>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 (<i>in italics</i>) 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:</p> <p>“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, <i>heritage assets</i> and residential amenity.”</p>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

7 Housing

7.0.1 The Housing Chapter provides the planning policies to deliver the correct type, size and mix of housing through the Local Plan Review.

7.1. REASONS FOR SELECTING THE PREFERRED OPTION

7.1.1 A range of reasonable alternatives were considered for the policies in the Housing Chapter at the Issues and Options stage of the Local Plan Review.

7.1.2 The performance of these alternatives was evaluated using the environmental, social and economic objectives which contribute to sustainable development.

7.1.3 This section presents the reasons for rejecting the reasonable alternatives which were deemed unsuitable and for selecting the preferred option which was taken forward for the draft policy in the Housing Chapter of the Local Plan Review.

HOUS 1: AFFORDABLE HOUSING

7.1.4 The following reasonable alternatives for the optional threshold of 5 units in 'rural areas' for affordable housing were evaluated:

- A. Apply the optional lower threshold of 5 units in 'Rural Areas'; or**
- B. Maintain the 10 unit threshold across the plan area.**

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

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

7.1.6 The following reasonable alternatives for the ‘other types of affordable housing’ in the affordable housing policy were evaluated:

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

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

	A			B			C		
	Short	Med	Short	Med	Long	Long	Short	Med	Long
Biodiversity	0	0	0	0	0	0	0	0	0
Soil	0	0	0	0	0	0	0	0	0
Water	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0	0	0	0
Community	0	0	0	0	0	0	0	0	0
Housing	+	+	+	-	-	-	+	+	+
Economy	+	+	+	-	-	-	+	+	+
Preferred option?	✓			✓			✓		
Reason for selecting or rejecting the option	Policy HOUS1 implements a mix of all three options, providing affordable rent, affordable buy, and affordable housing to meet the specialised needs (such as people with disabilities). The mix of affordable housing tenures 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.								

HOUS 2: AFFORDABLE HOUSING EXCEPTION SITES

7.1.8 The following reasonable alternatives for the cross-subsidy of affordable housing on exception sites were identified:

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

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	A			B		
	Short	Med	Long	Short	Med	Long
Biodiversity	-	-	-	0	0	0
Soil	0	0	0	0	0	0
Water	0	0	0	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	-	-	-	0	0	0
Historic Environment	0	0	0	0	0	0
Community	-	-	-	0	0	0
Housing	+	+	+	-	-	-
Economy	+	+	+	-	-	-
Preferred option?	✘			✔		
Reason for selecting or rejecting the option	Policy HOUS2 does not allow market housing to cross-subsidise the provision of affordable housing on exception sites, unless the local community has adopted a neighbourhood development plan which includes a policy to the contrary. 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 the sites for development, which would reduce the provision of affordable housing.					

HOUS 8: SELF BUILD HOUSING

7.1.10 The following four reasonable alternatives for the approach towards self build housing were evaluated:

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

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

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

7.1.12 The following reasonable alternatives for the approach towards low impact dwellings were identified:

A. Apply a more permissive approach to low impact dwellings; and

B. Continue considering low impact dwellings under the same framework as conventional dwellings

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

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

7.2. SUSTAINABILITY APPRAISAL OF THE DRAFT POLICIES

- 7.2.1 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies in the Housing Chapter of the Local Plan Review.
- 7.2.2 The findings of the sustainability appraisal of the draft policies in the Housing Chapter of the Local Plan Review is presented in the following table, with more details of the analysis presented in Appendix A.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	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		
	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
Water	0	0	0	0	0	0	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	+	+	+	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 Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	HOUS 5 Residential Care Accommodation			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	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	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	+	+	+	++	++	++	+	+	+	+	+	+
Historic Environment	-	-	-	++	++	++	+	+	+	++	++	++
Community	+	+	+	-	-	-	-	-	-	-	-	-
Housing	+	+	+	+	+	+	+	+	+	++	++	++
Economy	+	+	+	-	-	-	++	++	++	+	+	+

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

- 7.2.3 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. The level of affordable housing provision is unlikely to result in significant effects upon the environment.
- 7.2.4 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. This policy will assist in meeting the community's affordable housing need and provide housing for residents of a working age, helping to avoid skills depletion and provide a workforce to meet business needs. Affordable housing exception sites are only permitted on areas adjoining a settlement, where access to essential services and facilities by sustainable modes of transport is possible. The policy also only permits development where the character, scale and design of the scheme is appropriate to the location, preserving the local character and distinctiveness and the setting of heritage assets, in addition to 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.
- 7.2.5 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.
- 7.2.6 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 (unless undesirable in design terms), helping to conserve local character and distinctiveness and landscape setting. The policy prevents a cramped form of development and requires the provision of sufficient amenity space, resulting in housing of a quality required to meet the needs of present and future generations.
- 7.2.7 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, particularly for older members of the community in a sustainable location. The residential care accommodation may provide opportunities for healthcare and work in the community which may be accessed by sustainable modes of transport. Local residential care businesses may

Sustainability Appraisal Preferred Options

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, since such development must be within existing settlements, there may be impacts upon local character and distinctiveness and the setting of heritage assets such as Conservation Areas and Listed Buildings.

7.2.8 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. However, development in these areas may lead to some rural isolation and will not encourage vibrant town centres and town centre regeneration, although the exceptional circumstances in which permission would be granted for development outside defined development boundaries means that this impact is unlikely to be significant. The policy requires the immediate setting, wider surroundings and local character to be a consideration for such development, helping to protect the landscape and rural character in more rural settings. The policy is unlikely to result in appreciable impacts upon the wider environment in light of the exceptional circumstances in which permission would be granted and the requirements of the policy (for example in terms of scale and design). However, the small scale extension 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. This extension of residential gardens may also result in the loss of productive agricultural land, but in light of the small scale of the extension and likely temporary nature of the impact, any adverse impact upon soil quality is unlikely to be appreciable.

7.2.9 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. However, 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 distinctiveness, and to a degree the landscape setting. The provision of dwellings in rural areas, for purposes such as forestry, may result in the loss of irreplaceable habitat, resulting in an adverse impact upon biodiversity.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

7.2.10 Policy **HOUS8** 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 meet the housing needs of those members of the community wishing to build their own homes, some of which will meet the definition of affordable housing. However, 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.

7.3. MITIGATION

7.3.1 The following table suggests the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Housing Chapter of the Local Plan Review at the preferred options stage.

Policy	Sustainability Appraisal recommendation
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 (<i>in italics</i>) 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: <ul style="list-style-type: none"> • be located within a defined development boundary and at an

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policy	Sustainability Appraisal recommendation
	<p>appropriate scale in relation to the settlement <i>and compatible with the character of the area</i>"</p>
<p>HOUS6 Other Residential Development Outside Defined Development Boundaries</p>	<p>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 (<i>in italics</i>) may be added to ensure that veteran trees are retained and opportunities for biodiversity gains as a result of landscape planting are maximised:</p> <p>"The small-scale extension of an existing residential garden outside defined development boundaries will only be permitted, exceptionally, where the extension:</p> <ul style="list-style-type: none"> • reflects and / or reinforces existing plot and boundary patterns in the locality <i>and does not result in the loss of individual aged or veteran trees</i>; and • includes a boundary treatment and landscape planting <i>with native species</i> to successfully integrate the development with the local landscape and rural character."
<p>HOUS7 Occupational dwellings outside defined development boundaries</p>	<p>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 (<i>in italics</i>) may be added to resolve this:</p> <p>"The replacement of an existing permanent dwelling outside defined development boundaries will be permitted, provided that:</p> <p><i>the development does not result in the loss or deterioration of irreplaceable habitats, such as veteran trees, or significant harm to biodiversity.</i>"</p>
<p>HOUS8 Self build and custom build housing</p>	<p>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).</p>

8 Community Needs and Infrastructure

8.0. INTRODUCTION

- 8.0.1 This Chapter aims to provide the appropriate community infrastructure alongside new development where possible, helping to promote social interaction and create vibrant and attractive places to live, as well as minimising the need to travel by car to reach services and facilities.

8.1. REASONS FOR SELECTING THE PREFERRED OPTION

- 8.1.1 A range of reasonable alternatives were considered for the policies in the Community Needs and Infrastructure Chapter at the Issues and Options stage of the Local Plan Review.
- 8.1.2 The performance of these alternatives was evaluated using the environmental, social and economic objectives which contribute to sustainable development.
- 8.1.3 This section presents the reasons for rejecting the reasonable alternatives which were deemed unsuitable and for selecting the preferred option which was taken forward for the draft policy in the Community Needs and Infrastructure Chapter of the Local Plan Review.

RENEWABLE ENERGY DEVELOPMENT

- 8.1.4 The following options for the approach towards wind energy development were identified:

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

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

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

8.2. SUSTAINABILITY APPRAISAL OF THE DRAFT POLICIES

- 8.2.1 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies in the Community Needs and Infrastructure Chapter of the Local Plan Review.
- 8.2.2 The findings of the sustainability appraisal of the draft policies in the Community Needs and Infrastructure Chapter of the Local Plan Review is presented in the following table, with more details of the analysis presented in Appendix A.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	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	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	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	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

- 8.2.3 Policy **COM 1** requires the provision of community infrastructure, including informal outdoor space, such as parks and gardens, Natural and Semi-Natural Open Space, and amenity green space. This has the potential, depending on location and design, to result in widespread environmental benefits. For example, there may be positive impacts upon biodiversity by creating valuable new habitats for wildlife, upon the landscape and the setting of heritage assets by visual enhancement, and upon the ecological and chemical status of freshwater bodies by preventing development on riparian zones.
- 8.2.4 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. This may encourage vibrant town centres and support town centre regeneration, resulting in a stronger, more stable and prosperous local economy. There is the potential for new community buildings within existing settlements to result in adverse impacts upon heritage assets such as Listed Buildings and Conservation Areas, and their setting. 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 such as rising energy prices. The policy could require community buildings to take advantage of the opportunities, where possible, to incorporate energy efficiency and renewable energy technologies not only to improve the environmental performance of such buildings, but minimise the running costs of buildings to secure the viable long term use of the building for community purposes.
- 8.2.5 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. In those instances 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 an alternative purpose, such as for housing or for business use. This will help to deliver homes to meet the needs of the community and provide land to support the growth and innovation of businesses.
- 8.2.6 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 (open space and natural/semi-natural greenspace), and by preserving wildlife corridors, which will establish ecological networks and prevent habitat fragmentation. The policy also ensures that nature conservation is a consideration in the enhancement of water sports and marine based recreation, assisting in maintaining or restoring the European and International wildlife designations which occupy the majority of coastal locations within the plan area. However, when considering the enhancement of water sports

Sustainability Appraisal Preferred Options

and marine based recreation, regard is not given to the chemical status of the coastal and transitional waters, potentially resulting in adverse impacts upon water quality. The coastal waters in the plan area are currently classified by the Environment Agency as 'good' and measures should be taken, where possible, to ensure that this status remains for the benefit of the environment and tourism. The policy permits proposals for recreational facilities by the coast, if a coastal location is required. Since these areas may be subject to coastal change due to natural processes, this approach may compromise coastal change management, particularly in the long term as the impacts of climate change are realised. The policy also permits recreational facilities in countryside locations, but requires such facilities to be in keeping with the surrounding environment and avoid being intrusive in the landscape, helping to protect the landscape and the setting of the historic environment. Permitting such development in coastal and countryside locations is likely to help support the growth and innovation of rural businesses. Some recreational facilities, such as sports centres and swimming pools, may use large amounts of energy resulting in the emission of greenhouse gases which contribute to climate change.

- 8.2.7 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, helping to promote personal wellbeing and healthy communities. Retaining public open space will prevent the loss of habitats, helping to halt the loss of biodiversity. The policy ensures that existing marine based recreational facilities are retained, helping to support rural businesses. However, 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, particularly in the long term due to climate change.
- 8.2.8 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 also provide local businesses with a skilled workforce, helping to support the local economy. Training and education facilities typically use large amounts of energy, resulting in the emission of greenhouse gases which contribute to climate change.
- 8.2.9 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 is likely to support local businesses and improve opportunities for the community to sustainably access services and facilities. The road safety requirements within the policy will also help to provide a safer environment to the benefit of the community. Reducing the need to travel and encouraging the use of more sustainable modes of transport is likely to reduce fuel consumption and the emission of greenhouse gases, helping to mitigate climate change and improve local air quality. Furthermore, since the major source of nitrogen dioxide in the Air Quality Management Areas (AQMA) in Dorchester and Chideock

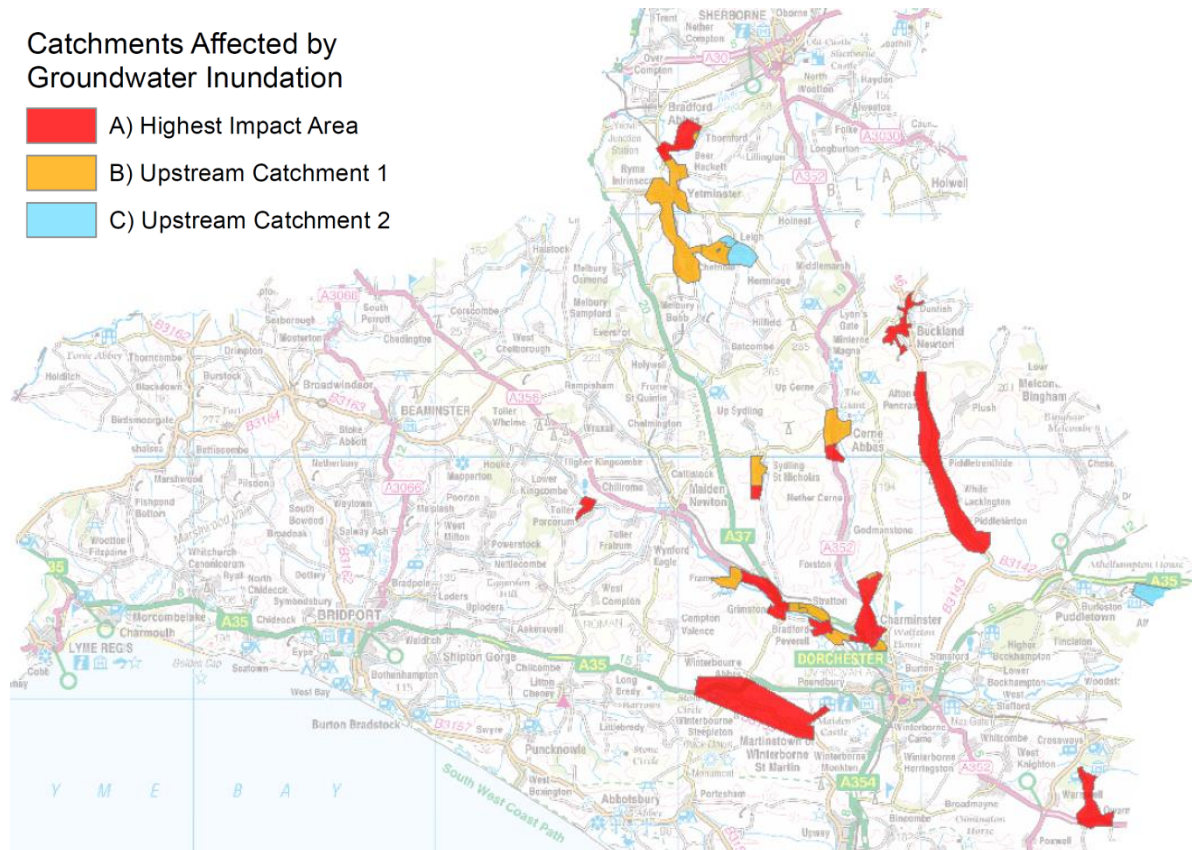
(and where air quality thresholds have been exceeded in Bridport) is road transport, this policy will address the air quality issues at the AQMA.

- 8.2.10 Policy **COM 8** aims to provide sufficient car parking spaces to meet expected future levels of car ownership. This will help to supply housing which meets the needs of present and future generations, and employment sites with a suitable transport infrastructure to meet business needs. 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 in Dorchester and Chideock and where air quality thresholds have been exceeded in Bridport due to transport emissions. These effects will be more significant in the longer term, as more housing is built to this standard and the effects of climate change become a reality.
- 8.2.11 Policy **COM 9** ensures that the appropriate level of utilities services infrastructure is provided for development, including telecommunications and radio equipment. The provision of the appropriate utilities service infrastructure will provide housing which meets the needs of present and future generations and the appropriate infrastructure on commercial premises to support business growth. 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. This will help to preserve habitats and protect species, protect the landscape and historic environment. The policy encourages the more widespread use of telecommunications technology over less sustainable methods of communication, such as postal methods or face to face meetings which require travel. This is likely to reduce 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, particularly following a rainfall event, may result in it being inundated with water. This can cause the drain to fail, leading to pollution and a deterioration in groundwater quality, or cause the drain to flood in downstream properties. The areas most at risk within the plan area are shown in Figure 8.1.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Figure 8.1: The areas affected by groundwater inundation of the foul drainage network within the plan area, and their associated upstream catchment



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8.2.12 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. This may reduce greenhouse gas emissions by removing the need to generate energy through the burning of fossil fuels, helping to 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, helping to preserve local character, the local landscape and heritage assets. 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, for example by preventing harm by virtue of noise and detrimental emissions, providing housing which meets the needs of the community.

8.2.13 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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

upon the local and wider landscape, townscape and areas of historic interest, and designated wildlife sites, nature conservation interest and biodiversity are satisfactorily mitigated, leading to positive impacts upon landscape, historic environment, and biodiversity. The wind energy development policy prevents harm to the residential amenity from the effects of renewable energy (for example from flicker and noise), providing housing which meets the needs of the community, and will play a part in supporting the growth of the green economy.

8.3. MITIGATION

8.3.1 The following table suggests the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Community Needs and Infrastructure Chapter of the Local Plan Review at the preferred options stage.

Policy	Sustainability Appraisal recommendation
COM 1 Making Sure New Development Makes Suitable Provision for Community Infrastructure	<p>The provision of community infrastructure has the potential to result in positive impacts upon 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.</p> <p>In order to ensure that the potential environmental benefits of new community infrastructure are maximised, the policy may include the following text:</p> <p><i>“Opportunities should be taken to maximise the potential environmental benefits of outdoor informal space provision through their location and design.”</i></p>
COM 2 New or Improved Local Community Buildings and Structures	<p>The costs associated with running some community buildings, such as community halls, arts centres and theatres, are often unmanageable due to the size and design of buildings coupled with other pressures like rising energy prices. Many community buildings within 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:</p> <p><i>“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.”</i></p>
COM 4 New or Improved Local Recreational	<p>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</p>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policy	Sustainability Appraisal recommendation
Facilities	<p>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 (<i>in italics</i>) should be added to the policy:</p> <p>“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 <i>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.</i>”</p> <p>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.</p> <p>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 (<i>in italics</i>) could be added to the policy in order to retain this:</p> <p>“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, <i>maintaining the chemical status of coastal and transitional waters</i>, and potential impact on the existing use of the recreation facility.”</p>
<p>COM 5</p> <p>The retention of open space and recreational facilities</p>	<p>The policy ensures that marine based recreational facilities will be retained. However, such facilities 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:</p> <p>“Existing marine based recreational facilities should be retained <i>or appropriately relocated if threatened by coastal erosion.</i>”</p>
<p>COM 6</p> <p>The Provision of Education and Training Facilities</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>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policy	Sustainability Appraisal recommendation
<p>COM 9 The Provision of Utilities Service Infrastructure</p>	<p>In order to address the potential issues surrounding groundwater inundation, the following text can be added to the policy:</p> <p>“ii) Development will not be permitted where problems associated with groundwater inundation cannot be satisfactorily addressed.”</p>
<p>COM 10 Renewable Energy Development</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:</p> <p>“any adverse impacts on the local landscape, townscape or areas of historical interest can be satisfactorily assimilated;”</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):</p> <p>“the proposal minimises harm to residential amenity by virtue of noise, vibration, overshadowing, flicker, <i>glare</i>, or other detrimental emissions, during construction, its operation and decommissioning”</p>

Sustainability Appraisal Preferred Options

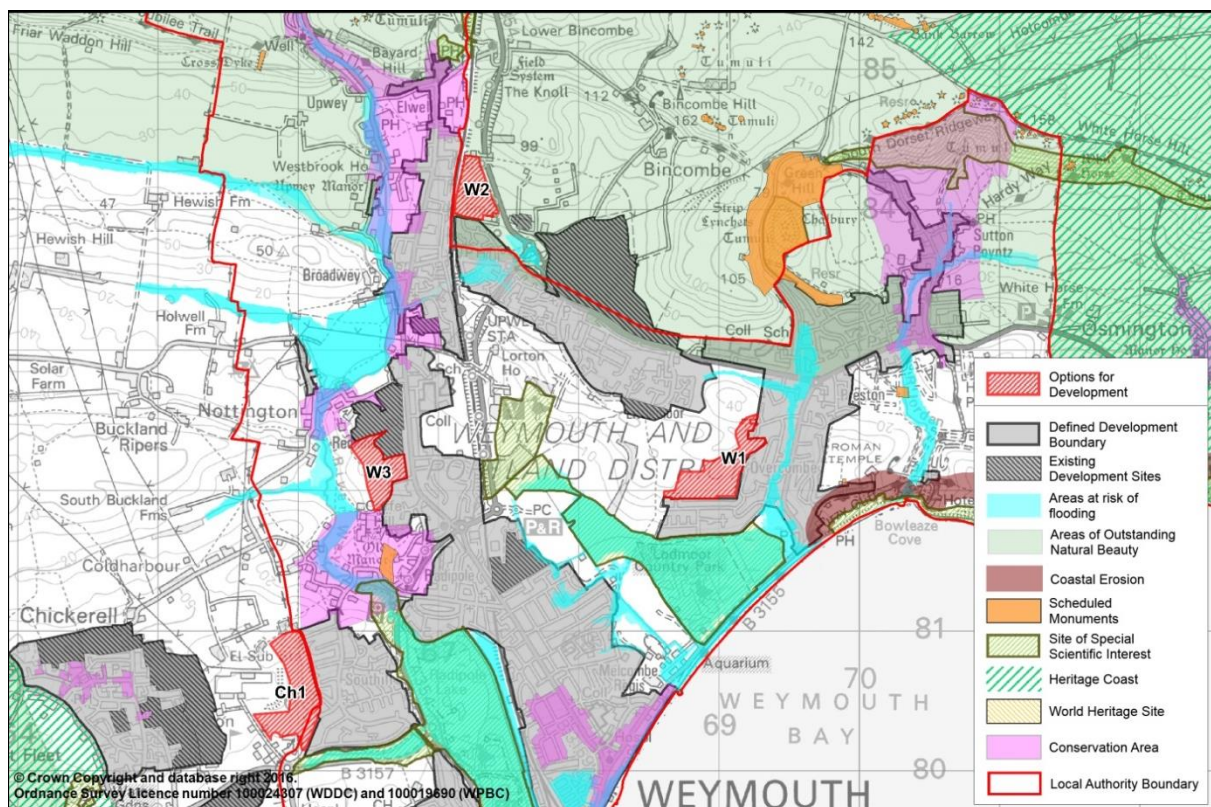
West Dorset, Weymouth & Portland Local Plan Review

9 Weymouth

- 9.0.1 After Poole and Bournemouth, Weymouth is the largest urban area in Dorset.
- 9.0.2 Weymouth is a significant commercial and employment centre and a nationally important tourist and recreation destination.
- 9.0.3 However, Weymouth and its surroundings are heavily constrained by environmental designations, including those relating to wildlife, landscape and cultural heritage, some of which are of international importance.

9.1. REASONS FOR SELECTING THE PREFERRED OPTION

- 9.1.1 The following three possible sites for development at Weymouth (W1, W2 & W3) were identified and evaluated at the Issues and Options stage of the Local Plan Review.



- 9.1.2 The potential environmental, social and economic impacts which contribute to sustainable development associated with development at these three areas in Weymouth was appraised in the Sustainability Appraisal of Issues and Options.
- 9.1.3 This section presents the reasons for rejecting the site options which were deemed unsuitable and for selecting the preferred site options which were taken forward for the draft policy in the Local Plan Review.
- 9.1.4 A summary of the findings of the sustainability appraisal and the reasons for selecting the preferred option is shown in the following table.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	W1			W2			W3		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	--	--	--	0	0	0	0	0	0
Soil	0	0	0	+	+	+	0	0	0
Water	-	-	-	0	0	0	0	0	0
Air	-	-	-	-	-	-	-	-	-
Climate Change	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	-	-	-	-	-	-
Community	0	0	0	0	0	0	0	0	0
Housing	+	+	+	+	+	+	+	+	+
Economy	0	0	0	0	0	0	0	0	0
Preferred option?	✓			✗			✗		
Reason for selecting or rejecting the option	This site is considered suitable for development 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 also raised about the effects of development upon the working farm and local businesses currently located at the site.		

9.2. APPRAISAL OF THE PREFERRED OPTION POLICIES

- 9.2.1 The development sites in Weymouth which are in this Chapter of the draft Local Plan Review include the existing allocations from the adopted West Dorset, Weymouth & Portland Local Plan and the additional sites which were identified at the Issues and Options stage.
- 9.2.2 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies in the Weymouth Chapter of the Local Plan Review. The findings of this sustainability appraisal are presented in the following table, with more details of the analysis presented in Appendix A.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	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	++	++	++	++	++	++	++	++	++	++	++	++	+	+	+	++	++	++	++	++	++	+	+	+	++	++	++

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	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 Preferred Options

- 9.2.3 The Weymouth Town Centre area includes areas of national importance for wildlife. This includes the Radipole Lake SSSI, which occupies a tidal marine environment within the harbour area and comprises a series of wetland habitats characterised by lakes and reed beds which are of great importance for birds as a breeding, wintering and passaging site. Policies **WEY2**, **WEY 3** and **WEY7** are adjacent to this SSSI and development in these areas may affect the conservation status of this important wildlife site. The Portland Harbour Shore SSSI, comprising maritime grassland and the intertidal shore, is adjacent to the Weymouth Town Centre Area and policy **WEY4** may result in impacts upon this wildlife designation. The Lodmoor SSSI is located to the north of the Weymouth Town Centre Area and is characterised by reed bed and brackish grassland of outstanding interest for birds. 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.
- 9.2.4 The Weymouth Town Centre Area may contain areas of contaminated land, with elevated concentrations of soil contaminants as a result of the historic industrial land uses and the historic landfill and waste facility at Lodmoor. Contaminated land is most likely to affect redevelopment through policies **WEY2**, **WEY3**, **WEY4**, **WEY6**, **WEY7**, **WEY8** and **WEY9**.
- 9.2.5 The Weymouth Town Centre Area includes coastal areas and Weymouth Harbour, a tidal and subtidal water body. The River Basin Management Plan (2015) indicates that the coastal areas around Weymouth and Weymouth Estuary are of 'good' chemical status and 'moderate' ecological quality, and the River Wey further to the north is of 'good' chemical status and 'poor' ecological quality. The River Basin Management Plan 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.
- 9.2.6 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 the impacts of climate change are realised. A small area of Bingleaves Cove (**WEY9**) may be subject to coastal change, and the policy does not permit development in these areas.
- 9.2.7 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.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

- 9.2.8 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, which includes for example the crescent of elegant listed buildings along the seafront and the Kings Statue, are retained or enhanced.
- 9.2.9 Development within Weymouth town centre is likely to provide the community with opportunities for work, education and training, essential shopping and leisure activities. In some instances, development in Weymouth which is outside the defined town centre area 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 by sustainable modes of transport (such as **WEY11**, **WEY13** and **WEY14**).
- 9.2.10 Development in Weymouth town centre will encourage a stronger neighbourhood centre and reduce crime and disorder, and the fear of crime, which undermines quality of life, particularly at the Town Centre Core and Commercial Road Area (**WEY2**) and the Esplanade (**WEY5**). This is of particular importance in Weymouth and Portland where the prevalence of crime, and in particular violent crime and criminal damage, is above the Dorset average.
- 9.2.11 The allocations for development in Weymouth will provide up to 1,938 new dwellings over the plan period, helping to deliver the housing to meet the needs of present and future generations.
- 9.2.12 The employment allocations in Weymouth will provide 2.1ha of employment land in Weymouth, providing sufficient land to support the growth and innovation of businesses. The Weymouth Town Centre policies will encourage town centre regeneration and improve the vibrancy of the town centre area, helping to develop a thriving and more prosperous local economy.

9.3. MITIGATION

- 9.3.1 The following table suggests the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Weymouth Chapter of the Local Plan Review at the preferred options stage.

Policy	Sustainability Appraisal recommendation
WEY1 Weymouth Town Centre Strategy	<p>In order to address the potential impacts relating to biodiversity, contaminated land, water quality, landscape, the following text (<i>in italics</i>) could be added to this overarching policy for the Weymouth Town Centre area:</p> <p>“Development within the Weymouth Town Centre Strategy area (as shown in the policies map) must, as far as practicable, meet the following aims:</p> <ul style="list-style-type: none"> • <i>Conserve and enhance the Dorset and East Devon Coast World Heritage Site’s outstanding universal value and its setting;</i>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policy	Sustainability Appraisal recommendation
	<ul style="list-style-type: none">• <i>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;</i>• <i>Remediate derelict, degraded and contaminated land to protect human health, property and the environment;</i>• <i>Protect and improve the ecological and chemical status of the coastal and transitional waters in Weymouth and surrounding areas.”</i>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

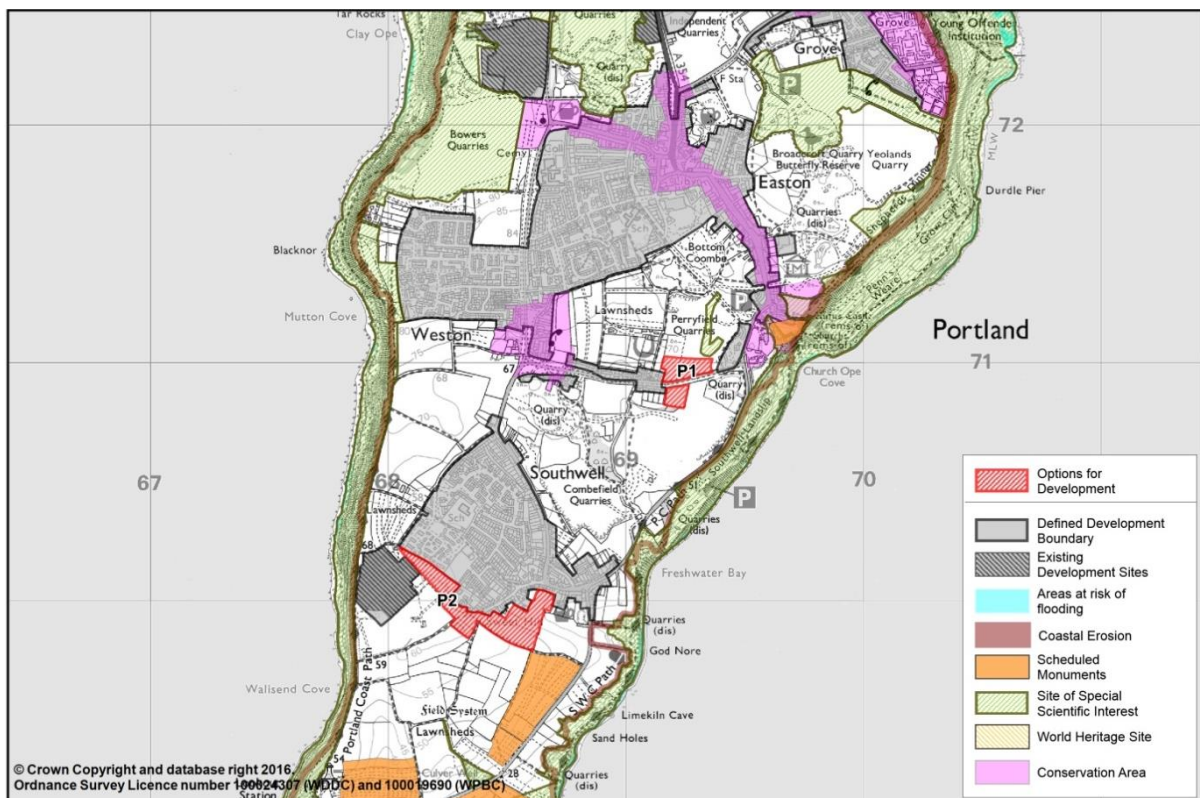
10 Portland

10.0. INTRODUCTION

- 10.0.1 The Isle of Portland extends about 4.5 miles into the English Channel giving it a unique coastal character.
- 10.0.2 'Portland' is not a town as such, but a series of settlements including Castletown, Easton, Fortuneswell, Grove, Southwell and Weston.
- 10.0.3 Development in Portland is heavily constrained by environmental designations, including the East Devon and Dorset World Heritage Site, wildlife and geological sites of international importance, and heritage assets. The significant physical constraints on Portland include land instability, coastal change and flooding.

10.1. REASONS FOR SELECTING THE PREFERRED OPTION

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



- 10.1.2 The potential environmental, social and economic impacts which contribute to sustainable development associated with development at these two development areas in Portland was appraised in the Sustainability Appraisal of Issues and Options.
- 10.1.3 This section presents the reasons for rejecting the site options which were deemed unsuitable and for selecting the preferred site options which was taken forward for the draft policy in the Local Plan Review.

Sustainability Appraisal Preferred Options

10.1.4 A summary of the findings of the sustainability appraisal and the reasons for selecting the preferred option is shown in the following table.

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

10.2. APPRAISAL OF THE PREFERRED OPTION POLICIES

10.2.1 The development sites on Portland which are in the draft Local Plan Review are the existing allocations from the adopted West Dorset, Weymouth & Portland Local Plan.

10.2.2 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies in the Portland Chapter of the Local Plan Review. The findings of this sustainability appraisal are presented in the following table, with more details of the analysis presented in Appendix A.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

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	--	--	--	--	--	--	++	++	++
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	-	-	-

10.2.3 The Isle of Portland is of great ecological significance, with the majority of the coastal areas designated as a Special Area of Conservation (SAC) in light of the sheer rock faces and sparse maritime vegetation on the more exposed western coast, and the sloping cliffs supporting scrub communities (including the wood spurge *Euphorbia amygdaloides* in grassland areas) on the more sheltered eastern side of the isle. Some of the more inland areas of Portland are designated as Site of Special Scientific Interest in light of the rich assemblage of plants and animals associated with limestone grassland and scrubland supported in these areas. 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 sites of European wildlife importance and development has the potential to result in impacts upon this designation.

10.2.4 The Isle of Portland is also internationally important for its areas of geological conservation interest, particularly for their extensive, well-exposed and accessible outcrops at the cliffs and quarries. The Portland Quarries Nature Park (**PORT3**) will help to protect the quarries of Portland and maintain the features of geological importance. The allocations for development at the sites at Osprey Quay (**PORT1**) and the Former Hardy Complex (**PORT2**) are within close proximity to these sites of geological importance, which include the East Devon and Dorset World Heritage Site, and have the potential to result in adverse impacts.

10.2.5 The development site at Osprey Quay (**PORT1**) includes the 'Portland Castle' Scheduled Monument on its eastern side, a coastal fortification constructed during the reign of Henry VIII to provide protection for the sheltered waters of Weymouth Bay. The Underhill Conservation Area also occupies the eastern section of the site, and

Sustainability Appraisal Preferred Options

is within close proximity to the development at the Former Hardy Complex (**PORT2**). The development allocations at Portland therefore have the potential to result in adverse impacts upon these heritage assets, and local character and distinctiveness.

- 10.2.6 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 to promote personal wellbeing and healthy communities, and employment land to support business growth on Portland.

10.3. MITIGATION

- 10.3.1 The following table suggests the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Portland Chapter of the Local Plan Review at the preferred options stage.

Policy	Sustainability Appraisal recommendation
PORT 1 Osprey Quay	<p>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:</p> <ul style="list-style-type: none"> • <i>“Conserve and enhance the Dorset and East Devon Coast World Heritage Site’s outstanding universal value and its setting;</i> • <i>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;</i> • <i>Protect the ecological and chemical status of coastal waters”</i> <p>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:</p> <ul style="list-style-type: none"> • <i>“Development must not have an adverse impact upon local character and the Portland Castle Scheduled Monument”.</i>
PORT 2 Former Hardy Complex	<p>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:</p> <ul style="list-style-type: none"> • <i>“Conserve and enhance the Dorset and East Devon Coast World Heritage Site’s outstanding universal value and its setting;</i> • <i>Maintain and restore the favourable conservation status of the wildlife designations including the Isle of Portland to Studland Special</i>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policy	Sustainability Appraisal recommendation
	<p data-bbox="549 315 1326 376"><i>Area of Conservation and Isle of Portland Site of Special Scientific Interest;</i></p> <p data-bbox="453 405 1353 501">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:</p> <ul data-bbox="504 528 1331 555" style="list-style-type: none"><li data-bbox="504 528 1331 555">• <i>“Development must preserve local character and distinctiveness”.</i>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

11 Littlemoor

11.0. INTRODUCTION

- 11.0.1 Littlemoor lies to the north of Weymouth, on the boundary between the administrative areas of West Dorset District and Weymouth & Portland Borough.
- 11.0.2 Littlemoor lies to the north of Weymouth, at the gateway of the Weymouth Relief Road and close to Upwey Railway Station, therefore providing excellent links to Weymouth Town Centre.

11.1. REASONS FOR SELECTING THE PREFERRED OPTION

- 11.1.1 The Weymouth Chapter of the Local Plan Review considered the potential environmental, social and economic impacts which contribute to sustainable development associated with the options for additional development around Weymouth, including Littlemoor.
- 11.1.2 There were no extra development sites at Littlemoor added following the Issues and Options stage of the Local Plan Review. The reasons for rejecting the site options which were deemed unsuitable around Littlemoor are presented in the Weymouth Chapter of this sustainability appraisal.

11.2. APPRAISAL OF THE PREFERRED OPTION POLICIES

- 11.2.1 The development sites in Littlemoor included in the draft Local Plan Review are the existing allocations from the adopted West Dorset, Weymouth & Portland Local Plan.
- 11.2.2 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies in the Littlemoor Chapter of the Local Plan Review. The findings of this sustainability appraisal are presented in the following table, with more details of the analysis presented in Appendix A.

	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	++	++	++	+	+	+

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

- 11.2.3 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.
- 11.2.4 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.
- 11.2.5 Littlemoor is within the Dorset Area of Outstanding Natural Beauty (AONB) reflecting the special character and quality of this distinctive landscape at Littlemoor. The development at Littlemoor is required to deliver enhancements to the Dorset AONB mitigating the impact of the existing urban edge, resulting in landscape benefits.
- 11.2.6 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.
- 11.2.7 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. The Littlemoor Urban Extension (**LITT1**) will deliver improvements to the wider footpath and cycle network, encouraging the use of more sustainable transport modes and promoting personal wellbeing and healthy communities.
- 11.2.8 The allocations for development in Littlemoor will provide up to 600 new dwellings over the plan period, helping to deliver the housing to meet the needs of present and future generations.
- 11.2.9 Both the Littlemoor Urban Extension (**LITT1**) and the development for employment uses at Land at Icen and Weyside Farms (**LITT2**) will deliver employment land to support business growth and innovation. Furthermore, the development at Littlemoor will result in improvements to the local highways network, providing the infrastructure to meet business needs and supporting the development of a stronger and more prosperous local economy.

11.3. MITIGATION

- 11.3.1 The following table suggests the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Littlemoor Chapter of the Local Plan Review at the preferred options stage.

Policy	Sustainability Appraisal recommendation
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Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policy	Sustainability Appraisal recommendation
LITT 1 Littlemoor Urban Extension	<p>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:</p> <p><i>“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”.</i></p>

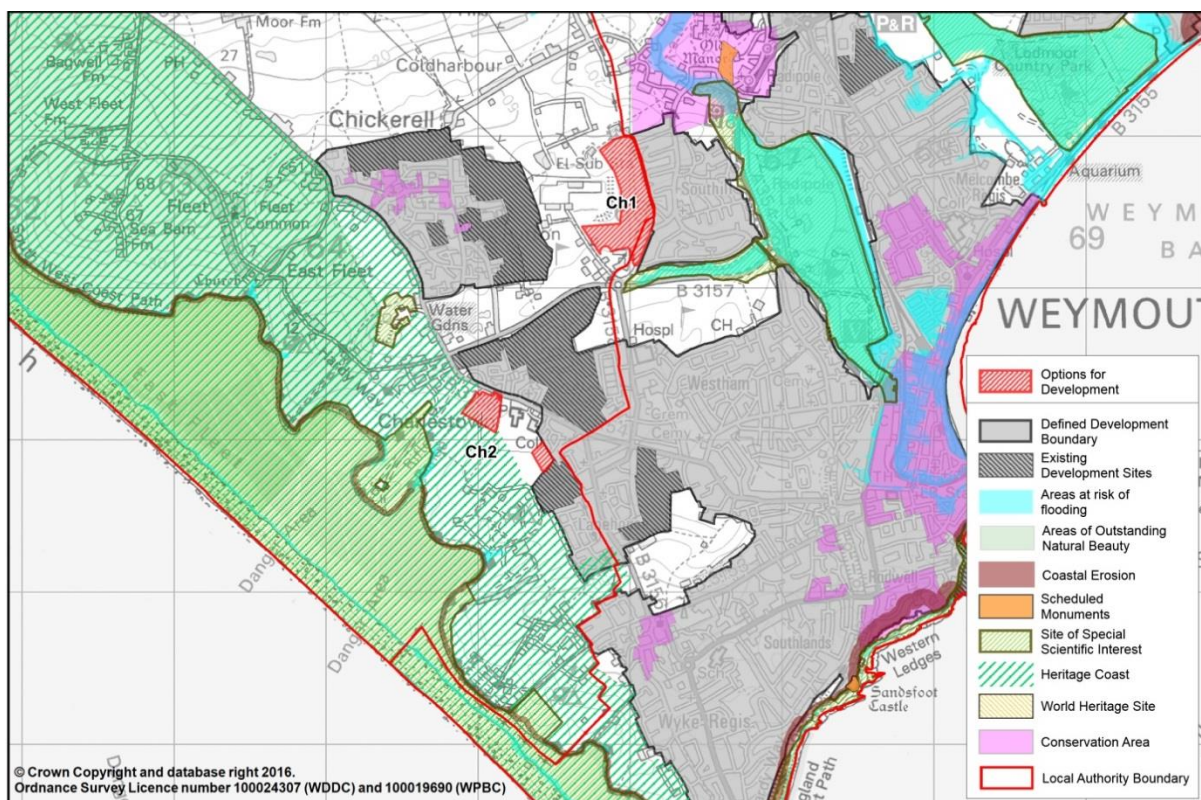
12 Chickerell

12.0. INTRODUCTION

- 12.0.1 Chickerell lies to the north west of Weymouth, and includes the large industrial estates at Granby and Lynch Lane which lie within Chickerell Parish.
- 12.0.2 Chickerell is heavily constrained by environmental designations, some of which are of international importance, including the Chesil and the Fleet Special Area of Conservation (SAC), Radipole Lake Site of Special Scientific Interest (SSSI), the Dorset Area of Outstanding Natural Beauty (AONB), and East Devon and Dorset World Heritage Site.

12.1. REASONS FOR SELECTING THE PREFERRED OPTION

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



- 12.1.2 The potential environmental, social and economic impacts which contribute to sustainable development associated with development at these two development areas in Chickerell was appraised in the Sustainability Appraisal of Issues and Options.
- 12.1.3 During the Issues and Options consultation, the site at the Former Tented Camp at Mandeville Road (Ch3) was suggested as a possible development site. This site was considered alongside the two potential development sites at Chickerell identified at

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

the Issues and Options Stage, when deciding on which sites to take forward to the preferred option stage.

12.1.4 This section presents the reasons for rejecting the site options which were deemed unsuitable and for selecting the preferred site options which were taken forward for the draft policy in the Local Plan Review.

12.1.5 A summary of the findings of the sustainability appraisal and the reasons for selecting the preferred option is shown in the following table.

Sustainability Objective	Ch1			Ch2			Ch3 (omission site)		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	--	--	--	--	--	--	--	--	--
Soil	0	0	0	0	0	0	0	0	0
Water	-	-	-	0	0	0	0	0	0
Air	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	-	-	-	-	-	-
Historic Environment	-	-	-	0	0	0	0	0	0
Community	++	++	++	++	++	++	++	++	++
Housing	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+
Preferred option?	✓			✗			✓		
Reason for selecting or rejecting the option	Area considered suitable for development as potential adverse impacts may be mitigated.			Undeveloped land in the setting of the East Devon and Dorset World Heritage Site.			The site could accommodate small-scale development which would secure visual enhancements on an existing developed site.		

12.2. APPRAISAL OF THE PREFERRED OPTION POLICIES

12.2.1 Two of the development sites in Chickerell in the draft Local Plan Review are the existing allocations from the adopted West Dorset, Weymouth & Portland Local Plan. The potential additional sites which were identified at the Issues and Options stage were rejected, but subsequently an additional 'omission site' was taken forward.

12.2.2 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies in the Chickerell Chapter of the

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Local Plan Review. The findings of this sustainability appraisal are presented in the following table, with more details of the analysis presented in Appendix A.

- 12.2.3 The allocations for development in Chickerell will to provide up to 1,557 new dwellings over the plan period, helping to deliver the housing to meet the needs of present and future generations.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

- 12.2.4 The areas surrounding Chickerell include areas of great wildlife importance and provide an important habitat for European Protected Species. Whilst the Chickerell Urban Extension (**CHIC2**) ensures that 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. Given the importance of the area for European Protected Species, such as the Great Crested Newt, this may result in significant local impacts upon biodiversity. The site of 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.
- 12.2.5 The Council's Contaminated Land Strategy has identified potentially contaminated land on the eastern section of the site at Putton Lane (**CHIC1**), as result of the medium risk contaminated land site due to its former use as a landfill, and at the Chickerell Urban Extension (**CHIC2**) as result of the low risk contaminated land due to the presence of filled land with unknown material.
- 12.2.6 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 allocations for development in Chickerell are either beyond the urban areas of Chickerell, resulting in the views from the Dorset AONB being either fleeting or the development viewed in an urban context. The larger developments in Chickerell will provide landscape mitigation. 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 enhance the special character of the Heritage Coast at this brownfield site, leading to overall landscape benefits.
- 12.2.7 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. Whilst it is acknowledged that the northern extent of this allocation would remain free from development, since it is above the 30m topographic contour, there is potential for adverse impacts upon the setting of this area of importance for local character and heritage.
- 12.2.8 The development at Chickerell will result in the provision of appropriate community infrastructure including schools, healthcare facilities, veterinary surgery, community building and multi-use games area. Development around Chickerell will enable access to services and facilities by sustainable modes of transport.

Sustainability Appraisal Preferred Options

- 12.2.9 The development at Chickerell would deliver approximately 1557 homes and a care home, helping to supply housing to meet the needs of future generations. The development allocations will also supply land for employment uses in the areas surrounding Chickerell (**CHIC1** and **CHIC2**) and deliver improvements to the highways infrastructure (**CHIC2**), helping to meet business needs and encourage a stronger local economy.

12.3. MITIGATION

- 12.3.1 The following table suggests the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Chickerell Chapter of the Local Plan Review at the preferred options stage.

Policy	Sustainability Appraisal recommendation
<p>CHIC 1 Land at Putton Lane</p>	<p>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:</p> <p><i>“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”.</i></p> <p>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:</p> <p><i>“Harm to local character and the setting of the Chickerell Conservation Area should be avoided.”</i></p>
<p>CHIC 2 Chickerell Urban Extension</p>	<p>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 Crested Newt, a European Protected Species, by adding the following text (<i>in italics</i>):</p> <p><i>“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”.</i></p> <p>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:</p> <p><i>“Harm to local character and the setting of the Chickerell Conservation Area should be avoided.”</i></p>
<p>CHIC 4 Land West of Southill</p>	<p>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:</p>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policy	Sustainability Appraisal recommendation
	<p><i>“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.”</i></p> <p>The site is adjacent to the Radipole Conservation Area and the following text could be added to the policy:</p> <p><i>“Harm to local character and the setting of the Radipole Conservation Area should be avoided.”</i></p>
<p>CHIC 5 Former Tented Camp, Mandeville Road</p>	<p>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:</p> <p><i>“The development will only be permitted if the scheme maintains the favourable conservation status of the Chesil and the Fleet International Wildlife Designation.”</i></p>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

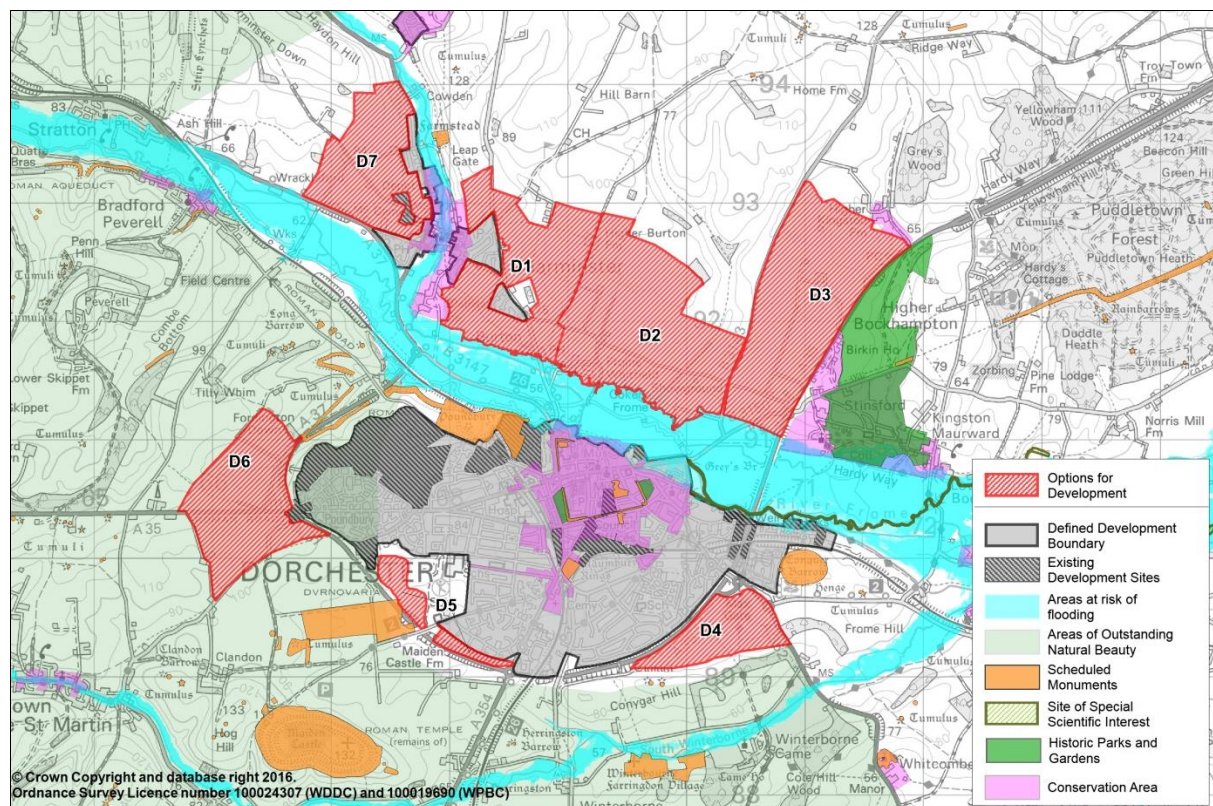
13 Dorchester

13.0. INTRODUCTION

- 13.0.1 The county town of Dorchester is the centre for many services and activities in the locality, including shopping, education, and healthcare and library services.
- 13.0.2 Dorchester is a greater provider of jobs, currently supplying twice as many jobs (18,400) as it has economically active residents (9,619). Workers and those accessing Dorchester's services and facilities therefore commute in from nearby towns (particularly Weymouth) and the surrounding rural area, with the town relying on a much wider area for its workforce and economic success.
- 13.0.3 The potential for development around Dorchester is constrained by environmental designations including the Dorset Area of Outstanding Natural Beauty (AONB), the River Frome and its corresponding floodplain and Site of Special Scientific Interest, and heritage assets including Scheduled Monuments reflecting to the town's Roman and pre-Roman past.

13.1. REASONS FOR SELECTING THE PREFERRED OPTION

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



Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

- 13.1.2 The potential environmental, social and economic impacts which contribute to sustainable development associated with development at these areas in Dorchester was appraised in the Sustainability Appraisal of Issues and Options.
- 13.1.3 This section presents the reasons for rejecting the site options which were deemed unsuitable and for selecting the preferred site options which were taken forward for the draft policy in the Local Plan Review.
- 13.1.4 A summary of the findings of the sustainability appraisal and the reasons for selecting the preferred option is shown in the following table.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

13.2. SUSTAINABILITY APPRAISAL OF THE PREFERRED OPTION POLICIES

- 13.2.1 The development sites in Dorchester which are in the draft Local Plan Review include the existing allocations from the adopted West Dorset, Weymouth & Portland Local Plan and some of the additional sites which were identified at the Issues and Options stage.
- 13.2.2 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies in the Dorchester Chapter of the Local Plan Review. The findings of this sustainability appraisal are presented in the following table, with more details of the analysis presented in Appendix A.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	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	+	+	+	++	++	++	++	++	++	++	++	++

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	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

Sustainability Appraisal Preferred Options

- 13.2.3 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 nature reserve will provide a new wetland habitat in addition to retaining the riverside wildlife corridor connecting areas to the east and west of Dorchester for species including the otter, a European protected species. The new nature reserve and enhanced habitat is also likely to benefit the River Frome SSSI downstream of the site. The River Frome SSSI is a major chalk stream with rich bankside and aquatic vegetation, supporting rare and scarce aquatic invertebrates, a characteristic assemblage of breeding riverside birds and a range of fish species which includes some of particular importance in a European context. 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. Development at the Kingston Maurward estate, which represents an important countryside habitat with irreplaceable habitats such as ancient woodlands and veteran trees, also has the potential to result in the loss of biodiversity.
- 13.2.4 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, indicating that it is more likely that there would be consequences for the public water supply as a result of these emissions. Other allocations which include an element of industrial development within a Zone 1 Groundwater Source Protection Zone, which is the most vulnerable to pollution, include **DOR7**, **DOR 14**, **DOR15** and **DOR16**.
- 13.2.5 Some of the areas allocated for development at Dorchester include areas of potentially contaminated land (**DOR10**, **DOR13**, **DOR14**, **DOR15** and **DOR16**). This includes an area of 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 of this area as a landfill site.
- 13.2.6 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.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Some policies provide improved pedestrian and cycle links, encouraging the use of more sustainable modes of transport rather than the private motor vehicle by establishing a more comprehensive sustainable transport network. Also, the development at the Land North of Dorchester will provide a road link between the A35 at Stinsford to the northeast of Dorchester with the A37 to the northwest of Dorchester, relieving the volume of traffic on High East Street and helping to maintain or improve the air quality in this area.

- 13.2.7 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.
- 13.2.8 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, which include the roman walls and the remains of the Roman, Saxon, and medieval 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, a Scheduled Monument to the south of the site.
- 13.2.9 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. Other development on the edge of Dorchester and within the setting of the Dorset AONB, at Charminster (**DOR16**) and to the north of Dorchester (**DOR15**), include measures such as planting to soften the edges of the development and break up urban form, preventing significant landscape and visual impacts.
- 13.2.10 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, encouraging a more inclusive society. The policies for development at Dorchester will look to establish a more comprehensive sustainable transport network, connecting the key areas of Dorchester by pedestrian and cycle links and enabling access to services and facilities by more sustainable modes of transport.

Sustainability Appraisal Preferred Options

- 13.2.11 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**). This volume of development is likely to result in an appreciable increase in energy consumption and the emission of greenhouse gases, contributing to climate change.
- 13.2.12 Employment land will also be provided in Dorchester, helping to deliver sufficient land to support the growth and innovation of all businesses. Policies **DOR2** and **DOR3** will drive town centre expansion, helping to encourage vibrant town centres and support town centre regeneration. The Development at Land North of Dorchester (**DOR15**) will provide a road link between the A35 at Stinsford to the northeast of Dorchester with the A37 to the northwest of Dorchester, improving the local transport infrastructure and helping to support businesses in and around Dorchester. These measures will support the development of a strong, stable and more prosperous local economy.

13.3. MITIGATION

- 13.3.1 The following table suggests the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Dorchester Chapter of the Local Plan Review at the preferred options stage.

Policy	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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policy	Sustainability Appraisal recommendation
	<p>maintained, the policy could include the following wording:</p> <p>“(vi) Harm to local character and heritage assets should be avoided”</p>
<p>DOR 8 Poundbury Parkway Farm Business Site</p>	<p>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.</p> <p>The policy could include the following text (<i>in italics</i>) to address the need to consider surface water flooding and the setting of Maiden Castle to the south of the site:</p> <p>“(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 <i>upon the Dorset AONB, setting of heritage assets and surface water flooding</i> to an acceptable level.”</p>
<p>DOR 9 Red Cow Farm, St George’s Road</p>	<p>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.</p> <p>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:</p> <p>“development must ensure that the risk of emissions to soil, air and water from industrial processes are minimised”.</p> <p>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.</p>
<p>DOR 10 Land South of St Georges Road</p>	<p>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:</p> <p>“Any development should not have a significant impact on the amenity of</p>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policy	Sustainability Appraisal recommendation
	<p>nearby residential properties <i>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.</i>"</p>
<p>DOR 12 Former Dorchester Prison</p>	<p>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 (<i>in italics</i>) could be added to the policy to protect the historic environment should the existing permission lapse:</p> <p><i>"Development must not have an adverse impact upon features of historic importance"</i>.</p>
<p>DOR 13 Kingston Maurward College</p>	<p>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.</p>
<p>DOR 14 Dorset County Hospital</p>	<p>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.</p> <p>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:</p> <p><i>"Development must avoid unacceptable risks to human health, property and the environment as a result of potentially contaminated land"</i></p> <p>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.</p>
<p>DOR 15 Land North of Dorchester</p>	<p>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:</p> <p><i>"(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."</i></p> <p>The site is partly within a Zone 1 Groundwater Source Protection Zone, the</p>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policy	Sustainability Appraisal recommendation
	<p>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.</p>
<p>DOR 16 Land to the West of Charminster</p>	<p>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:</p> <p><i>“(vii) Development must prevent unacceptable risks to human health, property and the environment as a result of potentially contaminated land.”</i></p>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

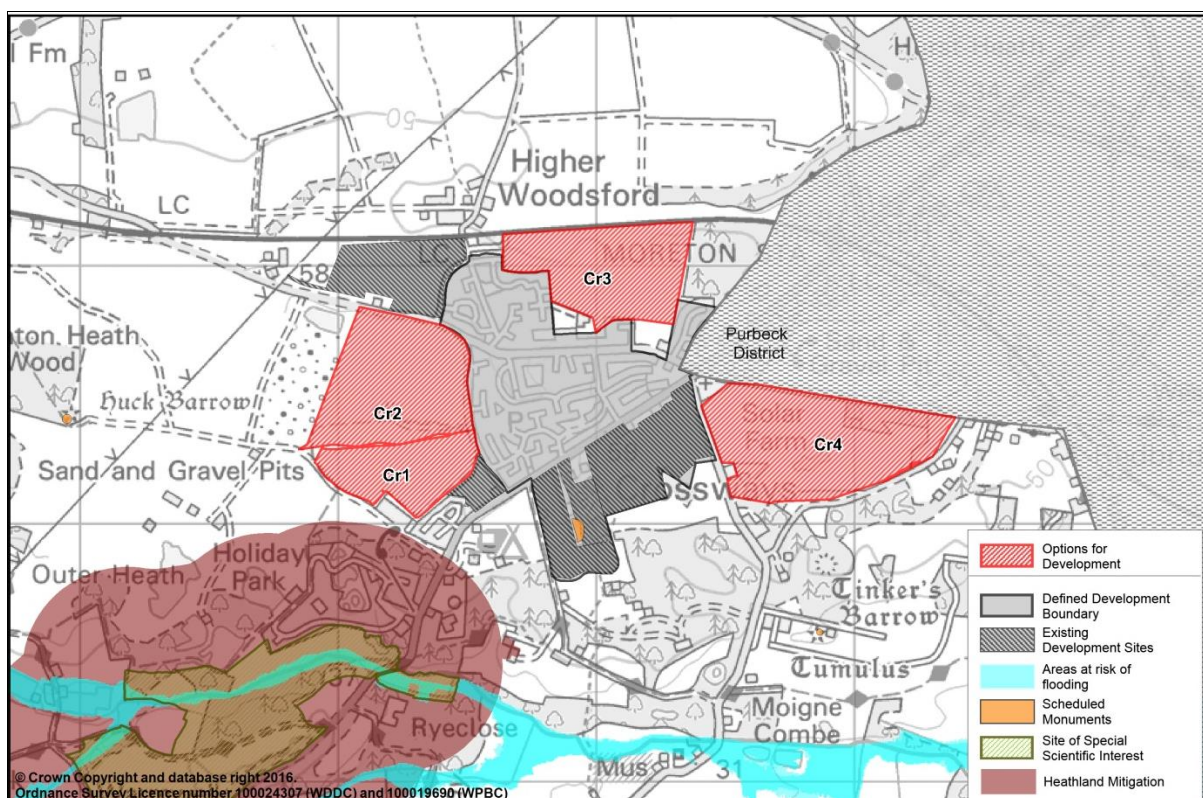
14 Crossways

14.0. INTRODUCTION

- 14.0.1 Crossways is a large village and the surrounding area is an important resource of sand and gravel. Much of the resource around the village has already been extracted with further areas proposed for extraction in the County Minerals Sites Plan.
- 14.0.2 Although Crossways hosts a number of facilities such as a school, shop and doctor's surgery, it relies on Dorchester which lies 6 miles to the west for many higher level services.
- 14.0.3 In comparison to other settlements in the plan area, Crossways is relatively unconstrained. However, the Dorset Heathlands European wildlife site lies to the south of the village is within the 5km buffer zone around this designation within which mitigation is required. Other designations include the 'Earthwork in Bowley's Plantation' Scheduled Monument on the southern area of the village of Crossways.

14.1. REASONS FOR SELECTING THE PREFERRED OPTION

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



- 14.1.2 The potential environmental, social and economic impacts which contribute to sustainable development associated with development at these four development areas in Crossways was appraised in the Sustainability Appraisal of Issues and Options.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

- 14.1.3 During the Issues and Options consultation, the site at Higher Woodsford Farm (CR5) was suggested as a possible development site. This site was considered alongside the four potential development sites at Crossways identified at the Issues and Options Stage, when deciding on which sites to take forward to the preferred option stage.
- 14.1.4 This section presents the reasons for rejecting the site options which were deemed unsuitable and for selecting the preferred site options which was taken forward for the draft policy in the Local Plan Review.
- 14.1.5 A summary of the findings of the sustainability appraisal and the reasons for selecting the preferred option is shown in the following table.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	CR1			CR2			CR3			CR4			CR5 (omission site)		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-
Water	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
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
Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Community	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Housing	+	+	+	++	++	++	+	+	+	++	++	++	++	++	++
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
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.		

14.2. SUSTAINABILITY APPRAISAL OF THE PREFERRED OPTION POLICIES

- 14.2.1 The development sites in Crossways which are in the draft Local Plan Review include the existing allocations from the adopted West Dorset, Weymouth & Portland Local Plan and the additional sites which were identified at the Issues and Options stage.
- 14.2.2 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies in the Crossways Chapter of the Local Plan Review. The findings of this sustainability appraisal are presented in the following table, with more details of the analysis presented in Appendix A.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	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

- 14.2.3 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 Dorset Heaths are under threat from the intensification of residential development, which has led to an increase in recreational pressure as a result of the increase in residents. Studies have shown that public access to the heathland from nearby development has led to an increase in wild fires, damaging recreational uses, the introduction of incompatible plants and animals, loss of vegetation and soil erosion and disturbance by humans and their pets amongst other factors have an adverse effect on the heathland ecology. As a result, mitigation must be provided with new development to prevent a significant increase in recreational pressure. 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 infrastructure such as SANG in Crossways to provide a more effective and planned SANG, rather than providing disjointed, fragments of SANG in reaction to new development.
- 14.2.4 Crossways is also situated within the hydrological catchment of Poole Harbour SPA, SAC and Ramsar site, a wildlife area of International importance. Increasing levels of nitrogen from sewage and agriculture are contributing to the growth of algal mats in the Harbour, restricting the growth, distribution and variety of important food available for wading birds and smothering estuarine habitats. The policies for development at Crossways (**CRS2** to **CRS6**) will be 'nitrogen neutral', ensuring that no additional nitrogen will enter the Harbour.
- 14.2.5 Whilst the development at Land South of Warmwell Road (**CRS 2**) is adjacent to the 'Bowley's Camp' Scheduled Monument, the policy requires the development to protect and preserve the significance of this historic asset.
- 14.2.6 The development at Land South of Warmwell Road (**CRS2**) will help to deliver the appropriate community facilities and community infrastructure. The new development at Crossways will ensure good footpath links are provided with the development, assisting the use of sustainable modes of transport to access the services and facilities in Crossways.
- 14.2.7 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 with benefits for local businesses.

14.3. MITIGATION

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

14.3.1 The following table suggests the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Crossways Chapter of the Local Plan Review at the preferred options stage.

Policy	Sustainability Appraisal recommendation
<p>CRS 3 Land adjacent to Oaklands Park</p>	<p>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:</p> <p>“The site will be required to provide pedestrian access to link to the existing network of footpaths <i>and cycleways</i> to enable residents to access facilities and services in the village”.</p>
<p>CRS4 Land to the West of Frome Valley Road</p>	<p>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:</p> <p>“The site will be required to provide pedestrian access to link to the existing network of footpaths <i>and cycleways</i> to enable residents to access facilities and services in the village”.</p>
<p>CRS5 Land at Woodsford Fields</p>	<p>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:</p> <p><i>“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.”</i></p> <p>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:</p> <p>“The site will be required to provide pedestrian access to link to the existing network of footpaths <i>and cycleways</i> to enable residents to access facilities and services in the village”.</p>
<p>CRS6 Land to the West of Crossways</p>	<p>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:</p> <p>“The site will be required to provide pedestrian access to link to the existing network of footpaths <i>and cycleways</i> to enable residents to access facilities and services in the village”.</p>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

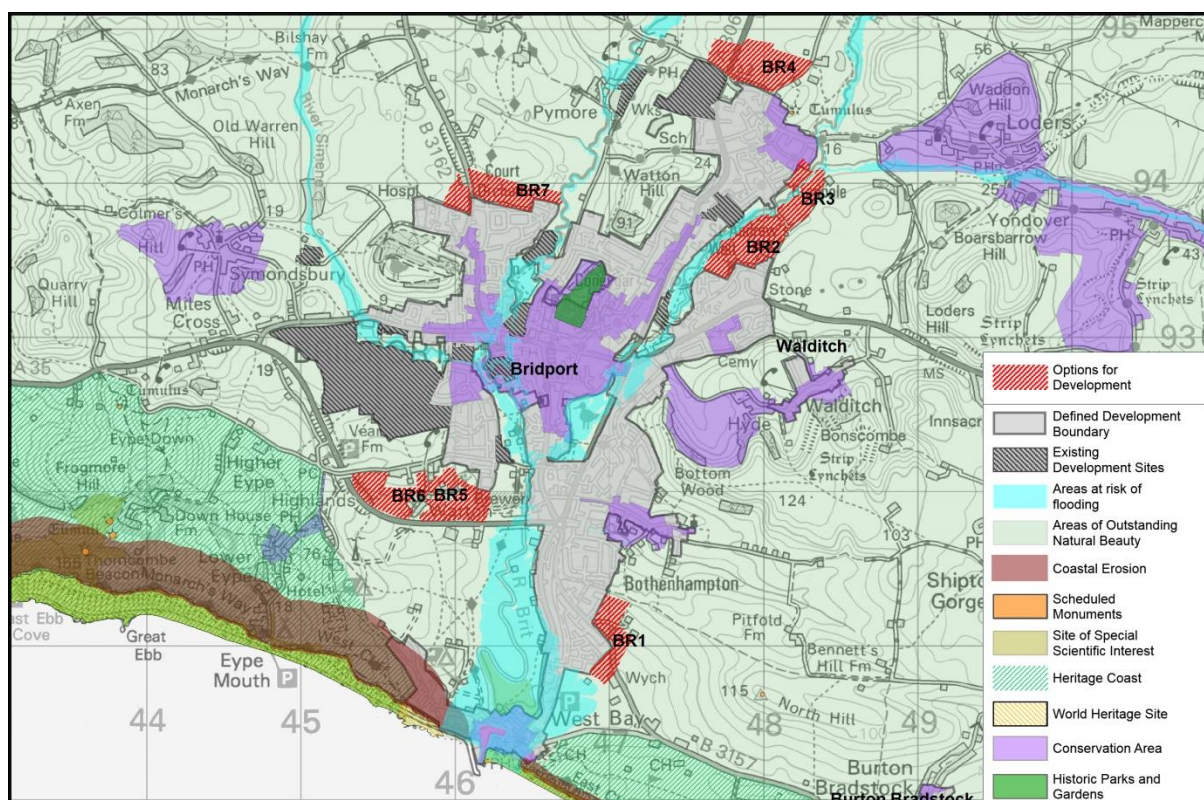
15 Bridport

15.0. INTRODUCTION

- 15.0.1 The market town of Bridport is the largest town in the west of the district.
- 15.0.2 Bridport has a popular weekly market, a good range of local and national shops, healthcare centre, schools, community buildings, and several industrial estates, and serves a wide rural area for higher level services such as shopping, education, healthcare, leisure, entertainment and library services.
- 15.0.3 Bridport and surrounding areas include a number of environmental designations, including the Dorset Area of Outstanding Natural Beauty, East Devon and Dorset World Heritage Site, and European Wildlife Sites of international importance. In addition, the physical constraints include the surrounding topography, areas of coastal change, and extensive areas at flood risk.

15.1. REASONS FOR SELECTING THE PREFERRED OPTION

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



- 15.1.2 The potential environmental, social and economic impacts which contribute to sustainable development associated with development at these development areas in Bridport was appraised in the Sustainability Appraisal of Issues and Options.

Sustainability Appraisal Preferred Options

- 15.1.3 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);
- 15.1.4 These sites were considered alongside the seven potential development sites at Bridport identified at the Issues and Options Stage, when deciding on which sites to take forward to the preferred option stage.
- 15.1.5 This section presents the reasons for rejecting the site options which were deemed unsuitable and for selecting the preferred site options which was taken forward for the draft policy in the Local Plan Review.
- 15.1.6 A summary of the findings of the sustainability appraisal and the reasons for selecting the preferred option is shown in the following table.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	BR1			BR2			BR3			BR4			BR5		
	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	-	-	-	-	-	-
Water	0	0	0	-	-	-	-	-	-	0	0	0	0	0	0
Air	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	-	0	0	-	--	--	--	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	-	-	-	-	-	-	-	-	-	0	0	0
Community	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Preferred option?	✘			✘			✘			✘			✘		
Reason for selecting or rejecting the option	Potentially unacceptable impacts upon the Dorset AONB and heritage coast since the site is visible from West Bay			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		

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	BR6			BR7			BR8 (omission site)			BR9 (omission site)			BR10 (omission site)		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	--	--	--	-	-	-	0	0	0	0	0	0
Soil	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Water	0	0	0	-	-	-	-	-	-	-	-	-	0	0	0
Air	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	--	--	--	--	--	--	--	--	--	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	-	-	-	0	0	0	0	0	0	--	--	--	0	0	0
Community	++	++	++	++	++	++	++	++	++	++	++	++	0	0	0
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
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 the Dorset AONB, and highways issues		

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

15.2. SUSTAINABILITY APPRAISAL OF THE PREFERRED OPTION POLICIES

- 15.2.1 The development sites in Bridport which are in the draft Local Plan Review include the existing allocations from the adopted West Dorset, Weymouth & Portland Local Plan and the additional sites which were identified at the Issues and Options stage.
- 15.2.2 The findings of the sustainability appraisal of the draft policies in the Bridport Chapter of the Local Plan Review is presented in the following table, with more details of the analysis presented in Appendix A.

	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	+	+	+

- 15.2.3 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 which will provide a coherent ecological network connecting designated sites of wildlife importance and allowing species to move freely. This is also likely to help maintain or improve chemical and ecological water quality and minimise the risk of flooding affecting people and property.

Sustainability Appraisal Preferred Options

- 15.2.4 The Council's Contaminated Land Strategy has identified potentially contaminated land within Bridport, partly as a legacy of Bridport's industrial past. 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.
- 15.2.5 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 more productive agricultural land on this scale is considered unlikely to significantly compromise this.
- 15.2.6 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.
- 15.2.7 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.
- 15.2.8 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, including a primary school and the floodplain area managed for wildlife which will provide a recreational facility.
- 15.2.9 The allocations for development in Bridport will to provide up to 1,061 new dwellings over the plan period, helping to deliver the housing to meet the needs of present and future generations. This will include affordable housing, which will help to meet Bridport's substantial affordable housing need.
- 15.2.10 The policy for future town centre expansion in Bridport (**BRID1**) will ensure that long term future of the town centre is secured, encouraging vibrant town centres and supporting town centre regeneration. The development at Vearse Farm (**BRID2**) will

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

provide 4ha of employment land and improvements to the highways network which will provide the infrastructure to support business growth and the establishment of a stronger, more sustainable local economy.

15.3. MITIGATION

15.3.1 The following table suggests the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Bridport Chapter of the Local Plan Review at the preferred options stage.

Policy	Sustainability Appraisal recommendation
<p>BRID 1 Future Town Centre Expansion</p>	<p>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.</p> <p>The following text could be added to the policy:</p> <ul style="list-style-type: none"> “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”. <p>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:</p> <ul style="list-style-type: none"> “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.”
<p>BRID 2 Land at Vearse Farm</p>	<p>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:</p> <p><i>“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”</i></p> <p>Development at this site will result in the loss of Grade II (‘very good’)</p>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policy	Sustainability Appraisal recommendation
	<p>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.</p>
<p>BRID 4 St Michael's Trading Estate</p>	<p>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:</p> <p><i>“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.”</i></p> <p>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:</p> <p><i>“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.”</i></p>

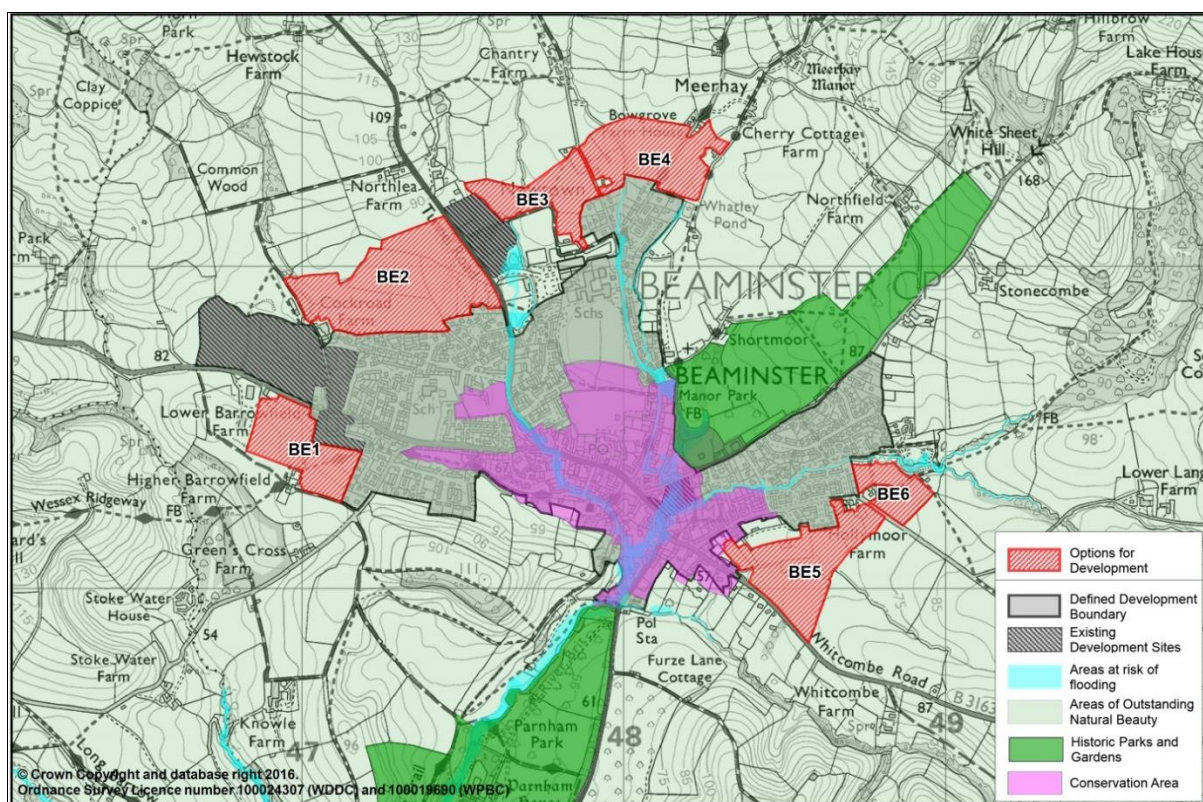
16 Beaminster

16.0. INTRODUCTION

- 16.0.1 Beaminster is a small rural market town which lies about 8km north of Bridport, at the source of the River Brit.
- 16.0.2 Beaminster provides services and facilities to the surrounding rural area, providing a secondary school, a range of local shops and community facilities in its centre, and some significant local businesses.
- 16.0.3 Development in Beaminster is heavily constrained by environmental designations, located wholly within the Dorset Area of Outstanding Natural Beauty (AONB), and with many heritage features such as Scheduled Monuments and the Beaminster Manor & Parnham House Registered Park and Garden. The physical constraints include the River Brit and its flood plain.

16.1. REASONS FOR SELECTING THE PREFERRED OPTION

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



- 16.1.2 The potential environmental, social and economic impacts which contribute to sustainable development associated with development at these areas in Beaminster was appraised in the Sustainability Appraisal of Issues and Options.

Sustainability Appraisal Preferred Options

- 16.1.3 During the Issues and Options consultation, two possible additional development sites were identified around Beaminster, at Lane End Farm, Tunnel Road (BE7) and the Land between Twinsway and A3066, Netherbury (BE8). These sites were considered alongside the six potential development sites at Beaminster identified at the Issues and Options Stage, when deciding on which sites to take forward to the preferred option stage.
- 16.1.4 This section presents the reasons for rejecting the site options which were deemed unsuitable and for selecting the preferred site options which was taken forward for the draft policy in the Local Plan Review.
- 16.1.5 A summary of the findings of the sustainability appraisal and the reasons for selecting the preferred option is shown in the following table.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	BE1			BE2			BE3			BE4		
	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
Water	0	0	0	-	-	-	-	-	-	-	-	-
Air	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	-	0	0	-	0	0	-
Landscape	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	0	0	0	0	0	0	-	-	-
Community	++	++	++	++	++	++	++	++	++	++	++	++
Housing	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+
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.					

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Sustainability Objective	BE5			BE6			BE7 (omission site)			BE8 (omission site)		
	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	-	-	-
Water	0	0	0	-	-	-	-	-	-	0	0	0
Air	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	-	0	0	-	0	0	0
Landscape	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	0	0	0	0	0	0	0	0	0
Community	++	++	++	++	++	++	++	++	++	0	0	0
Housing	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	-	-	-	+	+	+
Preferred option?	✘			✘			✘			✘		
Reason for selecting or rejecting the option	These sites cannot be accessed easily, and are subject to unacceptable landscape and heritage impacts.			These sites cannot be accessed easily, and are subject to unacceptable landscape impacts.			Unacceptable landscape impacts and the loss of employment land.			The site is within a remote area and conflicts with the settlement strategy.		

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

16.2. SUSTAINABILITY APPRAISAL OF THE PREFERRED OPTION POLICIES

- 16.2.1 The development sites in Beaminster which are in the draft Local Plan Review include the existing allocations from the adopted West Dorset, Weymouth & Portland Local Plan and the additional sites which were identified at the Issues and Options stage.
- 16.2.2 The findings of the sustainability appraisal of the draft policies in the Beaminster Chapter of the Local Plan Review is presented in the following table, with more details of the analysis presented in Appendix A.

	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	++	++	++

- 16.2.3 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 provide riverside wildlife corridors which connects Beaminster with the open countryside and help to establish a more coordinated and coherent green network. This, in addition, is likely to help to maintain or improve water quality and provide a recreational and leisure facility for the local community.
- 16.2.4 Beaminster is within the Dorset Area of Outstanding Natural Beauty (AONB), reflecting the quality and special characteristics of the landscape in Beaminster and surrounding areas. The retention of boundary vegetation, and the provision of planting to provide visual screening, is likely to protect and enhance this landscape designation. This

Sustainability Appraisal Preferred Options

boundary vegetation is also likely to protect local character and the setting of the historic environment.

- 16.2.5 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.
- 16.2.6 The development at Land to the North of Broadwindsor Road (**BEAM1**) must clearly demonstrate their contribution towards the creation of a single integrated community, helping to provide a strong neighbourhood centre and a more inclusive society. The development in Beaminster will help to establish a local network of footpaths and cycle links, encouraging the use of more sustainable modes of transport to access the services and facilities in Beaminster.
- 16.2.7 The allocations for development in Beaminster will provide up to 270 new dwellings over the plan period, helping to deliver the housing to meet the needs of present and future generations.
- 16.2.8 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 which will support business growth and innovation, and help to develop a strong, stable and more prosperous local economy.

16.3. MITIGATION

- 16.3.1 There are no suggested measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Beaminster Chapter of the Local Plan Review at the preferred options stage.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

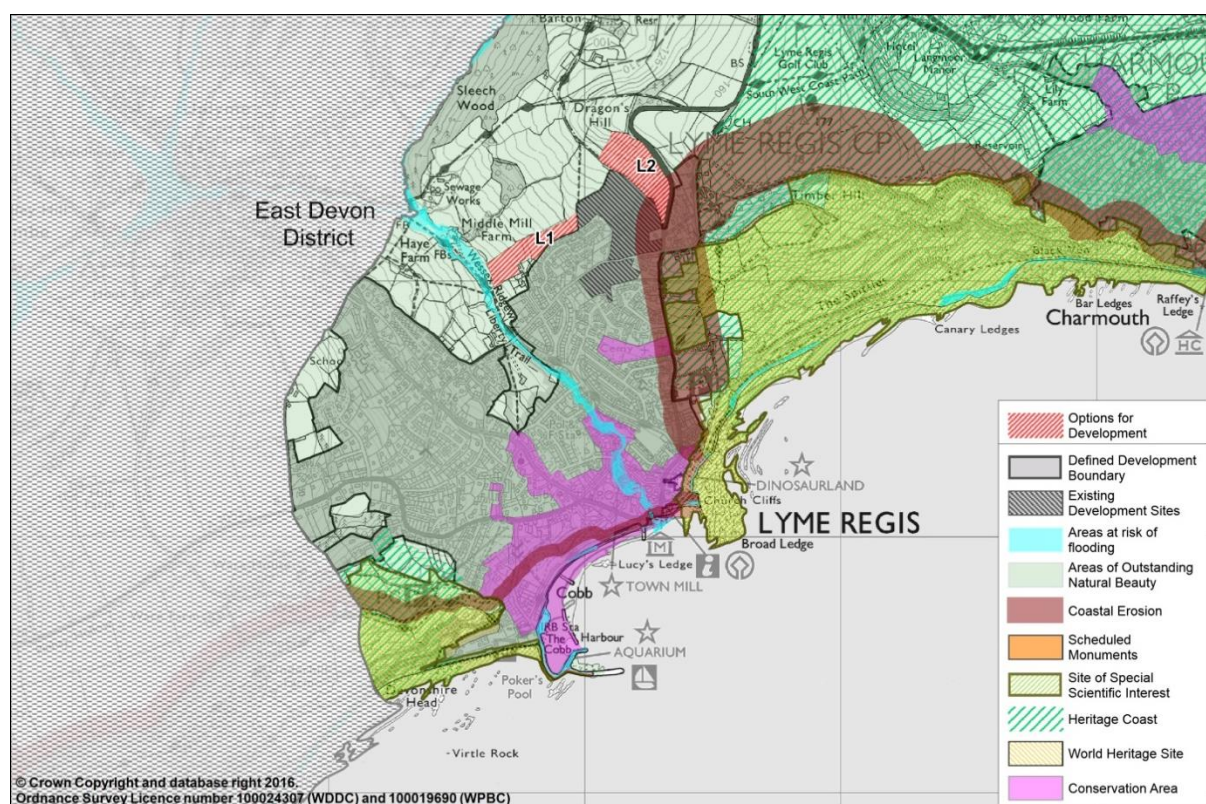
17 Lyme Regis

17.0. INTRODUCTION

- 17.0.1 The historic coastal town of Lyme Regis is one of Dorset's principal tourist resorts and an important centre for visitors to the East Devon and Dorset World Heritage Site.
- 17.0.2 Development around Lyme Regis is heavily constrained by environmental designations with geological features of international importance, international wildlife designations, the Dorset Area of Outstanding Natural Beauty, and the East Devon and Dorset World Heritage Site. There are also significant physical constraints such as coastal change, land instability and flooding.

17.1. REASONS FOR SELECTING THE PREFERRED OPTION

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



- 17.1.2 The potential environmental, social and economic impacts which contribute to sustainable development associated with development at these two development areas in Lyme Regis were appraised in the Sustainability Appraisal of Issues and Options.
- 17.1.3 During the Issues and Options consultation, two additional sites at Lyme Regis were suggested as possible development sites. These sites were at Timber Hill Park and Ride (L3), and at Land at Woodberry Down (L4).

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

17.1.4 These two sites were considered alongside the potential development sites at Lyme Regis identified at the Issues and Options Stage, when deciding on which sites to take forward to the preferred option stage.

17.1.5 This section presents the reasons for rejecting the site options which were deemed unsuitable and for selecting the preferred site options which were taken forward for the draft policy in the Local Plan Review.

17.1.6 A summary of the findings of the sustainability appraisal and the reasons for selecting the preferred option is shown in the following table.

Sustainability Objective	L1			L2			L3 (omission site)			L4 (omission site)		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	--	--	--	0	0	0	0	0	0
Soil	0	0	0	--	--	--	--	--	--	0	0	0
Water	-	-	-	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0
Community	++	++	++	+	+	+	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+
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, and the potential impacts upon the landscape and Dorset AONB may be mitigated.		

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

17.2. SUSTAINABILITY APPRAISAL OF THE PREFERRED OPTION POLICIES

17.2.1 The development site in Lyme Regis in the draft Local Plan Review is an extension of the existing allocation in the adopted West Dorset, Weymouth & Portland Local Plan (Woodberry Down). This additional site was identified as an omission site at the Issues and Options stage.

17.2.2 The findings of the sustainability appraisal of the draft policies in the Lyme Regis Chapter of the Local Plan Review is presented in the following table, with more details of the analysis presented in Appendix A.

	LYME 1 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

17.2.3 The allocation for development in Lyme Regis, which is an extension to the Woodberry Down development (**LYME1**), will provide up to 40 new dwellings over the plan period, reflecting the constraints to development which are associated with Lyme Regis.

17.2.4 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.

17.2.5 Lyme Regis is within the Dorset Area of Outstanding Natural Beauty (AONB), reflecting the special character and quality of the distinctive landscape in this area. The development at the Extension to Woodberry Down (**LYME1**) requires planting along the western and northern boundaries, addressing the potential landscape impacts.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

- 17.2.6 The Extension to Woodberry Down (**LYME1**) would provide a footway to link the development with the centre of Lyme Regis, allowing residents to access the services and facilities within the town centre area.

17.3. MITIGATION

- 17.3.1 There are no suggested measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Lyme Regis Chapter of the Local Plan Review at the preferred options stage.

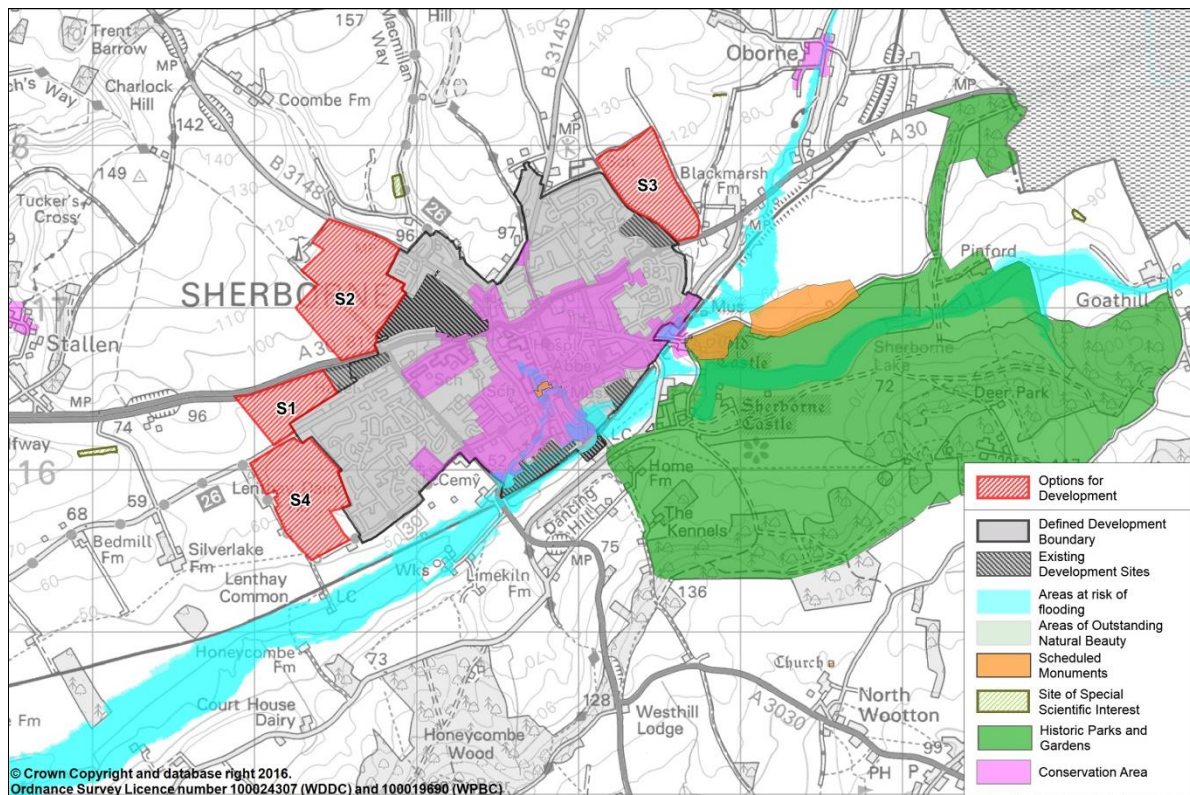
18 Sherborne

18.0. INTRODUCTION

- 18.0.1 The historic market town of Sherborne is a major settlement in the north of the district.
- 18.0.2 Sherborne has a wide range of facilities including a large number of small specialist businesses, with links to the towns of Dorchester, Wincanton, Sturminster Newton and Yeovil to the west with Yeovil supplying a significant proportion of the town's workforce.
- 18.0.3 The setting of Sherborne includes the River Yeo and associated floodplain to the south, heritage assets including the Scheduled Monuments at Sherborne Castle (and associated Historic Park and Garden), Sherborne Abbey and the Roman site by Pinford Lane, the geological site at the Sandford Lane Quarry Site of Special Scientific Interest, and physical barriers such as the railway line, the River Yeo, and topographical features.

18.1. REASONS FOR SELECTING THE PREFERRED OPTION

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



- 18.1.2 The potential environmental, social and economic impacts which contribute to sustainable development associated with development at these four development

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

areas in Sherborne were appraised in the Sustainability Appraisal of Issues and Options.

18.1.3 This section presents the reasons for rejecting the site options which were deemed unsuitable and for selecting the preferred site options which were taken forward for the draft policy in the Local Plan Review.

18.1.4 A summary of the findings of the sustainability appraisal and the reasons for selecting the preferred option is shown in the following table.

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

18.2. SUSTAINABILITY APPRAISAL OF THE PREFERRED OPTION POLICIES

18.2.1 The development sites in Sherborne which are in the draft Local Plan Review include the existing allocations from the adopted West Dorset, Weymouth & Portland Local Plan and the additional sites which were identified at the Issues and Options stage.

18.2.2 The findings of the sustainability appraisal of the draft policies in the Sherborne Chapter of the Local Plan Review is presented in the following table, with more details of the analysis presented in Appendix A.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

	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 Preferred Options

- 18.2.3 Sherborne’s outstanding historic character is reflected by the large number of designated heritage assets in the town and its surrounding area. Policy **SHER1** ensures the historic core of Sherborne is enhanced during the future expansion of the town centre. The allocations for development are on the western side of the settlement which is less sensitive from a historic perspective. The new development will integrate landscape measures, such as the retention of boundary vegetation and additional planting, which is likely to prevent appreciable impacts upon the setting of the historic environment. However, 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.
- 18.2.4 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.
- 18.2.5 Policy (**SHER1**) makes provision for the future expansion of Sherborne Town Centre, providing a larger, more integrated Town Centre and stronger neighbourhood centre in the long term, encouraging a more inclusive society. This will also provide essential shopping for residents in the long term. 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 from the new development.
- 18.2.6 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, helping to deliver the housing to meet the needs of present and future generations.
- 18.2.7 The future town centre expansion in Sherborne (**SHER1**) will ensure that long term future of the town centre is secured, encouraging vibrant town centres and supporting town centre regeneration. The development at Sherborne will also provide employment land to support business growth and innovation. 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.

18.3. MITIGATION

- 18.3.1 The following table suggests the possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Sherborne Chapter of the Local Plan Review at the preferred options stage.

Policy	Sustainability Appraisal recommendation
SHER 3 The Former	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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policy	Sustainability Appraisal recommendation
Gasworks Site, Gas House Hill	<p>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:</p> <p><i>"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."</i></p>
SHER 4 Land at Barton Farm	<p>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:</p> <p><i>"The layout and design of the development should give careful consideration to local character and the setting of the adjacent Sherborne Conservation Area".</i></p>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

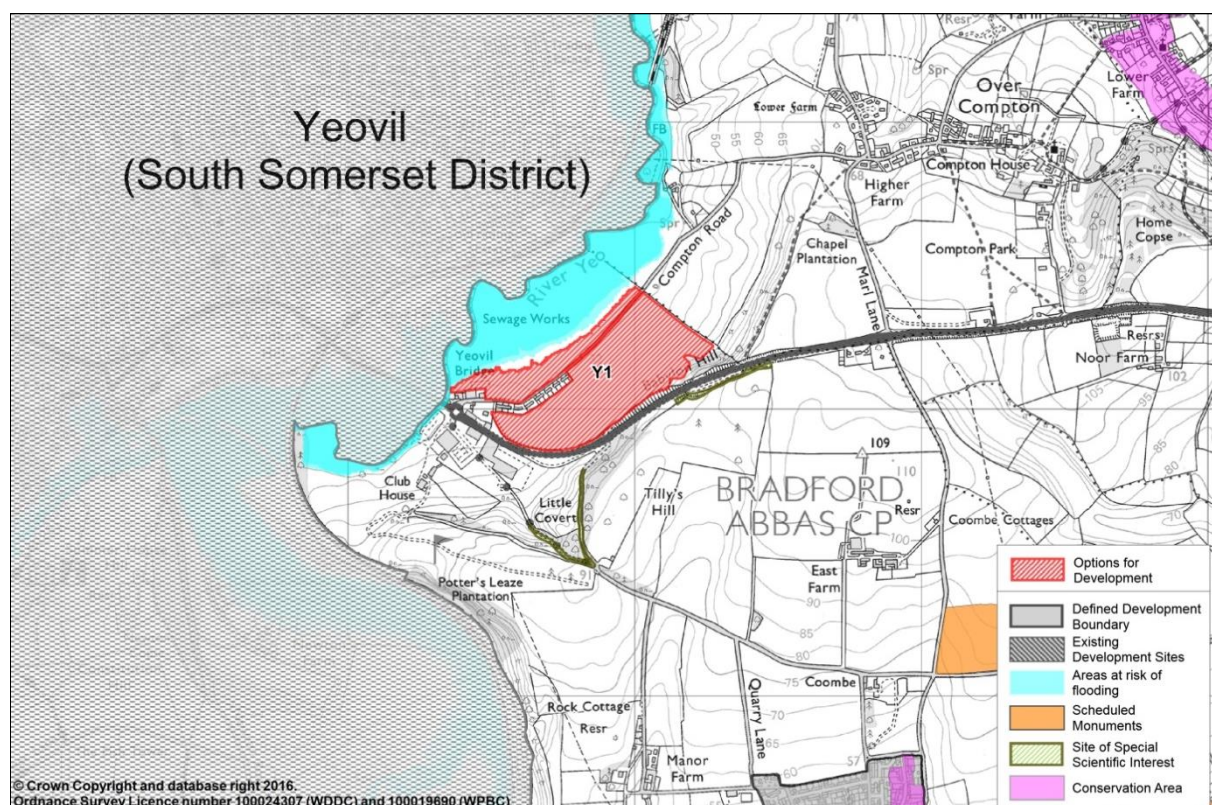
19 Yeovil

19.0. INTRODUCTION

- 19.0.1 Yeovil is located approximately 5 miles west of Sherborne, within South Somerset District on the northern boundary of West Dorset.
- 19.0.2 Yeovil plays a significant economic role in Somerset with nearly half of the jobs in South Somerset district located in the town.
- 19.0.3 Although Yeovil is a relatively large town, it sits in an attractive rural setting, within a sensitive landscape defined by escarpments to both the north and south. The River Yeo flood plain along the eastern edge of the town is also a defining feature.

19.1. REASONS FOR SELECTING THE PREFERRED OPTION

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



- 19.1.2 The potential environmental, social and economic impacts which contribute to sustainable development associated with development at this development area in Yeovil was appraised in the Sustainability Appraisal of Issues and Options.
- 19.1.3 This section presents the reasons for rejecting the site options which were deemed unsuitable and for selecting the preferred site options which was taken forward for the draft policy in the Local Plan Review.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

19.1.4 A summary of the findings of the sustainability appraisal and the reasons for selecting the preferred option is shown in the following table.

Sustainability Objective	Y1		
	Short	Medium	Long
Biodiversity	0	0	0
Soil	-	-	-
Water	-	-	-
Air	-	-	-
Climate Change	0	0	0
Flooding & Coastal Change	0	0	-
Landscape	0	0	0
Historic Environment	0	0	0
Community	++	++	++
Housing	+	+	+
Economy	+	+	+
Preferred option?	x		
Reason for selecting or rejecting the option	Development may result in unacceptable impacts upon the transport network.		

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

20 Cumulative impacts

- 20.0.1 This section considers the cumulative and synergistic effects of the policies in the Local Plan Review Preferred Options document.
- 20.0.2 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.
- 20.0.3 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.
- 20.0.4 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.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

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>The development at Dorchester includes 4,257 new homes, industrial uses and retaining the weekly market (DOR3), and the development in the surrounding areas (such as at Crossways) provides land for 1,114 new homes. This has the potential to result in additional traffic in Dorchester Town Centre which may cause increased emissions of nitrogen dioxide from vehicle exhaust fumes on High East Street, Dorchester, which is designated as an Air Quality Management Area due to existing air quality issues at this location.</p> <p>The development of 1,061 new homes at Bridport and 40 new homes in Lyme Regis may cause additional traffic on the A35 to the west of Bridport, affecting air quality at the Chideock Air Quality Management Area, in addition to increasing traffic at East</p>	<p>The provision of a new road with the development North of Dorchester (DOR15), 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 (DOR6) and pedestrian and cycle links with the new development in Dorchester is likely to establish a more comprehensive sustainable transport network in Dorchester, encouraging the use of more sustainable modes of transport over private vehicles and reducing vehicle emissions. This will reduce the likelihood of a significant adverse cumulative impact on air quality in Dorchester. Furthermore, policy DOR6 prevents development from undermining the Dorchester Transport and Environment Plan (DTEP), ensuring that longer term solutions to traffic and air quality issues in Dorchester may be delivered.</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. The exceedances in air quality in Bridport are not sufficiently substantial to result in an Air Quality Management Area being designated, and therefore the additional homes are unlikely to result in a significant air quality impact. Future air quality monitoring will enable the air quality in Bridport to be reviewed in future.</p>	<p>Whilst there are unlikely to be significant cumulative impacts from new development on the Air Quality Management Areas, consideration may be given to including more specific measures for dealing with air quality in the Local Plan Review. Policy ENV11 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>

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policies	Effects	Cause of effect	Significance of the effect	Suggested mitigation
		Street, Bridport.	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.	
SUS 1, ECON1, COM2, COM4, COM6.	The cumulative effect of new development on energy consumption and the emission of greenhouse gas emissions, contributing to climate change.	All new development through the Local Plan, including 15,880 new homes, 51.6ha of employment land, and other development such as schools, sports centres and swimming pools over the period 2016 to 2036, may result in high levels of energy consumption when considered in combination.	Policy ENV15 requires new development to achieve high levels of environmental performance in combination with Part L of the Buildings Regulations, requiring high levels of energy efficiency and reducing carbon emissions. This policy in combination with the policies which relate to renewable energy (COM10 and COM11) will act to 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.	The Local Plan Review may consider requiring those types of development which typically use large amounts of energy, such as schools, sports centres and swimming pools, to investigate incorporating the use of renewable energy into the 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 (BRID2) and 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 BRID2 and BRID3 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	It is recommended that policy BRID2 recommends that community gardens or an orchard is provided with the development, helping to support the local food and sustainable

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policies	Effects	Cause of effect	Significance of the effect	Suggested mitigation
		to the East of Bredy Veterinary Centre, off Jessopp Avenue (BRID3) collectively will result in the loss of approximately 47ha of more productive agricultural land.	<p>1,888ha of the more productive agricultural land is located in Bridport and surrounding areas, as far north as Beaminster in the 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 in the Bridport Area. The loss of 47ha of high grade agricultural land is therefore unlikely to have a significant impact upon future local food production.</p> <p>Also, the provision of open space on the floodplain of the river at Vearse Farm (BRID2) and the retention of the wildlife corridor at Land to the East of Bredy Veterinary Centre, off Jessopp Avenue (BRID3) will ensure that the loss of agricultural land is minimised and potentially temporary and reversible, as this some of the land may be converted back to agricultural use in future if required.</p>	agriculture agenda and provide greater local food security.
ENV1 to ENV18.	The cumulative effect of the protection given to the environment on the provision of housing and employment land.	Policies in the Environment and Climate Change Chapter prevent development which would result in unacceptable impacts upon environmental receptors including landscape, wildlife and heritage assets and prevents development in areas subject to flood risk, coastal change or land	It is considered unlikely that the environmental protection policies will significantly compromise the ability of the plan to deliver sufficient housing and employment land, partly as the allocations for development in the plan provide the necessary land to meet housing and business needs whilst complying with the policy requirements of the Environment and Climate Change Chapter.	No mitigation required in this instance.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policies	Effects	Cause of effect	Significance of the effect	Suggested mitigation
		instability. The chapter also includes design requirements. Collectively, these requirements restrict the land available for development.		
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. This includes the settlements of Bridport, Beaminster, and Lyme Regis, in addition to parts of Dorchester and passing close to Chickerell. 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 ENV1 which requires development to protect and enhance the Dorset AONB. Other policy ensures that development is allocated within or close to the edge of larger settlements (SUS2), 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. Therefore, it is considered unlikely that significant cumulative effects upon the Dorset AONB will result from the development.	No mitigation required in this instance.
ENV 3, WEY 1 to WEY 17, CHIC 1 to CHIC 5.	Cumulative and synergistic effect of development in Weymouth and Chickerell causing habitat fragmentation and	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	Policies CHIC3 and CHIC4 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. The development at Wyke Oliver Farm (WEY14)	Please refer to the mitigation suggested in Chapter 12.3 which requires policy CHIC3 to maintain wildlife corridors through the site.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Policies	Effects	Cause of effect	Significance of the effect	Suggested mitigation
	adversely impacting upon habitats and species.	between these wildlife habitats, resulting in isolated fragments of wildlife habitats, preventing species from migrating between sites. Potential synergistic effect of 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.	protects Wyke Oliver Hill from development. This will retain the wildlife corridor which links the Lorton Valley Nature Park (WEY17), which includes the Lodmoor SSSI and Lorton SSSI, with the open countryside to the north. The future loss of wildlife corridors is likely to be prevented by ENV4 which establishes a green infrastructure network, with green corridors to prevent habitat fragmentation across the plan area.	

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

Appendix A: Sustainability Appraisal of draft Preferred Options Policies

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

INTRODUCTION

INT 1: Presumption in Favour of Sustainable Development

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	A strategic priority of the plan, which will be an over-riding objective in some parts of the plan area, is to protect and enhance the natural environment including biodiversity.
Soil	++	++	++	P	The strategic priorities of the plan include to protect and enhance the natural environment including geodiversity and to regenerate key areas.
Water	--	--	--	P	The strategic priorities of the plan do not refer to water quality, despite the water quality issues (particularly those surrounding the River Piddle downstream of Puddletown).
Air	--	--	--	P	The strategic priorities of the plan do not refer to the air quality, or the Air Quality Management Areas within Chideock and Dorchester.
Climate Change	++	++	++	P	The strategic priorities of the Local Plan Review include climate change mitigation as an over-riding objective.
Flooding & Coastal Change	++	++	++	P	An objective of the plan is to reduce vulnerability to climate change, which is an over-riding objective in some parts of the plan area.
Landscape	++	++	++	P	A strategic objective of the plan, which will be an over-riding objective in some parts of the plan area, is to protect and enhance the natural environment including the landscape.
Historic Environment	-	-	-	P	Whilst the strategic priorities of the plan include achieving sustainability in design by reflecting local character and the distinctiveness of an area, there is no mention of the historic environment.
Community	++	++	++	P	A strategic priority of the plan is to support sustainable, safe and healthy communities with accessibility to a range of services and facilities, and provide greater opportunities for sustainable modes of transport.
Housing	++	++	++	P	An objective of the Local Plan Review is to meet housing needs for all as far as possible.
Economy	++	++	++	P	There is a strategic objective to support the local economy to provide opportunities for high quality, better paid jobs, and increase employment opportunities.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENVIRONMENT AND CLIMATE CHANGE

ENV 1: Landscape and Seascape					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Policy requires development within the Dorset AONB to not conflict with, and where possible contribute towards, the aims and objectives of the Dorset AONB Management Plan, a major focus of which is the protection and enhancement of biodiversity.
Soil	+	+	+	P	Policy requires development within the Dorset AONB to not conflict with, and where possible contribute towards, the aims and objectives of the Dorset AONB Management Plan which includes objectives relating to geodiversity.
Water	+	+	+	P	Policy requires development within the Dorset AONB to not conflict with, and if possible contribute towards, the aims of the Dorset AONB Management Plan which protects and enhances water quality by promoting measures to reduce water pollution.
Air	0	0	0	P	The policy is unlikely to result in appreciable impacts upon air quality.
Climate Change	-	-	-	P	The Dorset AONB Management Plan only permits smaller 'community' scale renewable energy development within the Dorset AONB, preventing larger scale renewable energy development from coming forward in the Dorset AONB.
Flooding & Coastal Change	+	+	+	P	Policy requires development within the Dorset AONB to not conflict with, and contribute towards, the aims and objectives of the Dorset AONB Management Plan, which includes supporting coastal management and climate change adaptation plans.
Landscape	+	+	+	P	The policy protects the Dorset AONB and valued landscapes, and provides some opportunities for the enhancement of locally distinctive landscape features.
Historic Environment	+	+	+	P	Policy requires development within the Dorset AONB to not conflict with, and contribute towards, the aims and objectives of the Dorset AONB Management Plan, which includes the protection of the historic and built environment.
Community	+	+	+	P	The Dorset AONB Management Plan includes an improved public transport and access network to encourage people to enjoy the AONB without using cars.
Housing	-	-	-	P	The Dorset AONB Management Plan requires the planning system to ensure that changes to the AONB conserve and enhance its landscape and scenic beauty, restricting the land available for housing.
Economy	+	+	+	P	The Dorset AONB requires development within the Dorset AONB to support sustainable tourism, thriving coastal businesses and products, support food and drink production, farming and forestry as an integral part of a vibrant and sustainable economy.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 2: Sites of Geological Interest					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Areas of geological importance often represent important and unique habitats supporting rare species, such as on Portland. Conserving these assets is likely to result in a positive impact upon biodiversity.
Soil	+	+	+	P	This policy provides protection against harm to areas of geological conservation interest.
Water	0	0	0	P	The protection of sites of geological interest is unlikely to have an appreciable impact upon water quality.
Air	0	0	0	P	The protection of sites of geological interest is unlikely to have an appreciable impact upon air quality.
Climate Change	0	0	0	P	The protection of sites of geological interest is unlikely to have an appreciable impact upon energy consumption and renewable energy generation.
Flooding & Coastal Change	+	+	+	P	Some geological sites and the Dorset and East Devon Coast World Heritage Site are subject to coastal change, particularly on Portland, and therefore restricting development in these areas may also support the coastal management agenda.
Landscape	+	+	+	P	Policy ENV 2 refers to Policy ENV 5 which prevents substantial harm to, or the total loss of, World Heritage Sites, such as the Dorset and East Devon Coast World Heritage Site within the plan area.
Historic Environment	0	0	0	P	The protection of sites of geological interest is unlikely to have an appreciable impact upon the man made historic environment.
Community	+	+	+	P	Geological sites and the Dorset and East Devon Coast World Heritage Site provide educational and recreational facilities for the community.
Housing	-	-	-	P	The protection of sites of geological interest will restrict the land available for housing.
Economy	-	-	-	P	The protection of sites of geological interest will restrict the land available to support business growth and innovation.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 3: Wildlife and Habitats					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	This policy preserves and protects designated wildlife sites, irreplaceable habitats, and protected species. The policy prevents significant harm to biodiversity in general, secures net gains in biodiversity, and connects and improves ecological networks.
Soil	+	+	+	P	Since some Sites of Special Scientific Interest (SSSI) are also sites international geological interest, protecting SSSI from the impacts of development is likely to conserve geological interest.
Water	+	+	+	P	Protecting habitats and species, and irreplaceable habitats, is likely to maintain or improve the ecological status of water bodies.
Air	0	0	0	P	Steering development away from wildlife designations and protected species is unlikely to greatly influence air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	Protecting wildlife designations and protected species from development is unlikely to greatly influence energy consumption or the use of renewable energy.
Flooding & Coastal Change	+	+	+	P	Since many coastal areas are designated as International, European or National wildlife designations, directing development away from these areas is likely to assist in managing coastal change.
Landscape	+	+	+	P	The protection given to wildlife designations and irreplaceable habitats is likely to reduce impacts upon valued landscapes, the Dorset AONB and the World Heritage Site.
Historic Environment	0	0	0	P	Protecting wildlife designations and protected species from development is unlikely to result in influence historic features or local character.
Community	0	0	0	P	Whilst the protection of habitats and species may restrict land available for community infrastructure, habitats and species are important for some leisure and recreational activities.
Housing	-	-	-	P	The protection of wildlife and species is likely to restrict the amount of land available for housing.
Economy	0	0	0	P	Whilst the protection of habitats and species may restrict land available for business growth and innovation, wildlife and species are important for tourism and other businesses such as forestry, agriculture and fishing.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 4: Green Infrastructure Network

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	The green infrastructure network includes designated wildlife sites and habitats of importance to biodiversity, and green corridors which ensure that wildlife corridors are preserved.
Soil	+	+	+	P	The green infrastructure network includes geological SSSI and regionally important geological and geomorphological sites (RIGS).
Water	+	+	+	P	Rivers and floodplains form part of the green infrastructure network, resulting in a positive impact upon water quality.
Air	0	0	0	P	Protecting the green infrastructure network from development is unlikely to greatly influence air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	Protecting the green infrastructure network from development is unlikely to greatly influence energy consumption or the use of renewable energy.
Flooding & Coastal Change	+	+	+	P	The green infrastructure includes rivers and their floodplains.
Landscape	++	++	++	P	The green infrastructure network includes local character areas (Heritage Coasts, Land of Local Landscape Importance, Portland Coastline, Local Green Spaces, Important Open Gaps, landscape screening) and the Dorset and East Devon World Heritage Site.
Historic Environment	+	+	+	P	The green infrastructure network includes historically important spaces (such as Sherborne Abbey Close), the primary function of which is to contribute to the character of settlements/buildings, preserving local character and the setting of heritage assets.
Community	++	++	++	P	The green infrastructure network includes outdoor recreational facilities (Sports pitches, playgrounds, parks, formal gardens) and amenity greenspace (Village greens, urban commons), allotments, community gardens, orchards.
Housing	-	-	-	P	The requirements which the green infrastructure policy places on new development may reduce the amount of housing provided on a development site.
Economy	-	-	-	P	The green infrastructure policy may reduce the amount of land available for business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 5: Heritage Assets					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Heritage assets including Registered Parks and Gardens and the Dorset and East Devon Coast World Heritage Site, provide important habitats and therefore their protection is likely to result in a positive impact upon biodiversity.
Soil	0	0	0	P	The protection of heritage assets is unlikely to appreciably affect the preservation of high grade agricultural land, the remediation of land, or geological conservation interest.
Water	0	0	0	P	The protection of heritage assets is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	The protection of heritage assets is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	-	-	-	P	Protecting against harm to heritage assets is likely to restrict the amount of development of renewable energy schemes.
Flooding & Coastal Change	+	+	+	P	Protection of the Dorset and East Devon World Heritage Coast is likely to assist with coastal change management.
Landscape	+	+	+	P	Preserving the setting of heritage assets is likely to result in positive visual impact, helping to protect valued landscapes and the Dorset AONB and the Dorset and East Devon World Heritage Site.
Historic Environment	+	+	+	P	Policy resists substantial harm to heritage assets and their setting, making some positive contributions to local character and distinctiveness.
Community	+	+	+	P	Heritage assets have an important recreational and educational role, and therefore their protection is likely to improve opportunities for the community to access these facilities.
Housing	0	0	0	P	Whilst the policy may restrict the land available for housing by preventing harm to heritage assets, a heritage asset may be used for residential purposes in exceptional circumstances to ensure the conservation and enhancement of a heritage asset.
Economy	0	0	0	P	Whilst the policy restricts land available to support the growth and innovation of businesses, a heritage asset may be used for such purposes in exceptional circumstances to ensure the conservation and enhancement of a heritage asset.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 6: Flood Risk					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Many water courses (and their floodplains) are designated for their wildlife importance, and preventing development on these areas is likely to result in wildlife benefits. Furthermore, river corridors often represent important wildlife corridors.
Soil	0	0	0	P	The protection of heritage assets is unlikely to appreciably affect the preservation of high grade agricultural land, the remediation of land, or geological conservation interest.
Water	0	0	0	P	Preventing development on areas surrounding surface water bodies which are subject to flooding is likely to protect the ecological and chemical status of these water features. However, the policy does not address groundwater inundation issues.
Air	0	0	0	P	The policy on flood risk is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	This prevention of flooding is unlikely to greatly influence energy consumption or the use of renewable energy.
Flooding & Coastal Change	++	++	++	P	The policy ensures that any flood risk issues associated with new development are adequately mitigated, ensuring that development does not expose people and property to flooding.
Landscape	0	0	0	P	The policy on flood defence is unlikely to appreciably affect the valued landscapes, the Dorset AONB or the Dorset and East Devon Coast World Heritage Site.
Historic Environment	+	+	+	P	The policy supports the provision of flood defence works, which are likely to protect the existing built environment, including heritage assets.
Community	+	+	+	P	The policy will help to deliver a safe and accessible environment for the community. Whilst the restrictions may prevent some community infrastructure coming forward, river corridors and their floodplains may also provide land for leisure and recreation.
Housing	-	-	-	P	The flood risk policy is likely to restrict the amount of land available for housing.
Economy	-	-	-	P	The flood risk policy is likely to restrict the amount of land available for business growth and innovation.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 7: Land Instability					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Large sections of the area of land instability are designated as European and National Wildlife Sites, and therefore directing development away from these areas is likely to conserve these areas of wildlife interest.
Soil	+	+	+	P	Some areas of land instability are designated as areas of geological conservation interest. Directing development away from these areas is likely to conserve these areas of geological interest.
Water	0	0	0	P	The protection of heritage assets is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	Directing development away from those areas prone to land instability is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	Directing development away from those areas prone to land instability is unlikely to greatly influence energy consumption or the use of renewable energy.
Flooding & Coastal Change	+	+	+	P	Directing development away from those areas prone to land instability, such as those coastal locations which are vulnerable to land instability, is likely to assist with the management of coastal change.
Landscape	+	+	+	P	Large sections of the Dorset and East Devon Coast World Heritage Site are within an area of land instability, and therefore directing development away from these areas is likely to conserve the Dorset and East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	Directing development away from those areas prone to land instability is unlikely to significantly influence historic features or local character.
Community	+	+	+	P	The policy will help to deliver a safe and accessible environment for the community.
Housing	-	-	-	P	This policy may restrict the amount of land available for housing.
Economy	0	0	0	P	This policy is likely to restrict the amount of land available for business growth and innovation. However, roads and utility infrastructure are permitted in zone 4 areas where essential, providing infrastructure to meet business needs.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 8: New built development within the Coastal Change Management Area					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	0	P	The majority of coastal locations are designated as areas of importance to wildlife and habitats, and therefore permitting some development in these areas may result in impacts upon biodiversity.
Soil	-	-	0	P	Some coastal areas are designated as areas of geological importance, and therefore development in these areas may result in adverse impacts upon sites of geological conservation interest.
Water	0	0	0	P	The approach of preventing residential development but allowing some other development in exceptional circumstances in CCMA is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	The approach of preventing residential development but allowing some other development in exceptional circumstances in CCMA is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	The approach of preventing residential development but allowing other development in exceptional circumstances in CCMA is unlikely to greatly influence energy consumption or the use of renewable energy.
Flooding & Coastal Change	+	+	++	P	The policy is likely to ensure that coastal change is managed to the extent that local communities are protected, particularly in the long term as the effect of climate change is realised.
Landscape	-	-	0	P	Large sections of the Dorset and East Devon Coast World Heritage Site are within and the CCMA areas and therefore permitting some development within these areas is likely to conserve the Dorset and East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	The approach of allowing some development in CCMA is unlikely to result in influence historic features or local character.
Community	++	++	+	P	Short term uses permitted on a time limited basis include tourism/ leisure activities. Development which provides substantial social benefits is permitted in areas of medium/long term risk. Helps provide safe and accessible environment.
Housing	-	-	-	P	Preventing residential development within the CCMA may restrict the amount of land available for housing.
Economy	++	++	+	P	Short term uses may be permitted on a time limited basis, and include tourism and leisure activities, supporting businesses in these locations. Development which provides substantial economic benefits is permitted in areas of medium and long term risk.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 9: Replacement of Existing Dwellings and Farm Buildings within the Coastal Change Management Area					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The CCMA contains areas of international wildlife importance and replacing development in these areas is likely to assist in their conservation.
Soil	+	+	+	P	Many areas within the CCMA are designated due to their geological conservation interest. Replacing development in these areas with development elsewhere is likely to assist in conserving these areas of geological interest.
Water	0	0	0	P	The policy regarding the replacement of dwellings and farm buildings is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	The policy regarding the replacement of dwellings and farm buildings is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	The approach of preventing residential development but allowing other development in exceptional circumstances in CCMA is unlikely to greatly influence energy consumption or the use of renewable energy.
Flooding & Coastal Change	++	++	++	P	This policy supports the relocation of buildings of a certain type from areas at risk of coastal processes to more appropriate areas, supporting the coastal change agenda.
Landscape	++	++	++	P	Replacement buildings must be designed to respect setting and wider surroundings. Existing dwellings must be demolished and replaced, and the site restored. The policy will direct development away from the World Heritage Site and valued landscapes.
Historic Environment	++	++	++	P	The replacement buildings must respect local character. Furthermore, the replacement buildings must respect the setting of new development and wider surroundings, helping to preserve the setting of heritage assets.
Community	++	++	++	P	Replacement residential buildings are required to be within or adjoining the DDB, enabling residents to access the essential services and facilities in these areas. Replacing development at risk from coastal processes is likely to provide safe environments
Housing	+	+	+	P	Replacement of residential dwellings which may otherwise be lost to coastal processes.
Economy	+	+	+	P	Replacement of farm dwellings which otherwise would be lost to coastal processes, helping to support agricultural businesses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 10: Agricultural Land and Community Schemes for Local Food and Crops					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The policy of supporting community schemes providing local food and crops for local energy production has the potential to create valuable new habitats for wildlife, particularly through community woodland planting.
Soil	+	+	+	P	Directing development towards areas of poorer agricultural land protects against the loss of more versatile, productive agricultural land for other uses.
Water	0	0	0	P	Directing development towards areas of poorer agricultural land is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	Steering built development towards poorer agricultural land and encouraging community schemes for local food/energy production is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	+	+	+	P	Policy encourages community schemes to provide crops for local energy production, helping to increase the uptake of renewable energy.
Flooding & Coastal Change	+	+	+	P	Planting, such as community woodland for local energy production or community orchards for local food production, may help to alleviate flooding by reducing the rate of surface water runoff.
Landscape	+	+	+	P	There is the potential for landscape and visual enhancement through the creation of community schemes for local food and energy production.
Historic Environment	+	+	+	P	There is the potential for improvements to local character through the community schemes for local food and energy production.
Community	+	+	+	P	The policy encourages community schemes which provide local food (e.g. allotments) and local energy production (e.g. community woodland planting).
Housing	0	0	0	P	The approach of steering development towards less productive agricultural land and encouraging community schemes is unlikely to result in appreciable impacts upon the supply of housing.
Economy	+	+	+	P	The approach of steering development towards less productive agricultural land is likely to support local agricultural businesses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 11: Pollution and Contaminated Land

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The policy protects the environment from development which could generate pollution, and also from development on potentially contaminated land which may result in risks to the environment, protecting habitats/species from contamination.
Soil	++	++	++	P	Policy protects the environment from development which could generate land pollution, and results in the remediation of contaminated land to protect human health and the environment.
Water	+	+	+	P	Policy prevents development which would cause water pollution, and prevents an unacceptable risk to groundwater from development, but not other controlled waters.
Air	++	++	++	P	The policy protects the environment from development which could generate air pollution, maintaining air quality and the air quality issues within the Air Quality Management Areas.
Climate Change	0	0	0	P	The policy on pollution and contaminated land is unlikely to greatly influence energy consumption or the use of renewable energy.
Flooding & Coastal Change	0	0	0	P	The policy on pollution and contaminated land is unlikely to expose people or property to flooding or affect coastal change.
Landscape	0	0	0	P	The policy on pollution and contaminated land is unlikely to appreciably affect the valued landscapes, the Dorset AONB or the Dorset and East Devon Coast World Heritage Site.
Historic Environment	0	0	0	P	The policy on pollution and contaminated land is unlikely to result in substantial impacts historic features or local character.
Community	+	+	+	P	Preventing development which would cause harm to human health due to contamination is likely to result in a safer environment for the community.
Housing	0	0	0	P	Whilst policy requires residential development on contaminated land to mitigate the potential impacts, this is unlikely to compromise the supply of housing.
Economy	0	0	0	P	Whilst policy requires development which could generate pollution, such as industrial/commercial development, to demonstrate that it can be appropriately mitigated, this is unlikely to significantly compromise business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 12: The Landscape and Townscape Setting

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	Features that contribute to distinctiveness and local identity such as designated wildlife sites, habitat such as trees and hedgerows, and wildlife corridors through the green infrastructure network will be maintained/enhanced.
Soil	+	+	+	P	Features that contribute to distinctiveness and local identity, including areas of geological importance, will be maintained and enhanced.
Water	+	+	+	P	Policy requires the retention and protection of features that contribute to distinctiveness and local identity such as streams and rivers and the green infrastructure network which includes water features.
Air	0	0	0	P	The landscape and townscape setting is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	The landscape and townscape setting is unlikely to significantly affect energy consumption or the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	The landscape and townscape setting is unlikely to appreciably expose people or property to flooding or affect coastal change.
Landscape	++	++	++	P	Policy requires development proposals to protect national landscape designations and the character of the surrounding areas. Requires sufficient hard/soft landscaping to integrate with the surrounding area.
Historic Environment	++	++	++	P	Development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness and protect and enhance Conservation Areas, Listed Buildings and Scheduled Monuments and Registered Parks and Gardens.
Community	+	+	+	P	The protection and retention of the green infrastructure network will improve access to essential services and facilities, and the incorporation of paths and cycleways into design will enable access by sustainable modes of transport.
Housing	0	0	0	P	The policy is unlikely to significantly affect the supply of housing.
Economy	0	0	0	P	The policy is unlikely to significantly affect the growth and innovation of businesses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 13: The Pattern of Streets and Spaces

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The provision of garden space which relates well to existing features, such as trees and hedgerows, is likely to result in habitat creation within urban areas.
Soil	0	0	0	P	The pattern of streets and spaces is unlikely to appreciably affect the preservation of high grade agricultural land, the remediation of land, or geological conservation interest.
Water	0	0	0	P	The pattern of streets and spaces is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	The pattern of streets and spaces is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	The pattern of streets and spaces is unlikely to significantly affect energy consumption or the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	The pattern of streets and spaces is unlikely to appreciably expose people or property to flooding or affect coastal change.
Landscape	++	++	++	P	Ensuring that provision is made to the character of the area when designing streets and spaces is likely to protect valued landscapes and the Dorset AONB by reducing the visual impact of development.
Historic Environment	++	++	++	P	Provision is made to the character of the area when designing streets and spaces, helping also to preserve the setting of heritage assets.
Community	+	+	+	P	Policy requires that development provides places which are designed to promote public safety and reduce opportunities for, and fear of, crime.
Housing	0	0	+	P	Policy delivers places which do not unduly limit opportunities for future growth, enabling the future supply of housing.
Economy	0	0	0	P	The policy is unlikely to significantly affect the growth and innovation of businesses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 14: The Siting and Design of Buildings

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The siting and design of buildings is unlikely to significantly affect habitats and species.
Soil	0	0	0	P	The siting and design of buildings is unlikely to appreciably affect the preservation of high grade agricultural land, the remediation of land, or geological conservation interest.
Water	0	0	0	P	The siting and design of buildings is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	The siting and design of buildings is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	The siting and design of buildings is unlikely to significantly affect energy consumption or the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	The siting and design of buildings is unlikely to appreciably expose people or property to flooding or affect coastal change.
Landscape	++	++	++	P	Ensures the siting and design of buildings complement and respect the character of the surrounding area, reducing the visual impacts of development and helping to protect valued landscapes and the Dorset AONB.
Historic Environment	++	++	++	P	Ensures the siting and design of buildings complement and respect the character of the surrounding area and reinforce sense of place, making a positive contribution to local character and distinctiveness and protecting the setting of heritage assets.
Community	+	+	+	P	The policy requires development to provide natural surveillance, helping to deliver safe environments where crime and disorder, and fear of crime and disorder, do not undermine quality of life or community cohesion.
Housing	0	0	0	P	The policy is unlikely to significantly affect the supply of housing.
Economy	0	0	0	P	The policy is unlikely to significantly affect the growth and innovation of businesses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 15: Achieving High Levels of Environmental Performance

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The policy on achieving high levels of environmental performance is unlikely to significantly affect habitats and species.
Soil	0	0	0	P	The policy on achieving high levels of environmental performance is unlikely to appreciably affect the preservation of high grade agricultural land, the remediation of land, or geological conservation interest.
Water	0	0	0	P	The policy on achieving high levels of environmental performance is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	+	+	+	P	The policy on achieving high levels of environmental performance is likely to maintain/improve air quality by reducing emissions of greenhouse gases associated with more conventional methods of energy generation, such as fossil fuels combustion.
Climate Change	++	++	++	P	The policy on achieving high levels of environmental performance is likely to reduce energy consumption and the emission of greenhouse gases, and increase the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	The policy on achieving high levels of environmental performance is unlikely to appreciably expose people or property to flooding or affect coastal change.
Landscape	0	0	0	P	The policy does not place a requirement for new buildings and alterations/extensions to incorporate environmental measures which may be visually harmful to the landscape.
Historic Environment	0	0	0	P	The policy does not place a requirement for new buildings and alterations/extensions to incorporate environmental measures which may be visually harmful to local character and the setting of heritage assets.
Community	0	0	0	P	The policy on achieving high levels of environmental performance is unlikely to provide opportunities to access services and facilities by sustainable transport, provide mixed use development, or safe and accessible environments.
Housing	0	0	0	P	The policy is unlikely to significantly affect the supply of housing.
Economy	0	0	0	P	The policy is unlikely to significantly affect the growth and innovation of businesses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 16: Shop Fronts and Advertisements

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The policy on shop fronts and advertisements is unlikely to appreciably affect habitats and species.
Soil	0	0	0	P	The policy on shop fronts and advertisements is unlikely to appreciably affect the preservation of high grade agricultural land, the remediation of land, or geological conservation interest.
Water	0	0	0	P	The policy on shop fronts and advertisements is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	The policy on shop fronts and advertisements is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	The policy on shop fronts and advertisements is unlikely to appreciably affect energy consumption and the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	The policy on shop fronts and advertisements is unlikely to appreciably expose people or property to flooding or affect coastal change.
Landscape	++	++	++	P	Ensures that shop fronts and advertisements are compatible with and respect the building's surroundings in terms of size, proportions, form, design, materials, colour and illumination, maintain the setting of valued landscapes and Dorset AONB.
Historic Environment	++	++	++	P	The policy requires shop fronts and advertisements to be compatible with and respect the character, appearance and scale of the building, and not result in the loss of historic fabric in the case of a heritage asset.
Community	+	+	+	P	Decisions controlling advertisements will be made in the interests of amenity and public safety, with benefits to the community and personal wellbeing.
Housing	0	0	0	P	The policy is unlikely to affect the supply of housing.
Economy	+	+	+	P	Providing the appropriate shop fronts and advertisements is likely to support local businesses by providing high quality business infrastructure.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 17: The Effective and Efficient Use of Land

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The remediation of brownfield sites, which may be degraded, derelict, and contaminated, is likely to preserve habitats and protect species.
Soil	++	++	++	P	The policy encourages development on brownfield land, which is likely to result in the remediation of degraded, derelict, and contaminated land.
Water	++	++	++	P	The remediation of brownfield sites is likely to maintain and improve the ecological and chemical status of water and ensure that development does not contribute to water quality issues in Groundwater Source Protection Zones.
Air	0	0	0	P	The policy on the effective and efficient use of land is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	The policy on the effective and efficient use of land is unlikely to appreciably affect energy consumption and the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	The policy on the effective and efficient use of land is unlikely to appreciably expose people or property to flooding or affect coastal change.
Landscape	+	+	+	P	Policy requires lower densities of development in less sustainable locations to maintain landscape character.
Historic Environment	++	++	++	P	Policy requires lower densities of development in less sustainable locations to maintain local distinctiveness. Development potential should be optimised, subject to impacts on local character.
Community	++	++	++	P	Policy requires mix of uses to reflect the sustainability of a site, with higher densities in sustainable locations, providing greater opportunities to access services/facilities by sustainable transport. Decontaminating land will provide a safer environment.
Housing	+	+	+	P	Optimising the potential of a development site, subject to the limitations mentioned, is likely to result in the supply of housing to be maximised.
Economy	+	+	+	P	The policy encourages development in town centre locations, encouraging more vibrant town centre locations and supporting town centre regeneration.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ENV 18: Amenity					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Preventing impacts upon amenity is unlikely to appreciably affect habitats and species.
Soil	0	0	0	P	Preventing impacts upon amenity is unlikely to result in the significant loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	Preventing impacts upon amenity is unlikely to result in impacts upon water quality.
Air	+	+	+	P	The policy prevents development which emits unpleasant odours, helping to maintain air quality.
Climate Change	+	+	+	P	The policy prevents development which emits unpleasant odours, which may include greenhouse gases which contribute to climate change.
Flooding & Coastal Change	0	0	0	P	The policy on amenity is unlikely to appreciably expose people or property to flooding or affect coastal change.
Landscape	0	0	0	P	The policy on amenity is unlikely to appreciably affect landscape receptors.
Historic Environment	+	+	+	P	The policy on amenity ensures that development does not generate a level of activity, noise or vibration that will detract significantly from the character of the area, helping to maintain local character and distinctiveness.
Community	++	++	++	P	The policy prevents odours which affect human health and living conditions, and ensures development minimises their impact on amenity, with widespread impacts upon health and well-being.
Housing	+	+	+	P	The policy protects amenity (for example, inadequate sunlight/daylight, overshadowing, flicker, odour), supplying housing of sufficient quality to meet the needs of present and future generations.
Economy	0	0	0	P	The policy is unlikely to significantly affect the growth and innovation of businesses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ACHIEVING A SUSTAINABLE PATTERN OF DEVELOPMENT

SUS 1: The Level of Economic and Housing Growth

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	High level of housing and employment development may result in adverse impacts upon biodiversity.
Soil	0	0	0	P	Whilst this level of economic growth may result in the loss of productive agricultural land, it may also result in the regeneration of land which is derelict, degraded, or contaminated.
Water	-	-	-	P	High level of housing and employment development may result in adverse impacts upon water quality.
Air	-	-	-	P	High level of housing and employment development may result in adverse impacts upon air quality.
Climate Change	-	-	-	P	Increased energy consumption and the emission of greenhouse gases from this level of development.
Flooding & Coastal Change	0	0	0	P	High level of housing and employment development is unlikely to expose people and property to flooding or coastal change.
Landscape	-	-	-	P	High level of housing and employment development may result in adverse impacts upon landscape.
Historic Environment	-	-	-	P	High level of housing and employment development may result in adverse impacts upon heritage assets.
Community	++	++	++	P	The provision of housing and employment land is likely to increase access to jobs locally, and services and facilities.
Housing	++	++	++	P	This level of supply housing would meet the housing needs of present and future generations, including affordable housing.
Economy	++	++	++	P	The provision of sufficient employment land to encourage the growth of businesses, and this level of housing growth will retain younger people in the area to support economic growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

SUS 2: Spatial Strategy					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development may result in a degree of adverse impact upon habitats and species, and designated wildlife areas.
Soil	+	+	+	P	Potential loss of productive agricultural land surrounding Bridport, Dorchester, Sherborne and Beaminster, but. Potential regeneration of degraded land in developed areas. Stability works permitted outside defined development boundaries.
Water	-	-	-	P	Development may result in adverse impacts upon the ecological and chemical status of freshwater, transitional, and coastal waters.
Air	--	--	--	P	Focussing development at the larger settlements may result in adverse impacts upon the Air Quality Management Areas in Dorchester.
Climate Change	0	0	0	P	Whilst development will result in an increase in energy consumption, renewable energy development may be permitted outside defined development boundaries, providing compliance with environmental protection policies.
Flooding & Coastal Change	0	0	0	P	Whilst development may expose people to risk of flooding and coastal change, flood defence and coastal protection schemes (and replacement of properties affected by coastal change) will be permitted outside defined development boundaries.
Landscape	0	0	0	P	Whilst development may result in impacts upon valued landscapes in rural areas, including those within the Dorset AONB and Dorset and East Devon World Heritage Site, landscape requirements are permitted outside defined development boundaries.
Historic Environment	-	-	-	P	Development may result in adverse impacts upon the historic environment and its setting, and affect local character.
Community	++	++	++	P	Focussing development towards the larger settlements would enable residents to easily access most essential services and facilities by sustainable transport.
Housing	++	++	++	P	This approach would enable a level of housing which meets the needs of current and future generations, including affordable housing which will be permitted outside defined development boundaries.
Economy	++	++	++	P	Focussing development towards the larger settlements would encourage town centre regeneration and more vibrant town centres. Enabling the appropriate level of growth in smaller settlements would support business growth for rural businesses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

SUS 3: Reuse of Buildings Outside Defined Development Boundaries

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Since the policy relates to the reuse of existing buildings, the development is unlikely to result in the significant loss of habitat or biodiversity.
Soil	0	0	0	P	Since the policy relates to the reuse of existing buildings, the development is unlikely to result in the significant loss of productive agricultural land, the remediation of land, or harm to areas of geological conservation interest.
Water	0	0	0	T	Since the policy relates to the reuse of existing buildings, the development is unlikely to appreciably affect the ecological and chemical status of freshwater, transitional waters and coastal waters.
Air	0	0	0	P	Since the policy relates to the reuse of existing buildings, the development is unlikely to appreciably affect air quality, particularly as the policy relates to buildings outside development boundaries and AQMA are within urbanised areas.
Climate Change	0	0	0	P	Since the policy relates to the reuse of existing buildings, the development is unlikely to result in a significant increase in energy consumption or renewable energy uptake.
Flooding & Coastal Change	-	-	--	P	The policy would enable the reuse of buildings in areas at risk of coastal change.
Landscape	+	+	+	P	The policy ensures that the scheme makes a positive contribution to local character, helping to preserve the landscape setting.
Historic Environment	++	++	++	P	The reuse scheme should make a positive contribution to local character and include the retention of any features of historic or architectural importance.
Community	++	++	++	P	The policy permits the re-use of buildings outside the defined development boundary for community uses for rural communities.
Housing	++	++	++	P	The policy permits the re-use of buildings outside the defined development boundary for housing, affordable housing, essential rural workers housing and built tourist accommodation, helping to supply the community's housing needs.
Economy	++	++	++	P	Reuse of buildings for employment use, tourism and housing for essential rural workers, providing land for business growth and innovation and helping to provide rural businesses with a skilled workforce.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

SUS 4: Neighbourhood Development Plans

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	A strategic priority of the plan, which will be an over-riding objective in some parts of the plan area, is to protect and enhance the natural environment including biodiversity. In addition, the strategic policy ENV2 will prevent significant ecological effects.
Soil	++	++	++	P	The strategic priorities of the plan include to protect and enhance the natural environment including geodiversity and to regenerate key areas.
Water	++	++	++	P	The strategic policies, ENV 3 and ENV 11 will prevent adverse impacts upon the ecological and chemical status of ground water, surface water and tidal water.
Air	--	--	--	P	The strategic priorities or policies of the plan do not refer to the air quality, or the Air Quality Management Areas within Chideock and Dorchester.
Climate Change	++	++	++	P	The strategic priorities of the Local Plan Review include climate change mitigation as an over-riding objective. Furthermore, policy ENV 15 will look to minimise
Flooding & Coastal Change	++	++	++	P	An objective of the plan is to reduce vulnerability to climate change, which is an over-riding objective in some parts of the plan area.
Landscape	++	++	++	P	A strategic objective of the plan, which will be an over-riding objective in some areas, is to protect and enhance the natural environment including the landscape. Also, the strategic policies, ENV1 and ENV2 will prevent significant landscape impacts.
Historic Environment	++	++	++	P	The strategic priorities of the plan include achieving sustainability in design by reflecting local character and the distinctiveness of an area. Furthermore, strategic policy and ENV5 will prevent significant adverse impacts on heritage assets.
Community	++	++	++	P	A strategic priority of the plan is to improve accessibility to services and facilities, and provide opportunities for sustainable modes of transport. The policy requires neighbourhood plans to identify the infrastructure needed to support development.
Housing	++	++	++	P	An objective of the Local Plan Review is to meet housing needs for all as far as possible.
Economy	++	++	++	P	A strategic objective to support the local economy to provide opportunities for high quality, better paid jobs, and increase employment opportunities. Policy requires neighbourhood plans to identify the infrastructure needed to support development.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ECONOMY

ECON 1: Provision of Employment					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Employment development has the potential to result in emissions, which may in turn adversely affect the conservation status of wildlife sites.
Soil	+	+	+	P	Directing the majority of employment development towards larger settlements and enabling employment development on existing premises may result in the remediation of existing premises.
Water	-	-	-	P	Employment development has the potential to result in emissions in water, which may result in water quality issues, particularly within Groundwater Source Protection Zones.
Air	-	-	-	P	Employment development has the potential to result in emissions in air, which may result in air quality issues particularly within Air Quality Management Areas (AQMA).
Climate Change	0	0	0	P	Directing the majority of employment development towards larger settlements is unlikely to significantly increase energy consumption and the emission of greenhouse gases, or effect the uptake or renewable energy development.
Flooding & Coastal Change	0	0	0	P	The provision of employment development is unlikely to result in impacts upon flooding and coastal change.
Landscape	-	-	-	P	Employment development has the potential to result in landscape impacts, particularly in rural areas.
Historic Environment	-	-	-	P	Employment development has the potential to result in impacts upon local character and the setting of heritage assets.
Community	+	+	+	P	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.
Housing	+	+	+	P	The policy provides live-work developments, ensuring that housing meets the needs of people requiring an office with their residential development.
Economy	++	++	++	P	Provides land for a range of businesses, including rural businesses, to assist business growth and innovation, and encourages employment land within or at the edge of settlements, encouraging vibrant town centres and town centre regeneration.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ECON 2: Protection of Key Employment Sites

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Ensuring that the use of employment sites, most of which are existing employment sites, are safeguarded is unlikely to affect habitats and species.
Soil	0	0	0	P	Ensuring that the use of employment sites, most of which are existing employment sites, are safeguarded is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	Ensuring that the use of employment sites, most of which are existing employment sites, are safeguarded is unlikely to result in additional impacts upon water quality.
Air	0	0	0	P	Ensuring that the use of employment sites, most of which are existing employment sites, are safeguarded is unlikely to result in additional impacts upon air quality.
Climate Change	0	0	0	P	Ensuring that the use of employment sites, most of which are existing employment sites, are safeguarded is unlikely to significantly increase energy consumption, the emission of greenhouse gases, or uptake or renewable energy development.
Flooding & Coastal Change	0	0	0	P	Ensuring that the use of employment sites, most of which are existing employment sites, are safeguarded is unlikely to result in impacts upon flooding and coastal change.
Landscape	0	0	0	P	Ensuring that the use of employment sites, most of which are existing employment sites, are safeguarded is unlikely to result in significant landscape impacts.
Historic Environment	0	0	0	P	Ensuring that the use of employment sites, most of which are existing employment sites, are safeguarded is unlikely to result in significant impacts upon local character and the setting of heritage assets.
Community	+	+	+	P	The policy will protect jobs, ensuring that the community has access to work which may be accessed by sustainable modes of transport.
Housing	-	-	-	P	Preventing the loss of employment sites for residential use will restrict the land available for housing.
Economy	++	++	++	P	Protecting the sites which contribute significantly to the supply of employment land will support local businesses. Most key employment sites are within the development boundaries, encouraging vibrant town centres and town centre regeneration.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ECON 3: Protection of Other Employment Sites

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Ensuring that the use of non-key employment sites are safeguarded is unlikely to affect habitats and species.
Soil	+	+	+	P	Enabling the redevelopment of vacant or derelict employment sites for other purposes may encourage the regeneration of degraded, derelict and contaminated land.
Water	0	0	0	P	Ensuring that the use of non-key employment sites are safeguarded is unlikely to result in additional impacts upon water quality.
Air	0	0	0	P	Ensuring that the use of non-key employment sites are safeguarded is unlikely to result in additional impacts upon air quality.
Climate Change	0	0	0	P	Ensuring that the use of non-key employment sites are safeguarded is unlikely to significantly increase energy consumption, the emission of greenhouse gases, or uptake or renewable energy development.
Flooding & Coastal Change	0	0	0	P	Ensuring that the use of non-key employment sites are safeguarded is unlikely to result in impacts upon flooding and coastal change.
Landscape	+	+	+	P	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 landscape setting.
Historic Environment	+	+	+	P	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 preserve local character and the setting of historic assets.
Community	+	+	+	P	Policy protects against the significant loss of jobs, protecting jobs and ensuring that the community has access to work which may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Allows the redevelopment of non-key employment sites for residential use under certain conditions, helping to supply housing.
Economy	+	+	+	P	Protects against the loss of employment land to other uses, unless the employment use is no longer viable, therefore helping to support the growth of businesses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ECON 4: Retail Need and Provision					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	The provision of additional retail floor space may result in adverse impacts upon biodiversity.
Soil	0	0	0	P	Whilst the additional floor space may result in the loss of productive agricultural land, it may also result in the regeneration of land which is derelict, degraded, or contaminated.
Water	-	-	-	P	The provision of additional retail floor space may result in adverse impacts upon water quality.
Air	-	-	-	P	The provision of additional retail floor space may result in adverse impacts upon air quality.
Climate Change	-	-	-	P	The provision of additional retail floor space may result in increased energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The provision of additional retail floor space is unlikely to expose people of property to flooding or coastal change.
Landscape	-	-	-	P	High level of housing and employment development may result in adverse impacts upon landscape.
Historic Environment	-	-	-	P	High level of housing and employment development may result in adverse impacts upon heritage assets.
Community	++	++	++	P	The provision of additional retail floor space is likely to improve access to jobs and essential shopping.
Housing	0	0	0	P	The provision of additional retail floor space is unlikely to significantly affect the supply of housing.
Economy	++	++	++	P	Provision of additional retail floor space to meet the forecast retail need.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ECON 5: Retail Hierarchy, The Sequential Test and Impact Assessments

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Directing retail and town centre development towards town centre locations is unlikely to appreciably affect biodiversity.
Soil	+	+	+	P	Directing retail and town centre development towards town centre locations may result in the remediation of degraded, derelict and contaminated land.
Water	0	0	0	P	Directing retail and town centre development towards town centre locations is unlikely to appreciably affect water quality.
Air	-	-	-	P	Directing retail and town centre development towards town centre locations may exacerbate air quality issues at the Air Quality Management Areas in the plan area, such as in Dorchester.
Climate Change	0	0	0	P	Directing retail and town centre development towards town centre locations is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	Directing retail and town centre development towards town centre locations is unlikely to expose people and property to flooding and coastal change.
Landscape	0	0	0	P	Directing retail and town centre development towards town centre locations is unlikely to result in impacts upon landscape impacts.
Historic Environment	+	+	+	P	Requires development to be appropriate in type and scale to the particular centre, helping to preserve local character and distinctiveness.
Community	++	++	++	P	Focussing development towards town centre locations is likely to provide essential shopping and work by sustainable modes of transport.
Housing	0	0	0	P	Focussing development towards town centre locations is unlikely to affect the supply of housing.
Economy	++	++	++	P	Focussing development towards town centre locations is likely to support vibrant town centres and town centre regeneration, and ensure that retail businesses have the appropriate transport and communications infrastructure.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ECON 6: Protection of Retail Frontages

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The protection of retail frontages is unlikely to result in appreciable impacts upon habitats and species.
Soil	0	0	0	P	The protection of retail frontages is unlikely to result in appreciable impacts upon soil quality.
Water	0	0	0	P	The protection of retail frontages is unlikely to result in appreciable impacts upon water quality.
Air	0	0	0	P	The protection of retail frontages is unlikely to result in appreciable impacts upon air quality.
Climate Change	0	0	0	P	The protection of retail frontages is unlikely to result in appreciable impacts upon energy consumption and the emission of greenhouse gases, or the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	The protection of retail frontages is unlikely to expose people or property to the risk of flooding or coastal change.
Landscape	0	0	0	P	The protection of retail frontages is unlikely to affect landscape receptors.
Historic Environment	+	+	+	P	The protection of retail frontages is likely to help to retain local character and distinctiveness.
Community	+	+	+	P	Protecting retail uses in town centre locations is likely to ensure that access to work and essential shopping by sustainable modes of transport is retained.
Housing	+	+	+	P	The policy encourages the use of the upper floors of town centre areas for residential purposes.
Economy	++	++	++	P	The policy ensures that the vitality and viability of town centres is retained, encouraging more vibrant town centres and supporting town centre regeneration, and providing businesses with units for retail use.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ECON 7: Hot Food Takeaways					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to result in appreciable impacts upon biodiversity.
Soil	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to result in appreciable impacts upon soil quality.
Water	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to result in appreciable impacts upon water quality.
Air	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to result in appreciable impacts upon air quality.
Climate Change	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to result in appreciable impacts upon energy consumption and the emission of greenhouse gases, or the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to expose people or property to the risk of flooding or coastal change.
Landscape	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to significantly affect landscape receptors.
Historic Environment	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to significantly affect local character and distinctiveness, or historic assets.
Community	+	+	+	P	Preventing hot food takeaways in areas regularly used by children is likely to promote a healthier lifestyle, promoting personal well-being and healthy communities.
Housing	0	0	0	P	Directing hot food takeaways away from areas frequented by children is unlikely to affect the supply of housing.
Economy	-	-	-	P	This policy restricts the sites available for hot food businesses, particularly when considered in combination with the other policies which control the distribution of retail uses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ECON 8: Markets					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Directing markets towards town centre locations is unlikely to result in appreciable impacts upon biodiversity.
Soil	0	0	0	P	Directing markets towards town centre locations is unlikely to result in appreciable impacts upon soil quality.
Water	0	0	0	P	Directing markets towards town centre locations is unlikely to result in appreciable impacts upon water quality.
Air	-	-	-	P	Directing markets towards town centre locations may result in air quality impacts, as the Air Quality Management Areas are located in town centre locations such as in Dorchester.
Climate Change	0	0	0	P	Directing markets towards town centre locations is unlikely to result in appreciable impacts upon energy consumption and the emission of greenhouse gases, or the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	Directing markets towards town centre locations is unlikely to expose people or property to the risk of flooding or coastal change.
Landscape	0	0	0	P	Directing markets towards town centre locations is unlikely to significantly affect landscape receptors.
Historic Environment	0	0	0	P	Directing markets towards town centre locations is unlikely to significantly affect local character and distinctiveness, or historic assets.
Community	+	+	+	P	Access to essential shopping which, due to the central location of the markets, is available by sustainable modes of transport.
Housing	0	0	0	P	Directing markets towards town centre locations is unlikely to affect the supply of housing.
Economy	+	+	+	P	Providing land for businesses which require markets to operate at market locations will provide opportunities for businesses which require markets to trade and encouraging more vibrant town centres, helping to drive town centre regeneration

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ECON 9: Tourism Attractions and Facilities

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The policy supports proposals for new tourism attractions and facilities which provide environmental benefits, resulting in widespread positive impacts upon biodiversity.
Soil	+	+	+	P	Directing tourist attractions and facilities towards town centre locations may result in the remediation of degraded, derelict and contaminated land.
Water	+	+	+	P	The policy supports proposals for new tourism attractions and facilities which provide environmental benefits, resulting in widespread positive impacts upon water quality.
Air	-	-	-	P	Directing tourist attractions and facilities towards town centre locations may result in air quality impacts, as the Air Quality Management Areas are located in town centre locations such as in Dorchester.
Climate Change	0	0	0	P	Directing tourist attractions and facilities towards town centre locations is unlikely to result in appreciable impacts upon energy consumption and the emission of greenhouse gases, or the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	Directing tourist attractions and facilities towards town centre locations is unlikely to expose people or property to the risk of flooding or coastal change.
Landscape	+	+	+	P	The policy supports proposals for new tourism attractions and facilities which provide environmental benefits, resulting in widespread positive impacts upon the landscape.
Historic Environment	++	++	++	P	The policy supports proposals which help to maintain the historic environment.
Community	++	++	++	P	The policy supports proposals for new tourism attractions and facilities, particularly those that provide wider community benefits, providing new leisure activities which may be accessed by sustainable modes of transport.
Housing	0	0	0	P	This policy is unlikely to provide new housing.
Economy	++	++	++	P	Policy supports proposals which benefit the local economy. Supports tourist attractions within town centres, encouraging vibrant town centres and town centre regeneration.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ECON 10: Built Tourist Accommodation

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Directing built tourist accommodation towards town centre locations is unlikely to result in appreciable impacts upon biodiversity.
Soil	+	+	+	P	Directing built tourist accommodation towards town centre locations may result in the remediation of degraded, derelict and contaminated land.
Water	0	0	0	P	Directing built tourist accommodation towards town centre locations is unlikely to result in appreciable impacts upon water quality.
Air	-	-	-	P	Directing built tourist accommodation towards town centre locations may result in air quality impacts, as the Air Quality Management Areas are located in town centre locations such as in Dorchester.
Climate Change	0	0	0	P	Directing built tourist accommodation towards town centre locations is unlikely to result in appreciable impacts upon energy consumption and the emission of greenhouse gases, or the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	Directing built tourist accommodation towards town centre locations is unlikely to expose people or property to the risk of flooding or coastal change.
Landscape	++	++	++	P	Built tourist accommodation in rural areas permitted through the replacement/intensification/extension of existing premises providing that improvements are made to site appearance, resulting in landscape enhancements.
Historic Environment	++	++	++	P	Built tourist accommodation in rural areas permitted through the replacement/intensification/extension of existing premises providing that improvements are made to site appearance, positively affecting local character and the setting of historic assets.
Community	0	0	0	P	Providing built tourist accommodation is unlikely to provide new community facilities.
Housing	+	+	+	P	Provides hotel/guesthouse accommodation, providing housing to meet the needs of the community and those visiting the area.
Economy	++	++	++	P	Supports built tourist accommodation within town centres, encouraging vibrant town centres and town centre regeneration. Prevents the loss of hotels/guesthouses, unless it can be shown that they are no longer viable.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ECON 11: Caravan and Camping Sites

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Most existing caravan and camping sites are located in coastal areas, many of which are designated on the basis of their wildlife importance.
Soil	0	0	0	P	The policy on caravan and campsite development are unlikely to result in significant effects upon soil quality, as it is unlikely to result in the permanent loss of productive soils or the remediation of land.
Water	0	0	0	P	The policy on caravan and campsite development are unlikely to result in significant effects upon water quality, as such development is unlikely to result in significant emissions to water.
Air	0	0	0	P	The policy on caravan and campsite development are unlikely to result in significant effects upon air quality, as such development is unlikely to result in significant emissions to air.
Climate Change	0	0	0	P	The policy on caravan and campsite development are unlikely to result in a significant increase in energy consumption and the emission of greenhouse gases, or the uptake of renewable energy.
Flooding & Coastal Change	--	--	--	P	Most existing caravan and camping sites are located in coastal areas which may be subject to coastal change.
Landscape	++	++	++	P	The policy ensures that development for caravan and camping purposes is in keeping with local character and protects the distinctive characteristics of the landscape and the heritage coast.
Historic Environment	++	++	++	P	The policy ensures that development for caravan and camping purposes is in keeping with local character and protects the distinctive characteristics of the local area and heritage assets.
Community	+	+	+	P	Camping and caravan sites provide leisure and recreational facilities for the community.
Housing	+	+	+	P	Provides accommodation to meet the needs of the community and those visiting the area.
Economy	+	+	+	P	Farm diversification projects for new caravan and camping sites will be permitted, providing other criteria are met, supporting the growth and innovation of rural businesses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ECON 12: New Agricultural Buildings

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Whilst the development of new agricultural buildings may result in the loss of some farmland habitat, the effect upon habitats and species is likely to be minimal given the scale and nature of such development.
Soil	0	0	0	P	The development of new agricultural buildings may result in the loss of some productive agricultural land. However, given the scale of the loss, it is considered unlikely to represent a significant loss of such land.
Water	0	0	0	P	The development of new agricultural buildings is unlikely to result in appreciable effects upon water quality, as such development is unlikely to result in significant emissions to water.
Air	0	0	0	P	The development of new agricultural buildings is unlikely to result in appreciable effects upon air quality, as such development is unlikely to result in significant emissions to air.
Climate Change	0	0	0	P	The development of new agricultural buildings is unlikely to result in a significant increase in energy consumption and the emission of greenhouse gases, or the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	The development of new agricultural buildings is unlikely to expose people or property to flooding.
Landscape	++	++	++	P	The policy ensures that the scale, siting, design and external appearance of the building minimise the impact upon landscape character.
Historic Environment	-	-	-	P	Minimising impact upon landscape character partly preserves the historic environment and local character. However, potential impact given the industrial appearance of buildings and the sensitivity of farms as heritage assets and for local character.
Community	0	0	0	P	New agricultural buildings are unlikely to result in improved access to services and facilities by sustainable modes of transport.
Housing	0	0	0	P	The policy is unlikely to result in the development of housing.
Economy	++	++	++	P	Permitting new agricultural buildings is likely to provide opportunities for the growth and innovation of farms, helping to support the rural economy.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ECON 13: Diversification of Land-Based Rural Businesses

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Whilst the diversification of land based rural businesses may result in the loss of farmland habitat, this is unlikely to result in significant impact upon biodiversity as the loss of habitat is likely to be minimal.
Soil	0	0	0	P	The reuse or replacement of buildings for the diversification of land based rural businesses is unlikely to result in the significant and permanent loss of productive agricultural land or the regeneration of derelict, degraded or contaminated land.
Water	0	0	0	P	The reuse or replacement of buildings for the diversification of land based rural businesses is unlikely to result in impacts upon water quality, as such development is unlikely to result in significant emissions to water.
Air	0	0	0	P	The development of new agricultural buildings is unlikely to result in appreciable effects upon air quality, as such development is unlikely to result in significant emissions to air.
Climate Change	0	0	0	P	The development of new agricultural buildings is unlikely to result in a significant increase in energy consumption and the emission of greenhouse gases, or the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	The development of new agricultural buildings is unlikely to expose people or property to flooding.
Landscape	++	++	++	P	The policy requires the development to make a positive contribution to rural character, helping to protect valued landscapes and the distinctive landscapes of the Dorset AONB.
Historic Environment	++	++	++	P	The policy prevents 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.
Community	0	0	0	P	Farm diversification projects may improve access to jobs, but due to the rural nature of these businesses, they may be not accessible by sustainable modes of transport.
Housing	0	0	0	P	The policy is unlikely to result in the development of housing.
Economy	++	++	++	P	This policy supports rural businesses by allowing them to branch out into different kinds of activities to support the existing business.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

ECON 14: Equestrian Development					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Equestrian development is unlikely to result in significant impact upon biodiversity as the loss of habitat is likely to be minimal.
Soil	0	0	0	P	Equestrian development is unlikely to result in the significant and permanent loss of productive agricultural land or the regeneration of derelict, degraded or contaminated land.
Water	0	0	0	P	Equestrian development is unlikely to result in impacts upon water quality, as such development is unlikely to result in significant emissions to water.
Air	0	0	0	P	Equestrian development is unlikely to result in appreciable effects upon air quality, as such development is unlikely to result in significant emissions to air.
Climate Change	0	0	0	P	Equestrian development is unlikely to result in a significant increase in energy consumption and the emission of greenhouse gases, or the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	Equestrian development is unlikely to expose people or property to flooding.
Landscape	++	++	++	P	Ensures that the scale of the new development is in keeping with existing buildings or number of horses and prevents development which is intrusive in the landscape.
Historic Environment	+	+	+	P	Policy ensures that the character of the countryside is a key consideration for equine related development.
Community	++	++	++	P	Bringing forward new equestrian development will provide the community with greater access to recreational and leisure facilities.
Housing	+	+	+	P	Reuse/adaptation of purpose built equestrian holdings for non agricultural uses is permitted where it can be demonstrated that its continued use is inappropriate/unviable, including housing providing that it accords with other local plan review policy.
Economy	++	++	++	P	The policy supports equine related businesses, helping to support the growth and innovation of rural businesses and help to develop a strong, stable and more prosperous local economy.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

HOUSING

HOUS 1: Affordable Housing					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The provision of affordable housing with new residential development is unlikely to affect biodiversity.
Soil	0	0	0	P	The provision of affordable housing with new residential development is unlikely to significantly affect soil quality.
Water	0	0	0	P	The provision of affordable housing with new residential development is unlikely to significantly affect water quality.
Air	0	0	0	P	The provision of affordable housing with new residential development is unlikely to significantly affect air quality.
Climate Change	0	0	0	P	The provision of affordable housing with new residential development is unlikely to result in a significant increase in energy consumption and the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	The provision of affordable housing with new residential development is unlikely to significantly influence flooding and coastal change.
Landscape	0	0	0	P	The provision of affordable housing with new residential development is unlikely to significantly affect the landscape.
Historic Environment	0	0	0	P	The provision of affordable housing with new residential development is unlikely to significantly affect heritage assets.
Community	0	0	0	P	The mix of open market housing in new residential development is unlikely to significantly influence the opportunities for services and facilities, creating a more inclusive society, or the provision of safe and accessible environments.
Housing	+	+	+	P	Whilst the policy is unlikely to meet the total affordable housing need, it will provide the community with the appropriate type, size and mix of affordable housing by ensuring that affordable housing or contributions are provided with all new development.
Economy	+	+	+	P	Providing affordable housing is likely to provide a skilled workforce, helping to meet business needs.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

HOUS 2: Affordable Housing Exception Sites

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The provision of small scale affordable housing exception sites is unlikely to affect biodiversity.
Soil	0	0	0	P	The provision of small scale affordable housing exception sites is unlikely to affect soil quality.
Water	0	0	0	P	The provision of small scale affordable housing exception sites is unlikely to affect water quality.
Air	0	0	0	P	The provision of small scale affordable housing exception sites is unlikely to affect air quality.
Climate Change	0	0	0	P	The provision of small scale affordable housing exception sites is unlikely to result in a significant increase in energy consumption and the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	The provision of small scale affordable housing exception sites is unlikely to influence flooding and coastal change.
Landscape	+	+	+	P	The policy ensures that the character, scale and design of the scheme is appropriate to the location, ensuring that landscape setting is preserved.
Historic Environment	+	+	+	P	The policy ensures that the character, scale and design of the scheme is appropriate to the location, ensuring that local character and distinctiveness is preserved and the setting of heritage assets is protected.
Community	+	+	+	P	The affordable housing which comes forward through exception schemes is required to be adjoining a settlement, providing future residents with access to essential services and facilities by sustainable modes of transport.
Housing	++	++	++	P	Allowing affordable housing exception schemes is likely to supply the housing to meet the needs of the community and bring forward affordable housing to meet community needs and avoid skills depletion.
Economy	+	+	+	P	Providing affordable housing is likely to provide a skilled workforce to meet business needs.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

HOUS 3: Open Market Housing Mix					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The mix of open market housing in new residential development is unlikely to affect biodiversity.
Soil	0	0	0	P	The mix of open market housing in new residential development is unlikely to significantly affect soil quality.
Water	0	0	0	P	The mix of open market housing in new residential development is unlikely to significantly affect water quality.
Air	0	0	0	P	The mix of open market housing in new residential development is unlikely to significantly affect air quality.
Climate Change	0	0	0	P	The mix of open market housing in new residential development is unlikely to result in a significant increase in energy consumption and the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	The mix of open market housing in new residential development is unlikely to significantly influence flooding and coastal change.
Landscape	0	0	0	P	The mix of open market housing in new residential development is unlikely to significantly affect the landscape.
Historic Environment	0	0	0	P	The mix of open market housing in new residential development is unlikely to significantly affect local character and heritage assets.
Community	0	0	0	P	The mix of open market housing in new residential development is unlikely to significantly influence the opportunities for services and facilities, creating a more inclusive society, or the provision of safe and accessible environments.
Housing	++	++	++	P	The policy is likely to provide the type of housing to meet the needs of present and future generations, including affordable housing.
Economy	+	+	+	P	Providing affordable housing (where a need has been identified) is likely to provide a skilled workforce to meet business needs.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

HOUS 4: Development of Flats, Hostels and Hotels in Multiple Occupation					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The policy on the development of flats, hostels and houses in multiple occupation is unlikely to significantly affect biodiversity.
Soil	0	0	0	P	The policy on the development of flats, hostels and houses in multiple occupation is unlikely to significantly affect soil quality.
Water	0	0	0	P	The policy on the development of flats, hostels and houses in multiple occupation is unlikely to significantly affect water quality.
Air	0	0	0	P	The policy on the development of flats, hostels and houses in multiple occupation is unlikely to significantly affect air quality.
Climate Change	0	0	0	P	The policy on the development of flats, hostels and houses in multiple occupation is unlikely to result in a significant increase in energy consumption and the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	The policy on the development of flats, hostels and houses in multiple occupation is unlikely to significantly influence flooding and coastal change.
Landscape	+	+	+	P	The policy on the development of flats, hostels and houses in multiple occupation ensures that such development is compatible with the character of the area, helping to protect the landscape.
Historic Environment	+	+	+	P	The policy on the development of flats, hostels and houses in multiple occupation ensures that such development is compatible with the character of the area, helping to conserve local character and distinctiveness.
Community	0	0	0	P	The policy on the development of flats, hostels and houses in multiple occupation is unlikely to significantly influence the opportunities for services and facilities, creating a more inclusive society, or the provision of safe and accessible environments.
Housing	+	+	+	P	Policy prevents a cramped form of development and requires the provision of sufficient amenity space, resulting in housing which meets the needs of present and future generations.
Economy	0	0	0	P	The policy on the development of flats, hostels and houses in multiple occupation is unlikely to significantly influence the provision of land to support the growth and innovation of businesses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

HOUS 5: Residential Care Accommodation

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The provision of residential care accommodation inside development boundaries is unlikely to significantly affect biodiversity.
Soil	0	0	0	P	The provision of residential care accommodation inside development boundaries is unlikely to significantly affect soil quality.
Water	0	0	0	P	The provision of residential care accommodation inside development boundaries is unlikely to significantly affect water quality.
Air	0	0	0	P	The provision of residential care accommodation inside development boundaries is unlikely to significantly affect air quality.
Climate Change	0	0	0	P	The provision of residential care accommodation inside development boundaries is unlikely to result in a significant increase in energy consumption and the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	The provision of residential care accommodation inside development boundaries is unlikely to significantly influence flooding and coastal change.
Landscape	+	+	+	P	The policy on the development of residential care accommodation ensures that such development is at an appropriate scale, helping to protect the landscape.
Historic Environment	-	-	-	P	The provision of residential care accommodation inside development boundaries may adversely affect local character and the setting of heritage assets.
Community	+	+	+	P	The provision of residential care accommodation within defined development boundaries is likely to provide opportunities for healthcare inside the development boundary which are accessible by sustainable modes of transport.
Housing	+	+	+	P	Providing residential care accommodation is likely to provide housing to meet the housing needs of present and future generations.
Economy	+	+	+	P	The policy may assist local residential care businesses by providing permitting new care accommodation and major extensions to existing homes.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

HOUS 6: Other Residential Development Outside Defined Development Boundaries					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	The extension of existing gardens may result in the loss of countryside and an overall urbanising effect, resulting in biodiversity loss.
Soil	0	0	0	T	The extension of existing gardens may result in the loss of countryside and an overall urbanising effect. However, in light of the extent of productive agricultural land and the scale of the garden extension, the effect is unlikely to be appreciable.
Water	0	0	0	P	Residential development outside defined development boundaries of this scale is unlikely to significantly affect water quality.
Air	0	0	0	P	Residential development outside defined development boundaries of this scale is unlikely to result in appreciable impacts upon air quality, particularly as air quality management areas are within existing developed areas.
Climate Change	0	0	0	P	Residential development outside defined development boundaries of this scale is unlikely to result in appreciable impacts upon energy consumption and the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	Residential development outside defined development boundaries is unlikely to result in appreciable impacts upon flooding and coastal change.
Landscape	++	++	++	P	The policy requires the immediate setting and wider surroundings, and in some instances landscape planting, to be considered for the residential development outside defined development boundaries which are considered in this policy.
Historic Environment	++	++	++	P	The policy requires the local character to be a consideration for each of the types of development outside defined development boundaries which are considered in this policy.
Community	-	-	-	P	The provision of residential development outside defined development boundaries may lead to development in isolated areas, leading to rural isolation.
Housing	+	+	+	P	The provision of some residential development outside of the defined development boundaries is likely to assist in the supply of housing to meet the needs of the community, particularly in more rural areas.
Economy	-	-	-	P	The provision of residential development outside defined development boundaries is unlikely to encourage vibrant town centres or support town centre regeneration.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

HOUS 7: Occupational dwellings outside defined development boundaries					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	The provision of dwellings in rural areas for purposes such as forestry may result in significant harm to biodiversity or the loss or deterioration of irreplaceable habitat, resulting in an adverse impact upon biodiversity.
Soil	0	0	0	P	Whilst the provision of dwellings for agricultural workers may result in the loss of agricultural land, the effect is unlikely to be substantial in light of the scale of the development.
Water	0	0	0	P	The policy is likely to result in a small number of occupational dwellings of a minimum size outside the defined development boundaries, which is unlikely to significantly affect water quality.
Air	0	0	0	P	A small number of occupational dwellings of a minimum size outside the defined development boundaries is unlikely to result in appreciable impacts upon air quality, particularly as air quality management areas are within existing developed areas.
Climate Change	0	0	0	P	A small number of occupational dwellings of a minimum size is unlikely to result in appreciable impacts upon energy consumption and the uptake of renewable energy.
Flooding & Coastal Change	0	0	0	P	A small number of occupational dwellings of a minimum size is unlikely to result in appreciable impacts upon flooding and coastal change.
Landscape	+	+	+	P	The policy requires the dwelling to be well related to the existing farm, helping to retain the local landscape character.
Historic Environment	+	+	+	P	The policy requires the dwelling to be well related to the existing farm, helping to retain the local character and distinctiveness.
Community	-	-	-	P	The provision of residential dwellings outside defined development boundaries may lead to development in isolated areas, leading to rural isolation.
Housing	+	+	+	P	The policy is likely to provide housing to meet the needs of rural communities.
Economy	++	++	++	P	Development specifically for agriculture, forestry and other rural businesses is likely to provide the infrastructure which provides a skilled workforce to support the rural economy.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

HOUS 8: Self build and custom-build housing

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Policy permits self and custom-build outside the defined development boundaries providing that they are in accordance with policies HOUS2, HOUS6 and HOUS7, which may result in adverse impacts upon biodiversity.
Soil	-	-	-	P	Development of custom and self build housing outside defined development boundaries in accordance with policies HOUS2, HOUS6 and HOUS7, may overall result in the loss of some productive agricultural land.
Water	0	0	0	P	The provision of custom and self-build housing is likely to result in a relatively small number of dwellings coming forward, which is unlikely to significantly affect water quality.
Air	0	0	0	P	The provision of custom and self-build housing will result in a relatively small number of dwellings coming forward which is unlikely to result in appreciable impacts upon air quality.
Climate Change	0	0	0	P	The provision of custom and self-build housing in accordance with design codes will result in a small number of dwellings coming forward, which is unlikely to result in appreciable impacts upon energy consumption and renewable energy uptake.
Flooding & Coastal Change	0	0	0	P	The provision of custom and self-build housing is unlikely to result in appreciable impacts upon flooding and coastal change.
Landscape	+	+	+	P	Development of custom and self-build housing outside the defined development boundaries is permitted providing that it is in accordance with policies HOUS2, HOUS6 and HOUS7, which requires the development to respect the landscape setting.
Historic Environment	++	++	++	P	Provision of custom/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 local character and distinctiveness.
Community	-	-	-	P	The provision of self and custom build dwellings outside defined development boundaries may lead to development in isolated areas, leading to rural isolation.
Housing	++	++	++	P	The policy is likely to meet the housing needs of those members of the community wishing to build their own homes, some of which will meet the definition of affordable housing.
Economy	+	+	+	P	Policy enables the development of self and custom build housing outside the defined development boundaries for agriculture, forestry and other rural businesses, which is likely to provide infrastructure to support the rural economy.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

COMMUNITY NEEDS AND INFRASTRUCTURE

COM 1: Making Sure New Development Makes Suitable Provision for Community Infrastructure					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The provision of informal outdoor space, such as Natural and Semi-Natural Open Space and Parks and Gardens, may result in habitat creation and help to establish ecological networks.
Soil	+	+	+	P	The provision of outdoor space for community uses has the potential to protect against the loss of more versatile, productive agricultural land to other uses.
Water	+	+	+	T	The provision of outdoor space for community uses has the potential to protect the ecological and chemical status of freshwater features.
Air	0	0	0	T	The provision of community facilities is unlikely to appreciably affect air quality or Air Quality Management Areas.
Climate Change	0	0	0	P	The provision of community facilities is unlikely to greatly influence energy consumption or the use of renewable energy.
Flooding & Coastal Change	0	0	0	P	The provision of community facilities is unlikely to greatly influence flooding and coastal change.
Landscape	+	+	+	P	Provision of outdoor space (such as parks and gardens) may protect and possibly result in the enhancement of landscape features.
Historic Environment	+	+	+	P	Provision of informal outdoor space (such as parks and gardens) which may contribute positively to local character.
Community	++	++	++	P	Provision of new or improved community infrastructure within or close to new development (accessible by sustainable modes of transport), promoting well-being and healthy communities for all.
Housing	+	+	+	P	Contributions will not be sought for affordable housing, helping to promote affordable housing for community.
Economy	0	0	0	P	The provision of community infrastructure is unlikely to appreciably affect the development of a strong, stable and prosperous economy.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

COM 2: New or Improved Local Community Buildings and Structures

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The provision of new or improved local community buildings and structures in areas within or adjoining existing settlements is unlikely to result in significant impacts upon habitats and species.
Soil	0	0	0	P	The provision of new/improved local community buildings in areas within or adjoining existing settlements is unlikely to result in the significant loss of high grade agricultural soils, impacts upon geological conservation interest, or land remediation.
Water	0	0	0	P	Community facilities are unlikely to affect the ecological or chemical status of water.
Air	0	0	0	P	Community facilities are unlikely to result in significant emissions to air.
Climate Change	0	0	0	P	Unlikely to result in impacts upon energy consumption and renewable energy uptake. However, community buildings have the potential to incorporate energy efficiency and renewable energy technologies.
Flooding & Coastal Change	0	0	0	P	The provision of new or improved local community buildings and structures in areas within or adjoining existing settlements is unlikely to expose residents to flooding or assist in managing coastal change.
Landscape	0	0	0	P	Provision of new or improved local community buildings/structures in areas within or adjoining existing settlements is unlikely to result in widespread landscape impacts partly due to the existing urban context of the surroundings.
Historic Environment	-	-	-	P	The provision of new or improved local community buildings and structures in areas within or adjoining existing settlements has the potential for impacts upon heritage assets, such as listed buildings and conservation areas, and their setting.
Community	++	++	++	P	Provision of new or improved community buildings which provide healthcare, education and training, leisure and essential shopping facilities which are accessible by sustainable modes of transport.
Housing	0	0	0	P	The proposed development is unlikely to result in significant impacts upon housing provision.
Economy	+	+	+	P	Local community buildings or structures will be permitted providing they are within or adjoining a settlement, encouraging vibrant town centres and supporting town centre regeneration, resulting in economic benefits.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

COM 3: The Retention of Local Community Buildings and Structures

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The retention of existing community buildings and structures is unlikely to result in significant impacts upon habitats and species.
Soil	0	0	0	P	The retention of existing community buildings and structures is unlikely to result in the significant loss of high grade agricultural soils, impacts upon geological conservation interest, or land remediation.
Water	0	0	0	P	The retention of existing community buildings and structures is unlikely to affect the ecological or chemical status of water.
Air	0	0	0	P	The retention of existing community buildings and structures is unlikely to result in significant emissions to air.
Climate Change	0	0	0	P	Unlikely to result in impacts upon energy consumption and renewable energy uptake.
Flooding & Coastal Change	0	0	0	P	The retention of existing community buildings and structures is unlikely to expose residents to flooding or assist in managing coastal change.
Landscape	0	0	0	P	The retention of existing community buildings and structures is unlikely to result in widespread landscape impacts.
Historic Environment	0	0	0	P	The retention of existing community buildings and structures is unlikely to impact upon heritage assets and their setting.
Community	+	+	+	P	Ensures the retention of community buildings/structures, where a local need for them remains and they are viable, helping to retain community services and facilities.
Housing	+	+	+	P	A community building may be used for an alternative purpose, such as for housing, where it can be demonstrated that there is no longer a need for the community use or it is no longer viable, therefore helping to meet community's housing needs.
Economy	+	+	+	P	A community building may be used for alternative purposes, such as business use, where it can be demonstrated that there is no longer a need for the community use or it is no longer viable, helping to support business growth and innovation.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

COM 4: New or Improved Local Recreational Facilities

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	The provision of new open space is likely to result in habitat creation new natural and semi-natural greenspace, and corridors may assist in establishing wildlife corridors. Protection of maritime conservation is a consideration for water sports.
Soil	0	0	0	P	The provision of new or improved local recreational facilities is unlikely to result in the significant loss of high grade agricultural soils, impacts upon geological conservation interest, or land remediation.
Water	-	-	-	P	Water sports and marine based recreation has the potential to result in impacts upon the ecological or chemical status of water. The policy prevents ecological impacts but may result in emissions to water which affect chemical water quality.
Air	0	0	0	P	Local recreational facilities are considered unlikely to result in significant emissions to air, and are therefore unlikely to affect air quality or air quality management areas.
Climate Change	-	-	-	P	Some recreational facilities, such as sports centres and swimming pools, use large amounts of energy, resulting in the emission of greenhouse gases which contribute to climate change.
Flooding & Coastal Change	-	-	--	P	Policy permits recreational facilities in coastal locations subject to certain requirements. These areas may be subject to coastal change over time, and the policy may conflict with the coastal management policies in the Local Plan.
Landscape	+	+	+	P	Policy requires the scale of recreational facilities in coastal or countryside locations to not be intrusive in the landscape, helping to protect valued landscapes and landscape designations such as the Dorset AONB.
Historic Environment	+	+	+	P	Policy requires the scale of recreational facilities in coastal or countryside locations to be in keeping with the surrounding environment, helping to preserve local character.
Community	++	++	++	P	The provision of new or improved open space or recreational facilities close to settlements (unless a countryside/coastal location is required) will ensure the provision of leisure and recreational facilities by sustainable modes of transport.
Housing	0	0	0	P	The provision of local recreational facilities is unlikely to significantly affect the supply of housing to meet the needs of the community.
Economy	+	+	+	P	Recreational facilities away from settlements at the coast or in the countryside location are permitted in certain circumstances, helping to support the growth and innovation of rural businesses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

COM 5: The retention of Open Space and Recreational Facilities

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Retaining public open space will help to preserve habitats.
Soil	0	0	0	P	The retention of open space and recreational facilities is unlikely to result in the significant loss of high grade agricultural soils, impacts upon geological conservation interest, or land remediation.
Water	0	0	0	P	The retention of open space and recreational facilities is unlikely to affect the ecological or chemical status of water.
Air	0	0	0	P	The retention of open space and recreational facilities is unlikely to result in significant emissions to air.
Climate Change	0	0	0	P	Retaining existing recreational facilities is unlikely to result in an appreciable increase in energy consumption.
Flooding & Coastal Change	-	-	--	P	The policy ensures the retention of marine based recreational facilities which are likely to be in coastal locations. These areas may be subject to coastal change over time, and the policy may conflict with the coastal management policies in the Local Plan.
Landscape	0	0	0	P	The retention of existing open space and community facilities is unlikely to result in widespread landscape impacts.
Historic Environment	0	0	0	P	The retention of existing open space and community facilities is unlikely to impact upon heritage assets and their setting.
Community	++	++	++	P	Retaining open space and recreational facilities or replacing them with improved/more suitable facilities will preserve opportunities to access leisure/recreation, and provide better facilities which more closely reflect community needs.
Housing	0	0	0	P	The retention of open space and recreational facilities is unlikely to significantly affect the supply of housing.
Economy	+	+	+	P	Retaining existing marine based recreational facilities will help to support rural businesses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

COM 6: The Provision of Education and Training Facilities

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The provision of new and improved training and education facilities is unlikely to significantly affect biodiversity.
Soil	0	0	0	P	The provision of new and improved training and education facilities is unlikely to result in the loss of productive high grade agricultural soils, impacts upon geological conservation interest, or land remediation.
Water	0	0	0	P	The provision of new and improved training and education facilities is unlikely to result in significant emissions to water.
Air	0	0	0	P	New and improved training and education facilities is unlikely to result in significant emissions to air.
Climate Change	-	-	-	P	Training and education facilities typically use large amounts of energy, resulting in the emission of greenhouse gases which contribute to climate change.
Flooding & Coastal Change	0	0	0	P	The provision of education and training facilities is unlikely to expose people and properties to flooding or coastal change.
Landscape	0	0	0	P	The provision of education and training facilities is unlikely to result in widespread landscape impacts.
Historic Environment	0	0	0	P	The provision of education and training facilities is unlikely to impact upon heritage assets and their setting.
Community	++	++	++	P	The provision of new, replacement or expanded education and training facilities which are accessible by sustainable modes of transport will provide the community with access to training and education by sustainable transport modes.
Housing	0	0	0	P	The provision of new and improved training and education facilities is unlikely to significantly affect the supply of housing.
Economy	+	+	+	P	The provision of new and improved training and education facilities is likely to provide a skilled workforce to meet business needs and help to establish a strong, stable and prosperous local economy.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

COM 7: Creating a Safe and Efficient Transport Network

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Creating a safe and efficient transport network is considered unlikely to result on impacts upon biodiversity.
Soil	0	0	0	P	Developing a safe and efficient transport network is unlikely to result in the significant loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	Developing a safe and efficient transport network is unlikely to result in emissions to water.
Air	++	++	++	P	Creating a more efficient transport network which minimises the need to travel and maximises the use of public transport is likely to reduce emissions to air from vehicles, which is the major source of nitrous oxide at the Air Quality Management Areas.
Climate Change	+	+	+	P	A more efficient transport network is likely to reduce fuel consumption, reducing greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	Creating a safer and more efficient transport network is unlikely to significantly affect coastal change or flooding.
Landscape	0	0	0	P	Creating a safer and more efficient transport network is unlikely to significantly affect landscape receptors
Historic Environment	0	0	0	P	Creating a safer and more efficient transport network is unlikely to significantly affect heritage assets or their setting.
Community	++	++	++	P	The policy improve opportunities to access services and facilities by sustainable modes of transport, and the road traffic requirements help to provide a safer environment.
Housing	0	0	0	P	The provision of new and improved training and education facilities is unlikely to significantly affect the supply of housing.
Economy	+	+	+	P	Providing an efficient transport network is likely to provide the transport infrastructure to meet business needs.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

COM 8: Parking Standards in New Development

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The level of parking provided by new development is unlikely to affect biodiversity.
Soil	0	0	0	P	The level of parking provided by new development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	The level of parking provided by new development is unlikely to result in emissions to water.
Air	-	-	--	P	Providing car parking spaces to meet expected levels of car ownership is unlikely to maintain or improve air quality, and may contribute to further air quality issues within Air Quality Management Areas, particularly in the longer term.
Climate Change	-	-	--	P	Providing car parking spaces to meet expected levels of car ownership may encourage the future use of the private vehicle, which may result in increased energy consumption and the emission of greenhouse gases, particularly in the longer term.
Flooding & Coastal Change	0	0	0	P	The level of parking provided by new development is unlikely to affect coastal change and flooding.
Landscape	+	+	+	P	Providing sufficient car parking so as not to result in the under provision of parking spaces, which has been shown to adversely affect public realm, is likely to have wider landscape and visual impacts.
Historic Environment	+	+	+	P	The Bournemouth, Poole and Dorset Residential Car Parking Study aims to provide sufficient car parking so as not to result in the under provision of parking spaces, which has been shown to adversely affect the public realm and local character.
Community	0	0	0	P	The provision of car parking is unlikely to provide opportunities to access services and facilities by sustainable transport, provide mixed use development, or safe and accessible environments.
Housing	+	+	+	P	Providing the appropriate level of car parking to meet expected levels of car ownership will supply housing of sufficient quality to meet the needs of present and future generations.
Economy	+	+	+	P	The policy provides a suitable level of parking provision on new business premises, helping to provide the transport infrastructure to meet business needs.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

COM 9: The Provision of Utilities Service Infrastructure

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Telecommunications infrastructure will only be permitted where it is not unduly detrimental to nature conservation.
Soil	0	0	0	P	Provision of utilities service infrastructure is unlikely to result in the significant long term loss of productive agricultural land, remediation of land, or harm to area of geological conservation interest.
Water	--	--	--	P	The policy does not address the issue of groundwater inundation of the foul sewage network which can result in groundwater pollution and have a wider impact upon the chemical and ecological status of water.
Air	+	+	+	P	Encouraging the use of telecommunications over less sustainable methods of communication, such as postal methods or face to face meetings which require travel, may reduce the use of the motor vehicle in the long term and maintain/improve air quality.
Climate Change	+	+	+	P	Encouraging the use of telecommunications over less sustainable methods of communication, such as postal methods or face to face meetings which require travel, is likely to reduce energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	-	-	-		Groundwater inundation can cause the foul drainage network to flood in downstream properties.
Landscape	++	++	++	P	Telecommunications infrastructure will only be permitted where it is not unduly detrimental to the appearance of the locality, particularly in sensitive areas of landscape, and results in the least visual harm.
Historic Environment	++	++	++	P	Telecommunications infrastructure only permitted where it is not unduly detrimental to the appearance of the locality, particularly in areas of townscape importance, and the results in the least visual harm preserving the setting of heritage assets.
Community	+	+	+	P	Restricts development in very remote areas where utilities service infrastructure is inadequate, preventing rural isolation.
Housing	+	+	+	P	The provision of utilities service infrastructure will provide housing to meet the needs of present and future generations.
Economy	+	+	+	P	The provision of telecommunications infrastructure for all commercial premises to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

COM 10: Renewable Energy Development

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	The policy prevents proposals for renewable energy which would cause unacceptable impacts upon designated wildlife sites, wildlife conservation interest, and biodiversity.
Soil	0	0	0	P	The renewable energy policy is unlikely to result in the significant loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	The renewable energy policy is unlikely to result in the significant loss of ecological and chemical water quality.
Air	+	+	+	P	The uptake of renewable energy policies is likely to improve air quality by removing the need to burn fossil fuels for energy generation.
Climate Change	++	++	++	P	The policy is likely to encourage the uptake of renewable energy in those instances where the benefits outweigh the harm, and reduce greenhouse gas emissions by removing the need to generate energy through the burning of fossil fuels.
Flooding & Coastal Change	0	0	0	P	The renewable energy policy is unlikely to significantly affect flooding or coastal change.
Landscape	+	+	+	P	The policy prevents proposals for renewable energy which would cause unacceptable impacts upon the local landscape.
Historic Environment	++	++	++	P	The policy prevents proposals for renewable energy which would cause unacceptable impacts upon both townscape and areas of historic importance, helping to preserve local character and the setting of heritage assets.
Community	0	0	0	P	The renewable energy policy is unlikely to significant affect opportunities to access services and facilities, provide strong neighbourhood centres, or safe and accessible environments.
Housing	+	+	+	P	The renewable energy policy protects the residential amenity, providing housing which meets the needs of the community.
Economy	+	+	+	P	Encouraging renewable energy will support the growth of the green economy.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

COM 11: Wind Energy Development

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	Permission for wind energy development will only be granted where impacts upon designated wildlife sites, nature conservation interest and biodiversity are satisfactorily mitigated.
Soil	0	0	0	P	The wind energy development policy is unlikely to result in the significant loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	The wind energy development policy is unlikely to result in the significant loss of ecological and chemical water quality.
Air	+	+	+	P	Wind energy development is likely to improve air quality by removing the need to burn fossil fuels for energy generation.
Climate Change	+	+	+	P	The policy is likely to encourage the uptake of small scale wind energy for community led schemes, to a degree reducing greenhouse gas emissions by removing the need to generate energy through the burning of fossil fuels.
Flooding & Coastal Change	0	0	0	P	Wind energy development is unlikely to significantly affect flooding or coastal change.
Landscape	++	++	++	P	Permission for wind energy development will only be granted where impacts upon the local and wider landscape are addressed.
Historic Environment	++	++	++	P	Permission for wind energy development will only be granted where impacts upon townscape and areas of historic interest are addressed.
Community	0	0	0	P	Wind energy development is unlikely to significant affect opportunities to access services and facilities provide strong neighbourhood centres, or safe and accessible environments.
Housing	+	+	+	P	The wind energy development policy protects the residential amenity, providing housing which meets the needs of the community.
Economy	+	+	+	P	Encouraging wind energy development will support the growth of the green economy.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

WEYMOUTH

WEY 1: Weymouth Town Centre Strategy

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The aims of the redevelopment within Weymouth Town Centre do not mention avoiding significant impacts upon the habitats and species, including the Radipole Lake SSSI and Portland Harbour Shore SSSI.
Soil	--	--	--	P	Redevelopment in Weymouth Town Centre will not result in the loss of productive agricultural soils or impact upon sites of geological interest, but may result in exposure to potentially contaminated land, particularly in areas surrounding the Harbour.
Water	-	-	-	P	No requirement for redevelopment within Weymouth Town Centre to protect the ecological and chemical status of coastal and transitional waters surrounding Weymouth.
Air	0	0	0	P	Redevelopment within Weymouth Town Centre is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0	P	Redevelopment within Weymouth Town Centre is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	+	+	+	P	The policy recognises the need for development to incorporate measures to manage flood risk and make contributions towards flood risk management.
Landscape	--	--	--	P	Development within the existing urban area in Weymouth is unlikely to result in significant landscape and visual impacts and the area is not within the Dorset AONB. However, the area is within the East Devon to Dorset World Heritage Site.
Historic Environment	++	++	++	P	The aims of the redevelopment within Weymouth Town Centre includes retaining and enhancing the area's rich and distinct local character and notable landmarks.
Community	++	++	++	P	Development in Weymouth Town Centre would enable future residents with access to essential services and facilities by sustainable modes of transport. Policy aims to prevent antisocial behaviour and provide a safe environment.
Housing	++	++	++	P	Development in Weymouth Town Centre would supply housing in Weymouth for present and future generations, including affordable housing.
Economy	++	++	++	P	The aims of the redevelopment within Weymouth Town Centre include supporting the thriving town centre and its traders and the night time economy, helping to support town centre regeneration.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

WEY 2: Town Centre Core and Commercial Road Area

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The policy provides no protection against the potential impacts upon the Radipole Lake SSSI adjacent to the site.
Soil	--	--	--	P	Redevelopment will not result in the loss of productive agricultural soils or impact upon sites of geological interest, but may result in exposure to potentially contaminated land due to the former land use in this area.
Water	-	-	-	P	No requirement for redevelopment of Town Centre Area and Commercial Road Area to protect the ecological and chemical status of coastal and transitional waters surrounding Weymouth.
Air	0	0	0	P	Redevelopment within Weymouth Town Centre is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0	P	Redevelopment within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	--	--	--	P	This area is within a high risk flood zone and does not consider the need for the redevelopment to consider flood risk.
Landscape	0	0	0	P	Development within the existing urban area in Weymouth is unlikely to result in significant landscape and visual impacts. Weymouth Town Centre is not within the Dorset AONB or World Heritage Site.
Historic Environment	++	++	++	P	Protection provided against impacts upon heritage assets by ensuring that development “cherishes the area’s heritage assets” and development of the primary shopping area will look to preserve the “historic building form”.
Community	++	++	++	P	The number of late night entertainment uses will not significantly increase, controlling the antisocial behaviour and the fear of crime. The support of modern retail businesses.
Housing	+	+	+	P	Residential use above the ground floor of buildings will be supported, providing some housing.
Economy	++	++	++	P	A positive approach will be taken towards meeting the needs of modern retailing, helping to maintain a vibrant town centre and helping to support town centre regeneration.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

WEY 3: Station Area and Swannery Car Park

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The policy provides no protection against the potential impacts upon the Radipole Lake SSSI adjacent to the site.
Soil	--	--	--	P	Redevelopment will not result in the loss of productive agricultural soils or impact upon sites of geological interest, but may result in exposure to potentially contaminated land around the railway area.
Water	-	-	-	P	No requirement for redevelopment Town Centre Area and Commercial Road Area to protect the ecological and chemical status of coastal and transitional waters surrounding Weymouth.
Air	0	0	0	P	Redevelopment within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0	P	Redevelopment within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	--	--	--	P	This area is within a high risk flood zone and does not mention the need for the redevelopment to consider flood risk.
Landscape	0	0	0	P	Development within the existing urban area in Weymouth is unlikely to result in significant landscape and visual impacts. Weymouth Town Centre is not within the Dorset AONB or World Heritage Site.
Historic Environment	+	+	+	P	The creation of a high quality public realm is likely to make a positive contribution to local character and prevent notable impacts upon the Town Centre Conservation Area, which occupies this area.
Community	++	++	++	P	This policy will help to provide essential services and facilities and provide pedestrian routes to the town centre area.
Housing	+	+	+	P	The policy will provide some residential development in town centre areas.
Economy	++	++	++	P	Policy will supply land for commercial and retail development supporting business growth and encouraging a vibrant town centre. On a wider scale, the transport hub will improve transport infrastructure.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

WEY 4: Custom House Quay and Brewery Waterfront

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The policy provides no protection against the potential impacts upon the Portland Harbour Shore SSSI adjacent to the site.
Soil	--	--	--	P	Redevelopment will not result in the loss of productive agricultural soils or impact upon sites of geological interest, but may result in exposure to potentially contaminated land due to the former industrial use of this area.
Water	-	-	-	P	No requirement for redevelopment Town Centre Area and Commercial Road Area to protect the ecological and chemical status of coastal and transitional waters surrounding Weymouth.
Air	0	0	0	P	Redevelopment within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0	P	Redevelopment within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	--	--	--	P	This area is within a high risk flood zone.
Landscape	0	0	0	P	Development within the existing urban area in Weymouth is unlikely to result in significant landscape and visual impacts. Weymouth Town Centre is not within the Dorset AONB or World Heritage Site.
Historic Environment	+	+	+	P	The Old Brewery, an important Listed Building, will be retained and preserved. Development will enhance the active waterfront area and public realm, making a positive contribution to local character.
Community	+	+	+	P	This policy will help to provide restaurant and retail facilities within an area accessible by public transport.
Housing	0	0	0	P	The policy does not provide housing.
Economy	++	++	++	P	Policy will supply land for retail and restaurants and bars, and will encourage a vibrant town centre.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

WEY 5: The Esplanade (South)					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to result in appreciable impacts upon the wildlife designations within Weymouth.
Soil	0	0	0	P	Redevelopment will not result in the loss of productive agricultural soils or impact upon sites of geological interest. The remediation of degraded and potentially contaminated land.
Water	-	-	-	P	No requirement for redevelopment Town Centre Area and Commercial Road Area to protect the ecological and chemical status of coastal waters surrounding Weymouth.
Air	0	0	0	P	Redevelopment within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0	P	Redevelopment within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	--	--	--	P	This area is within a high risk flood zone and does not mention the need for the redevelopment to consider flood risk.
Landscape	0	0	0	P	Development within the existing urban area in Weymouth is unlikely to result in significant landscape and visual impacts. Weymouth Town Centre is not within the Dorset AONB or World Heritage Site.
Historic Environment	--	--	--	P	The policy does not provide protection against impacts upon the Town Centre Conservation Area or the numerous Listed Buildings in this area.
Community	++	++	++	P	This policy will provide services and facilities, including outdoor events to bridge the gap between 5 and 9pm, and will take measures to ensure that crime and anti-social behaviour is minimised.
Housing	+	+	+	P	The policy may provide some residential accommodation but only if issues with the co-location with A4 and A5 uses can be avoided.
Economy	+	+	+	P	Whilst there are restrictions in the services which will be permitted, there is some scope for outdoor events in the evening periods, encouraging a more vibrant town centre.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

WEY 6: Ferry Peninsula					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to result in appreciable impacts upon the wildlife designations within Weymouth.
Soil	--	--	--	P	Redevelopment will not result in the loss of productive agricultural soils or impact upon sites of geological interest, but may result in exposure to potentially contaminated land due to the former industrial use of this area.
Water	-	-	-	P	No requirement for redevelopment Town Centre Area and Commercial Road Area to protect the ecological and chemical status of coastal waters surrounding Weymouth.
Air	0	0	0	P	Redevelopment within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0	P	Redevelopment within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	--	--	--	P	This area is within a high risk flood zone and does not mention the need for the redevelopment to consider flood risk.
Landscape	0	0	0	P	Development within the existing urban area in Weymouth is unlikely to result in significant landscape and visual impacts. Weymouth Town Centre is not within the Dorset AONB or World Heritage Site.
Historic Environment	++	++	++	P	The policy ensures that the setting of The Nothe, a Scheduled Monument, is protected from development within the Ferry Peninsula.
Community	+	+	+	P	This policy will help to provide leisure and tourist related uses which are readily accessible by sustainable modes of transport.
Housing	+	+	+	P	The policy may provide residential development to meet community needs.
Economy	++	++	++	P	The provision of land on the Ferry Peninsula for leisure and tourist related uses may support businesses in this area, helping to encourage a more vibrant town centre.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

WEY 7: Westwey Road and North Quay Area

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Unlikely to result in appreciable impacts upon the wildlife designations within Weymouth.
Soil	--	--	--	P	Redevelopment will not result in the loss of productive agricultural soils or impact upon sites of geological interest, but may result in exposure to potentially contaminated land due to the industrial past of this area.
Water	-	-	-	P	No requirement for redevelopment in this area to protect the ecological and chemical status of transitional waters surrounding Weymouth.
Air	0	0	0	P	Redevelopment within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0	P	Redevelopment within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	--	--	--	P	This area is within a high risk flood zone and does not mention the need for the redevelopment to consider flood risk.
Landscape	0	0	0	P	Development within the existing urban area in Weymouth is unlikely to result in significant landscape and visual impacts. Weymouth Town Centre is not within the Dorset AONB or World Heritage Site.
Historic Environment	+	+	+	P	Whilst the policy doesn't mention the Town Centre Conservation Area, it requires the development to present an active frontage with respect to the historic buildings of the Old High Street, helping to preserve the historic environment.
Community	+	+	+	P	This policy will help to provide services and facilities which are readily accessible by sustainable modes of transport.
Housing	+	+	+	P	Development in this area may include residential development, helping to supply housing to meet community needs.
Economy	++	++	++	P	The policy provides land for retail and commercial development to support business growth and help create a more vibrant town centre.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

WEY 8: Lodmoor Gateway and Country Park Area

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Tourism and low key recreation uses in this area has the potential for impacts upon the Lodmoor SSSI adjacent and to the east of the site.
Soil	--	--	--	P	Redevelopment will not result in the loss of productive agricultural soils or impact upon sites of geological interest, but may result in exposure to potentially contaminated land due to the former landfill and waste handling facility at this site.
Water	-	-	-	P	No requirement for redevelopment in this area to protect the ecological and chemical status of coastal waters surrounding Weymouth.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	--	--	--	P	This area is within a high risk flood zone and does not mention the need for the redevelopment to consider flood risk.
Landscape	0	0	0	P	Development within the existing urban area in Weymouth is unlikely to result in significant landscape and visual impacts. Weymouth Town Centre is not within the Dorset AONB or World Heritage Site.
Historic Environment	+	+	+	P	Whilst the policy doesn't mention the Town Centre Conservation Area, it requires the development to be of a high quality design and relate positively to the adjoining public areas, protecting the local character.
Community	+	+	+	P	This policy will help to provide some tourism and low-key recreational facilities which are readily accessible by sustainable modes of transport.
Housing	0	0	0	P	Residential development is unlikely to come forward at this location.
Economy	+	+	+	P	The policy allows some scope for tourist and low key recreation uses in Weymouth Town Centre, helping to encourage a vibrant town centre.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

WEY 9: Bincleaves Cove						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	++	++	++		P	The policy prevents development which will compromise the nature conservation interests of the surrounding marine area, which includes the Portland Harbour Shore SSSI.
Soil	--	--	--		P	Redevelopment will not result in the loss of productive agricultural soils or impact upon sites of geological interest, but may result in exposure to potentially contaminated land due to the industrial past of this area.
Water	-	-	-		P	No requirement for redevelopment in this area to protect the chemical status of coastal waters surrounding Weymouth.
Air	0	0	0		P	Development within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0		P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	+	+	0		P	Development which is at risk of coastal change will not be permitted. The site is adjacent to a high risk flood zone and there may be longer term risk of flooding as the effects of climate change are realised.
Landscape	++	++	++		P	The site is not within the Dorset AONB. Development would only be permitted if it prevents impacts upon the World Heritage Site.
Historic Environment	+	+	+		P	Whilst the policy doesn't mention the Belle Vue Road Conservation Area and nearby listed features such as the Portland Breakwater, it requires the development to be of high quality design appropriate to the unique history of the site.
Community	+	+	+		P	Development in this area may provide community benefits which can be accessed by sustainable modes of transport.
Housing	+	+	+		P	Development in this area may include some residential development as part of a mixed use development, helping to supply housing to meet community needs.
Economy	++	++	++		P	Development in this area will provide employment land appropriate to a maritime location, helping to support business growth and innovation. This policy will ensure no significant loss of jobs.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

WEY 10: Land at Markham and Little Francis

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The land on the southern site boundary will remain undeveloped preventing adverse impacts upon the Little Francis SNCI, an area of local nature importance.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	This site is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of water.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	+	+	+	P	The policy ensures that there is adequate provision for surface water run-off and that due consideration is given to flood risk.
Landscape	0	0	0	P	The site is not within the Dorset AONB or World Heritage Site.
Historic Environment	+	+	+	P	The site does not include any designated heritage assets and the policy ensures that there is no negative impact upon the amenity of the surrounding areas, helping to preserve local character.
Community	++	++	++	P	The policy will allow the expansion of the school and will provide public open space, delivering services and facilities. The development will improve links to the wider footpath and cycle network, allowing access by the sustainable modes of transport.
Housing	++	++	++	P	The provision of residential development at the site which will help to meet the housing needs of the community.
Economy	+	+	+	P	The site may include an element of employment use to support the growth and innovation of businesses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

WEY 11: Land Off Louviers Road					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Ensures that the development does not provide a wildlife corridor between the Lorton Valley Nature Park and adjoining areas of open countryside.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	This site is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of water.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is not within an area at risk of flooding or coastal change.
Landscape	+	+	+	P	The site is not within the Dorset AONB. Policy requires strategic landscaping to soften the edges onto the undeveloped countryside and the scale/design of development should ensure that it is not overly prominent when viewed from the south.
Historic Environment	+	+	+	P	The site does not include any designated heritage assets and the policy requires development to provide positive frontages onto the adjoining road network, helping to retain local character and distinctiveness.
Community	+	+	+	P	Pedestrian links to Lorton Valley Nature Park provided, allowing access by sustainable modes of transport. However, the services and facilities in Weymouth Town Centre may not be readily accessible by sustainable modes of transport.
Housing	+	+	+	P	Development will deliver in the region of 100 new dwellings, helping to meet the communities housing need.
Economy	0	0	0	P	Development will not provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

WEY 12: Land at Wey Valley					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Development at this location is unlikely to result in the significant loss of habitats and species, significant impacts upon wildlife designations, or the loss of ecological networks.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	This site is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	+	+	+	P	The policy requires the use of sustainable drainage methods to be implemented to manage surface water flooding and ensure flood risk isn't exacerbated elsewhere.
Landscape	0	0	0	P	The site is not within the Dorset AONB or World Heritage Site.
Historic Environment	++	++	++	P	Substantial planting will be provided alongside the development to ensure that the development doesn't have an adverse impact upon the character of the adjacent Conservation Area or amenity of the surrounding area, preserving local character.
Community	+	+	+	P	The development will deliver a network of road, cycle and footpath routes through the site connecting it to the wider route network, helping to ensure that the services and facilities in Weymouth are accessible by sustainable modes of transport.
Housing	++	++	++	P	Development will deliver in the region of 340 new dwellings, helping to meet the communities housing need.
Economy	0	0	0	P	Development will not provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

WEY 13: Land at the Old Rectory, Lorton Lane

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Development at this location is unlikely to result in the significant loss of habitats and species, significant impacts upon wildlife designations, or the loss of ecological networks.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	This site is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within a flood risk zone.
Landscape	0	0	0	P	The site is not within the Dorset AONB or World Heritage Site.
Historic Environment	++	++	++	P	Development required to enhance the Old Rectory and Broadway Conservation Area.
Community	-	-	-	P	The services and facilities in Weymouth Town Centre may not be readily accessible by sustainable modes of transport.
Housing	+	+	+	P	Development will deliver in the region of 39 residential properties.
Economy	0	0	0	P	Development will not provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

WEY 14: Land at Wyke Oliver Farm

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Ensures that Wyke Oliver Hill and surrounding land to the south forms an extension to the Lorton Valley Nature Park, protecting habitats and ensures that a wildlife corridor is retained linking the Nature Park to the wider open countryside.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	This site is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	+	+	+	P	The development will incorporate surface water mitigation measures such as surface water attenuation to mitigate off-site flooding along the Preston Brook, to ensure that flooding issues are addressed.
Landscape	+	+	+	P	The site is not within the Dorset AONB or World Heritage Site. Development would not extend beyond Southdown Ridge to minimise the impact on landscape character/setting.
Historic Environment	0	0	0	P	The site and immediate surrounding do not include any designated heritage assets.
Community	-	-	-	P	The services and facilities in Weymouth Town Centre may not be readily accessible by sustainable modes of transport.
Housing	+	+	+	P	Development will deliver in the region of 175 residential properties.
Economy	0	0	0	P	Development will not provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

WEY 15: Land at Tumbledown Farm					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	Policy ensures that the nature conservation interests of the area, which includes the Radipole Lake SSSI, are protected and enhanced.
Soil	0	0	0	P	Development of this type will not result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	This site is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters.
Air	0	0	0	P	Development of this type is unlikely to result in significant impacts upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0	P	Development of this type is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	-	P	A high risk flood risk zone is located adjacent and to the north of the site, and the development of ancillary accommodation at the site may subject people and property to flooding in the longer term as the effect of climate change are realised.
Landscape	+	+	+	P	The landscape character of the site will be protected and enhanced and the important open gap function of the site will be retained.
Historic Environment	+	+	+	P	In light of the use of the land for allotments/community food provision and the retention of the open gap, there are unlikely to be impacts upon the setting of the Scheduled Monument to the north of the site and the Conservation Area.
Community	+	+	+	P	Development in this area may provide allotments/community food provision which can be accessed by sustainable modes of transport.
Housing	0	0	0	P	Residential development is unlikely to come forward at this location.
Economy	+	+	+	P	The provision of ancillary office and workshop space which will provide land for business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

WEY 16: Lorton Valley Nature Park					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	The allocation of this area will promote the management of land for conservation at the Lodmoor SSSI and Lorton SSSI and the surrounding countryside, protecting this land for biodiversity.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	+	+	+	P	Preserving this important wetland area will protect the ecological or chemical status of surface waters.
Air	0	0	0	P	Development of this type is unlikely to result in significant impacts upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0	P	The formation of a nature park is unlikely to cause a significant change in energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	Whilst the site is within a flood zone, the formation of a nature park is unlikely to subject people and property to flooding.
Landscape	+	+	+	P	Whilst the site is not within the Dorset AONB or World Heritage Site, the retention of this open space will protect an important local landscape.
Historic Environment	0	0	0	P	There are no designated heritage assets at the site and immediate surrounding areas.
Community	+	+	+	P	The allocation of the nature park will improve opportunities for volunteer and community involvement.
Housing	0	0	0	P	Residential development is unlikely to come forward at this location.
Economy	+	+	+	P	The Lorton Valley Nature Park may support sustainable tourism in Weymouth, helping to support the local economy.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

PORTLAND

PORT 1: Osprey Quay

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The site is approximately 50m from the boundary of the Chesil and the Fleet Special Area of Conservation and the Portland Harbour Shore Site of Special Scientific Interest.
Soil	--	--	--	P	Portland is a regionally important geological site and this site is approximately 50m from the Isle of Portland Site of Special Scientific Interest, an area of international geological importance.
Water	-	-	-	P	The site is adjacent to the sea and involves development for employment uses, potentially resulting in adverse impacts upon the ecological and chemical status of the surrounding waters.
Air	0	0	0	P	Development of this type is unlikely to result in significant impacts upon air quality. There are no air quality management areas in Portland
Climate Change	0	0	0	P	Development is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	++	++	++	P	Policy requires development proposals to be supported by a flood risk assessment and include the necessary flood mitigation measures
Landscape	--	--	--	P	The site is approximately 50m from the boundary of the Dorset and East Devon World Heritage Site.
Historic Environment	--	--	--	P	Potential impacts upon the 'Portland Castle' Scheduled Monument on the eastern side of the site. The Underhill Conservation Area is located to the east of the site.
Community	+	+	+	P	Development in this area is likely to be mixed use, providing employment, leisure and ancillary uses.
Housing	+	+	+	P	Development will deliver in the region of 68 residential properties.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

PORT 2: Former Hardy Complex

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The site is within 20m of the Isle of Portland to Studland Special Area of Conservation and Isle of Portland SSSI.
Soil	--	--	--	P	Portland is a regionally important geological site and this site is approximately 20m from the Isle of Portland Site of Special Scientific Interest, an area of international geological importance.
Water	-	-	-	P	Located within a Zone 2 Groundwater Source Protection Zone, and development may affect this groundwater quality designation.
Air	0	0	0	P	Development of this type is unlikely to result in significant impacts upon air quality. There are no air quality management areas in Portland.
Climate Change	0	0	0	P	Development is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	-	P	This site is approximately 40m from a high risk flood zone, and may be subject to flooding in the long term once the effects of climate change are realised.
Landscape	0	0	0	P	The site is not within the Dorset AONB or East Devon and Dorset World Heritage Site, and is within an existing urban area where significant landscape and visual impacts are less likely.
Historic Environment	--	--	--	P	The Underhill Conservation Area is adjacent to this area.
Community	0	0	0	P	Development in this area is unlikely to provide community facilities.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 348 new homes, including affordable housing.
Economy	0	0	0	P	Development in this area is unlikely to provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

PORT 3: Portland Quarries Nature Park

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	Areas of importance for wildlife will be safeguarded for nature conservation interest, and the nature park will provide ecological corridors which connect areas of wildlife importance.
Soil	++	++	++	P	Portland is a regionally important geological site, and development will ensure that these quarries some of which are nationally significant for geology are protected.
Water	0	0	0	P	The designation of the nature park is unlikely to significantly affect the chemical and ecological status of the freshwater or coastal waters.
Air	0	0	0	P	The nature park is unlikely to result in significant impacts upon air quality and there are no air quality management areas in Portland.
Climate Change	0	0	0	P	The nature park is unlikely to result in a significant change in energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The designation of the nature park is unlikely to significantly to affect the coastal change or flooding regimes.
Landscape	+	+	+	P	The nature park may help to preserve the setting of the Dorset and East Devon World Heritage Site.
Historic Environment	+	+	+	P	The nature park will result in the quarries being protected, which may help to preserving the local character and distinctiveness of Portland.
Community	+	+	+	P	Public access to the nature park will be permitted, providing the community with a recreational facility.
Housing	-	-	-	P	The nature park will prevent housing from coming forward in some areas of Portland.
Economy	-	-	-	P	The nature park will prevent employment land from coming forward in some areas of Portland.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

LITTLEMOOR URBAN EXTENSION

LITT 1: Littlemoor Urban Extension					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	The masterplan will ensure that the development incorporates green corridors, helping to maintain a wildlife corridor through the site and resulting in a net biodiversity gain.
Soil	-	-	-	P	There is an area of high risk contaminated land on the eastern side of the site, due to its previous use by the military, which is not mentioned in the policy.
Water	0	0	0	P	This site is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters, including the balancing pond on the southern site boundary.
Air	0	0	0	P	Development of this type is unlikely to result in significant impacts upon air quality. There are no air quality management areas in the area surrounding the site.
Climate Change	0	0	0	P	Development is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	+	+	+	P	The policy ensures that the masterplan for the site employs sustainable drainage methods are employed at the site, preventing people and property from being exposed to flooding.
Landscape	++	++	++	P	Development will result in positive enhancements to the Dorset AONB.
Historic Environment	+	+	+	P	The development will create a strong positive image, and create a positive out-facing edge when viewed from the ridgeway, making a positive contribution to local character.
Community	++	++	++	P	Development will be mixed use, and provide a school and other community infrastructure. Improvements to the wider footpath and cycle network will provide access to the services and facilities by sustainable transport modes.
Housing	++	++	++	P	Development will deliver in the region of 350 new dwellings, helping to meet the communities housing need.
Economy	++	++	++	P	Development in this area is likely to provide employment land to support business growth, and deliver changes to highways which will lead to an improvement in transport network.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

LITT 2: Land at Icen and Weyside Farms

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Development at this location is unlikely to result in the significant loss of habitats and species, significant impacts upon wildlife designations, or the loss of ecological networks.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	This site is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impact upon air quality. There are no air quality management areas in Weymouth.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within a flood risk zone.
Landscape	++	++	++	P	Development will be subject to a landscape and design strategy, which is likely to lead to positive enhancements to the Dorset AONB.
Historic Environment	+	+	+	P	The development will create a positive image when viewed from the main highway network and relate positively to the Littlemoor Urban Extension, making a positive contribution to local character.
Community	+	+	+	P	The development is likely to provide opportunities for work.
Housing	0	0	0	P	Residential development is unlikely to come forward at this location.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

CHICKERELL

Ch3 (omission site): Former Tented Camp, Mandeville Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Development has the potential to adversely impact upon the Chesil and the Fleet European Site to the south of the site.
Soil	0	0	0	P	Development will not result in the loss of the most productive agricultural land, land remediation or harm to areas of particular geological interest.
Water	0	0	0	P	Development within this area is likely to have a negligible effect on water quality since there are no surface water features in close proximity to the site.
Air	0	0	0	P	Whilst additional traffic from new development may increase nitrogen dioxide concentrations in the air, this is considered unlikely to result in an exceedance. There are no Air Quality Management Areas in Weymouth.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0		This site is not within close proximity to a flood zone.
Landscape	-	-	-	P	Potential adverse impacts upon the World Heritage Site, despite the site being small in scale.
Historic Environment	0	0	0	P	Development at this site is unlikely to result in impacts upon heritage assets.
Community	++	++	++		Development in this area is likely to be mixed use. The services and facilities in Chickerell may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 30 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

CHIC 1: Land at Putton Lane					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Development at this location will ensure that the wildlife corridor between the wildlife designations at Chesil and the Fleet International wildlife designation to the west and the national wildlife designations to the east is retained through Chickerell.
Soil	--	--	--	P	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.
Water	0	0	0	P	This site is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impact upon air quality. There are no air quality management areas in this area.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	+	+	+	P	Development will employ sustainable drainage methods to manage flood risk on site and elsewhere.
Landscape	0	0	0	P	The Dorset AONB and the Dorset and East Devon World Heritage Site are located approximately 740m and 1.4km to the west of the site respectively, beyond the settlement of Chickerell.
Historic Environment	-	-	-	P	The site is adjacent to the Chickerell Conservation Area.
Community	++	++	++	P	Development in this area is likely to be mixed use, and provide a veterinary surgery, doctor's surgery, community building and multi-use games area.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 137 additional homes, including affordable housing, helping to meet community housing need.
Economy	+	+	+	P	Development is likely to provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

CHIC 2: Chickerell Urban Extension					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	Wildlife corridor surrounding Chickerell is retained, a network of green open spaces, and a green corridor along the eastern margin is provided.
Soil	-	-	-	P	There is an area of low risk contaminated land on the central area of the site, due to the presence of filled land with unknown material and a pit quarry, which is not mentioned in the policy.
Water	0	0	0	P	This site is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impact upon air quality. There are no air quality management areas in this area.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	+	+	+	P	Consideration is given to surface water flooding issues in the policy.
Landscape	+	+	+	P	Strategic planting along the eastern and northern boundaries will reduce the landscape and visual impacts upon the Dorset AONB and World Heritage Site.
Historic Environment	-	-	-	P	The site is adjacent to the Chickerell Conservation Area.
Community	++	++	++	P	Development in this area is likely to be mixed use, and provide new and improved community facilities including a new primary school, community and recreational facilities, and improved cycle links.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 760 additional homes, including affordable housing, helping to meet community housing need.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth, and will deliver improvements to the highways infrastructure.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

CHIC 3: Wessex Stadium					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Development would contribute to the loss of the wildlife corridor which links the wildlife designations and European protected species areas to the south of the site with the open countryside to the north.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	This site is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impact upon air quality. There are no air quality management areas in this area.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0		Development at the site is unlikely to expose people or property to flooding or coastal change.
Landscape	0	0	0	P	The site is not within the Dorset AONB or a valued landscape.
Historic Environment	0	0	0	P	Development in this area is unlikely to result in impacts upon the heritage assets.
Community	++	++	++	P	Policy requires the replacement football stadium, preventing the loss of an important facility for leisure and recreation.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 170 additional homes, including affordable housing, helping to meet community housing need.
Economy	0	0	0	P	Development will not provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

CHIC 4: Land West of Southill					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	Whilst the existing hedgerows will be retained/enhanced where necessary, in order to contribute to the wider green infrastructure network, development may result in the loss of the wildlife corridor through the site.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	This site is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impact upon air quality. There are no air quality management areas in this area.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	+	+	+		Policy requires sustainable drainage features to manage surface water flooding and accommodate the downstream catchment capacity.
Landscape	+	+	+	P	Development will be kept below the 30m contour and planting at the periphery of the site will be provided, helping to prevent impacts upon the local landscape, and views from the AONB from the north.
Historic Environment	-	-	-	P	Whilst the site is adjacent to the Radipole Conservation Area.
Community	++	++	++	P	The policy requires the appropriate provision of community infrastructure including schools and healthcare facilities, and improved cycle and walking connectivity, and an improved bus service.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 400 additional homes, and a care home, helping to meet community housing need.
Economy	0	0	0	P	Development will not provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

CHIC 5: Former Tented Camp, Mandeville Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The site 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.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	This site is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impact upon air quality. There are no air quality management areas in this area.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0		Development at the site is unlikely to expose people or property to flooding or coastal change.
Landscape	++	++	++	P	Development is required to enhance the special character of the Heritage Coast and advanced landscaping is required to screen the residential element from views to the north.
Historic Environment	0	0	0	P	Development in this area is unlikely to result in impacts upon the heritage assets.
Community	++	++	++		Services and facilities in Chickerell may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 30 additional homes, including affordable housing, helping to meet community housing need.
Economy	0	0	0	P	Development will not provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

DORCHESTER

DOR 1: Dorchester Roman Town Area

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Maintaining the historic character of the Roman Town Area is unlikely to significantly affect habitats and species.
Soil	0	0	0	P	Maintaining the historic character of the Roman Town Area is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	Maintaining the historic character of the Roman Town Area is unlikely to result in the appreciable impacts upon water quality.
Air	0	0	0	P	Maintaining the historic character of the Roman Town Area is unlikely to result in the appreciable impacts upon air quality, including the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	0	0	0	P	Maintaining the historic character of the Roman Town Area is unlikely to result in the appreciable impacts upon energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	Whilst the northern extent of the site is within a flood risk zone, maintaining the historic character of the Roman Town Area is unlikely to expose people and property to flooding.
Landscape	+	+	+	P	Protecting the historic character of this area is likely to maintain and improve the landscape setting of Dorchester.
Historic Environment	++	++	++	P	Policy ensures that the historic character of the area, which includes Scheduled Monuments associated with the Roman history of the area. Development will also help to preserve the Dorchester Conservation Area and its setting.
Community	+	+	+	P	Protecting the historic assets associated with Dorchester's Roman history will improve access to important educational and cultural activities for the local community.
Housing	0	0	0	P	Protecting the historic character of this area is unlikely to bring forward additional housing.
Economy	0	0	0	P	Protecting the historic character of this area is unlikely to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

DOR 2: Future Town Centre Expansion

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The expansion of retail uses and the primary shopping area in Dorchester town centre is unlikely to significantly affect habitats and species.
Soil	0	0	0	P	The expansion of retail uses and the primary shopping area in Dorchester town centre is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	The expansion of retail uses and the primary shopping area in Dorchester town centre is unlikely to result in the appreciable impacts upon water quality.
Air	--	--	--	P	The expansion of Dorchester town centre may result in additional vehicle movements in Dorchester, exacerbating air quality issues at the Air Quality Management Area within High Street East, Dorchester.
Climate Change	0	0	0	P	The expansion of retail uses and the primary shopping area in Dorchester town centre is unlikely to result in the appreciable impacts upon energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The expansion of retail uses and the primary shopping area in Dorchester town centre is unlikely to affect flooding and coastal change.
Landscape	0	0	0	P	The expansion of retail uses and the primary shopping area in Dorchester town centre is unlikely to affect the local landscape.
Historic Environment	--	--	--	P	The Town Centre Area includes the Dorchester Conservation Area and the Scheduled Monuments titled the "Dorchester Roman Walls".
Community	++	++	++	P	The provision of essential shopping facilities within a mixed use development, encouraging a strong neighbourhood centre, and improved pedestrian links to South Street will ensure access by sustainable modes of transport.
Housing	+	+	+	P	The policy enables mixed use development, providing some residential development.
Economy	++	++	++	P	The expansion of retail uses and the primary shopping area in Dorchester town centre will provide land to support business growth, and help to encourage a more vibrant town centre and support town centre regeneration.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

DOR 3: Fairfield Car Park					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The expansion of retail uses and the primary shopping area in Dorchester town centre is unlikely to significantly affect habitats and species.
Soil	0	0	0	P	The expansion of retail uses and the primary shopping area in Dorchester town centre is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	The expansion of retail uses and the primary shopping area in Dorchester town centre is unlikely to result in the appreciable impacts upon water quality.
Air	--	--	--	P	The expansion of Dorchester town centre may result in additional vehicle movements in Dorchester, exacerbating air quality issues at the Air Quality Management Area within High Street East, Dorchester.
Climate Change	0	0	0	P	The expansion of retail uses and the primary shopping area in Dorchester town centre is unlikely to result in the appreciable impacts upon energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The expansion of retail uses and the primary shopping area in Dorchester town centre is unlikely to affect expose people or property to flooding and coastal change.
Landscape	0	0	0	P	The expansion of retail uses and the primary shopping area in Dorchester town centre is unlikely to affect valued landscapes and the Dorset AONB in light of its town centre location.
Historic Environment	--	--	--	P	The Fairfield Car Park area includes the Dorchester Conservation Area and the Scheduled Monument titled the "Dorchester Roman Walls".
Community	++	++	++	P	The provision of essential shopping facilities within a mixed use development, encouraging a strong neighbourhood centre, which may be accessed by sustainable modes of transport given the town centre location.
Housing	+	+	+	P	The policy enables mixed use development, providing some residential development.
Economy	++	++	++	P	The policy provides a site for relocation for the existing market in Dorchester and prevents a negative impact upon the primary shopping area.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

DOR 4: Brewery Square, Weymouth Avenue

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Development in this location is unlikely to significantly affect habitats and species.
Soil	+	+	+	P	Weymouth Avenue Development Brief (2004) ensures that potentially contaminated areas are remediated appropriately.
Water	0	0	0	P	The expansion of retail uses and the primary shopping area in Dorchester town centre is unlikely to result in the appreciable impacts upon water quality.
Air	+	+	+	P	Improving sustainable transport infrastructure, such as an improved transport interchange facility and better pedestrian and cycling links is likely to improve air quality at the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	0	0	0	P	Development in this area is unlikely to result in the appreciable impacts upon energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	Development is unlikely to expose people or property to flooding or coastal change.
Landscape	0	0	0	P	Development in this town centre location is unlikely to affect valued landscapes or the Dorset AONB.
Historic Environment	++	++	++	P	Weymouth Avenue Development Brief (2004) prevents any damage to historical and archaeological features, and preserves local character and distinctiveness.
Community	++	++	++	P	Development will provide community facilities, including an arts centre, within a town centre location, and improved sustainable transport links (pedestrian and cycling links) and a transport facility will be the provided to enhance railway use.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 185 new homes, including affordable housing.
Economy	++	++	++	P	This policy is likely to provide land for businesses and help to encourage a more vibrant town centre and support town centre regeneration

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

DOR 5: High Street East/High Street West Area

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Providing improved pedestrian routes and reduced traffic flows along High East Street and High West Street is unlikely to significantly affect habitats and species.
Soil	0	0	0	P	Providing improved pedestrian routes and reduced traffic flows along High East Street and High West Street is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	Providing improved pedestrian routes and reduced traffic flows along High East Street and High West Street is unlikely to result in the appreciable impacts upon water quality.
Air	++	++	++	P	Policy supports measures to improve traffic flows along High East Street which is the location of the Dorchester Air Quality Management Area.
Climate Change	0	0	0	P	Providing improved pedestrian routes and reduced traffic flows along High East Street and High West Street is unlikely to result in the appreciable impacts upon energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	Providing improved pedestrian routes and reduced traffic flows along High East Street and High West Street is unlikely to affect flooding and coastal change.
Landscape	0	0	0	P	Providing improved pedestrian routes and reduced traffic flows along High East Street and High West Street is unlikely to affect valued landscapes or the Dorset AONB.
Historic Environment	-	-	-	P	Development to enhance pedestrian access along High East Street and High West Street, within the Dorchester Conservation Area, may adversely affect local character and distinctiveness.
Community	+	+	+	P	Development will deliver enhanced pedestrian routes through the town centre, helping to improve access to services and facilities by sustainable modes of transport.
Housing	0	0	0	P	Providing improved pedestrian routes and reduced traffic flows along High East Street and High West Street will not result in additional housing.
Economy	0	0	0	P	Providing improved pedestrian routes and reduced traffic flows along High East Street and High West Street is unlikely to significantly support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

DOR 6: Dorchester Transport and Environment Plan

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The Dorchester Transport and Environment Plan to significantly affect habitats and species.
Soil	0	0	0	P	The Dorchester Transport and Environment Plan is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	The Dorchester Transport and Environment Plan to significantly affect water quality.
Air	++	++	++	P	The Dorchester Transport and Environment Plan aims to minimise traffic in Dorchester Town Centre, reducing air quality and improving air quality at the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	0	0	0	P	Development in this area is unlikely to result in the appreciable impacts upon energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	Development is unlikely to expose people or property to flooding or coastal change.
Landscape	--	--	--	P	The park and ride site to the south of the town is within the Dorset AONB.
Historic Environment	--	--	--	P	The park and ride site to the south of the town is within the setting of the Scheduled Monuments in the surrounding areas the site, including Maiden Castle.
Community	+	+	+	P	Development is likely to provide improved access to town centre services and facilities by sustainable modes of transport by improving pedestrian and cycling links.
Housing	0	0	0	P	The Dorchester Transport and Environment Plan will not result in additional housing.
Economy	+	+	+	P	Providing an improved transport infrastructure will provide the transport infrastructure to meet business needs.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

DOR 7: Poundbury Mixed Use Development

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Development is unlikely to significantly affect habitats and species.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	-	-	-	P	The site is partly within a Zone 1 Groundwater Source Protection Zone, the most vulnerable to groundwater pollution, and pollution for example from industrial uses on employment land would be likely to affect groundwater sources.
Air	++	++	++	P	The provision of pedestrian and cycle links is likely to reduce the use of private vehicles on Dorchester, resulting in positive impacts upon the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	++	++	++	P	The Poundbury Development Brief ensures that energy use is minimised and requires at least 20% of the energy used to be generated from renewable sources.
Flooding & Coastal Change	0	0	0	P	The development is unlikely to expose people or property to flooding.
Landscape	++	++	++	P	The Poundbury Development Brief requires landscape restoration, helping to protect the AONB and valued landscapes from adverse impacts.
Historic Environment	++	++	++	P	The Poundbury Development Brief requires the design of the development to respect local character and minimise impacts upon the heritage assets surrounding the site.
Community	++	++	++	P	The provision of education, community and leisure facilities with the development, with improved pedestrian and cycling links, will provide access to services and facilities in Dorchester may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 1127 new homes, including affordable housing.
Economy	++	++	++	P	Development in this area is likely to provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

DOR 8: Poundbury Parkway Farm Business Site

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Development in this location is unlikely to significantly affect habitats and species.
Soil	0	0	0	P	Development in this location is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	Development in this location is unlikely to result in the appreciable impacts upon water quality.
Air	--	--	--	P	Development in this location may result in additional traffic in Dorchester, affecting air quality at the Dorchester Air Quality Management Area.
Climate Change	0	0	0	P	Development in this location is unlikely to result in the appreciable impacts upon energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	--	--	--	P	This site is subject to surface water flooding, potentially resulting in adverse impacts upon that people and property.
Landscape	++	++	++	P	The policy requires the development to provide sufficient landscape mitigation to avoid impacts upon the Dorset AONB.
Historic Environment	-	-	-	P	Whilst the policy requires a satisfactory design, helping to preserve local character and distinctiveness, development may result in impacts upon the setting of Maiden Castle to the south of the site.
Community	+	+	+	P	Development will provide opportunities for the community to access work.
Housing	0	0	0	P	Development will not result in the provision of housing.
Economy	++	++	++	P	Development will provide 3.3ha of employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

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

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The River Frome SSSI is 10m to the north of the site and emissions from industrial uses may affect the conservation status of this designation.
Soil	0	0	0	P	Development in this location is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	--	--	--	P	Within a Zone 3 Groundwater Source Protection Zone and pollution from industrial uses may affect groundwater sources. River Frome is 10m to the north and site is within a flood zone potentially resulting in flooding of industrial sites.
Air	--	--	--	P	Development in this location may result in additional traffic and emissions from industrial uses in Dorchester, affecting air quality at the Dorchester Air Quality Management Area.
Climate Change	0	0	0	P	Development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--	P	This site is within a low to medium risk flood zone and development in this area may expose people and property to flooding.
Landscape	0	0	0	P	The site is not within the Dorset AONB or a valued landscape.
Historic Environment	0	0	0	P	There are unlikely to be significant impact upon heritage assets or their setting due to the location of the site.
Community	+	+	+	P	Development will provide opportunities for the community to access work.
Housing	0	0	0	P	Development will not result in the provision of housing.
Economy	+	+	+	P	Development will provide 0.15ha of employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

DOR 10: Land South of St Georges Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The River Frome SSSI is 90m to the north of the site and emissions from industrial uses may affect the conservation status of this designation.
Soil	--	--	--	P	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.
Water	-	-	-	P	Employment uses within a Zone 3 Groundwater Source Protection Zone and pollution from industrial uses may affect groundwater sources.
Air	--	--	--	P	Development in this location may result in additional traffic and emissions from industrial uses in Dorchester, affecting air quality at the Dorchester Air Quality Management Area.
Climate Change	0	0	0	P	Development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	The development is unlikely to expose people or property to flooding.
Landscape	+	+	+	P	A landscape strategy will be provided with the scheme, helping to protect and enhance landscape character.
Historic Environment	0	0	0	P	There are unlikely to be significant impact upon heritage assets or their setting due to the location of the site.
Community	++	++	++	P	Mixed use development which will provide opportunities for the community to access work.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 50 new homes.
Economy	++	++	++	P	Development will provide 1.5ha of employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

DOR 11: Land Off Allington Avenue					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Development in this location is unlikely to significantly affect habitats and species.
Soil	0	0	0	P	Development in this location is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	Development in this location is unlikely to result in the appreciable impacts upon water quality.
Air	--	--	--	P	Development on this scale is unlikely to result in significant additional traffic in Dorchester, affecting air quality at the Dorchester Air Quality Management Area.
Climate Change	0	0	0	P	Development in this location is unlikely to result in the appreciable impacts upon energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The development is unlikely to expose people or property to flooding.
Landscape	0	0	0	P	The site is not within the Dorset AONB or a valued landscape.
Historic Environment	0	0	0	P	There are unlikely to be significant impact upon heritage assets or their setting due to the location of the site.
Community	+	+	+	P	The essential services and facilities in Dorchester may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 50 new homes, and may produce self and custom build housing.
Economy	0	0	0	P	Development will not provide employment land for businesses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

DOR 12: Former Dorchester Prison					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	The River Frome SSSI is located approximately 790m to the southeast of the site, downstream on the River Frome, which runs past the site.
Soil	0	0	0	P	Development in this location is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	-	-	-	P	The River Frome is located adjacent and to the north of the site, and development has the potential to affect the ecological and chemical status of the water course.
Air	--	--	--	P	Additional traffic in Dorchester may increase emissions of nitrogen dioxide in Dorchester town centre, adversely affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	0	0	0	P	Development in this location is unlikely to result in the appreciable impacts upon energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	--	--	--	P	A high risk flood zone is located adjacent and to the north of the site.
Landscape	0	0	0	P	The site is not within the Dorset AONB or a valued landscape.
Historic Environment	--	--	--	P	Potential impacts upon the historic buildings associated with Dorchester Prison and the wider Dorchester Conservation Area.
Community	+	+	+	P	The essential services and facilities in Dorchester may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development has the potential to result in the development of approximately 185 new homes.
Economy	0	0	0	P	Development will not provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

DOR 13: Kingston Maurward College

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	The Kingston Maurward estate provides an important habitat for species, contributing to local biodiversity. This may be compromised by development on the grounds of the estate.
Soil	-	-	-	P	The grounds of Kingston Maurward include low risk contaminated land sites generally associated with unknown filled ground, believed to be pit quarries.
Water	-	-	-	P	The Kingston Maurward estate is located to the north of the site, and development has the potential to affect the ecological and chemical status of the water course.
Air	0	0	0	P	Development outside of Dorchester Town Centre, at Kingston Maurward, is unlikely to result in adverse air quality impacts in Dorchester Town Centre, where the Air Quality Management Area is situated.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	--	--	--	P	The grounds of Kingston Maurward include high risk flood zones and may expose people and property to flooding.
Landscape	-	-	-	P	Development outside the development boundary, in the more rural setting, has the potential to result in adverse impacts upon valued landscapes.
Historic Environment	++	++	++	P	The masterplan is encouraged to protect the historic environment at the site, including the Historic Park and Garden and Scheduled Monument titled 'Roman Road over Thorncombe Wood' and requires Historic England to agree the Masterplan.
Community	++	++	++	P	The policy secures the future of Kingston Maurward, allowing the expansion of this important local education/training facility. The masterplan is encouraged to provide better cycle and pedestrian links, allowing access by sustainable modes of transport.
Housing	0	0	0	P	Development is unlikely to provide housing.
Economy	0	0	0	P	Development is unlikely to provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

DOR 14: Dorset County Hospital					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Development in this location is unlikely to significantly affect habitats and species.
Soil	--	--	--	P	The adjacent land to the north and east is listed as a medium risk contaminated land site due its use as a hospital since 1993.
Water	-	-	-	P	The site is partly within a Zone 1 Groundwater Source Protection Zone, the most vulnerable to groundwater pollution, and pollution from use of the site as a hospital would be likely to affect groundwater sources.
Air	--	--	--	P	Additional traffic in Dorchester may increase emissions of nitrogen dioxide in Dorchester town centre, adversely affecting the Dorchester Air Quality Management Area within High Street East, Dorchester.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The development is unlikely to expose people or property to flooding.
Landscape	0	0	0	P	The site is not within the Dorset AONB or a valued landscape.
Historic Environment	0	0	0	P	There are unlikely to be significant impact upon heritage assets or their setting due to the location of the site.
Community	++	++	++	P	The policy allows the expansion and refiguration of the Dorset County Hospital site, forming a new health campus, providing the community with healthcare facilities which may be accessed by sustainable transport.
Housing	+	+	+	P	Development will provide housing, particularly for those with extra care needs and working at the hospital.
Economy	0	0	0	P	Development is unlikely to provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

DOR 15: Land North of Dorchester					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	Provision of a Local Nature Reserve at the water meadows. Development required to be nitrogen neutral to prevent impacts upon the Poole Harbour European Site. Opportunities for biodiversity enhancement are encouraged.
Soil	--	--	--	P	An area of approximately 3.3ha of 'high risk' potentially contaminated land is located on the southeastern section of the site due to the former use of this area as a landfill.
Water	0	0	0	P	Water meadows and area alongside river kept free from development. The site is partly within a Zone 1 Groundwater Source Protection Zone, and pollution at the site (for example from industrial uses) would be likely to affect groundwater sources.
Air	0	0	0	P	Whilst development on this scale may increase emissions to air, the road link between the A35 and A37 and cycle/pedestrian routes may reduce traffic in Dorchester Town Centre, negating the impact upon the Dorchester Air Quality Management Area.
Climate Change	-	-	-	P	The additional development on this scale may significantly increase energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	++	++	++	P	Areas of flood risk will be avoided. Development will deliver a flood risk mitigation strategy to avoid exposing people and property to flooding.
Landscape	++	++	++	P	The policy requires the development to provide significant copse planting to break up the built form in views from the AONB, helping to mitigate impacts.
Historic Environment	++	++	++	P	Significant harm to designated and non-designated heritage assets will be avoided, and opportunities to enhance these heritage assets will be taken.
Community	++	++	++	P	Provision of additional schools and healthcare facilities, recreational facilities at the new nature reserve, and a local centre to provide essential shopping. Provision of at least 3 cycle and pedestrian links to ensure access by sustainable modes of transport.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 2,340 new homes.
Economy	++	++	++	P	Development will provide 10ha of employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

DOR 16: Land to the West of Charminster

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Development in this location is unlikely to significantly affect habitats and species.
Soil	--	--	--	P	Charminster Depot, which is listed as a medium risk contaminated land site due its use as a road haulage site since 1963, is located adjacent to the site.
Water	-	-	-	P	The site is partly within a Zone 1 Groundwater Source Protection Zone, the most vulnerable to groundwater pollution. However, residential uses are unlikely to result in impacts upon this designation.
Air	+	+	+	P	Whilst development on this scale may increase emissions to air, the road link between the A35 and A37 and cycle/pedestrian routes may reduce traffic in Dorchester Town Centre, improving air quality at the Dorchester Air Quality Management Area.
Climate Change	0	0	0	P	The development is unlikely to significantly increase energy consumption and the emission of greenhouse gases.
Flooding & Coastal Change	0	0	0	P	The development is unlikely to expose people or property to flooding or coastal change.
Landscape	++	++	++	P	The development will contain measures to soften the western edge of the development to minimise the impacts upon the Dorset AONB.
Historic Environment	++	++	++	P	Policy requires any impact upon nearby heritage assets, including the Conservation Area and Poundbury Camp Scheduled Monument, to be minimised.
Community	+	+	+	P	The provision of cycle routes to encourage the use of more sustainable modes of transport to access the services and facilities in Dorchester Town Centre.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 320 new homes.
Economy	0	0	0	P	Development is unlikely to provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

CROSSWAYS

CR5 (omission site): Higher Woodsford, Crossways

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development in this area may result in significant impacts upon the Dorset Heathlands European wildlife designation due to the additional recreational pressure. However, SANG would be provided with the development.
Soil	-	-	-	P	Development in this area may result in the loss of grade 2 ('good') quality agricultural land.
Water	-	-	-	P	Potential impacts upon the chemical and ecological quality of the surface water features within this area.
Air	0	0	0	P	There are no Air Quality Management Areas in Crossways, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	This area is not within a flood zone.
Landscape	0	0	0	P	There are no landscape designations in this area. The topography is relatively flat and therefore there is generally more capacity to mitigate against the impacts of development here.
Historic Environment	0	0	0	P	There are no heritage assets within close proximity to the site.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Crossways may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 4000 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

CRS 1: Masterplanning for the Wider Crossways Area

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	Policy provides a more coordinated, strategic approach to the provision of Suitable Alternative Natural Greenspace (SANG) in Crossways to address the impacts upon the Dorset Heaths European Site.
Soil	0	0	0	P	Development at Crossways is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	Crossways not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters
Air	0	0	0	P	Development within Crossways is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Crossways.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	Crossways is not within a high risk flood risk zone.
Landscape	0	0	0	P	Crossways is not within the Dorset AONB or the East Devon and Dorset World Heritage Site.
Historic Environment	0	0	0	P	Crossways does not include a great number of heritage assets.
Community	++	++	++	P	Consultation with Town, Parish and County Councils and National Rail is likely to bring forward the appropriate services and facilities for the community and improve links by sustainable modes of transport.
Housing	++	++	++	P	The policy will ensure a coordinated approach to housing, helping to supply homes for the local community.
Economy	++	++	++	P	The policy will ensure a coordinated approach to the delivery of employment land, supporting business growth, and provide highways improvements, delivering the infrastructure for local businesses.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

CRS 2: Land South of Warmwell Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	Policy requires the development to mitigate against any adverse impacts upon the Dorset Heaths and Poole Harbour European Sites. Existing trees and hedgerows will be retained.
Soil	0	0	0	P	Development around Crossways is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	Crossways is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters
Air	0	0	0	P	Development around Crossways is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Crossways.
Climate Change	0	0	0	P	Development of this scale is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	+	+	+	P	Policy requires the uptake of sustainable drainage methods to manage surface water flooding issues and ensure flood risk is not exacerbated elsewhere
Landscape	0	0	0	P	The site is not within the Dorset AONB or the East Devon and Dorset World Heritage Site.
Historic Environment	++	++	++	P	Policy requires the development to protect and preserve the significance of the Bowley's Camp scheduled monument adjacent and to the north of the site.
Community	++	++	++	P	Community facilities will be provided with the development alongside links to the wider footpath and cycle network through the village, including pedestrian/cycle links to Moreton station, encouraging the uptake of sustainable modes of transport.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 500 new homes.
Economy	++	++	++	P	This policy will provide approximately 2.5ha of employment land and the necessary transport infrastructure to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

CRS 3: Land Adjacent to Oaklands Park

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	Policy requires the development to mitigate against any adverse impacts upon the Dorset Heaths and Poole Harbour European Sites.
Soil	0	0	0	P	Development around Crossways is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	Crossways is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters
Air	0	0	0	P	Development around Crossways is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Crossways.
Climate Change	0	0	0	P	Development of this scale is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	Crossways is not within a high risk flood zone.
Landscape	0	0	0	P	The site is not within the Dorset AONB or the East Devon and Dorset World Heritage Site.
Historic Environment	0	0	0	P	Development at this site is unlikely to result in adverse impacts upon heritage assets.
Community	++	++	++	P	The services and facilities in Crossways may be accessed by sustainable modes of transport, given the improved footpath links.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 49 new homes.
Economy	++	++	++	P	This policy will provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

CRS 4: Land to the West of Frome Valley Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	Policy requires the development to mitigate against any adverse impacts upon the Dorset Heaths and Poole Harbour European Sites. Existing trees and hedgerows will be retained.
Soil	0	0	0	P	Development around Crossways is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	Crossways is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters
Air	0	0	0	P	Development around Crossways is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Crossways.
Climate Change	0	0	0	P	Development of this scale is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	Crossways is not within a high risk flood zone.
Landscape	0	0	0	P	The site is not within the Dorset AONB or the East Devon and Dorset World Heritage Site.
Historic Environment	0	0	0	P	Development at this site is unlikely to result in adverse impacts upon heritage assets.
Community	++	++	++	P	The services and facilities in Crossways may be accessed by sustainable modes of transport, given the improved footpath links.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 140 new homes.
Economy	0	0	0		Development is unlikely to provide employment land.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

CRS 5: Land at Woodsfood Fields					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	Policy requires the development to mitigate against any adverse impacts upon the Dorset Heaths and Poole Harbour European Sites. Existing trees and hedgerows will be retained.
Soil	--	--	--	P	A landfill, which is listed as a high risk potentially contaminated land site, is located adjacent and to the south of the site.
Water	0	0	0	P	Crossways is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters
Air	0	0	0	P	Development around Crossways is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Crossways.
Climate Change	0	0	0	P	Development of this scale is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	Crossways is not within a high risk flood zone.
Landscape	0	0	0	P	The site is not within the Dorset AONB or the East Devon and Dorset World Heritage Site.
Historic Environment	0	0	0	P	Development at this site is unlikely to result in adverse impacts upon heritage assets.
Community	++	++	++	P	The services and facilities in Crossways may be accessed by sustainable modes of transport, given the improved footpath links.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 275 new homes.
Economy	0	0	0		Development is unlikely to provide employment land.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

CRS 6: Land to the West of Crossways

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	Policy requires the development to mitigate against any adverse impacts upon the Dorset Heaths and Poole Harbour European Sites. Existing trees and hedgerows will be retained.
Soil	0	0	0	P	Development around Crossways is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	Crossways is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters
Air	0	0	0	P	Development around Crossways is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Crossways.
Climate Change	0	0	0	P	Development of this scale is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	Crossways is not within a high risk flood zone.
Landscape	0	0	0	P	The site is not within the Dorset AONB or the East Devon and Dorset World Heritage Site.
Historic Environment	0	0	0	P	Development at this site is unlikely to result in adverse impacts upon heritage assets.
Community	++	++	++	P	The services and facilities in Crossways may be accessed by sustainable modes of transport, given the improved footpath links.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 150 new homes.
Economy	0	0	0		Development is unlikely to provide employment land.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

BRIDPORT

BR8 (omission site): Land at Broomhills Farm, south of the A35

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	The Broomhill Meadows SNCI is in close proximity to the site.
Soil	-	-	-	P	Development in this area would potentially result in the loss of 'very good' grade agricultural land.
Water	-	-	-	P	Development may affect the ecological and chemical water quality of the river which runs adjacent to this area.
Air	-	-	-	P	Additional traffic from development in this location is likely to result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--	P	Development in this area may expose people and property to flooding as a flood zone occupies part of the area. This is likely to increase in time as the frequency of flooding is likely to increase in time due to climate change.
Landscape	--	--	--	P	This area is within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within the site, and there are unlikely to be any significant impacts upon the setting of conservation areas surrounding the site.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 190 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

BR9 (omission site): Land at Walditch

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	-	-	-	P	Development in this area would potentially result in the loss of high grade agricultural land.
Water	-	-	-	P	Development may affect the ecological and chemical water quality of the river which passes through this area.
Air	-	-	-	P	Additional traffic from development in this location may result in an increase in nitrogen dioxide concentrations in East Road, Bridport, where exceedances in nitrogen dioxide concentrations have previously been recorded.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--		Potential impacts associated with the flood zone which passes through the site.
Landscape	--	--	--		This site is within the Dorset AONB.
Historic Environment	--	--	--		This site is adjacent to the Walditch Conservation Area.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Bridport may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site will result in the provision of new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

BR10 (omission site): Colfox Eco Village

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

BRID 1: Future Town Centre Expansion

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within the Bridport Town Centre area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	0	0	--	P	High risk potentially contaminated land adjacent and to the south of the site, due to its previous use as an industrial and commercial premises.
Water	0	0	-	P	Development may result in impacts upon the ecological and chemical status of the watercourse adjacent to the site in the long term.
Air	0	0	-	P	Whilst there are no air quality management areas in Bridport, elevated concentrations of nitrogen dioxide have been recorded on East Street, and development in Bridport has the potential to exacerbate this issue.
Climate Change	0	0	0	P	Development is unlikely to result in a significant increase in energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	--	P	The western section of the site is within a high risk flood zone.
Landscape	0	0	++	P	Town centre development would be required to respect the Conservation Area, and will prevent an adverse impact upon the landscape, which is designated as the Dorset AONB.
Historic Environment	0	0	++	P	The policy requires town centre expansion to respect the character of the conservation area and other heritage assets.
Community	0	0	++	P	The policy requires the scheme to be integrated with the existing Town Centre, providing a strong neighbourhood centre. The policy is likely to provide essential shopping facilities in an area accessible by sustainable transport.
Housing	0	0	++	P	The policy is likely to bring forward town centre uses (retail and services) rather than residential development.
Economy	0	0	++	P	Policy will encourage vibrant town centres and support town centre regeneration. Development in this area is likely to provide employment land to support business growth, and encourage vibrant town centres and support town centre regeneration.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

BRID 2: Land at Vearse Farm

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Development will promote biodiversity within a network of spaces, Biodiversity will be promoted within the site, and the floodplain of the River Symene will be managed for wildlife.
Soil	--	--	--	P	High risk potentially contaminated land adjacent and to the north of the site, due to its previous use as a pumping station and foundry. Loss of Grade II ('very good') agricultural land at the site.
Water	+	+	+	P	The floodplain of the River Symene will be kept free from development, helping to maintain the water quality of the River Symene.
Air	-	-	-	P	Whilst there are no air quality management areas in Bridport, elevated concentrations of nitrogen dioxide have been recorded on East Street, and development in Bridport has the potential to exacerbate this issue.
Climate Change	0	0	0	P	Development is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	++	++	++	P	The floodplain of the River Symene where it flows through the site and other areas prone to surface water flooding, will be kept free of buildings, protecting people and property from flooding.
Landscape	++	++	++	P	The design and layout will prevent an adverse impact upon the landscape, which is designated as the Dorset AONB.
Historic Environment	++	++	++	P	The design and layout will relate positively to the surrounding area, helping to preserve the setting of the town.
Community	++	++	++	P	Mixed use development (including the provision of a school) will improve access to services and facilities which are accessible by sustainable modes of transport, partly due to footway/cycleway links provided by the development.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 930 new homes, including affordable housing.
Economy	++	++	++	P	Development will provide 4ha of employment land to support business growth, and improvements to the highways network which will provide the infrastructure to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

BRID 3: Land to the East of Bredy Veterinary Centre, off Jessopp Avenue

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	Wildlife corridor provided along the River Asker, also helping to retain the ecological corridor through Bridport.
Soil	-	-	-	P	Loss of Grade II ('very good') agricultural land at the site.
Water	+	+	+	P	The corridor alongside the River Asker will be retained, protecting the ecological and chemical status of this water body.
Air	-	-	-	P	Whilst there are no air quality management areas in Bridport, elevated concentrations of nitrogen dioxide have been recorded on East Street, and development in Bridport has the potential to exacerbate this issue.
Climate Change	0	0	0	P	Development is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	The site is adjacent to the flood plain. However, the river corridor will be kept free from development.
Landscape	++	++	++	P	The site boundaries will be sympathetically treated, and the planting on the southern boundary will be retained, preventing an adverse impact upon the Dorset AONB.
Historic Environment	++	++	++	P	The development would provide a positive frontage onto Sea Road North and Jessopp Avenue, making a positive contribution to local character.
Community	+	+	+	P	Improved public access to the river corridor will provide the community with access to recreational facilities.
Housing	+	+	+	P	Development at this site has the potential to result in the development of up to 40 new homes, including affordable housing
Economy	0	0	0	P	The site is unlikely to provide employment land.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

BRID 4: St Michael's Trading Estate						
Sustainability objective	Impact				P/T	Comment
	ST	MT	LT			
Biodiversity	++	++	++		P	A wildlife corridor alongside the River Brit will be provided with the development, which includes St Michael's Island, also helping to retain the ecological corridor through Bridport.
Soil	--	--	--		P	High risk potentially contaminated land adjacent and to the south of the site, due to its previous use as an industrial and commercial premises.
Water	+	+	+		P	The corridor alongside the River Brit will be retained, protecting the ecological and chemical status of this water body.
Air	-	-	-		P	Whilst there are no air quality management areas in Bridport, elevated concentrations of nitrogen dioxide have been recorded on East Street, and development in Bridport has the potential to exacerbate this issue.
Climate Change	0	0	0		P	Development is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	--	--	--		P	The site is within a high risk flood zone.
Landscape	++	++	++		P	Development requires the restoration and retention of buildings of historic importance, and respect will be given to the character of the conservation area, helping to conserve the Dorset AONB.
Historic Environment	++	++	++		P	Development requires the restoration and retention of buildings of historic importance, and respect will be given to the character of the conservation area.
Community	+	+	+		P	Mixed-use development which maintains or provides opportunities for work and a riverside walk which provides a leisure opportunity.
Housing	+	+	+		P	Development at this site has the potential to result in the development of approximately 90 new homes, including affordable housing
Economy	+	+	+		P	Development in this area will be required to maintain or enhance the opportunities for employment.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

BEAMINSTER

BE7 (omission site): Lane End Farm, Tunnel Road

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

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

BE8 (omission site): Land between Twinsway and A3066, Netherbury

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	-	-	-	P	Loss of Grade II ('very good') agricultural land at the site.
Water	0	0	0	P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in close proximity to the site.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within a high risk flood risk zone.
Landscape	--	--	--	P	This area is within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area.
Community	0	0	0	P	Development in this area is likely to be mixed use. It is unlikely that services and facilities can be accessed by sustainable modes of transport due to the remote location.
Housing	+	+	+	P	Development at this site has the potential to provide new homes, including affordable housing.
Economy	+	+	+	P	Development will provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

BEAM 1: Land to the North of Broadwindsor Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Policy ensures that preservation of the wooded river channel habitat along the eastern boundary.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	+	+	+	P	Protection of the river channel on the eastern site boundary.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Beaminster.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within a high risk flood risk zone.
Landscape	++	++	++	P	Planting along the western and northern boundaries is likely to address the impacts upon the Dorset AONB which occupies the site and its surroundings.
Historic Environment	++	++	++	P	Whilst the development will create a positive frontage, helping to maintain local character and the setting of heritage assets such as the 'Roman Fort at Waddon Hill' Scheduled Monument and surrounding Listed Buildings.
Community	++	++	++	P	Development provides public open space and a safe pedestrian route into Beaminster, enabling access by sustainable modes of transport. Development must clearly demonstrate their contribution towards the creation of a single integrated community.
Housing	+	+	+	P	Development at this site has the potential to provide approximately 150 new homes, including affordable housing.
Economy	+	+	+	P	Development will provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

BEAM 2: Land at Lane End Farm					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	++	++	++	P	Policy ensures that preservation and enhancement of the hedgerows, hedge banks and streamside vegetation, providing a riverside wildlife corridor.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	The riverside corridor will be retained and enhanced, ensuring that water quality is maintained or improved.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Beaminster.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	-	P	This site is adjacent to a high risk flood zone, and may expose people and property to a risk of flooding in the long term as the impacts of climate change are realised.
Landscape	++	++	++	P	The preservation and enhancement of hedgerows and hedge banks is likely to prevent significant adverse impacts upon the Dorset AONB.
Historic Environment	0	0	0	P	This site is not within close proximity to heritage assets or their setting.
Community	++	++	++	P	Development will provide employment opportunities and provide a foot link into the town, enabling access by sustainable modes of transport.
Housing	0	0	0	P	Development at this site will not provide housing.
Economy	+	+	+	P	Development will provide up to 0.7ha employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

BEAM 3: Land to the West of Tunnel Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Policy ensures the retention and enhancement of the existing hedgerows at the site.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Beaminster.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	+	+	+	P	Development is required to mitigate against surface water flooding.
Landscape	++	++	++	P	Development will retain and enhance the existing hedgerows, helping to maintain landscape character and the Dorset AONB.
Historic Environment	++	++	++	P	Requires development to be focused on the southern part of the site and designed to minimise any impact of views to and from heritage assets, principally Waddon Hill and Horn Park.
Community	++	++	++	P	Development will provide a pedestrian/cycle link to the town so that the services and facilities in Beaminster may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 120 new homes, including affordable housing
Economy	0	0	0	P	Development is unlikely to provide employment land.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

BEAM 4: Land to the South of Broadwindsor Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and there are unlikely to be significant effects upon habitats and species or ecological networks from development within this area.
Soil	--	--	--	P	High risk potentially contaminated land adjacent and to the north of the site, due to its previous use as a sheet metal fabrication works, and a low risk contaminated land site adjacent and to the west of the site due to unknown filled ground.
Water	0	0	0	P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	0	0	0	P	Development within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Beaminster.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	+	+	+	P	Development is required to mitigate against surface water flooding.
Landscape	++	++	++	P	Structural planting on the site boundaries of the site will help to protect the Dorset AONB from adverse impacts.
Historic Environment	++	++	++	P	Structural planting on the site boundaries of the site will help to protect the setting of the Grade II listed "Barrowfield Farmhouse and Attached Barn and Stables" adjacent and to the north of the site.
Community	++	++	++	P	Development will provide a pedestrian/cycle link to the town so that the services and facilities in Beaminster may be accessed by sustainable modes of transport.
Housing	0	0	0	P	Development at this site will not provide housing.
Economy	++	++	++	P	Development will provide up to 5.7ha of employment land.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

LYME REGIS

L3 (Timber Hill Park)					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The site is not within a wildlife designation and development in this area is unlikely to result in significant impacts upon wildlife and habitats.
Soil	--	--	--	P	West Dorset Coast SSSI and Dorset and East Devon World Heritage Site are internationally important geological sites. It is unlikely that the unstable land will be remediated due to the SSSI designation requiring natural processes to take place.
Water	0	0	0	P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	0	0	0	P	There are no Air Quality Management Areas in Lyme Regis, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	--	--	--	P	This site is within an area of coastal change.
Landscape	--	--	--	P	This site is within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area.
Community	+	+	+	P	Development in this area is likely to be mixed use. The services and facilities in Lyme Regis may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development is likely to deliver new housing (including affordable housing).
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

L4 (Land at Woodberry Down)					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The site is not within a wildlife designation and development in this area is unlikely to result in significant impacts upon wildlife and habitats.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land, land remediation, or impacts upon areas of geological conservation interest.
Water	0	0	0	P	Development in this area is unlikely to impact upon water quality due to the absence of water features and groundwater source protection zones.
Air	0	0	0	P	There are no Air Quality Management Areas in Lyme Regis, showing that there are no areas where air quality targets have been exceeded. Development of this scale is unlikely to result in significant affects upon air quality.
Climate Change	0	0	0	P	The additional development is unlikely to significantly increase energy consumption and the emission of greenhouse gases in light of the likely scale of development.
Flooding & Coastal Change	0	0	0	P	This site is not within an area of coastal change.
Landscape	--	--	--	P	This site is within the Dorset AONB.
Historic Environment	0	0	0	P	There are no heritage assets within this area.
Community	+	+	+	P	Development in this area is likely to be mixed use. The services and facilities in Lyme Regis may be accessed by sustainable modes of transport.
Housing	+	+	+	P	Development is likely to deliver new housing (including affordable housing).
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

LYME 1: Woodberry Down Extension

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	The West Bay to Sidmouth SAC, located approximately 445m to the south of the site, is unlikely to be affected by the development.
Soil	0	0	0	P	Development in this area will not result in the loss of productive agricultural land, land remediation, or impacts upon areas of geological conservation interest.
Water	0	0	0	P	This site is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters
Air	0	0	0	P	Development within this area is unlikely to result in a significant impacts upon air quality. There are no air quality management areas in Lyme Regis.
Climate Change	0	0	0	P	Development within this area is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	++	++	++	P	The policy requires it to be demonstrated that the site is stable or could be made stable, and that the development would not trigger landsliding, subsidence, or exacerbate erosion within or beyond the boundaries of the site.
Landscape	+	+	+	P	The development will be required to provide planting on the northern and western boundaries, preventing impacts upon the Dorset AONB.
Historic Environment	0	0	0	P	This site is not within close proximity to heritage assets or their setting.
Community	+	+	+	P	The provision of a footway to link the development with the centre of Lyme Regis, allowing residents to access the services and facilities within the town centre area.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 50 new homes.
Economy	0	0	0	P	Development in this area is unlikely to provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

SHERBORNE

SHER 1: Future Town Centre Expansion

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Development is unlikely to result in appreciable impacts upon habitats and species, or ecological networks.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	This site is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters, including the balancing pond on the southern site boundary.
Air	0	0	0	P	Development of this type is unlikely to result in significant impacts upon air quality. There are no air quality management areas in the area surrounding the site.
Climate Change	0	0	0	P	Development is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within a flood risk zone.
Landscape	0	0	0	P	The site is not within the Dorset AONB or World Heritage Site.
Historic Environment	0	0	++	P	Development is required to achieve an overall enhancement in the historic core in Sherborne.
Community	0	0	+	P	The provision of work and essential shopping for the community.
Housing	0	0	0	P	Development is unlikely to provide housing.
Economy	0	0	++	P	Development will provide additional retail floorspace to support business growth, and encourage vibrant town centres and town centre regeneration.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

SHER 2: Land at Sherborne Hotel					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Development will retain the existing mature trees and hedgerows and require additional tree and shrub planting, retaining irreplaceable habitats and providing new habitats.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	-	-	-	P	The western corner of the site is within a zone 2 groundwater source protection zone.
Air	0	0	0	P	Development of this type is unlikely to result in significant impacts upon air quality. There are no air quality management areas in the area surrounding the site.
Climate Change	0	0	0	P	Development is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within a flood risk zone.
Landscape	++	++	++	P	Landscaping on the northern and southern boundaries will soften the northern boundary and prevent overlooking on properties to the south, addressing the landscape and visual impacts.
Historic Environment	++	++	++	P	Development would be designed appropriately to take into account the close proximity to the Sherborne Conservation Area and the site's important role for local character as a gateway to the town.
Community	++	++	++	P	Retention of the hotel and provision of business uses, delivering jobs which are accessible by sustainable modes of transport due to the improved pedestrian and cycle links.
Housing	+	+	+	P	Development is likely to provide 119 new homes, and affordable housing.
Economy	+	+	+	P	Development includes retention of the hotel and other appropriate uses which may support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

SHER 3: The Former Gasworks Site, Gas House Hill

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Development is unlikely to result in appreciable impacts upon habitats and species, or ecological networks.
Soil	--	--	--	P	High risk contaminated land site, due to its former use for gas manufacturing/ distribution. Medium risk contaminated land site to the north associated with the railway. Development may result in exposure to contamination if left unremediated.
Water	-	-	-	P	River Yeo adjacent and to the north of the site. Development may result in impacts upon the ecological and chemical status of this watercourse.
Air	0	0	0	P	Development of this type is unlikely to result in significant impacts upon air quality. There are no air quality management areas in the area surrounding the site.
Climate Change	0	0	0	P	Development is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	++	++	++	P	Development will only be permitted outside the flood zone, protecting people and property from flooding.
Landscape	++	++	++	P	The site is adjacent to Land of Landscape Importance and a landscape strategy will be provided to ensure no significant adverse impact on wider landscape views.
Historic Environment	++	++	++	P	Development required to minimise the impact on nearby historic assets in the areas surrounding the site which include the Sherborne Conservation Area, and Sherborne Castle and associated historic gardens.
Community	++	++	++	P	Mixed use development (housing and employment) will provide access to jobs which are accessible by sustainable modes of transport, partly due to improvements to pedestrian access.
Housing	+	+	+	P	Development at this site has the potential to result in the development of 50 new homes, including affordable housing.
Economy	+	+	+	P	Development in this area is likely to provide employment land to support business growth.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

SHER 4: Land at Barton Farm					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Development is unlikely to result in appreciable impacts upon habitats and species, or ecological networks.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	0	0	0	P	This site is not within a groundwater source protection zone, and is unlikely to affect the ecological or chemical status of surface waters, including the balancing pond on the southern site boundary.
Air	0	0	0	P	Development of this type is unlikely to result in significant impacts upon air quality. There are no air quality management areas in the area surrounding the site.
Climate Change	0	0	0	P	Development is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within a flood risk zone.
Landscape	++	++	++	P	Comprehensive landscape treatment of the site and its boundaries is likely to protect the setting of the land of local landscape importance approximately 55m to the east of the site.
Historic Environment	0	0	0	P	The comprehensive landscape treatment of the site and its boundaries is likely to ensure that the setting of heritage assets is preserved. However, no requirements for local character to be preserved.
Community	++	++	++	P	Mixed use development with the provision of community infrastructure, including open space and educational facilities, and improvements to the pedestrian, cycle and public transport networks to improve sustainable modes of transport.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 170 new homes, including affordable housing.
Economy	++	++	++	P	Development in this area is likely to provide employment land to support business growth, and improvements to the local transport network which will help to meet business needs.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

SHER 5: Barton Farm Extension					
Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+	P	Development will retain the existing mature trees and hedgerows, retaining irreplaceable habitats.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	-	-	-	P	The southern extent of the site is located within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	Development of this type is unlikely to result in significant impacts upon air quality. There are no air quality management areas in the area surrounding the site.
Climate Change	0	0	0	P	Development is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within a flood risk zone.
Landscape	++	++	++	P	Development will need to include sufficient landscaping to reduce impact on views from the south including retention of existing mature trees and hedgerows.
Historic Environment	++	++	++	P	Development must consider impact on important heritage assets within the town and the setting of Sherborne Castle and associated park and garden, and provide a positive frontage along the new link road and existing Marston Road.
Community	++	++	++	P	Development will enable access to the services and facilities within Sherborne via pedestrian and cycle links.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 470 new homes, including affordable housing.
Economy	+	+	+	P	Development will not provide employment land, but will provide improvements to the local transport network which will help to meet business needs.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

SHER 6: Land North of Bradford Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Development is unlikely to result in appreciable impacts upon habitats and species, or ecological networks.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	-	-	-	P	The site is located within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	Development of this type is unlikely to result in significant impacts upon air quality. There are no air quality management areas in the area surrounding the site.
Climate Change	0	0	0	P	Development is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within a flood risk zone.
Landscape	+	+	+	P	A landscape buffer along the A30 will be provided, helping to preserve the landscape setting.
Historic Environment	0	0	0	P	This site is not within close proximity to heritage assets.
Community	++	++	++	P	Development will enable access to the services and facilities within Sherborne via pedestrian and cycle links.
Housing	+	+	+	P	Development at this site has the potential to result in the development of approximately 220 new homes, including affordable housing
Economy	+	+	+	P	Development will not provide employment land, but will provide improvements to the local transport network which will help to meet business needs.

Sustainability Appraisal Preferred Options

West Dorset, Weymouth & Portland Local Plan Review

SHER 7: Land South of Bradford Road

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	Development is unlikely to result in appreciable impacts upon habitats and species, or ecological networks.
Soil	0	0	0	P	Development is unlikely to result in the loss of productive agricultural land, the remediation of land, or harm to area of geological conservation interest.
Water	-	-	-	P	The majority of the site is located within a Zone 2 Groundwater Source Protection Zone.
Air	0	0	0	P	Development of this type is unlikely to result in significant impacts upon air quality. There are no air quality management areas in the area surrounding the site.
Climate Change	0	0	0	P	Development is unlikely to result in significantly higher energy consumption or greenhouse gas emissions.
Flooding & Coastal Change	0	0	0	P	This site is not within a flood risk zone.
Landscape	0	0	0	P	Development is not within the Dorset AONB or a valued landscape.
Historic Environment	0	0	0	P	This site is not within close proximity to heritage assets.
Community	++	++	++	P	Development will enable access to the services and facilities within Sherborne via pedestrian and cycle links.
Housing	++	++	++	P	Development at this site has the potential to result in the development of approximately 490 new homes, including affordable housing
Economy	++	++	++	P	Development provide at least 5ha of employment land improvements to the local transport network which will help to meet business needs.

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

Tell us what you think using our online form at:

<https://www.dorsetforyou.gov.uk/planning-policy-consultation>

Or please send any comments to

Email: **strategic@dorset.gov.uk**

Post: **Local Plan Consultation
South Walks House, South Walks Road
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