



**North Dorset  
Local Plan Review**  
Issues and Options  
**Sustainability Appraisal**

November 2017

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

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## 1 Introduction

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

### 1.1. WHAT IS SUSTAINABLE DEVELOPMENT?

- 1.1.1 In 1987, the World Commission <sup>1</sup> provided the following definition of sustainable development:
- "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."
- 1.1.2 This definition is used in the European Union's European Sustainable Development Strategy (2006), which introduces the European wide policy framework to deliver sustainable development.
- 1.1.3 In 2005, the UK Government produced a Sustainable Development Strategy which developed the definition of sustainable development slightly further by aiming to:
- "enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations."
- 1.1.4 The UK Sustainable Development Strategy also establishes the five guiding principles which form the basis for sustainable development in the UK, which are:
- **Living within environmental limits:** Respecting the limits of the planet's environment, resources and biodiversity - to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations;

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

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

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

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

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

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

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

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

## 1.2. LEGISLATIVE BACKGROUND TO SUSTAINABILITY APPRAISAL

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

## 1.3. THE SUSTAINABILITY APPRAISAL PROCESS

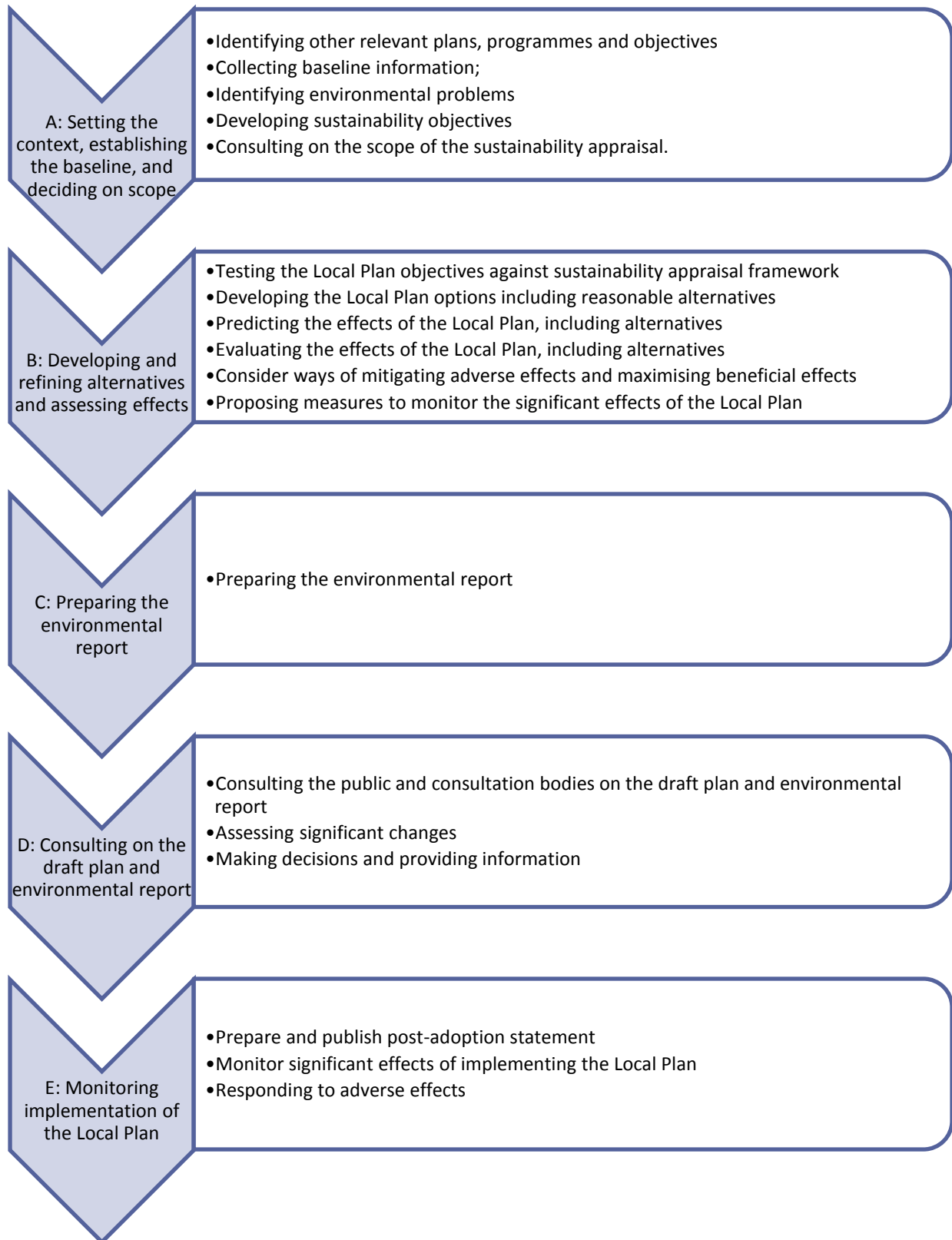
- 1.3.1 The Government's guidance<sup>2</sup> on Strategic Environmental Assessment and Sustainability Appraisal sets out five key stages in the preparation of Sustainability Appraisal for Local Plans, which are shown in Figure 1.1.

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

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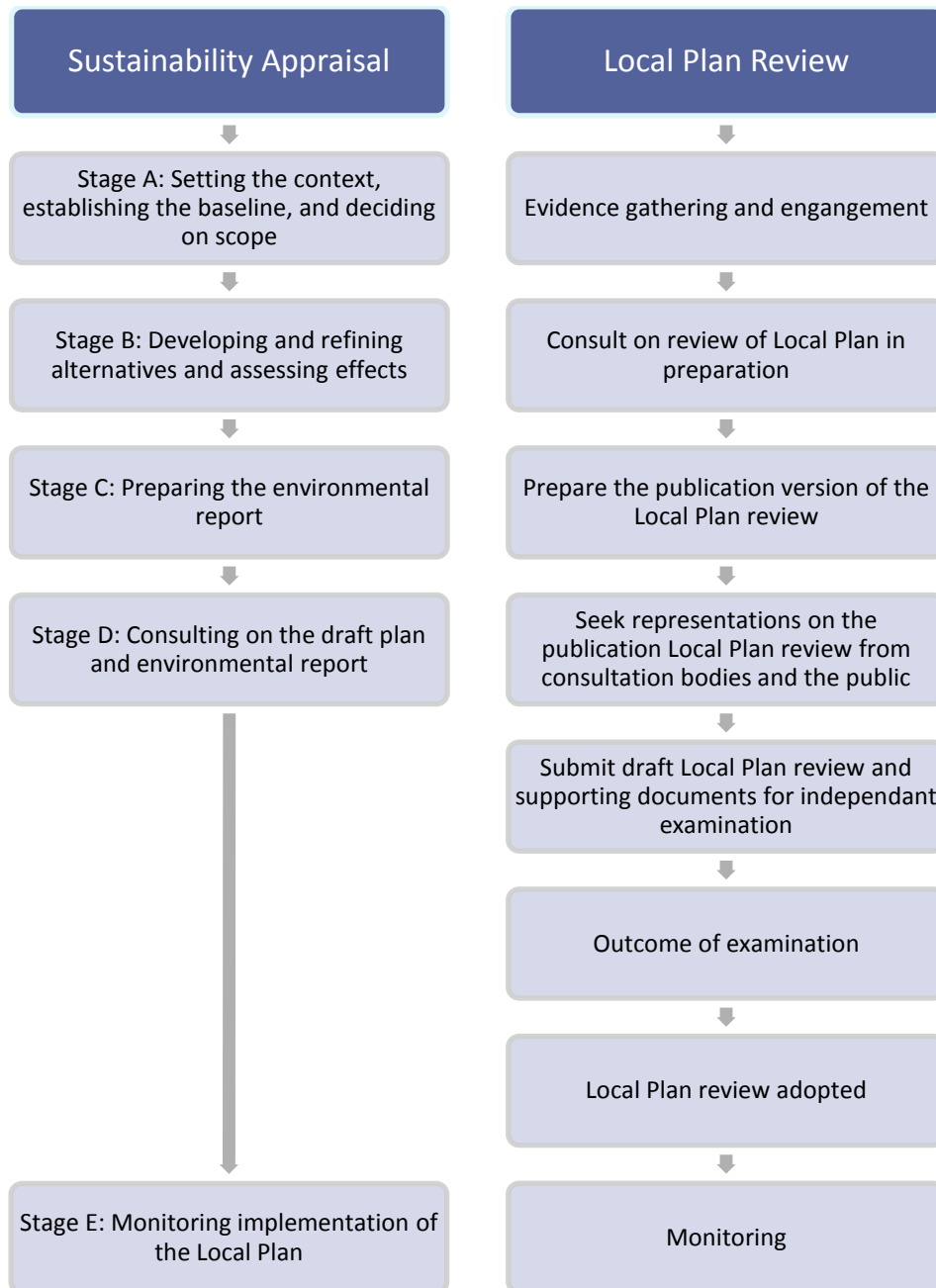
Figure 1.1: The key stages of sustainability appraisal



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

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<sup>3</sup> shows the key stages of the sustainability appraisal and how they occur alongside the Local Plan Review process (Figure 1.2).

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



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

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

## 1.4. THE LOCAL PLAN REVIEW

- 1.4.1 The North Dorset Local Plan Part 1 was adopted by North Dorset District Council on 15<sup>th</sup> January 2016.

- 1.4.2 The Local Plan sets out the strategic planning policies for North Dorset. It identifies a vision and a set of objectives to tackle the key issues and challenges facing North Dorset. The Local Plan includes the following policies:

- **Topic based policies (policies 1 to 15):** Set out the strategic approach to Environment and Climate Change, Meeting Housing Needs, Supporting Economic Development, and Infrastructure;
- **Place based policies (policies 16 to 20):** Present the strategic approach to development in the District's four main towns, Stalbridge and the eighteen larger villages in the countryside;
- **Strategic Site Allocation (policy 21):** Explains how development of the Gillingham southern extension will be taken forward; and
- **Development Management Policies (policies 22 to 33):** Provides more detail on a range of issues and types of development, including development in the countryside.

- 1.4.3 The Planning Inspector, in his report following the examination in public of the Local Plan, found the Local Plan sound on the basis of a number of main modifications. One such modification resulted in the following text being included in paragraph 1.9 in the introduction to the Local Plan:

“to ensure the plan remains relevant in the face of rapidly changing circumstances, the Council will commence a review of the Plan by the end of March 2016 and intends to adopt the Plan by the end of November 2018. The early review of the Plan will ensure that it remains appropriate for the District and continues to encourage and secure the development and infrastructure that the District requires. The review will be informed by an updated evidence base drawing on the strategic work underway for the Housing Market Area and Functional Economic Area and reflect the Duty to Cooperate.”

- 1.4.4 In light of the Planning Inspector's comments, the Local Plan Review commenced in March 2016.

- 1.4.5 The Local Plan Review will cover those parts of the Local Plan that require updating in the light of new evidence which has been published. For example, the existing annual housing requirement (285 dwellings per annum) for North Dorset will be reviewed taking into



account the findings of the recently published Eastern Dorset 2015 Strategic Housing Market Assessment<sup>4</sup> and the 'Planning for the right homes in the right places: consultation proposals' (DCLG, September 2017) which proposes a standardised methodology for assessing housing need.

- 1.4.6 In addition, the Local Plan Review will also consider revisions to other policies, in response to changes in national policy and legislation. For example, proposed changes to the National Planning Policy Framework (NPPF), including in terms of the definition of affordable housing, would need to be reflected in the Local Plan Review if they were finalised in an updated version of the NPPF.
- 1.4.7 The review will also consider allocating land for housing or employment purposes at Stalbridge and the 18 larger villages across the District and presenting detailed development management policies for these land allocations
- 1.4.8 The Local Plan Review will also include a review of the extant policies from the North Dorset District Wide Local Plan (2003) which are listed in Appendix A of the North Dorset Local Plan Part 1 (2016).

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<sup>4</sup> East Dorset Housing Market Area, 2015 Strategic Housing Market Assessment  
[https://www.dorsetforyou.com/media/210466/Eastern-Dorset-SHMA-Final-Report-2015/pdf/Eastern\\_Dorset\\_SHMA\\_Final\\_Report\\_2015.pdf](https://www.dorsetforyou.com/media/210466/Eastern-Dorset-SHMA-Final-Report-2015/pdf/Eastern_Dorset_SHMA_Final_Report_2015.pdf)

## 2 Methodology for the Sustainability Appraisal

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

### 2.1. SUSTAINABILITY FRAMEWORK

- 2.1.1 The sustainability appraisal of alternatives involves assessing the performance of the alternatives against a series of sustainability objectives which are aimed at promoting sustainable development.
- 2.1.2 The sustainability objectives were developed at the Sustainability Appraisal Scoping Stage<sup>5</sup> using the findings of the review of plans and programmes, the characteristics of the plan area, and the key issues within the plan area. This ensures that the sustainability framework is relevant and specific to the Local Plan and addresses the key sustainability concerns.
- 2.1.3 The sustainability framework consists of ten 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).

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<sup>5</sup> North Dorset Local Plan Review: Sustainability Appraisal Scoping Report, February 2017, (accessible via the following link: <https://www.dorsetforyou.gov.uk/article/423247/North-Dorset-Local-Plan-Review>)

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

Sustainability objective	Decision making criteria	Main Sustainability Theme
1. Halt biodiversity loss and the degradation of ecosystems	<ul style="list-style-type: none"> <li>• Preserve habitats and protect species, and where possible enhance or restore ecosystems to achieve a net gain biodiversity.</li> <li>• Maintain or restore the favourable conservation status of European and National sites, and avoid significant adverse effects upon local wildlife designations.</li> <li>• Establish coherent ecological networks where possible, with wildlife corridors which connect designated sites of importance for wildlife to prevent habitat fragmentation.</li> </ul>	Biodiversity, flora, fauna
2. Protect soil quality and conserve geological interests	<ul style="list-style-type: none"> <li>• Protect the most productive agricultural land ('excellent' and 'very good') to provide food security and achieve sustainable agriculture.</li> <li>• Remediate degraded, derelict, contaminated and unstable land where possible, to protect human health, property and the environment.</li> <li>• Prevent harm to geological conservation interests, and where possible achieve the enhancement of the geological resource.</li> </ul>	Soil
3. Maintain or improve water quality	<ul style="list-style-type: none"> <li>• Protect and improve the ecological and chemical status of the aquatic environment including rivers, floodplains and groundwater.</li> <li>• Ensure that development does not contribute to groundwater issues particularly within Groundwater Source Protection Zones.</li> </ul>	Water
4. Maintain or improve air quality	<ul style="list-style-type: none"> <li>• Maintain or improve air quality to address health and environmental problems.</li> <li>• Ensure that development does not put residents at risk from air pollution, or contribute to existing air quality issues.</li> </ul>	Air
5. Limit climate change and its effects to society and the environment	<ul style="list-style-type: none"> <li>• Manage energy consumption and the emission of greenhouse gases.</li> <li>• Support the use of appropriate renewable energy.</li> <li>• Limit the effects of climate change on the community by managing its effects, such as flooding and droughts.</li> </ul>	Climatic Factors
6. Protect and enhance valued landscapes	<ul style="list-style-type: none"> <li>• Protect and where possible enhance landscape character.</li> <li>• Conserve and where possible enhance the Dorset AONB and Cranborne Chase and West Wiltshire AONB and the character and quality of its distinctive landscapes and associated features.</li> </ul>	Landscape

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Sustainability objective	Decision making criteria	Main Sustainability Theme
7. Protect and enhance the historic environment	<ul style="list-style-type: none"> <li>• Conserve or enhance heritage assets, their setting and the wider historic environment;</li> <li>• Sustain and enhance the significance of heritage assets by putting them to viable uses which are consistent with their conservation where possible; and</li> <li>• Ensure that new development makes a positive contribution to local character, distinctiveness and sense of place.</li> </ul>	Cultural Heritage
8. Promote personal wellbeing and healthy communities for all	<ul style="list-style-type: none"> <li>• Provide opportunities for work, education and training, healthcare, essential shopping and leisure activities which reflect the community's needs and are accessible by sustainable modes of transport.</li> <li>• Provide mixed use development and strong neighbourhood centres to encourage a more inclusive society and prevent rural isolation.</li> </ul>	Human Health, population
9. Deliver a wide choice of high quality homes	<ul style="list-style-type: none"> <li>• Supply the appropriate housing required to meet the needs of present and future generations.</li> <li>• Provide affordable housing to meet community needs and avoid skills depletion.</li> </ul>	Material Assets
10. Develop a strong, stable, and prosperous economy	<ul style="list-style-type: none"> <li>• Provide sufficient land to support growth and innovation for all businesses, including those in rural areas.</li> <li>• Encourage vibrant town centres and support town centre regeneration.</li> <li>• Improve transport and communications infrastructure to meet business needs.</li> </ul>	Material Assets

## 2.2. MEASURING THE IMPACT

- 2.2.1 The decision making criteria in the sustainability framework, presented in Figure 2.1, are used to define whether there is the potential for a significant impact associated with a reasonable alternative.
- 2.2.2 Please note that the sustainability appraisal of alternatives highlights the potential for significant effects. It may be possible to address these impacts during the later stages of the plan's development.
- 2.2.3 The type and magnitude of this impact is determined by considering the baseline environmental, economic and social characteristics of the area, the likely situation if the Local Plan were not to be adopted (both of which are presented in the Sustainability Appraisal Scoping Report), and by using professional opinion and the information provided in the evidence base.
- 2.2.4 The type and magnitude of the impact is classified using the system presented in Figure 2.2.

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

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

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

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

Length of impact	Definition
Short term	Up to 5 years from the time of assessment (up to 2022)
Medium term	At the end of the plan's duration (2033)
Long term	50 years from the time of assessment (2067), beyond the plan period.

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

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

2.3.1 The chapters which explore the potential for environmental, social and economic impacts of the alternative approaches to the key planning issues considered in the Local Plan Review (Chapter 3 to 5, and 11 to 16) apply the following methodology:

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

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to sustainable development, and clearly identify the significant positive and negative effects of each alternative.

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

## 2.4. METHODOLOGY FOR THE SUSTAINABILITY APPRAISAL OF ALTERNATIVE AREAS OF SEARCH

- 2.4.1 The chapters which explore the potential areas for development in the Local Plan Review (Chapters 6 to 10) provide an evaluation of the sustainability impacts of the options being considered at this stage.
- 2.4.2 The reasonable options for development were identified by defining areas of search, which are the potential directions of growth around the four main towns and Stalbridge. The areas of search were identified by undertaking a comprehensive 360 degree search around the existing settlement boundaries.
- 2.4.3 A distance of 400 metres from the settlement boundaries was used to define the extent of the areas of search. A distance of 400 metres was used on the basis that: the resulting areas are of sufficient size for considering directions of growth; such a distance covers the majority of the sites that have been put forward to the Council at the four main towns and Stalbridge as part of the 'call for sites' process; it reflects the core planning principle set out in the National Planning Policy Framework (NPPF) that states planning should 'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'; and aligns with the consideration of public health issues and walkability by equating to a five minute walk.
- 2.4.4 The areas of search were divided into different areas on the basis of physical barriers; primarily natural features (for example, larger watercourses) and man-made features (for example, A or B roads, railway lines). There have been a few exceptions to this approach but generally such exceptions have used some form of other physical barrier. For example, Common Mead Lane in Gillingham has been used as a division between two areas of search on the edge of the town due to it being the main vehicular route in and out of the south west part of the town.
- 2.4.5 Please note that at this stage, the sustainability appraisal presents the potential for impacts associated with development at these locations so that they may be addressed, if possible, during the subsequent stages of the Local Plan review process.
- 2.4.6 Following the consultation, the preferred sites for development will be decided upon. At this later stage, the reasons for selecting the preferred approach in light of the alternatives will be recorded.

## 2.5. DIFFICULTIES IN UNDERTAKING THE ASSESSMENT

- 2.5.1 The alternatives considered at this early stage in the development of the Local Plan are largely strategic and consider a general approach to a planning issue rather than a fully developed policy. In some instances, the lack of detail made it difficult to form a judgement about the likely impacts of the approach.
- 2.5.2 In some instances, a particular approach to a planning issue may have both a positive effect on one hand and negative effect in another dependent upon a particular environmental, social or economic receptor. A balanced judgement is required to determine whether the overall net effect is either positive, neutral or negative. For example, a potential site for development may increase recreational pressures upon a nearby habitat on one hand, but also deliver improved management of that habitat at the same time. Making a balanced judgement as to whether the overall impact on this wildlife receptor has a net positive, neutral or negative effect requires the consideration of evidence, baseline data, and the judgement of ecological experts.
- 2.5.3 The sustainability appraisal considers impacts in the long term, beyond the lifetime of the Local Plan Review (which it is currently intended will be up to 2033), as well as in the short and medium term. There are difficulties in accurately predicting effects over a long timescale as the assessment of impacts is based on the current environmental, social and economic characteristics of the plan area. North Dorset, and the world as a whole, is likely to be a very different place beyond 2033, and predicting the effects of the current in a world which is as yet unknown presents difficulties.

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## 3 Housing – How many dwellings should be built over the plan period?

### 3.0. INTRODUCTION

- 3.0.1 Establishing the amount of housing development required to meet future needs is an important part of the planning process. It helps to ensure that local authorities plan for the required levels of housing within their respective plan areas and therefore contribute towards the aims of sustainable development.
- 3.0.2 National planning policy requires the council, through their Local Plan, to establish the amount of housing development required to meet future needs.
- 3.0.3 Both the National Planning Policy Framework (NPPF) and the Government’s Housing White Paper highlight the critical need to boost the supply of housing in England.

### 3.1. IDENTIFICATION OF ALTERNATIVES

- 3.1.1 National Planning Policy requires the Council to ensure that the Local Plan meets the Objectively Assessed Need (OAN) for housing, which is determined through published data.
- 3.1.2 The current approach to housing delivery in Dorset is provided by Policy 6 (Housing Distribution) of the North Dorset Local Plan Part 1 which aims for at least 5,700 net additional homes being provided in North Dorset between 2011 and 2031. This equates to an average annual rate of about **285** dwellings per annum. This OAN was derived through the Bournemouth/Poole Housing Market Area 2011 Strategic Housing Market Assessment Update, published in 2012.
- 3.1.3 Towards the end of the examination of the LPP1, the Eastern Dorset Strategic Housing Market Assessment (2015) (Eastern Dorset SHMA) which covers the administrative local authority areas of Poole, Bournemouth, Christchurch, East Dorset, North Dorset and Purbeck, was published. The Eastern Dorset SHMA, which is based on the 2012 Office for National Statistics household projections, determined the OAN for housing in North Dorset to be **330** dwellings per annum up to 2033 through the following calculations:

Base Demographic	206 dwellings
Supporting Economic Growth – Additional Housing	105 dwellings
Improving Affordability – Additional Housing	19 dwellings

- 3.1.4 Whilst the OAN figure of 330 dwellings per annum is based on more recent published population projections, these figures have not been tested at local plan examination.
- 3.1.5 The consultation document titled *‘Planning for the right homes in the right places; consultation proposals’* was published on the 14 September 2017. This document includes a proposed standard methodology that all Local Planning Authorities (LPAs) across the country should use to assess housing need.



- 3.1.6 The proposed standard methodology for assessing need is based on projections of household growth<sup>6</sup> for each local authority area and an adjustment to take account of market signals. The adjustment is based on the median affordability ratio<sup>7</sup> for each local authority area. The affordability ratios compare the median house prices (based on all houses sold on the open market in a given year in a local authority) to median earnings (based on full-time earnings for those working in that local authority area). The proposed standardised methodology would result in an annual local housing need figure for North Dorset of **366** dwellings per annum.
- 3.1.7 As a result of the Government's clear commitment to introduce a standardised methodology for assessing housing need<sup>8</sup>, the figure provided is a reasonable option at this stage. If, following the consultation on the document titled '*Planning for the right homes in the right place*', the Government does not introduce the proposed methodology into national policy, or it introduces the methodology in an amended form, the Council will review its approach to identifying the annual housing need for the period covered by the Local Plan Review.
- 3.1.8 The three reasonable alternatives are considered to be; the figure of 330 dwellings per annum as detailed in the latest SHMA; the current housing requirement of 285 dwellings per annum to reflect the possible constraints in the plan area; and the figure of 366 per annum provided by the proposed standardised methodology.

## 3.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

- 3.2.1 The following options for housing growth were considered by the sustainability appraisal:
- A. Provide 285 dwellings per year**
  - B. Provide 330 dwellings per year**
  - C. Provide 366 dwellings per year**
- 3.2.2 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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<sup>6</sup> The most up-to-date projections being the 2014 based household projections (published by the Office for National Statistics (ONS) in July 2016).

<sup>7</sup> The most up-to-date median affordability ratio for North Dorset is based on the house price to earnings ratio (published by the ONS in March 2017).

<sup>8</sup> It is currently anticipated that a standardised methodology will be set out in a revised version of the NPPF which the Government currently intends to publish in Spring 2018.

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

3.2.3 The results of the sustainability appraisal represent the conflict between housing provision and economic growth, and the potential adverse impacts of this upon the environment.

3.2.4 The development which comes forward to help meet the local housing need during the period covered by the Local Plan Review will inevitably result in a degree of unavoidable adverse impacts upon the environment. However, this development will be delivered through a process of site selection and the refinement of site options. Avoiding significant environmental impacts from the development of these sites will be a key consideration during this process, and it is considered possible that the plan area may potentially be able to deliver these levels of growth without resulting in significant adverse environmental effects in the short and medium term. However, in the long term, the highest level of housing provision of 366 (option C) is likely to result in significant adverse impacts upon the environment as the effects of many years of housing delivery at this level are experienced.

3.2.5 Whilst a degree of adverse impact is likely for most environmental receptors, the exception to this is soil quality, where the loss of productive agricultural land is offset against the regeneration of derelict, degraded and contaminated land.

3.2.6 There is a close relationship between housing supply and economic growth, since housing may provide for the skilled workforce which supports business development.

3.2.7 The housing provision figure of 330 dwellings per annum provided by the SHMA (option B) has been derived to support economic growth by providing the level of housing delivery required to enable the appropriate increase in the resident workforce. By supporting economic growth, it is likely that opportunities for employment in the community will be greater also.

3.2.8 Since the housing figure of 366 dwellings per annum provided by the proposed standardised methodology (option C) exceeds the figure of 330 dwellings per annum, this housing figure will also provide the appropriate amount of housing to drive economic growth and provide greater opportunities for employment.

- 3.2.9 The lower level of housing provision of 285 dwellings per annum (option A), according to more recent evidence, is unlikely to provide sufficient housing to support business growth. This reduced economic activity may restrict opportunities for work locally and access to services and facilities for the community. Furthermore, this level of housing provision is unlikely to meet the affordable housing needs as well as the general housing needs of present and future generations.
- 3.2.10 The current OAN figure of 285 dwellings per annum (option A) has been shown by the SHMA and the Government's proposed standard methodology to be lower than the community's need for housing. Applying this figure is therefore likely to result in a housing deficit within North Dorset, particularly in the long term as many years of under provision would result in a widening gap between the housing needs of the community and the amount of housing delivered, compromising access to housing for future generations.
- 3.2.11 The housing provision figure of 330 dwellings per annum (option B) is shown by the SHMA to provide sufficient housing to meet the present and future housing needs of the community. However, the figure of 366 dwellings per annum provided by the Government's standardised methodology (option C) has been adjusted to provide sufficient housing to make housing more affordable for local communities, providing an additional benefit for present and future generations.

# Sustainability Appraisal Issues and Options

## 4 Employment – how much land should be developed for employment uses over the plan period?

### 4.0. INTRODUCTION

4.0.1 Establishing the amount of employment land required is an important part of the planning process. It ensures that the needs of businesses and the community are met, helping to drive economic growth and providing residents with jobs and local services and facilities.

4.0.2 The National Planning Policy Framework (NPPF) identifies the economic role of the planning system as ‘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 the right time to support growth and innovation; and by identifying and coordinating development requirements including the provision of infrastructure’.

### 4.1. IDENTIFICATION OF ALTERNATIVES

4.1.1 The supporting text to Policy 11 (The Economy) in the North Dorset Local Plan Part 1 (LPP1) reports that projections show a need for 30.5ha of employment land for the period 2011 to 2031. The availability of employment land in North Dorset was examined in April 2011, and approximately 50ha of employment land was identified as being available across the District. Therefore, there was more than adequate land available to meet the overall need for employment land identified in 2011.

4.1.2 An updated Bournemouth, Dorset and Poole Workspace Strategy (Workspace Strategy) was published in October 2016. It considers the most up to date position in terms of employment land supply and demand across Dorset. The Workspace Strategy demonstrates that the amount of employment land that is available in Eastern Dorset, and across Dorset as a whole, exceeds the employment land demand requirements up to 2033. The North Dorset Annual Monitoring Report 2016 identified 34.11ha of employment land available in North Dorset, split across the main towns in North Dorset as follows:

- Gillingham: 14.89ha
- Shaftesbury: 6.64ha
- Sturminster Newton: 5.33ha
- Blandford: 5.10ha (please note that more recent monitoring has indicated that the amount of available employment land in Blandford has decreased to 3.44ha).

4.1.3 The Local Plan Review considers whether or not additional employment land should be allocated in Blandford. Therefore, there are two reasonable alternatives considered, which are whether or not to allocate additional employment land in Blandford.

4.1.4 The Local Plan Review also considers whether additional employment land should be allocated in other parts of the district. In this instance, the two reasonable alternatives are

considered to be whether or not additional employment land should be allocated elsewhere in North Dorset, excluding Blandford.

## 4.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

4.2.1 The following options for additional employment land at Blandford were considered by the sustainability appraisal:

### A. Allocate additional employment land at Blandford

### B. Not to allocate additional employment land at Blandford

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

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

4.2.3 Providing additional employment land in Blandford (option A) has the potential to cause adverse impacts upon the environment. Blandford is surrounded by areas which are sensitive from an environmental perspective, with designations of national importance relating to wildlife, landscape and historic assets which may be affected by the provision of employment land.

4.2.4 Furthermore, the River Stour and its tributaries, and associated floodplains, occupy the eastern, southern and western sides of Blandford, and an area of 'very good' grade agricultural land is located to the north of the settlement. Development of additional employment land (option A) may compromise water and soil quality in these areas.

4.2.5 The approach of not providing any additional employment land in Blandford (option B) is unlikely to result in any appreciable impacts upon environmental receptors.

4.2.6 The workspace strategy suggests that the current provision of employment land across the district (option B) is sufficient to meet business need, encouraging business growth and providing the community with access to work. However, it is appreciated that the relative

# Sustainability Appraisal Issues and Options

lack of employment land provision in Blandford is unlikely to encourage a vibrant town centre or town centre regeneration. Also, the lack of employment land in Blandford is likely to result in more limited access to work by sustainable modes of transport for the local community. Providing additional employment land in Blandford (option A) is likely to result in greater opportunities for employment for local people, in addition to encouraging a more vibrant, regenerated town centre in Blandford.

4.2.7 The following options for employment land in the remaining areas of North Dorset were considered by the sustainability appraisal:

**A. Allocate additional employment land in North Dorset (excluding Blandford)**

**B. Not to allocate additional employment land in North Dorset (excluding Blandford)**

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

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

4.2.9 Providing additional employment land in North Dorset (option A) has the potential to result in adverse impacts upon the environment, since North Dorset has many environmentally sensitive areas of national and European importance which may be affected.

4.2.10 The setting of North Dorset includes water courses and their floodplains, areas of importance for geological conservation and high grade agricultural land, and areas where high levels of air contaminants have been recorded. Providing additional employment land (option A) may result in adverse effects upon water, soil and air quality.

4.2.11 The approach of not providing any additional employment land in North Dorset (option B) is unlikely to result in any appreciable environmental impacts.

4.2.12 The current provision of employment land in those areas of North Dorset excluding Blandford (option B) is sufficient to meet business need, helping to develop a strong, stable and prosperous local economy by encouraging business growth, vibrant town centres and

town centre regeneration. This growth in the local economy will provide the local community with greater access to jobs.

- 4.2.13 Providing additional employment land, above and beyond the amount required by businesses in North Dorset in those areas excluding Blandford (option A), is unlikely to provide significant additional growth in the local economy or provide a considerably higher number of jobs above and beyond those already provided. This is because businesses are already provided with sufficient employment land to allow their growth, and therefore providing more than necessary is unlikely to result in businesses having the capacity to occupy this additional employment land in North Dorset.

# Sustainability Appraisal Issues and Options

## 5 Spatial Strategy – where should future development be located within the District?

### 5.0. INTRODUCTION

- 5.0.1 The strategy for the location of future development has a great influence in determining whether the Local Plan Review achieves sustainable development.
- 5.0.2 The larger settlements in the plan area have a range of services and facilities, and may be considered more sustainable locations for growth as a result.
- 5.0.3 However, the needs of rural communities are also a key consideration, and housing in rural areas can enhance or maintain the vitality of rural communities.
- 5.0.4 A challenge for the Local Plan Review is to find the appropriate balance between providing communities and businesses in rural areas and larger settlements with the appropriate level of housing and employment land whilst also protecting the environment, with the overall aim of achieving sustainable development.

### 5.1. IDENTIFICATION OF ALTERNATIVES

- 5.1.1 The current spatial strategy for North Dorset is provided by Policy 2 (Core Spatial Strategy) in the North Dorset Local Plan Part 1 (LPP1). The spatial strategy identifies the main towns of Blandford (Forum and St. Mary), Gillingham, Shaftesbury and Sturminster Newton as the main focus for growth, and growth to meet local needs in Stalbridge and the eighteen larger villages<sup>9</sup>. In the remainder of the District (that is, outside the defined boundaries of the four main towns, Stalbridge and the larger villages) countryside policies will apply where development will be strictly controlled unless it is required to enable essential rural needs to be met.
- 5.1.2 In terms of the approximate scale of housing development at the four main towns during the period 2011-2031, Policy 6 in LPP1 identifies the following:

Settlement	Number of dwellings
Blandford (Forum and St. Mary)	At least 1,200 homes
Gillingham	At least 2,200 homes
Shaftesbury	At least 1,140 homes
Sturminster Newton	At least 395 homes

<sup>9</sup> Bourton, Charlton Marshall, Child Okeford, East Stour, Fontmell Magna, Hazelbury Bryan, Iwerne Minster, Marnhull, Milborne St Andrew, Milton Abbas, Motcombe, Okeford Fitzpaine, Pimperne, Shillingstone, Stourpaine, Winterborne Kingston, Winterborne Stickland and Winterborne Whitechurch.



- 5.1.3 With regards to development in the countryside (including Stalbridge and the villages) Policy 6 (Housing Distribution) in LPP1 states that at least 825 dwellings will be provided during the period 2011 – 2031.
- 5.1.4 The Government’s proposed standardised methodology for assessing housing need, which is presented in the consultation document titled *‘Planning for the right homes in the right places; consultation proposals’* published on the 14 September 2017, would result in an annual local housing need figure for North Dorset of 366 dwellings per annum. This would represent an increase on the current housing requirement of 285 dwellings per annum outlined in LPP1.
- 5.1.5 An essential part of the Local Plan Review will be to consider whether the need figure of 366 dwellings per annum can be met within the plan area and whether the existing spatial strategy is the most appropriate strategy for meeting this figure.
- 5.1.6 Given the potential need to provide additional housing as a result of the Government’s proposed new methodology for assessing housing need, the Local Plan Review will consider amending the spatial strategy.
- 5.1.7 However, whilst providing more housing, the council must take into account the many environmental constraints which exist across the District. The Inspector who examined the LPP1 recognised in paragraph 52 of his report that there are significant environmental constraints to development in North Dorset. Furthermore, it is stated in Paragraph 23 of his report that *‘The conservation and enhancement of the natural environment is a key national and local objective (objective 2 of LP1), especially as North Dorset has many protected wildlife sites and almost 40% of the District is designated as an Area of Outstanding Natural Beauty’*.
- 5.1.8 In light of the requirement to provide extra housing and the need for environmental protection, a reasonable option for the spatial strategy may be to accommodate a limited scale of growth at Stalbridge, rather than just growth to meet local needs as is currently the case.
- 5.1.9 Another reasonable approach to the spatial strategy is to direct a limited amount of growth towards Stalbridge and the 18 larger villages.

## 5.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

- 5.2.1 The following options for the spatial strategy were considered in the sustainability appraisal:
- A. Focus development towards the 4 main settlements (current approach)**
  - B. Focus development towards the 4 main settlements and Stalbridge**
  - C. Focus development towards Stalbridge and the 18 larger villages**
- 5.2.2 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

5.2.3 The areas of importance to wildlife within North Dorset are distributed across the plan area, both within the larger settlements and rural areas. Therefore, the options for the spatial strategy which are considered are likely to result in adverse environmental impacts irrespective of whether development is focussed towards the main settlements (options A and B) or Stalbridge and the larger villages (option C).

5.2.4 Water courses and their associated flood zones are also located across the plan area. Therefore, development may result in adverse impacts upon water quality and upon climate change due to the risk of flooding, particularly in the long term as the effect of climate change are experienced, irrespective of the location of the development. Development may result in an increase in energy consumption and the emission of greenhouse gases, regardless of where the development occurs, contributing to climate change.

5.2.5 Development may also cause air quality issues, particularly in areas with existing air quality issues such as Gillingham where monitoring has indicated high levels of particulate matter (PM10). The options of focusing development towards the major settlements (options A and B) are therefore more likely to result in adverse impacts upon air quality.

5.2.6 Development may result in the loss of productive agricultural land in both the major settlements of Blandford and Shaftesbury, and in high grade agricultural land which occupies the rural areas between these settlements and to the northeast of Shaftesbury. However, development may result in the regeneration of derelict, degraded, and contaminated land, the vast majority of which is within the main settlements. Therefore, focusing development at the major settlements (options A and B) is likely to result in an overall neutral impact upon soil quality, with adverse impacts associated with development in rural areas.

5.2.7 The areas of landscape importance, such as the AONB, and heritage assets within North Dorset are distributed across the plan area, both within the larger settlements and rural

- areas. However, focusing development towards the larger villages of North Dorset (Option C) would result in the urbanisation of rural areas, including those in the AONBs, resulting in a more significant impact upon the landscape and the setting of heritage assets.
- 5.2.8 Focusing development at the main settlements (option A), or the main settlements and Stalbridge (option B), will provide residents with the opportunity to access the wide range of services and facilities in these developed areas by sustainable modes of transport. This approach would direct development towards areas with strong neighbourhood centres, helping to encourage a more inclusive society and prevent rural isolation.
- 5.2.9 Conversely, development at Stalbridge and the larger villages (option C) would result in future occupiers being unable to access the full range of services and facilities locally, by sustainable modes of transport, and may result in rural isolation.
- 5.2.10 All of the options for the spatial strategy would result in the provision of housing. However, since housing need is generally greater at the larger settlements, focusing development in Stalbridge and the larger villages (option C) is less likely to meet the community's housing need.
- 5.2.11 Focusing employment land in Stalbridge and the larger villages (option C), rather than just providing for local business needs in rural areas, would result in the provision of employment land in locations where the demand for land by businesses is generally lower. The transport and communications infrastructure in these areas are also less likely to meet the needs of businesses, although this development may possibly result in some improvement in infrastructure in the longer term. As a result, overall this approach is unlikely to drive business growth or create a strong, stable and prosperous economy across North Dorset. Also, it is unlikely to encourage vibrant town centres or support town centre regeneration.

## 6 Blandford (Forum and St Mary) – Where should future development be located in Blandford?

### 6.1. INTRODUCTION

6.1.1 Blandford comprises the main town of Blandford Forum to the north of the River Stour and the smaller built-up area of Blandford St Mary to the south. Effectively they function as a single settlement and is the main service centre for the southern part of the District. The town lies in the Blandford Gap, where the river cuts through the chalk downland in the southern part of the District. The town is enclosed almost completely by two Areas of Outstanding Natural Beauty (AONBs): the Cranborne Chase and West Wiltshire Downs AONB and the Dorset AONB. Two important roads, the A350 and A354, intersect in the town. Blandford Forum and Blandford St Mary have a combined population of 11,912<sup>10</sup> and the town provides services and facilities for its residents and those living across the southern part of North Dorset. Blandford Camp is a large military site located to the north-east of the town with residential accommodation on the site.

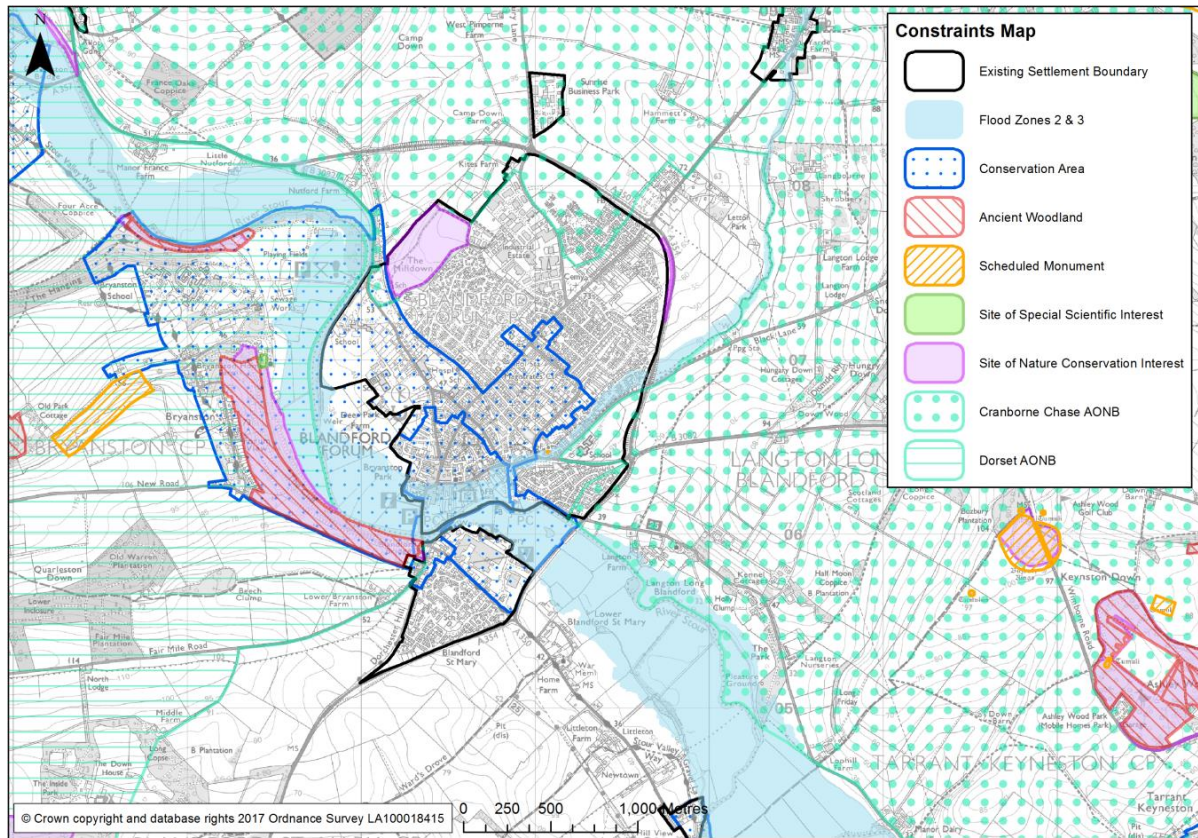
6.1.2 Potential constraints to new development at Blandford are shown in Figure 6.1 and include:

- the Cranborne Chase and West Wiltshire Downs AONB and the Dorset AONB;
- local nature reserves;
- flood risk in connection with local watercourses including the River Stour;
- heritage assets, including a conservation area that covers a large part of the town and land to the south of the town at Crown Meadows; and
- a constrained highway network, including in relation to the A354 and A350.

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<sup>10</sup> 2015 Mid-Year Estimates, Office for National Statistics.

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



## 6.2. GENERAL DIRECTIONS FOR GROWTH AROUND BLANDFORD

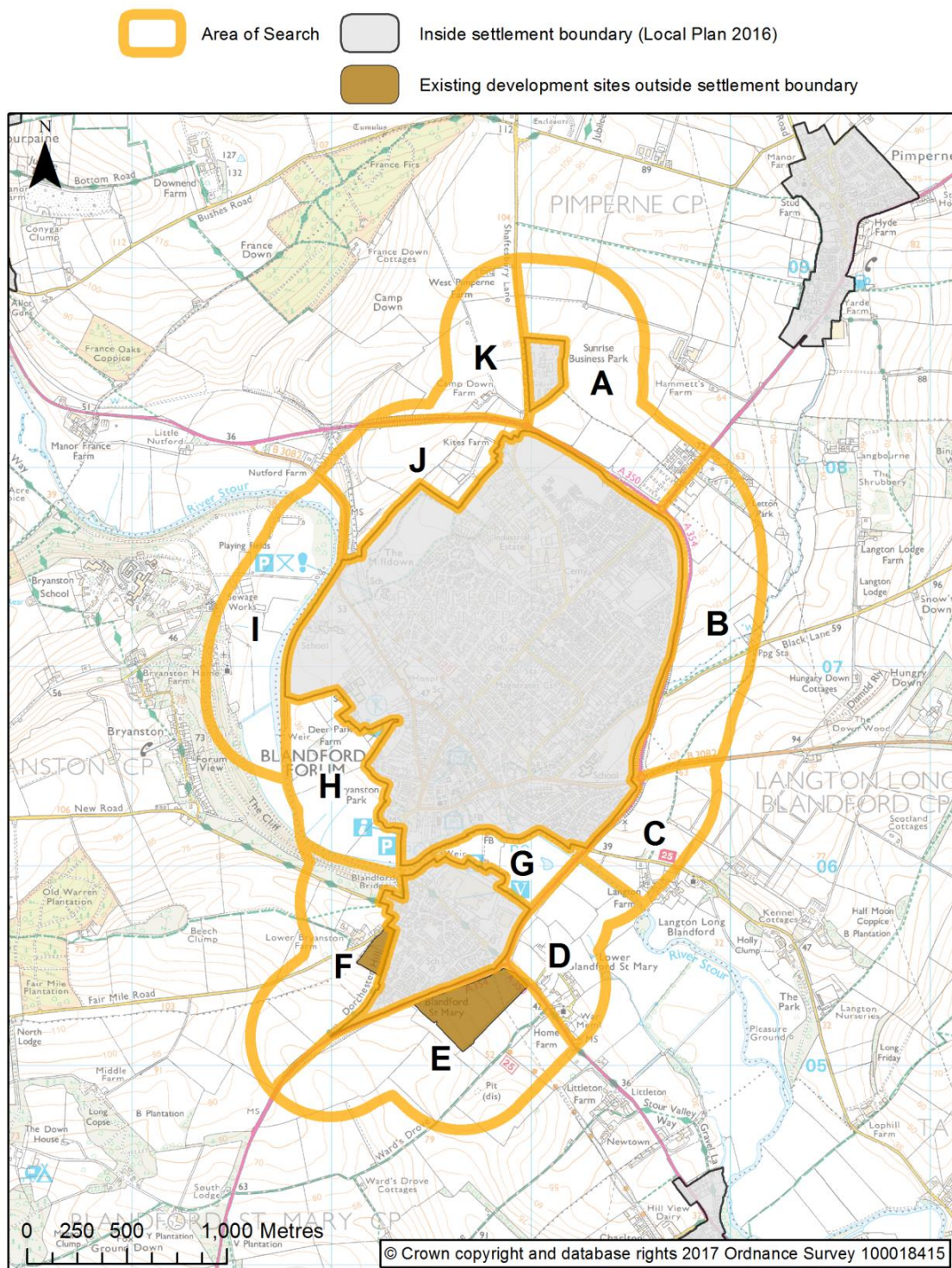
6.2.1 In considering potential future development options at Blandford, the Council has undertaken a 360 degree search around the existing settlement boundary that is defined for the town. The search resulted in the identification of 11 areas (A to K), as shown in Figure 6.2.



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Figure 6.2: A map showing areas of search surrounding Blandford which were considered in the sustainability appraisal



6.2.2 The sustainability impacts of delivering development in each of these areas of search around Blandford were assessed and evaluated.

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

Figure 6.3: A table summarising the findings of the sustainability appraisal of the areas of search surrounding Blandford

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

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Sustainability Objective	G	H	I	J	K	Short		Medium		Long	
						0	+	0	+	0	+
Biodiversity	-	+	+	+	+	0	0	0	0	0	0
Soil	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
Climate 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



- 6.2.4 Development on the northern, eastern and southern sides of Blandford (areas A, B, C, E and K), is likely to have the least impact upon biodiversity due to the location of designated areas of wildlife importance (including the Bryanston SSSI on area I) and the presence of European protected species, such as bats and otters, predominantly on the western side of the settlement.
- 6.2.5 Development at area A would result in the loss of 'very good' grade agricultural land, with the remaining areas surrounding Blandford classified as medium grade agricultural land.
- 6.2.6 The River Stour flows along the western and southern side of Blandford and Pimperne Brook, a tributary of the River Stour, flows into Blandford from the east. Development adjacent to the river has the potential to adversely affect the ecological and chemical status of the river and associated floodplain. Areas A and B, on the north eastern side of Blandford, are the most sensitive from a groundwater perspective since they are classified as a Zone 1 Groundwater Source Protection Zone.
- 6.2.7 Climate change projections for the UK generally predict that the greater frequency of extreme weather events in future is likely to lead to more regular and extreme flooding. Development upon the floodplains of the River Stour and Pimperne Brook (areas B, C, D, G, H and I) would have the potential to increase the vulnerability of development in these areas to climate change, particularly in the long term as the predicted effects of climate change become a reality. Those areas adjacent to the floodplain (area J) will potentially be vulnerable to climate change in the long term, as the increased frequency and severity of flooding becomes a reality.
- 6.2.8 The Cranborne Chase and West Wiltshire Downs AONB and the Dorset AONB meet at Blandford. The Cranborne Chase and West Wiltshire Downs AONB occupies those areas on the northern and eastern side of the town, with development in this area having the potential to adversely affect the special qualities of this landscape designation. Likewise, development on the western side of Blandford, (areas F, H, I and J) has the potential to adversely affect the special qualities of the Dorset AONB designation. Therefore, development surrounding Blandford has the potential to have landscape impacts in all areas except area E
- 6.2.9 Blandford and its surrounding areas contain a rich historic environment. Development in all areas surrounding Blandford has the potential to adversely affect heritage assets. Development in those areas to the north and east of Blandford may adversely affect the setting of the Conservation Area at Pimperne and the Scheduled Monument at 'Enclosure S of Pimperne Down' to the north and 'Buzbury Rings' to the east. The southern and western side of Blandford (areas F, G, H and I) are within the Blandford, Blandford St Mary and Bryanston Conservation Area and development here has the potential to result in direct adverse impacts upon the Conservation Area, in addition to impacts upon the Scheduled Monument at Bryanston ('Field System in Old Park') located within area I. Development in areas D, E, J, and K adjacent to the Blandford, Blandford St Mary and Bryanston Conservation Area may also affect the Conservation Area and associated Listed Buildings through impacts upon their setting.

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6.2.10 Whilst all of the areas surrounding Blandford may provide development which reasonably enables residents to access to the town centre by sustainable modes of transport, areas G and H are in close proximity to the town centre and would be readily accessible by sustainable modes of transport. Other areas are more remote from the town centre, located beyond the bypass, or disconnected from the town centre by the River Stour or poor transport links. Development in areas G and H would in addition support town centre regeneration and encourage a vibrant town centre in future, helping to form a stronger local economy.

6.2.11 The analysis of the sustainability impacts helped to inform the decision regarding which areas have potential for development surrounding Blandford, even if that potential is limited. The decisions made and the reasons for these decisions are presented in Figure 6.4.

Figure 6.4: A table showing the areas of search surrounding Blandford which have some possible development potential

Area	Name	Issues	Possible development potential?
A	Land between Higher Shaftesbury Road and Salisbury Road	Impacts on the AONB and the landscape. Possible highways/access constraints. The distance to local services and facilities located within the town centre.	✓
B	Land between Salisbury Road and Wimborne Road	Impacts on the AONB/setting of the AONB, the landscape and water quality. Possible highways/access constraints. A part of this area is at risk of flooding.	✓
C	Land to the north of the River Stour	Impacts on the AONB, the landscape and water quality. A small part of this area is at risk of flooding.	X
D	Land to the south of the River Stour	Impacts on the setting of the AONB, the landscape, water quality and heritage assets. A large part of this area is at risk of flooding.	X
E	Land to the South east of Blandford St Mary	Impacts on the landscape. Furthermore, part of this area is identified as a housing growth area in LPP1 and has been granted outline planning permission for residential development (shown in Figure 6.2). There is potential that further land, to the south east of the land subject to the outline planning permission, could be identified	✓

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		for possible development.	
F	Land to the west of Blandford St Mary	Impacts on biodiversity, the AONB/setting of the AONB, the landscape and heritage assets. Parts of this area (land at Lower Bryanston Farm and Dorchester Hill) form a housing growth area as set out in LPP1.  Land at Dorchester Hill has been granted planning permission for residential development (shown in Figure 6.2). There is further land, to the south west of the land subject to the planning permission, which could possibly be allocated for residential development.	✓
G	Stour Meadows	Impacts on the landscape, water quality and heritage assets.  The vast majority of this area is at risk of flooding.	X
H	Crown Meadows	Impacts on biodiversity, the landscape, water quality and heritage assets.  A large part of this area is at risk of flooding.	X
I	Land at Bryanston	Impacts on biodiversity, the AONB, the landscape, water quality and heritage assets.  A large part of this area is at risk of flooding.	X
J	Land off Tin Pot Lane	Impacts on biodiversity, the AONB and the landscape.  Possible highways constraints to development relating to the adequacy of Tin Pot Lane.  It is understood that there are likely to be ground contamination issues in relation to part of the area.  There may be some scope for development in relation to the parcels of land that front onto Tin Pot Lane.	✓
K	Land at Camp Down	Impacts on the AONB and the landscape.  The distance to local services and facilities located within the town centre.	X

6.2.12 Those areas of search (A,B,E,F and J) that have been identified as having some development potential will be subject to further detailed consideration through the Local Plan Review. The next stage in the Local Plan Review process will be to progress the plan towards the publication of a Preferred Options Document, taking into full consideration the responses to the consultation on this document.

# Sustainability Appraisal Issues and Options

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## 7 Gillingham – Where should future development be located in Gillingham?

### 7.0. INTRODUCTION

7.0.1 Gillingham, along with Shaftesbury, are the main service centres in the north of the District, which together serve a rural hinterland expanding into Somerset and Wiltshire. The population of the Parish of Gillingham is 12,047<sup>11</sup>.

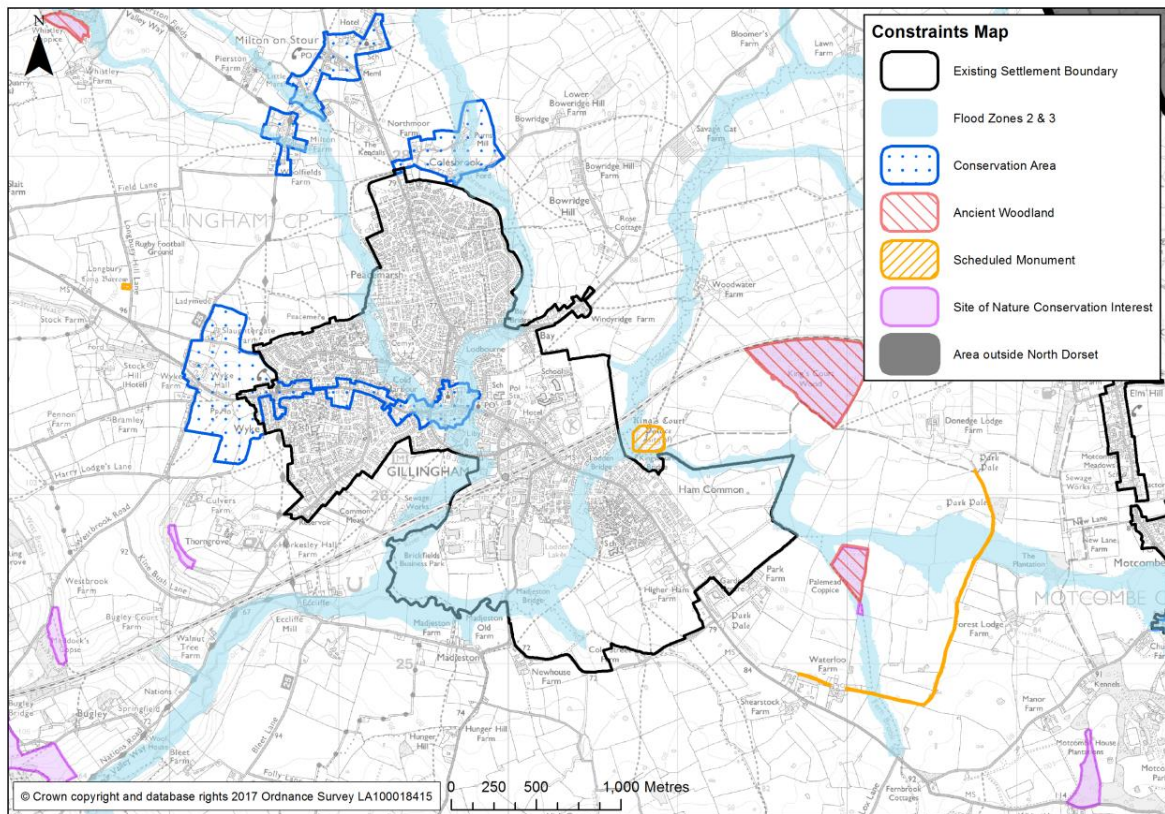
7.0.2 The potential constraints to new development at Gillingham are shown in Figure 7.1 and include:

- the town is sited within a basin at the confluence of three rivers, namely the River Lodden, the Shreen Water and the River Stour, therefore flooding and climate change is an issue;
- landscape setting including higher ground at Bowridge Hill, Hungerhill, Duncliffe, Thorngrove, Huntingford and Milton-on-Stour;
- a number of heritage assets, some of which are ‘at risk’, including the Gillingham Conservation Area, Wyke Conservation Area, Colesbrook Conservation Area, King’s Court Palace and Park Pale; and
- a constrained highway network, especially where the B3081 and B3092 meet at a junction forming the only crossing over the railway in the town.

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<sup>11</sup> 2015 Mid-Year Estimates, Office for National Statistics.

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



## 7.1. GENERAL DIRECTIONS FOR GROWTH AROUND GILLINGHAM

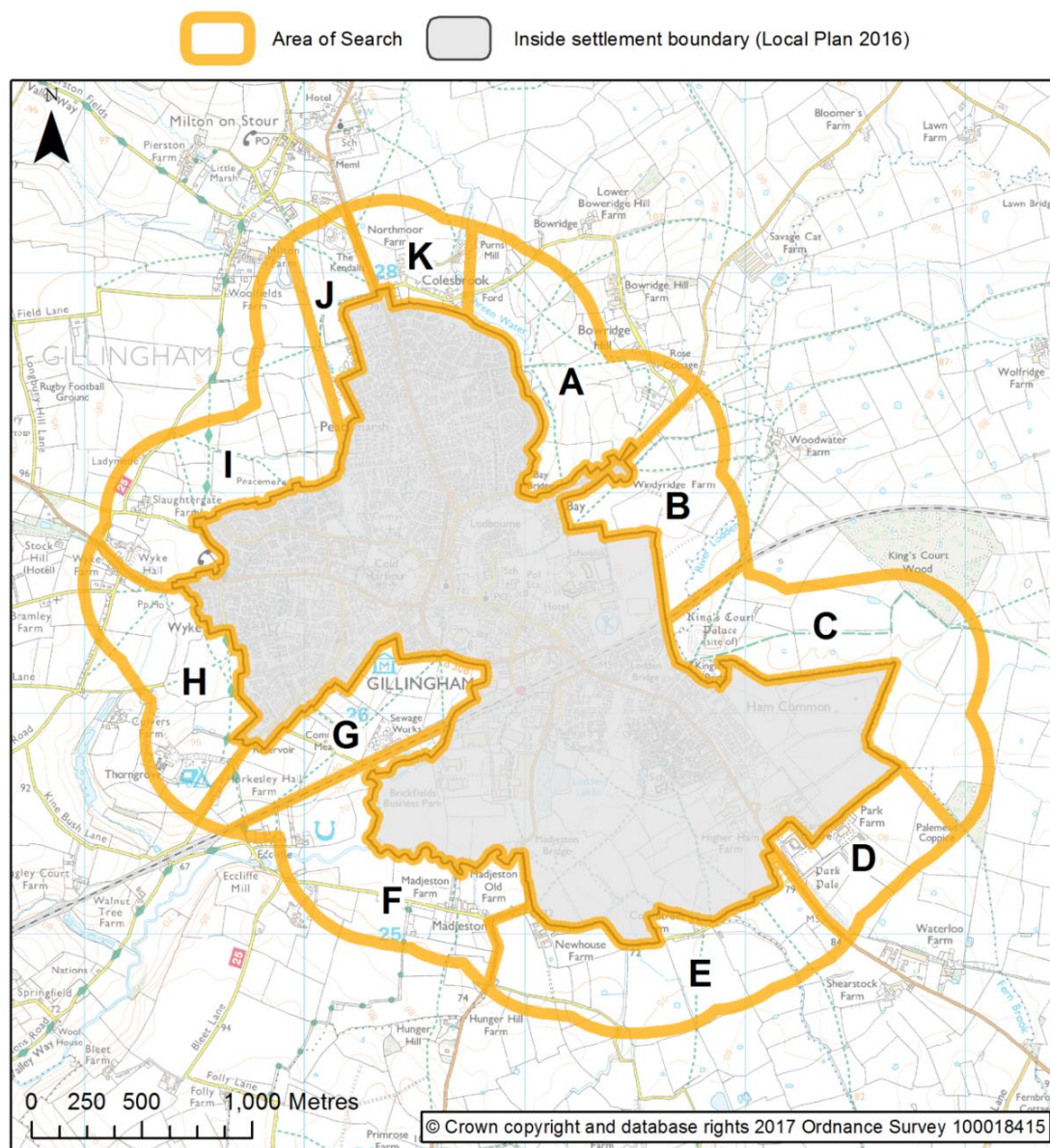
7.1.1 In considering potential future development options at Gillingham, the Council has undertaken a 360 degree search around the existing settlement boundary that is defined for the town. The search resulted in the identification of 11 areas (A to K), as shown in Figure 7.2.



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Figure 7.2: A map showing the areas of search surrounding Gillingham which were considered in the sustainability appraisal



- 7.1.2 The sustainability impacts of delivering development in each of these areas of search around Gillingham were assessed and evaluated.
- 7.1.3 The sustainability impacts associated with these options are summarised in Figure 7.3, with further details provided in Appendix A.

Figure 7.3: A table summarising the findings of the sustainability appraisal of the areas of search surrounding Gillingham

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

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Sustainability Objective	G			H			I			J			K		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Air	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Climate Change	-	-	--	-	-	--	-	-	-	-	-	-	-	-	-
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



- 7.1.4 The potential impacts upon biodiversity are likely to be least in the northern and north eastern side of Gillingham (particularly areas J, K and B). The areas of local wildlife importance are to the east (in areas C and D ) and west of Gillingham (close to areas G and H) of the settlement. In addition, records indicate the presence of European protected species including Otter, Water Vole, Bats and Great Crested Newt in each of the areas around Gillingham with the exception of area B to the east and areas J and K to the north.
- 7.1.5 The agricultural land surrounding Gillingham is classified as poor or very poor quality and there are no designated areas of geological interest. It is therefore considered unlikely that development would compromise soil quality or the conservation of areas of geological interest.
- 7.1.6 The River Stour flows through Gillingham, with its tributaries including Shreen Water, Fern Brook and the River Loddon branching out into those areas surrounding the settlement. All areas except E, to the south of the settlement include a watercourse and/or associated floodplain. Development adjacent to these watercourses has the potential to adversely affect the ecological and chemical status of these rivers and associated floodplain.
- 7.1.7 Climate change projections for the U.K indicate that the greater frequency of more extreme weather events in future is likely to lead to more regular and extreme flooding. Development upon the floodplains of these watercourses (all areas except area E) would have the potential to increase the vulnerability of development in these areas to climate change, particularly in the long term as the predicted effects of climate change become reality.
- 7.1.8 Gillingham is not within the AONB landscape designation. However, development on greenfield land has the potential for landscape and visual impacts.
- 7.1.9 The potential impacts upon the historic environment are likely to be least at area F to the south west of Gillingham. The heritage assets in the other areas surrounding the town include Wyke Conservation Area, the Scheduled Monuments to the east, southeast and west of the settlement, and the Milton on Stour Conservation Area and Colebrook Conservation Area to the north of the Gillingham. Development in these areas has the potential to impact upon these heritage assets and their setting.
- 7.1.10 Whilst all of the areas surrounding Gillingham may provide development which reasonably enables residents to access to the town centre by sustainable modes of transport, areas B and G are in close proximity to the town centre and would allow easy access by sustainable modes of transport. Other areas are more remote from the town centre, or located beyond rivers and their floodplains. Development in areas B and G would also support town centre regeneration and encourage a vibrant town centre, helping to develop a stronger local economy.
- 7.1.11 The analysis of the sustainability impacts helped to inform the decision regarding which areas have potential for development surrounding Gillingham, even if that potential is limited. The decisions made and the reasons for these decisions are presented in Figure 7.4.

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Figure 7.4: A table showing the areas of search surrounding Gillingham which have some possible development potential

Area	Name	Issues	Possible development potential?
A	Bowridge Hill	Impacts on the landscape and water quality. Part of this area is at risk of flooding.	X
B	Windyridge	Impacts on the landscape and water quality. Possible highways/access constraints. Part of this area is at risk of flooding.	✓
C	Royal Forest	Impacts on biodiversity, the landscape, water quality and heritage assets. Part of this area is at risk of flooding.	X
D	Park Farm	Impacts on biodiversity, the landscape, water quality and a heritage asset.	✓
E	Newhouse	Impacts on the landscape. Surface water flooding.	X
F	Madjeston	Impacts on the landscape and water quality. A large part of this area is at risk of flooding. There are odour issues relating to the sewage treatment works to the north of the railway line. Part of the area is within a Health and Safety Executive (HSE) consultation zone which is related to a use at Brickfields Business Park.	X
G	Common Mead	Impacts on biodiversity and water quality. Part of this area is at risk of flooding. There are odour issues relating to the sewage treatment works located within this area. Part of the area is within a Health and Safety Executive (HSE) consultation zone which is related to a use at Brickfields Business Park.	X
H	Wyke	Impacts on the landscape, water quality and heritage assets. Possible highways/access constraints. Possible development potential in this area relates to the southern part of this area of search and therefore not within	✓

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		close proximity of the Wyke Conservation Area.	
I	Peacemarsh	Impacts on the landscape, water quality and heritage assets. Possible highways/access constraints. Part of this area is at risk of flooding. Potential issue regarding coalescence with Milton on Stour. Possible development potential in this area relates to land north of Wavering Lane West.	✓
J	Milton on Stour	Impacts on the landscape, water quality and heritage assets. Part of this area is at risk of flooding. Potential issue regarding coalescence with Milton on Stour.	X
K	Colesbrook	Impacts on the landscape, water quality and heritage assets. Part of this area is at risk of flooding. Potential issue regarding coalescence with Milton on Stour.	X

7.1.12 Those areas of search (B, D, H and I) that have been identified as having some development potential will be subject to further detailed consideration through the Local Plan Review. The next stage in the Local Plan Review process will be to progress the plan towards the publication of a Preferred Options Document, taking into full consideration the responses to the consultation on this document.

## 8 Shaftesbury – Where should future development be located in Shaftesbury?

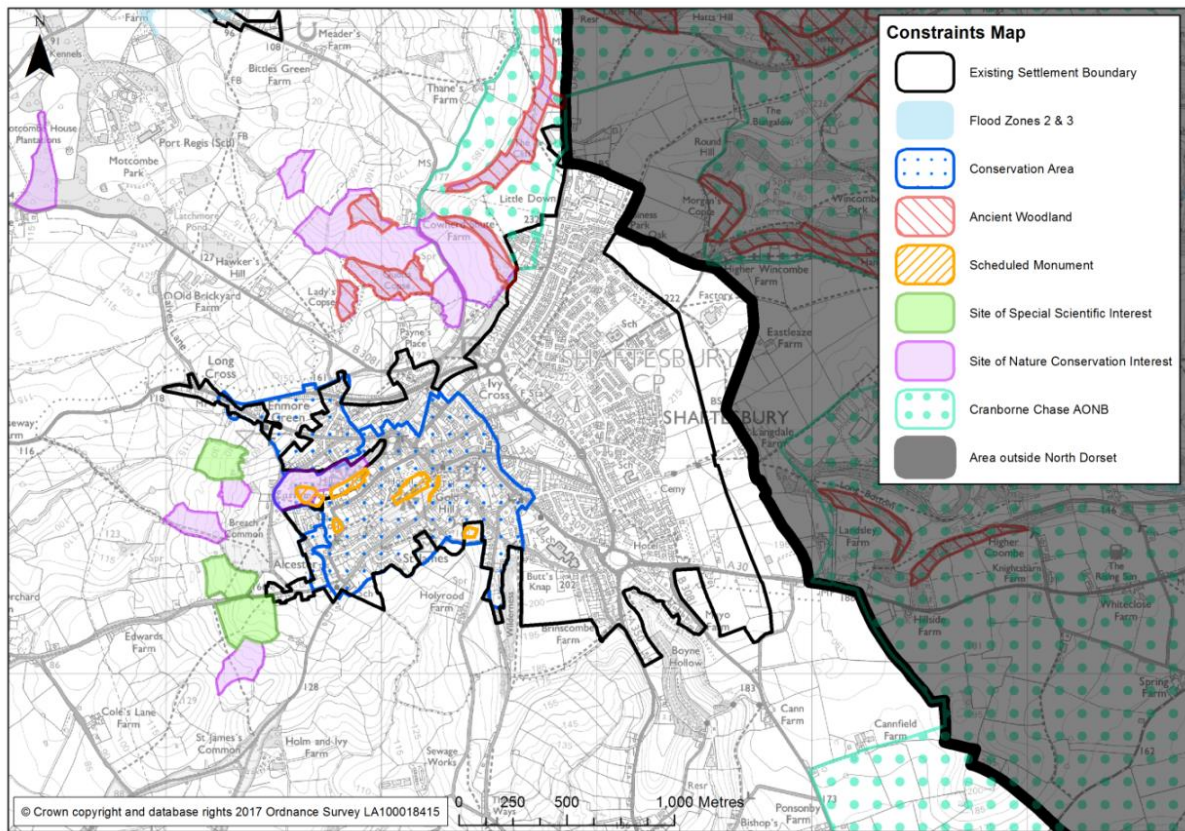
### 8.0. INTRODUCTION

- 8.0.1 Shaftesbury, along with Gillingham, provides services and facilities that serve residents who live in the northern part of the District and parts of Wiltshire immediately east of the town. The population of Shaftesbury is estimated to be 8,424<sup>12</sup>. The historic core of the town occupies a hilltop location and its attractive town centre supports a good range of shops and is a popular tourist destination. In terms of the highway network, both the north–south A350 route and the east–west A30 route pass through the town.
- 8.0.2 In recent years development at Shaftesbury has primarily been on land allocated to the eastern side. Most of the land that was allocated has now either been built out or has been granted planning permission. The county boundary with Wiltshire runs close to the eastern edge of the town, as does the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).
- 8.0.3 The potential constraints to new development at Shaftesbury are shown in Figure 8.1 and include:
- heritage assets including a conservation area that covers a large portion of the town, as well as 6 scheduled monuments and 280 listed buildings in and near to the town;
  - landscape constraints including the Cranborne Chase and West Wiltshire Downs AONB which is in proximity of the town;
  - biodiversity assets such as Sites of Special Scientific Interest to the west of the town, and Sites of Nature Conservation Interest in the town (Castle Hill) and to the west and north of the town;
  - the existing level of social infrastructure, particularly in terms of the schools and the doctors' surgery; and
  - the capacity and impact of the existing highways infrastructure including in respect of the A350 and the A30.

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<sup>12</sup> 2015 Mid-Year Estimates, Office for National Statistics

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



## 8.1. GENERAL DIRECTIONS FOR GROWTH AROUND SHAFTESBURY

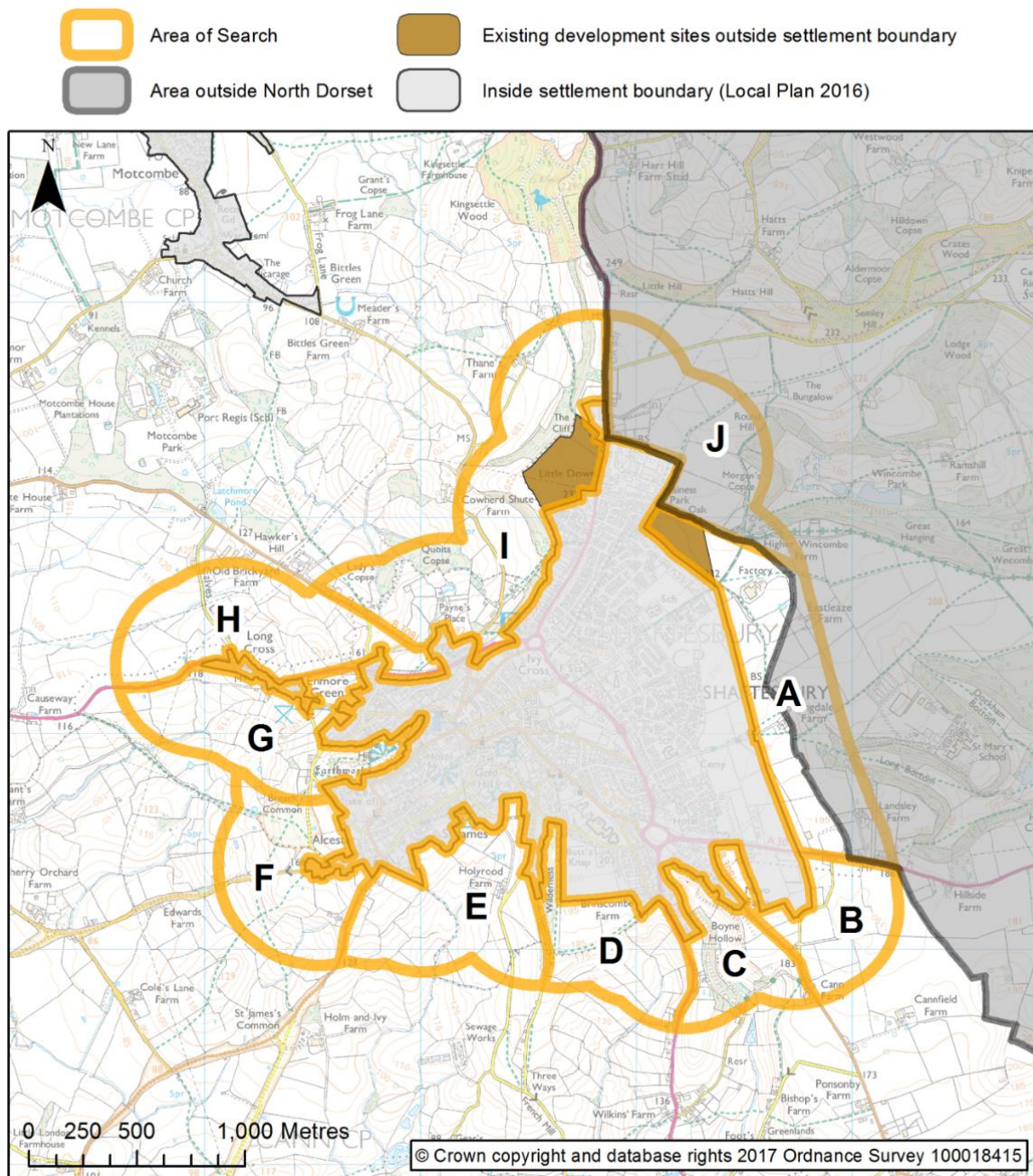
8.1.1 In considering potential future development options at Shaftesbury, the Council has undertaken a 360 degree search around the existing settlement boundary that is defined for the town. The search resulted in the identification of 10 areas (A to J), as shown in Figure 8.2.



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Figure 8.2: A map showing the areas of search surrounding Shaftesbury which were considered in the sustainability appraisal



- 8.1.2 The sustainability impacts of delivering development in each of these areas of search around Shaftesbury were assessed and evaluated.
- 8.1.3 The sustainability impacts associated with these options are summarised in Figure 8.3, with further details provided in Appendix A.

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Figure 8.3: A table summarising the findings of the sustainability appraisal of the areas of search surrounding Shaftesbury

Sustainability Objective	A			B			C			D			E		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-
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
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	0	0	0	0	0	-	-	-	-	-	-	-
Community	0	0	0	0	0	0	++	++	++	++	++	++	++	++	++
Housing	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Economy	0	0	0	0	0	0	++	++	++	++	++	++	++	++	++



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Sustainability Objective	F	G			H			I			J		
		Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	--	--	--	--	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	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
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	-	-	-	-	-	-	-	-	-	-	-	-	-
Historic Environment	--	--	--	--	-	-	-	-	-	-	-	-	-
Community	0	0	0	0	0	0	0	0	0	0	0	0	0
Housing	++	++	++	++	++	++	++	++	++	++	++	++	++
Economy	0	0	0	0	0	0	0	0	0	0	0	0	0

This area is not within North Dorset district.

- 8.1.4 The potential adverse impacts upon biodiversity are likely to be least on the eastern side of Shaftesbury (area A). The greatest potential for adverse biodiversity impacts are to the west of Shaftesbury (particularly areas F, G and I), where the ‘Breach Fields’ Site of Special Scientific Interest and sites of local wildlife importance (Sites of Nature Conservation Interest – SNCI) are located. Records indicate the presence of bats to the south of Shaftesbury (areas B, C, D and E), which are European protected species.
- 8.1.5 Development on the eastern and south-eastern sides of Shaftesbury (areas A, B, and C) would result in the loss of ‘very good’ grade agricultural land.
- 8.1.6 Area C to the south of Shaftesbury includes a Groundwater Source Protection Zone 1, indicating that a drinking water source is either within, or in close proximity to this area.
- 8.1.7 The Cranborne Chase and West Wiltshire AONB landscape designation wraps around the northern, eastern and southern sides of Shaftesbury. Of those areas of search within North Dorset only the northern part of area I is within the AONB, although development in remaining areas surrounding the settlement would have the potential to affect the setting of the AONB designation , with the exception of areas F and G on the western side of the settlement.
- 8.1.8 The greatest potential for adverse impacts upon the historic environment would result from development on the southern and western sides of the settlement (areas D, E, F, G and H), where development may adversely affect the Shaftesbury Conservation Area and the Scheduled Monuments and the setting of these features of historic importance.
- 8.1.9 Whilst all of the areas surrounding Shaftesbury may provide development which reasonably enables residents to access to the town centre by sustainable modes of transport, development at areas C, D and E to the south of the town has the greatest potential to allow easy access to the town centre due to its close proximity. Development in areas C, D and E would also support town centre regeneration and encourage a vibrant town centre, helping to develop a stronger local economy.
- 8.1.10 The analysis of the sustainability impacts helped to inform the decision regarding which areas have potential for development surrounding Shaftesbury, even if that potential is limited. The decisions made and the reasons for these decisions are presented in Figure 8.4.

Figure 8.4: A table showing the areas of search surrounding Shaftesbury which have some possible development potential

Area	Name	Issues	Possible development potential?
A	Land to the east of Shaftesbury	Impacts on the setting of the AONB and the landscape. The distance to local services and facilities situated within the town centre. Part of this area is identified as a housing growth area in	✓

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		<p>LPP1 and has been granted outline planning permission for residential development (shown on Figure 8.2).</p> <p>Sustainable Drainage Systems (SuDS) have been dug along the western edge of area A to serve the recent residential developments on the east of the town.</p> <p>Furthermore, part of this area is currently safeguarded for an outer bypass.</p> <p>The boundary with Wiltshire County runs through the middle of this area. NDDC would only be able to propose development within its Plan Area as part of the Local Plan Review.</p>	
B	Land between Salisbury Road (A30) and Higher Blandford Road	<p>Impacts on setting of the AONB and the landscape.</p> <p>The distance to local services and facilities situated within the town centre.</p> <p>Noise and disturbance etc from possible future employment uses on the land to the south of A30 may impact on the living conditions of future occupiers of a residential development.</p>	✓
C	Land Higher Blandford Road and A350	<p>Impacts on the landscape.</p> <p>There is significant amount of large trees on this site.</p> <p>The area contains Boyne Hollow and the topography is particularly uneven.</p> <p>There are important views from Shaftesbury within this area.</p>	X
D	Land between A350 and French Mill Lane	<p>Impacts on the landscape.</p> <p>The topography is uneven in this area and there are important views from Shaftesbury.</p> <p>Although a large part of this area is considered unsuitable for development there may be potential that a limited amount of land could be identified for development to the south of Shaftesbury School Playing Fields. However, this would be dependent on the land not be required for education purposes.</p> <p>There are possible access/highways constraints relating to this land.</p>	✓
E	Land between French Mill Lane and the B3091	<p>Impacts on the landscape and heritage assets.</p> <p>The topography is uneven in this area and there are important views from Shaftesbury.</p>	X

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F	Land between B3091 and Breach Common	Impacts on biodiversity, the landscape and heritage assets. The topography is uneven in this area and there are important views from Shaftesbury.	X
G	Land south of Long Cross and A30	Impacts on biodiversity, the landscape and heritage assets. The topography is uneven in this area and there are important views from Shaftesbury.	X
H	Land north of Long Cross and A30	Impacts on the landscape and heritage assets. The topography is uneven in this area. The area also includes land that will be developed for the construction of the Enmore Green Link Road.	X
I	Land between B3081 and A350	Impacts on biodiversity, AONB/setting of the AONB and the landscape. The topography is uneven in this area and there are important views from Shaftesbury. Part of this area is identified as a housing growth area in LPP1 and has been granted outline planning permission for residential development (shown in Figure 8.2). The Council considers that there is no potential to identify further land for large scale development beyond that subject to the outline planning permission.	✓
J	Land between A350 and Higher Wincombe Farm	This area is not within North Dorset district. Any future allocation relating to this land would have to be made by Wiltshire Council.	

8.1.11 Those areas of search (A, B, D, and I) that have been identified as having some development potential will be subject to further detailed consideration through the Local Plan Review. The next stage in the Local Plan Review process will be to progress the plan towards the publication of a Preferred Options Document, taking into full consideration the responses to the consultation on this document.

## 9 Sturminster Newton – Where should future development be located in Sturminster Newton?

### 9.0. INTRODUCTION

9.0.1 Sturminster Newton is located in the western part of North Dorset. It comprises of the main town of Sturminster on the northern side of the River Stour and the smaller village of Newton to the south. It, along with Stalbridge and Marnhull, provides services and facilities that serve residents who live in the western part of the District. The population of Sturminster Newton is 4,462<sup>13</sup>.

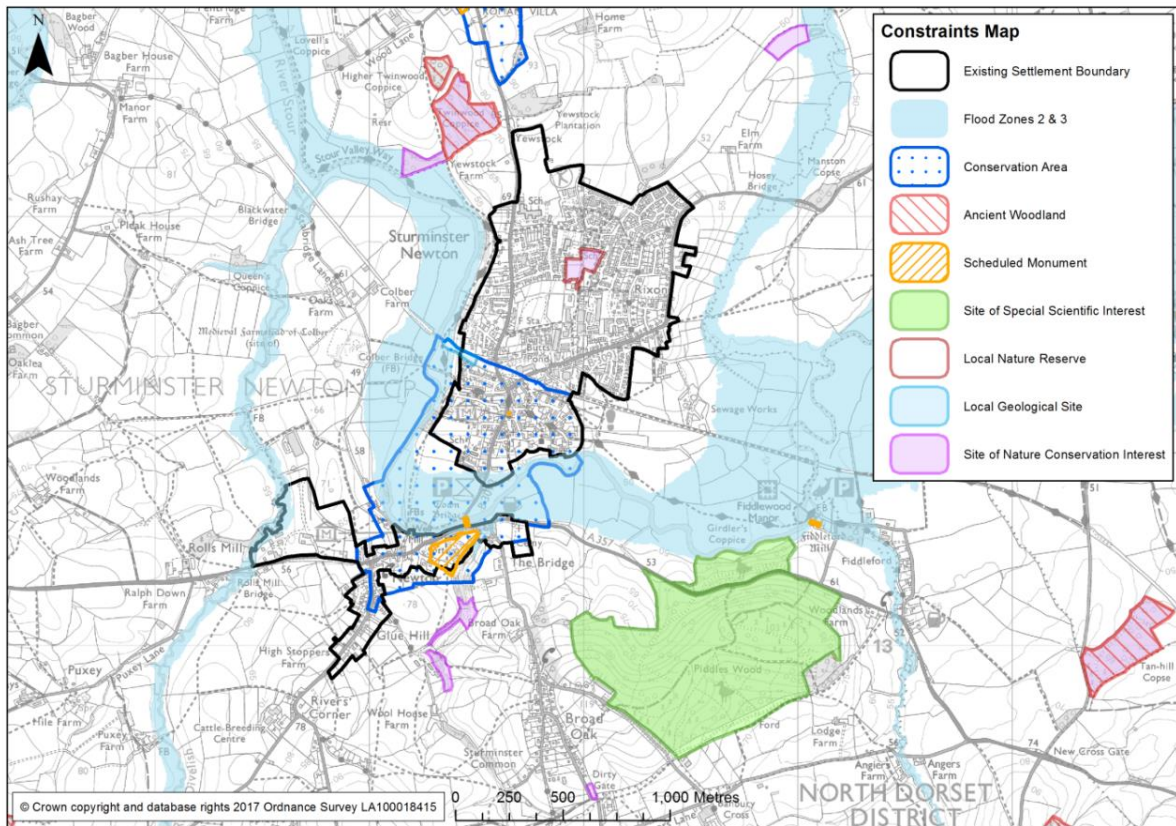
9.0.2 Potential constraints to new development at Sturminster Newton are shown in Figure 9.1 and include:

- a large number of heritage assets including a conservation area that covers, amongst other things, a sizeable part of the town centre;
- a constrained highway network, especially the B3092 that passes through the town centre;
- the risk of flooding relating the River Stour; and
- the uneven topography of the land that surrounds the town.

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<sup>13</sup> 2015 Mid-Year Estimates, Office for National Statistics

Figure 9.1: A map showing the environmental designations in Sturminster Newton and surrounding areas.



## 9.1. GENERAL DIRECTIONS FOR GROWTH AROUND STURMINSTER NEWTON

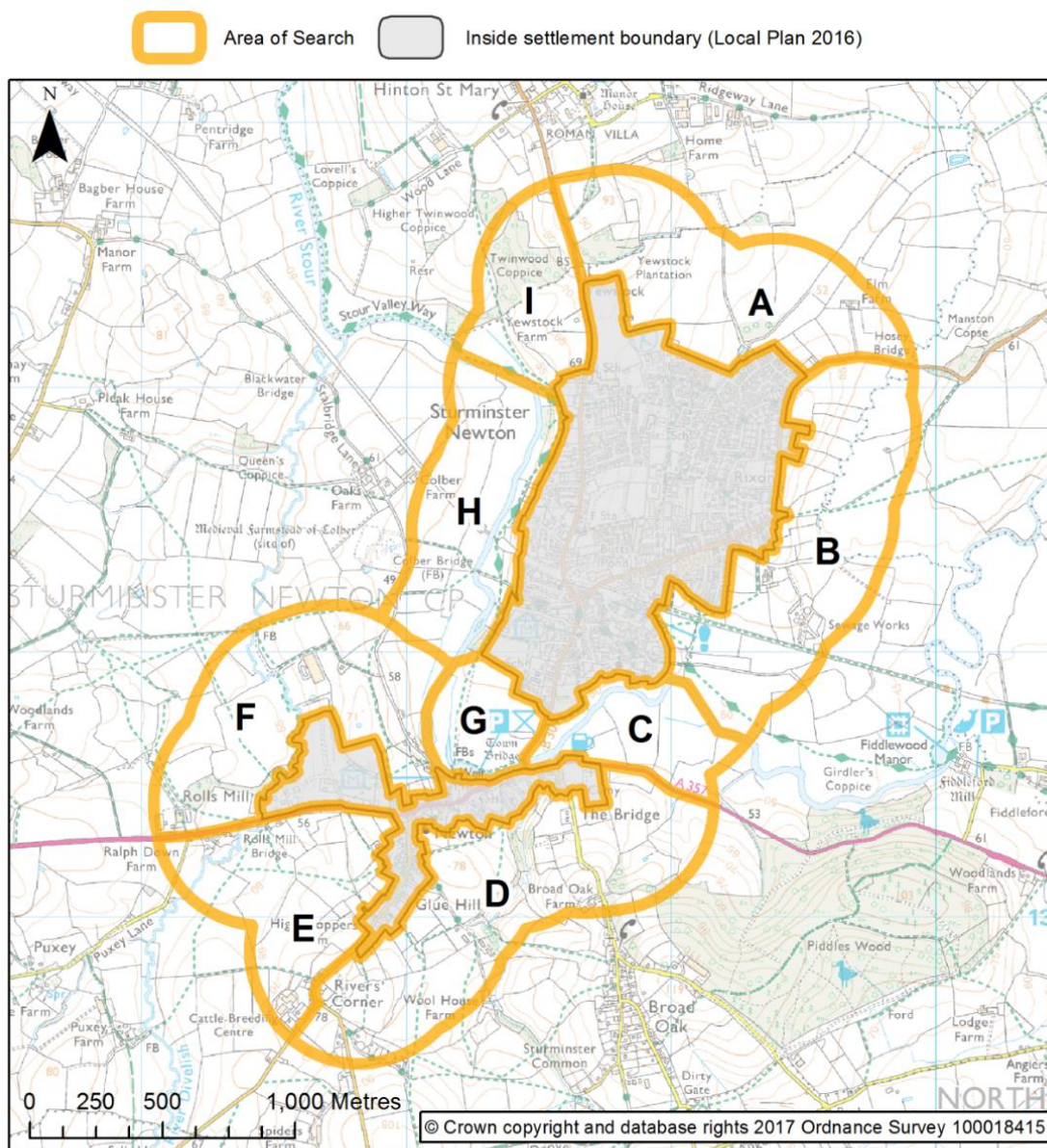
9.1.1 In considering potential future development options at Sturminster Newton, the Council has undertaken a 360 degree search around the existing settlement boundary that is defined for the town. The search resulted in the identification of 9 areas (areas A to I), as shown in Figure 9.2.



# Sustainability Appraisal Issues and Options

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Figure 9.2: A map showing the areas of search surrounding Sturminster Newton which were considered in the sustainability appraisal



- 9.1.2 The sustainability impacts of delivering development in each of these areas of search around Sturminster Newton were assessed and evaluated.
- 9.1.3 The sustainability impacts associated with these options are summarised in Figure 9.3, with further details provided in Appendix A.



# Sustainability Appraisal Issues and Options

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Figure 9.3: A table summarising the findings of the sustainability appraisal of the areas of search surrounding Sturminster Newton

Sustainability Objective	A			B			C			D			E		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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

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Sustainability Objective	F			G			H			I		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0
Water	--	--	--	--	--	--	--	--	--	--	--	--
Air	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	-	-	-	-	-	-	-	-	-	-	-	-
Landscape	-	-	-	-	-	-	-	-	-	-	-	-
Historic Environment	--	--	--	--	--	--	--	--	--	--	--	--
Community	0	0	0	++	++	++	0	0	0	0	0	0
Housing	++	++	++	++	++	++	++	++	++	++	++	++
Economy	0	0	0	++	++	++	0	0	0	0	0	0

- 9.1.4 The greatest potential for adverse impacts upon biodiversity is on the northern and eastern sides of Sturminster Newton, due to the location of sites of local importance for wildlife to the north and the Piddles Wood Site of Special Scientific Interest to the south east of the site. In addition to these wildlife designations, records indicate the presence of Otter, a European Protected Species, in the areas surrounding the settlement, largely due to the habitat created by the River Stour and its tributaries which flow through and around Sturminster Newton.
- 9.1.5 The River Stour , and its tributaries the River Divelish and Chivrick’s Brook, flow along the eastern, southern and western sides of Sturminster Newton. The watercourses and associated flood plains occupy large areas around the settlement. Development in all areas except area D to the south of the settlement has the potential to adversely affect the water quality, and the chemical and ecological status, of these water bodies. Furthermore, flooding development in these areas may be subject to flooding, particularly in the long term as the potential for flooding increases with climate change.
- 9.1.6 Sturminster Newton is not within the AONB landscape designation. However, development on greenfield land surrounding the settlement has the potential for negative landscape and visual impacts.
- 9.1.7 Sturminster Newton and its surrounding areas are rich in heritage assets. The Sturminster Newton Conservation Area, within which the ‘Sturminster Castle’ Scheduled Monument is situated, occupies the southern half of Sturminster Newton. The Hinton St Mary Conservation Area , within which is the ‘Remains of Roman Building’ , is located to the north of the settlement. Development in all areas around Sturminster Newton has the potential to adversely affect these heritage assets, with the greatest potential for adverse impacts to the south of the town (areas C, D, F and G) and north of the town (areas A and I).
- 9.1.8 Whilst all of the areas surrounding Sturminster Newton may provide development which reasonably enables residents to access to the town centre by sustainable modes of transport, the River Stour may restrict access to the town centre and some areas are more remote from the town centre. Development at areas B and G has the greatest potential to allow easy access to the town centre. Development in these areas would also support town centre regeneration and encourage a vibrant town centre, helping to develop a stronger local economy.
- 9.1.9 The analysis of the sustainability impacts helped to inform the decision regarding which areas have potential for development surrounding Sturminster Newton, even if that potential is limited. The decisions made and the reasons for these decisions are presented in Figure 9.4.

# Sustainability Appraisal Issues and Options

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Figure 9.4: A table showing the areas of search surrounding Sturminster Newton which have some possible development potential

Area	Name	Issues	Possible development potential?
A	Land between B3092 and Manston Road	Impacts on the landscape, water quality and heritage assets. Part of this area is identified as a housing growth area (Land north of Northfields) in LPP1.	✓
B	Land to the east of Sturminster	Impacts on biodiversity, the landscape and water quality. Part of this area is also at risk of flooding. Odour issues relating to the sewage treatment works off Bull Ground Lane. Also highways/access constraints in respect of Bull Ground Lane. Although a large part of this area is considered unsuitable for development part of this area is identified as a housing growth area (Land east of the former Creamery) in LPP1. There might be potential that further land could be identified for development to the north east of this housing growth area.	✓
C	Land between the River Stour and the A357	Impacts on biodiversity, the landscape, water quality and heritage assets. A large part of this area is at risk of flooding. Poor accessibility to local services and facilities situated within the town centre.	X
D	Land to the south of Newton	Impacts on biodiversity, the landscape and heritage assets. Poor accessibility to local services and facilities situated within the town centre.	X
E	Land between Glue Hill and the A357	Impacts on the landscape and water quality. Poor accessibility to local services and facilities situated within the town centre.	X
F	Land surrounding North Dorset Business Park	Impacts on the landscape, water quality and heritage assets. Part of this area is at risk of flooding. Living conditions/amenity issues relating to locating residential development adjacent to employment uses.	X
G	Land to the south of	Impacts on the landscape, water quality and heritage	X

# Sustainability Appraisal Issues and Options

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	Sturminster Newton Recreation Ground	assets. A large part of this area is at risk of flooding.	
H	Land to the west of the River Stour	Impacts on the landscape and water quality. Highways/access constraints. A large part of this area is at risk of flooding.	<b>X</b>
I	Land at Yewstock Farm	Impacts on biodiversity, the landscape, water quality and a heritage asset. A small part of this area is also at risk of flooding.	<b>X</b>

9.1.10 Those areas of search (A and B) that have been identified as having some development potential will be subject to further detailed consideration through the Local Plan Review. The next stage in the Local Plan Review process will be to progress the plan towards the publication of a Preferred Options Document, taking into full consideration the responses to the consultation on this document.

# Sustainability Appraisal Issues and Options

## 10 Stalbridge – Where should possible future development be located in Stalbridge?

### 10.0. INTRODUCTION

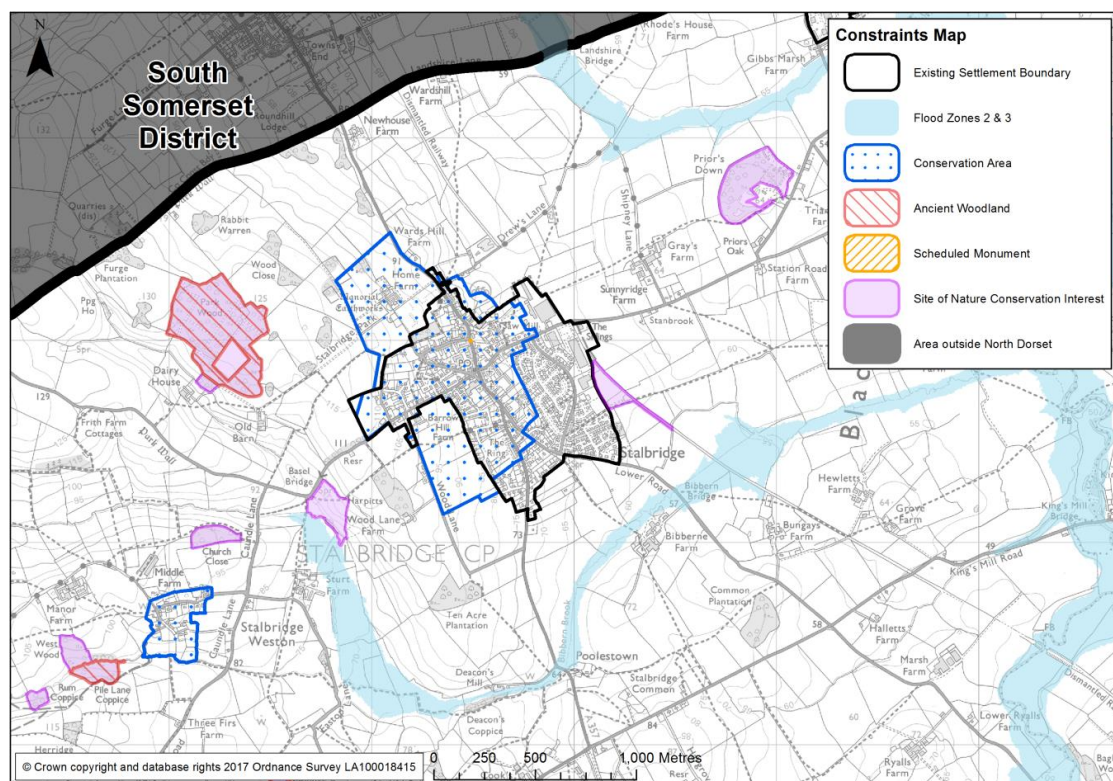
10.0.1 Stalbridge is located in the western part of North Dorset, close to the border with Somerset. It, along with Sturminster Newton and Marnhull, provides services and facilities that serve residents who live in the western part of the District. The population of Stalbridge is 2,753<sup>14</sup>.

10.0.2 As shown in Figure 10.1, potential new development at Stalbridge is constrained by:

- a number of heritage assets including a conservation area that covers a large part of the town and land beyond the settlement boundary including to the north and west of the town; and
- an inadequate highway network, particularly relating to the A357 that passes through the town.

10.0.3 In addition to the above there is an area to the south of Stalbridge which is at risk of flooding. However, given the fact that any potential growth at Stalbridge is likely to be limited in scale, flooding is unlikely to be a constraint.

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



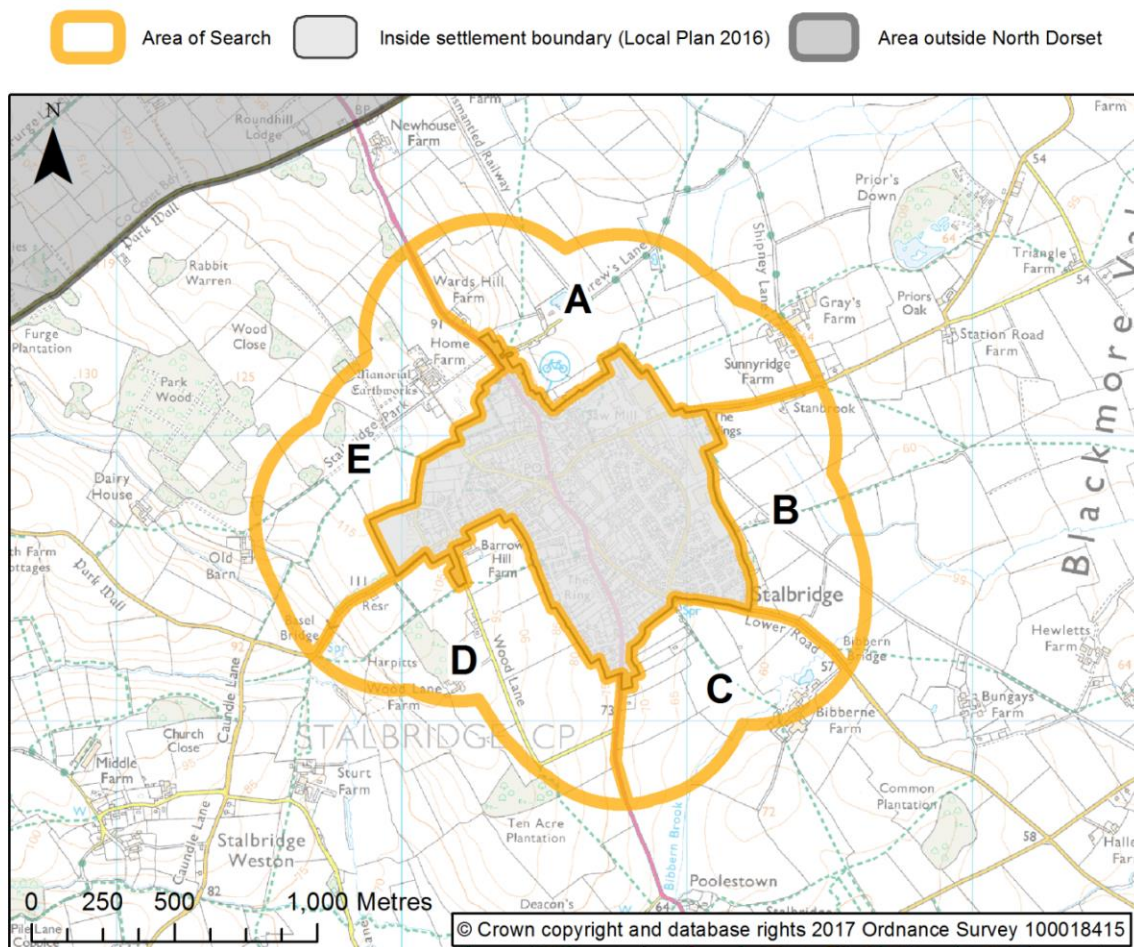
<sup>14</sup> 2015 Mid-Summer Estimates, Office for National Statistics



## 10.1. GENERAL DIRECTIONS FOR GROWTH AROUND STALBRIDGE

10.1.1 In considering potential future development options at Stalbridge, the Council has undertaken a 360 degree search around the existing settlement boundary that is defined for the town. The search has resulted in the identification of 5 areas (areas A to E), as shown in Figure 10.2.

Figure 10.2: A map showing the areas of search surrounding Stalbridge which were considered in the sustainability appraisal



10.1.2 The sustainability impacts of delivering development in each of these areas of search around Stalbridge were assessed and evaluated.

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

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Figure 10.3: A table summarising the findings of the sustainability appraisal of the areas of search surrounding Stalbridge

Sustainability Objective	A			B			C			D			E		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	0	0	0	0	0	0	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
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
Landscape	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Historic Environment	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0
Community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Housing	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Economy	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++

- 10.1.4 There are a series of areas of local nature importance surrounding Stalbridge. The potential adverse impacts upon biodiversity are likely to be least on the southern side of Stalbridge (area C) with the greatest potential for adverse biodiversity impacts at areas B and D due to the location of sites of local wildlife importance.
- 10.1.5 The Stalbridge Conservation Area occupies the western side of the settlement, resulting in potential significant impacts upon areas D and E.
- 10.1.6 Stalbridge is not within the AONB landscape designation. However, development on greenfield land surrounding the settlement has the potential for negative landscape and visual impacts.
- 10.1.7 Development in all areas surrounding Stalbridge would enable residents to access the services and facilities in the town centre by sustainable modes of transport. Whilst Stalbridge does offer some services and facilities, there are fewer opportunities than for example the main towns in North Dorset.
- 10.1.8 Development in all areas would also support town centre regeneration and encourage a vibrant town centre, helping to develop a stronger local economy.
- 10.1.9 The analysis of the sustainability impacts helped to inform the decision regarding which areas have potential for development surrounding Stalbridge, even if that potential is limited. The decisions made and the reasons for these decisions are presented in Figure 10.4.

Figure 10.4: A table showing the areas of search surrounding Stalbridge which have some possible development potential

Area	Name	Issues	Possible development potential?
A	Land between A357 and Station Road	Impacts on the landscape. Possible highways constraints relating to the capacity of the highway network at Stalbridge.	✓
B	Land between Station Road and Lower Road	Impacts on biodiversity and the landscape. Possible highways constraints relating to the capacity of the highway network at Stalbridge.	✓
C	Land between Lower Road and Thornhill Road	Impacts on the landscape. Possible highways constraints relating to the capacity of the highway network at Stalbridge.	✓
D	Land between Thornhill Road and Barrow Hill	Impacts on biodiversity, the landscape and a heritage asset. Possible highways constraints relating to the capacity of the highway network at Stalbridge.	✓

# Sustainability Appraisal Issues and Options

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E	Land between Barrow Hill and A357	Impacts on the landscape and heritage assets. Possible highways constraints relating to the capacity of the highway network at Stalbridge.	<b>X</b>
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10.1.10 Those areas of search (A to D) that have been identified as having some development potential will be subject to further detailed consideration through the Local Plan Review. The next stage in the Local Plan Review process will be to progress the plan towards the publication of a Preferred Options Document, taking into full consideration the responses to the consultation on this document.

## 11 The Villages

### 11.0. INTRODUCTION

11.0.1 The National Planning Policy Framework (NPPF) recognises the intrinsic character and beauty of the countryside and the need to support thriving rural communities within it.

11.0.2 There are a substantial number of villages located within North Dorset. Eighteen of these are defined as larger villages in the North Dorset Local Plan Part 1 (LPP1). The larger villages, shown on the map below, are: Bourton, Charlton Marshall, Child Okeford, East Stour, Fontmell Magna, Hazelbury Bryan, Iwerne Minster, Marnhull, Milborne St Andrew, Milton Abbas, Motcombe, Okeford Fitzpaine, Pimperne, Shillingstone, Stourpaine, Winterborne Kingston, Winterborne Stickland and Winterborne Whitechurch.



# Sustainability Appraisal Issues and Options

## 11.1. IDENTIFICATION OF ALTERNATIVES

- 11.1.1 The existing approach towards the villages, provided in Policy 2 (Core Spatial Strategy) of the North Dorset Local Plan Part 1 (LPP1), states that the growth in the eighteen larger villages will be at a level to meet local needs only, with growth instead focussed towards the four main towns (Blandford, Gillingham, Shaftesbury and Sturminster Newton).
- 11.1.2 The approach towards the spatial strategy is considered in Chapter 5 of this sustainability appraisal, and it considers the approach of focusing development towards the eighteen larger villages and Stalbridge. However, this Chapter on the villages considers whether local or strategic needs should be met by the eighteen larger villages.

## 11.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

- 11.2.1 The following options for the villages were considered by the sustainability appraisal:

**A. Development to meet only local needs at the eighteen larger villages**

**B. Development to meet strategic needs at the eighteen larger villages**

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

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

- 11.2.3 The approach of providing development to meet only the local needs at the eighteen larger villages (option A) will result in some development coming forward in rural areas and the larger, strategic development being focused towards the four main settlements. Providing more development at the eighteen villages, to meet the strategic needs of the District (option B), will result in the urbanisation of rural areas.
- 11.2.4 The areas of importance for wildlife within North Dorset are distributed across the plan area, both within the larger settlements and rural areas, and therefore both options are considered likely to result in adverse environmental impacts upon biodiversity.



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- 11.2.5 Water courses and their associated flood zones are also located across the plan area and therefore both options may result in adverse impacts upon water quality, and also upon climate change due to the risk of flooding, particularly in the long term as the effects of climate change are experienced.
- 11.2.6 Development may cause air quality issues, particularly in areas with existing air quality issues such as Gillingham where monitoring has indicated high levels of particulate matter (PM10). Focusing development towards the villages is therefore unlikely to exacerbate existing air quality issues.
- 11.2.7 Development may result in the loss of productive agricultural soils in both the larger settlements (such as Blandford and Shaftesbury), and in high grade agricultural land in rural areas (principally between the settlements of Blandford and Shaftesbury and to the northeast of Shaftesbury). However, development may result in the regeneration of derelict, degraded, and contaminated soils, the vast majority of which are within the main settlements. Therefore, focusing development at the major settlements (option A) is likely to result in an overall neutral impact upon soil quality, with adverse impacts associated with development in rural areas.
- 11.2.8 The areas of landscape importance, such as the AONBs, and heritage assets within North Dorset are distributed across the plan area, both within the larger settlements and rural areas, and development has the potential to result in adverse impacts upon these features. Focusing development towards the larger villages of North Dorset (option B) would result in the urbanisation of rural areas, including those in the AONBs, potentially resulting in a more significant adverse impact upon the landscape and the setting of heritage assets.
- 11.2.9 Focusing development at the main settlements (option A) will provide residents with the opportunity to access the wide range of services and facilities in these developed areas by sustainable modes of transport. This approach would direct development towards areas with strong neighbourhood centres, helping to encourage a more inclusive society and prevent rural isolation. Development at the larger villages (option B) would result in future occupiers being unable to access the full range of services and facilities locally, by sustainable modes of transport, and may result in rural isolation.
- 11.2.10 Both options would result in the provision of housing. However, since housing need is generally greater at the larger settlements, focusing development at the larger villages (option C) is less likely to meet the community's housing need.
- 11.2.11 Focusing employment land towards the main settlements rather than the villages (option A), will provide employment land in those areas where business demand is highest and the transport and communications infrastructure is appropriate. This approach will also encourage vibrant town centres and support town centre regeneration, helping to encourage a stronger local economy.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## 12 Affordable Housing

### 12.0. INTRODUCTION

- 12.0.1 Affordable housing refers to certain types of housing, including social rented and intermediate housing, that are provided to eligible households whose needs are not met by the market.
- 12.0.2 Exception sites are sites for affordable housing which would not normally be granted planning consent for open market housing. This allows sites, with relatively low land values, to provide for 100% affordable housing without a fundamental policy objection.

### 12.1. IDENTIFICATION OF ALTERNATIVES

#### POLICY 8 (AFFORDABLE HOUSING) OF THE NORTH DORSET LOCAL PLAN PART 1

- 12.1.1 Policy 8 (Affordable Housing) in the North Dorset Local Plan Part 1 (LPP1) outlines the Council's current policy approach to affordable housing. It requires development which delivers eleven or more net additional dwellings and which has a combined floorspace of more than 1,000 square metres to provide affordable housing.
- 12.1.2 It also outlines that on schemes of six to ten dwellings in Areas of Outstanding Natural Beauty financial contributions for the provision of affordable housing elsewhere will be sought.
- 12.1.3 This policy approach was written in line with a Written Ministerial Statement (WMS) dated 28 November 2014. However, during the Examination of the LPP1, the WMS had been successfully challenged in the High Court<sup>15</sup>. The consequence of the judgement was that policies in the WMS must not be treated as a national consideration in development management and development plan procedures and decisions. The Council considered the implications of the judgement but proceeded on the basis of Policy 8 in the plan, opting to address the matter of affordable housing thresholds with through the Local Plan Review.
- 12.1.4 The Government successfully appealed against the decision made in the High Court, and therefore the thresholds in Policy 8 of the LPP1 are considered consistent with national policy. Therefore, there are no reasonable alternatives considered in this instance.

#### SIZE THRESHOLDS OF AFFORDABLE HOUSING EXCEPTION SITES

- 12.1.5 Further to the above, Policy 9 states that *'when searching for a rural exception site at a settlement, a rural exception affordable housing site should be sought, in the first instance, on a site with a capacity for no more than nine dwellings in total (including both affordable and market elements)'*.

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<sup>15</sup> West Berkshire District Council and Reading Borough Council v Secretary of State for Communities and Local Government

- 12.1.6 A possible alternative approach would be to remove the requirement for rural exception sites to provide a maximum of nine dwellings, where a local need for greater than nine affordable dwellings could be demonstrated.

## EXCEPTION SITES ADJACENT TO THE MAIN TOWNS IN NORTH DORSET

- 12.1.7 Policy 9 (Rural Exception Affordable Housing) sets out that rural exception affordable housing schemes will only be permitted:
- within or adjoining the built-up area of the District's smaller villages; and
  - areas adjoining the settlement boundaries at Stalbridge and the larger villages
- 12.1.8 The existing policy therefore does not allow for rural exception affordable housing within or adjoining the larger settlements of Blandford (Forum and St Mary), Gillingham, Shaftesbury or Sturminster Newton.
- 12.1.9 An alternative approach is considered to be to allow exception sites to come forward adjacent to the four main towns within the District.

## MARKET HOUSING ON EXCEPTION SITES

- 12.1.10 Policy 9 of the adopted Local Plan allows for a small number of market homes as part of the rural exception affordable housing scheme, which should not exceed one third of the total number of homes being proposed.
- 12.1.11 A reasonable alternative to this approach would be to prevent the cross-subsidy of affordable housing from market housing.

## 12.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

### SIZE THRESHOLDS OF AFFORDABLE HOUSING EXCEPTION SITES

- 12.2.1 The following options for the size thresholds of affordable housing exception site were considered by the sustainability appraisal:
- A. Retain the size threshold for affordable housing exception sites at nine dwellings**
  - B. Remove the size threshold for affordable housing exception sites**
- 12.2.2 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

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

- 12.2.3 Retaining the size threshold for affordable housing exception sites at nine dwellings (option A) is likely to result in a degree of affordable housing coming forward in rural areas. However, in those rural areas where the demand for affordable housing is greater, this approach may prevent sufficient affordable housing coming forward to meet the need. The Sustainability Appraisal Scoping Report highlighted the need for affordable housing, reporting that there are 693 people on the affordable housing register in North Dorset (in April 2016). More recently, this figure has increased, reaching approximately 1050 people in September 2017, underlining the ever increasing need for affordable housing. It is unlikely that this approach will deliver sufficient affordable housing to meet the needs of the community in the short and medium term. The years of under provision of affordable housing that may result from this approach could cause an increasingly wide deficit between affordable housing supply and demand, resulting in a significant effect.
- 12.2.4 The approach of restricting the size of affordable housing exception sites to 9 dwellings (option A) will prevent large affordable housing schemes from coming forward in rural areas. Ensuring that only smaller scale developments are permitted in rural areas will reduce the environmental impacts of such schemes.
- 12.2.5 Removing the size threshold (option B) would effectively allow larger exception schemes to come forward in rural areas in instances where it could be demonstrated that the local need exceeded more than nine dwellings. This approach is likely to result in larger exception sites coming forward.
- 12.2.6 Permitting developments of greater than 9 dwellings in rural areas has the potential to result in major development in the countryside. This is likely to result in adverse environmental impacts. Large scale development in the countryside is likely to significantly change the character of rural areas, significantly affecting the landscape and setting of heritage assets, some of which area of national importance (such as the AONB and Scheduled Monuments). Longer term significant adverse impacts upon water quality and

climate change, due to the potential for development adjacent to watercourses and their floodplains, and upon biodiversity due to large urban development in rural areas increasing pressure upon habitats and species, may be experienced. However, it is appreciated that other development management policies would be taken into account when considering such schemes.

12.2.7 Furthermore, larger scale development in rural areas has the potential to result in future occupants having fewer opportunities to access services and facilities than they would in the towns within the District, and may potentially lead to rural isolation.

12.2.8 Larger scale residential development in rural areas will also not encourage more vibrant town centres in North Dorset or the regeneration of town centres.

## AFFORDABLE HOUSING EXCEPTION SITES ADJACENT TO THE FOUR MAIN TOWNS IN NORTH DORSET

12.2.9 The following options for the size thresholds of affordable housing exception sites adjacent to the main towns were considered by the sustainability appraisal:

**A. Continue to prevent affordable housing exception sites adjacent to the main towns**

**B. Allow affordable housing exception sites in those areas adjacent to the main towns**

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

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

12.2.11 Preventing affordable housing exception sites adjacent to the main towns in North Dorset (option A) is likely to focus the development of affordable housing schemes towards the more rural areas of the District. The subsequent adverse environmental effects of this are likely to be mainly upon the landscape and heritage assets, resulting from a change in the character of rural areas affecting the rural landscape and the setting of heritage assets.

# Sustainability Appraisal Issues and Options

- 12.2.12 This approach will allow a degree of affordable housing to come forward, but not sufficient to meet the needs. The years of under provision of affordable housing would result in an increasingly large deficit in the affordable housing which is delivered, causing the number of people on the affordable housing register to grow, with a significant effect in the long term.
- 12.2.13 Furthermore, the development which does come forward is likely to be in more rural areas, resulting in future occupants having fewer opportunities to access services and facilities, and may potentially lead to rural isolation. However, in light of the likely scale of the development which comes forward, the impact is unlikely to be significant.
- 12.2.14 From an economic perspective, this approach is unlikely to vibrant town centres or support town centre regeneration.
- 12.2.15 The approach of allowing affordable housing exception sites in those areas adjacent to the main towns (option B) would allow for affordable housing development to be focused towards more urbanised areas. This approach would result in adverse environmental impacts, although overall these are likely to be less severe as development in an urbanised area may have a less severe impact upon landscape character and the setting of heritage assets.
- 12.2.16 It is considered likely that allowing exception sites to come forward adjacent to the four main towns (option B) would allow for a greater level of affordable housing to come forward within the District. Whilst this may not meet the total affordable housing need, it is likely to increase access to affordable housing.
- 12.2.17 Focusing development towards the main settlements is likely to result in future occupants being able to access services and facilities by sustainable modes of transport. This approach would also encourage more vibrant town centres and support town centre regeneration.

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## MARKET HOUSING ON AFFORDABLE HOUSING EXCEPTION SITES

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- 12.2.18 The following options for market housing on affordable housing exception sites were considered by the sustainability appraisal:
- A. Allow a small number of market homes with affordable housing exception scheme**
  - B. Prevent the cross-subsidy of affordable housing from market housing**
- 12.2.19 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.



# Sustainability Appraisal Issues and Options

North Dorset 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
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

- 12.2.20 Whilst the current approach of allowing cross subsidy of affordable housing sites (option A) would continue to produce affordable housing, the approach of preventing the cross subsidy of market housing in North Dorset (option B) is likely to produce more 100% affordable housing sites. Option B is therefore likely to deliver more affordable housing, helping to meeting the affordable housing needs of the district. It is considered unlikely that preventing cross subsidy would result in affordable housing sites not coming forward, particularly as there are few development sites.
- 12.2.21 There are unlikely to be an appreciable impacts upon the environment, community and economy associated with these approaches, as it is unlikely that the amount or location of the development would be greatly influenced.

## 13 Self-Build and Custom-Build Housing

### 13.0. INTRODUCTION

- 13.0.1 'Self-build' is defined by the National Custom and Self-Build Association as a project where someone directly organises the design and construction of their dwelling.
- 13.0.2 In 2011, the Government introduced the term 'custom-build housing' in its Housing Strategy<sup>16</sup> for England which is generally taken to be where someone works with a specialist developer who deals with construction and design matters.
- 13.0.3 Most recently, the Government's Housing White Paper<sup>17</sup> maintains that there is significant demand for land for self-build dwellings and seeks to support custom and self-build housing.
- 13.0.4 The North Dorset Local Plan Part 1 (LPP1) was adopted in January 2016. Towards the end of its preparation, self-build and custom-build housing was increasingly being seen as means of delivering housing alongside 'mainstream' development. However, the Local Plan Part 1 (LPP1) does not include policies directed at self-build housing provision. The Local Plan Review offers the opportunity to address this.
- 13.0.5 In North Dorset, the main indication of demand for self-build housing comes from the Council's register of self-build interest<sup>18</sup>. At the time of writing, eighteen people have registered interest in North Dorset alone while thirty seven have registered interest in North Dorset. All expressions of interest in North Dorset relate to single plots.

### 13.1. IDENTIFICATION OF ALTERNATIVES

- 13.1.1 There are a number of different ways in which the Council could promote the provision of serviced plots of land for self-build housing in order to meet the need evidenced by the Self-Build Register. In summary, the main ones are:
- Allowing serviced plots to come forward under the current development plan policies.
  - Updating Policy 7 (Delivering Homes) in the LPP1 to promote the provision of serviced plots of land for self-build housing.

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<sup>16</sup> Laying the Foundations: A Housing Strategy for England - DCLG, November 2011,

<sup>17</sup> Fixing Our Broken Housing Market - February 2017, DCLG.

<sup>18</sup> Relevant authorities, of which North Dorset District Council is one, are required (under the Self-build and Custom Housebuilding Act 2015) to keep a public register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area. Local planning authorities must have regard to the register when carrying out their functions related to planning, housing, the disposal of any of their land, or regeneration.

- Requiring on sites above a certain size that serviced self-build plots should be made available as a proportion of the total number of dwellings permitted (with or without a minimum number being specified) on-site.
- Allowing a proportion (up to 100%) of self-build plots on exception sites (with controls over the resale value of the properties).
- Working with public sector partners to identify land which could be made available for self-build and identified as such through the Local Plan review process.
- Considering the use of Local Development Orders to facilitate self-build development.

## 13.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

13.2.1 The following options for custom and self build housing were considered by the sustainability appraisal:

- A. Allow serviced plots to come forward under the current development plan policies**
- B. Updating Policy 7 (Delivering Homes) in the Local Plan Part 1 to promote the provision of serviced plots of land for self-build housing**
- C. Require serviced self build plots to be made available as a proportion of the total number of dwellings permitted on site, for developments above a certain size**
- D. Allow a proportion of self-build plots on exception sites with controls over the resale value of the properties**
- E. Identify land in public ownership which would be sold only for self-build development**
- F. Consider the use of Local Development Orders to facilitate self-build development**

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

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

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

- 13.2.3 The adopted Local Plan doesn't contain a policy specifically aimed at delivering custom and self build housing. Retaining the existing approach and allowing custom and self building housing to come forward through the current policies (option A) is likely to result in the provision of serviced self-build plots being at the discretion of developers. This is likely to result in an uncertain supply of sites in terms of plot size, timing and numbers, resulting in the custom and self build housing need not being fully met. Since this approach is unlikely to result in additional development coming forward, it is unlikely to result in appreciable impacts upon the environment, community or economy.
- 13.2.4 Updating policy 7 of the adopted Local Plan to promote self build plots (option B) is likely to offer a more certain supply of serviced plots for self-build housing, helping to meet the self build housing need. The amount of housing which is likely to come forward from this approach is unlikely to result in substantial impacts upon the environment, community or economy.
- 13.2.5 The approach of requiring developments above a certain size threshold to make a proportion of the total number of dwellings permitted on site available to be serviced self build plots (option C) would provide greater certainty of supply would come from a clear requirement that self-build plots must be made available on larger housing sites. Whilst this approach is likely to result in development of a different type coming forward, helping to meet the self build housing need, it is unlikely to result in additional development or direct development towards a different location than it otherwise would be. Therefore it is unlikely to result in considerable impacts upon the environment, community and economy.
- 13.2.6 Allowing a proportion of self-build plots on exception sites, with controls over the resale value of the properties (option D), is likely to result in additional plots being made available as exception sites come forward, helping to meet the local self build demand. Once again, this approach is likely to result in development of a different type coming forward, rather than influencing the amount of development or altering its location. Therefore it is unlikely to result in considerable impacts upon the environment, community and economy.
- 13.2.7 Turning to the approach of identifying land in public ownership which would be sold only for self-build development (option E) it is of note that North Dorset District Council owns a limited amount of land suitable for development. Consequently, this option is likely to involve working with other public sector organisations with landholdings, such as Dorset County Council. It is unclear whether this approach would yield sufficient land to meet the self-build housing need. Whilst it is possible, though doubtful, that some additional housing may come forward through this approach, it is considered unlikely to be of a substantial scale to result in appreciable impacts upon the environment, community and economy.
- 13.2.8 Using Local Development Orders to facilitate self-build development (option F) would provide a means of providing more certainty and speed through the planning process, which is likely to support the provision of more self-build housing. Once again, the additional housing which comes forward through this approach is considered unlikely to be of a scale to result in appreciable impacts upon the environment, community and economy.

## 14 Ensuring the Vitality and Viability of Town Centres

### 14.0. INTRODUCTION

- 14.0.1 Town centres are at the heart of communities providing accessible shops and services, employment and leisure facilities.
- 14.0.2 Vital and viable town centres not only provide economic and social benefits, but also help to foster civic pride, promote local identity and contribute towards the aims of sustainable development.
- 14.0.3 Paragraph 23 of the National Planning Policy Framework (NPPF) requires planning policies to be positive, promote competitive town centre environments and set out policies for the management and growth of centres. These include both defining a network and hierarchy of centres and the extent of town centres, primary shopping areas, and primary and secondary shopping frontages.

### 14.1. IDENTIFICATION OF ALTERNATIVES

- 14.1.1 Policy 12 (Retail, Leisure and Other Commercial Developments) in the North Dorset Local Plan Part 1 (LPP1) outlines the current approach to enhancing and maintaining the vitality of the District's town centres, identified as Blandford Forum, Gillingham, Shaftesbury and Sturminster Newton.
- 14.1.2 Policy 12 details that their town centre and primary shopping area boundaries will be defined as part of Local Plan Part 2 (this now forms part of the Local Plan Review), unless previously defined in a neighbourhood plan.
- 14.1.3 The Council's current approach, which is detailed above, relies on a number of sources (such as the 2008 Joint Retail Assessment) which will be replaced with new and up to date evidence in respect of retailing, commercial and leisure uses and town centres to inform the Local Plan Review and, where relevant, the preparation of neighbourhood plans.
- 14.1.4 Prior to the completion of the study one matter that the Council is considering is the role of Stalbridge. Currently the hierarchy and network of centres comprises the four main towns of Blandford Forum, Gillingham, Shaftesbury and Sturminster Newton. The Council is considering, through the Local Plan Review, whether the spatial strategy should be amended to allow for some limited growth at Stalbridge, beyond just meeting local needs. To reflect this potential new status, the Council is considering including Stalbridge in North Dorset's hierarchy and network of centres. Given the size of Stalbridge town centre, and its retail offer and range of services compared to the four main towns, the Council considers that its position in the hierarchy should be that of a 'local centre', that is one level lower in the lower in the hierarchy of sites than a 'town centre'.



## 14.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

14.2.1 The following options for meeting retail needs were considered by the sustainability appraisal:

**A. Maintain the existing hierarchy and network of centres**

**B. Amend the existing hierarchy and network of centres to include Stalbridge as a 'local centre'**

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

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

14.2.3 Focusing retail provision towards the town centres of the main towns is likely to provide the community with access to work and essential shopping by sustainable modes of transport and encourage more vibrant town centres and town centre regeneration, helping to develop a strong, stable and prosperous economy. By including Stalbridge as a local centre and directing retail uses towards this town centre, the benefits to the local community and economy of North Dorset are likely to be greater.

14.2.4 The environmental implications of both approaches are similar, with the exception of impacts upon heritage assets.

14.2.5 The environmental benefits of directing retail uses towards town centre locations include protecting habitats and species which are generally located in more rural areas, therefore supporting biodiversity. Also, town centre development is more likely to result in the remediation of degraded, derelict and contaminated land and reduce the loss of high grade agricultural land, helping to improve soil quality. Finally, the town centres will be viewed in an urban context, meaning that the local landscape and AONB is less likely to be affected.

14.2.6 These approaches, however, also have the potential for adverse impacts. Air quality issues have been noted in more developed area, such as Gillingham where elevated

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concentrations of particulate matter have been recorded, and directing further development to these locations may exacerbate the existing air quality issues. Also, heritage assets in town centre locations, which typically include Conservation Areas and Listed Buildings, have the potential to be adversely affected. The option to include Stalbridge as a local centre (option B) may result in greater impacts upon heritage assets, due to impacts upon listed buildings and the Stalbridge Conservation Area which occupies the western side of the settlement. However, it is noted that option B is unlikely to result in significant additional development, it is more likely that retail uses will occupy the existing vacant units, and therefore the impact upon heritage assets is unlikely to be significant.

## 15 Important Open or Wooded Areas (IOWAs)

### 15.0. INTRODUCTION

- 15.0.1 Important Open or Wooded Areas (IOWAs) is a policy designation relating to the North Dorset District-Wide Local Plan (2003) (NDDWLP).
- 15.0.2 There are approximately 350 IOWAs across the District covering about 264 hectares of land.
- 15.0.3 The NDDWLP explains the following in terms of IOWAs: “The character of many settlements is derived from the relationship between built form and open spaces. It is important that open and wooded areas within settlement boundaries are protected from development, especially as there is generally a stronger presumption in favour of granting planning permission for development within a settlement boundary.”
- 15.0.4 This is followed by Policy 1.9 (Important Open or Wooded Areas) which states: “Designated Important Open or Wooded Areas will be protected from development.”
- 15.0.5 The policy is a saved extant policy from the NDDWLP and, therefore, continues to form part of the development plan for the Plan Area.

### 15.1. IDENTIFICATION OF ALTERNATIVES

- 15.1.1 The need to carry out a review of the existing IOWAs in the District was identified by the Inspectors who examined both the NDDWLP 2003 and LPP1.
- 15.1.2 NDDC is currently conducting a comprehensive review of all the IOWAs in the District to establish whether they still need to be designated as IOWAs, or another similar form of designation, to protect them from development.
- 15.1.3 IOWAs were originally designated to protect areas of land from development within settlement boundaries. An early finding of the review work is that as a result of the settlement boundaries at a large number of villages within the District being deleted when LPP1 was adopted, in policy terms, approximately just over a third of IOWAs are now located within the countryside rather than within a settlement boundary. These areas are protected from development by other policies and there is a strong argument that there is no need to carry these IOWA designation forward.
- 15.1.4 In terms of the remaining IOWAs that are located within a settlement boundary, NDDC is in the process of surveying each one in order to determine whether they merit policy protection from development. An early finding of this work is that some areas of land that are subject to IOWA designation are protected from development by other planning policies and therefore there may be no need to maintain the IOWA designation.
- 15.1.5 There are considered to be two approaches to the IOWAs though the Local Plan Review, which are to delete the IOWAs which are protected from development by other policies and legislation (which following the discussion above, are those IOWA outside settlement boundaries and some IOWA within settlement boundaries) or retain all of the IOWAs.

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## 15.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

15.2.1 The following options for meeting retail needs were considered by the sustainability appraisal:

**A. Delete those IOWAs which are protected from development by other planning policies or legislation**

**B. Retain all IOWAs**

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

Sustainability Objective	A			B		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	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
Landscape	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0
Community	0	0	0	0	0	0
Housing	-	-	-	-	-	-
Economy	-	-	-	-	-	-

15.2.3 Both approaches are considered unlikely to result in an appreciable environmental impact. Removing the IOWAs in those areas which are already protected from inappropriate development by the environmental policies in the Local Plan (option A) will not result in these areas being vulnerable to environmental impacts because of the existing safeguards provided by the Local Plan policy. Retaining the IOWAs is also unlikely to result in a substantial environmental impact, as the existing Local Plan policy already provides protection against inappropriate development, irrespective of the IOWA designation.

15.2.4 For both options, the IOWAs which are not protected from development by other local plan policy will remain safeguarded. Because of the existing Local Plan policies, these areas are likely to be within settlement boundaries as explained in section 14.1. Continuing to safeguard these areas from development may protect open space from development which is used for leisure purposes by the community. However, it may also prevent the development of services and facilities for the community on this land. Furthermore, the approaches may also prevent residential or employment development on this land which will result in a degree of adverse impact upon housing and the economy. However these

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impacts are unlikely to be significant in light of the small amount of land which will be safeguarded.

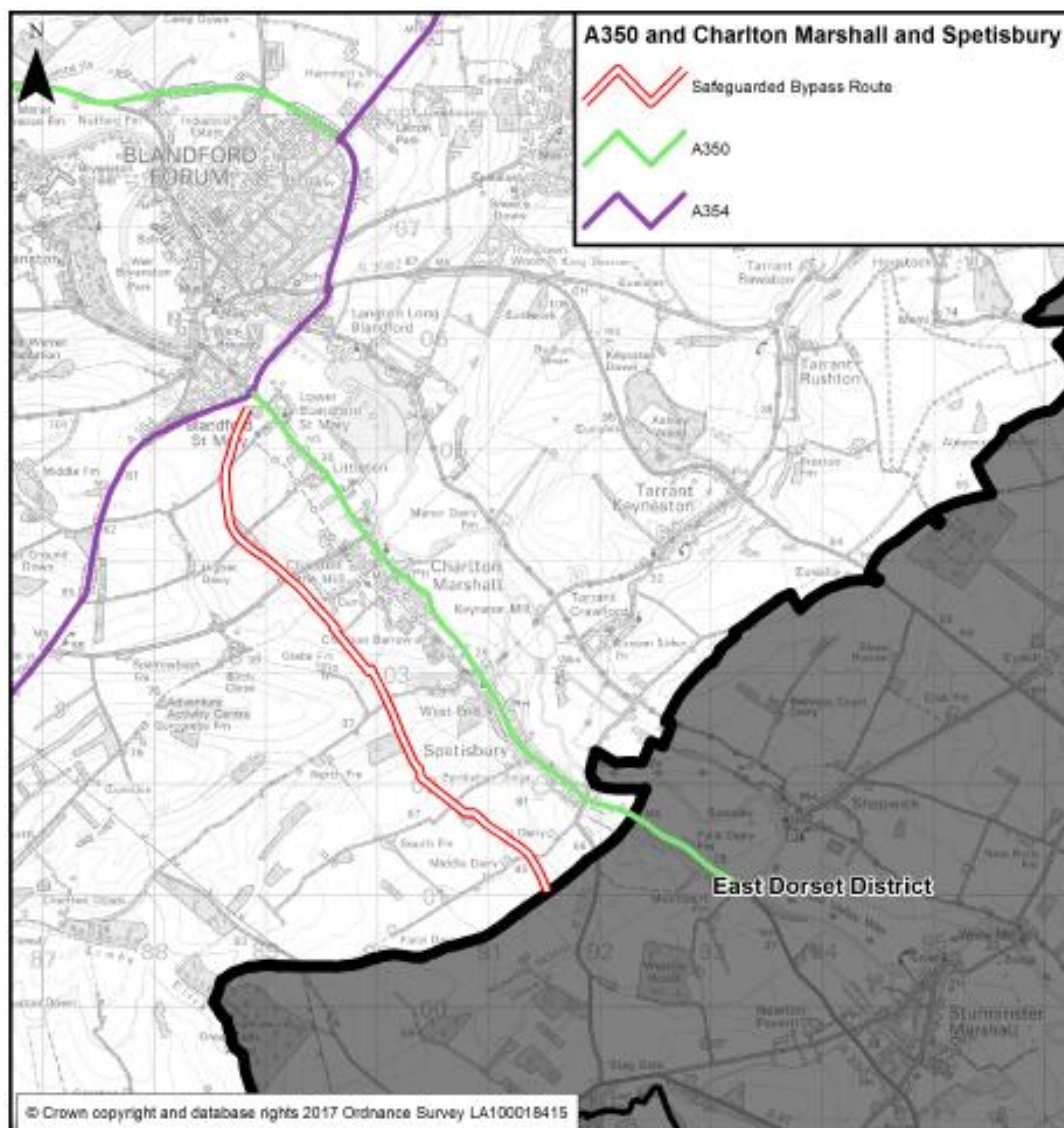
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## 16 The A350 Corridor

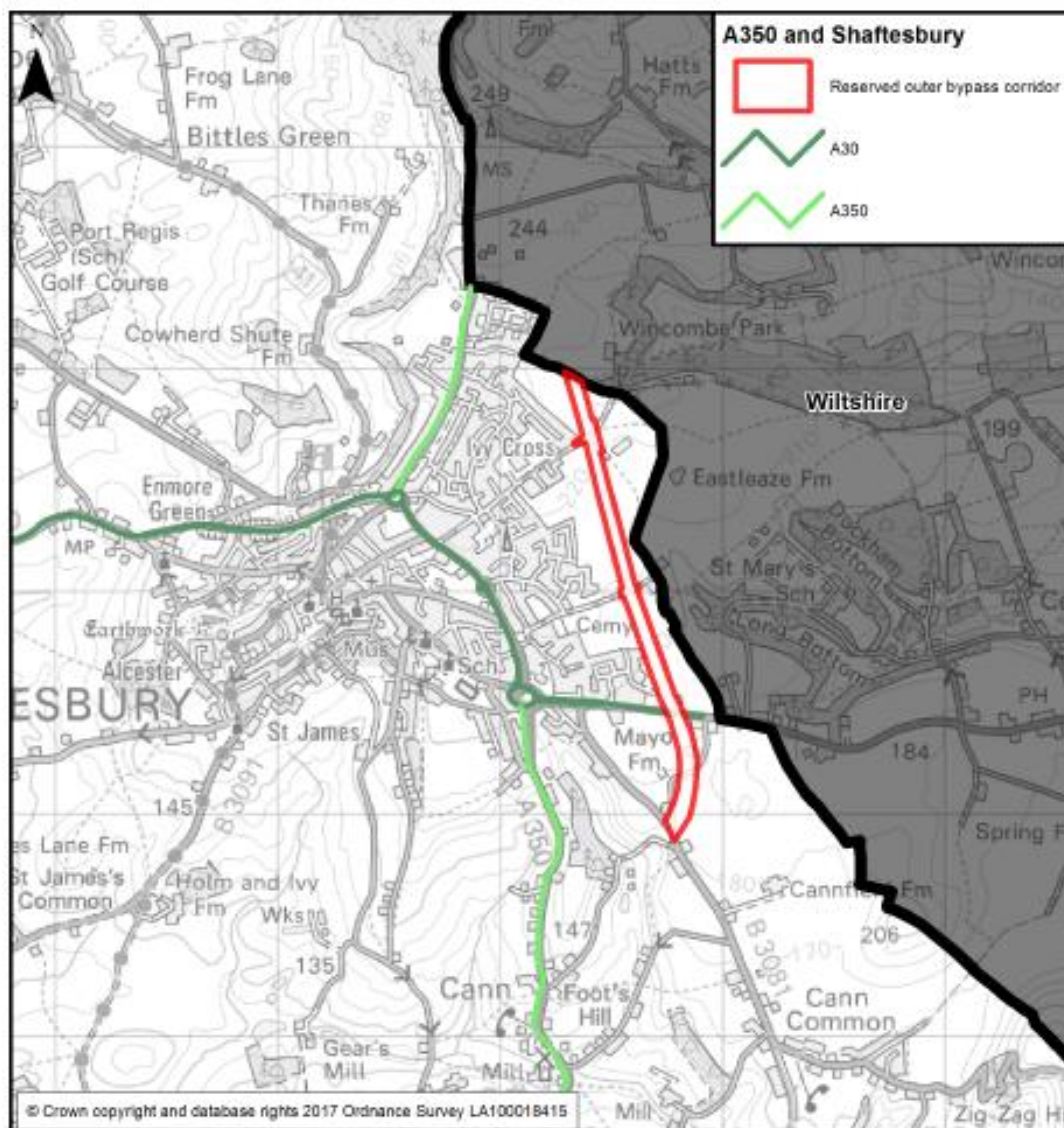
### 16.0. INTRODUCTION

- 16.0.1 The A350 is a National Primary Route since it provides the main link to the north from the south-east Dorset conurbation.
- 16.0.2 However, the existing road is of poor quality and substantially impacts on the communities through which it passes.
- 16.0.3 Previous development plan documents in North Dorset have safeguarded the route of the Spetisbury, Charlton Marshall Bypass and Shaftesbury Outer Bypass, as these areas have been identified as possible areas for road improvement. The North Dorset Local Plan Part 1 (LPP1) sets out in Policy 16 (Blandford) that a route for the Spetisbury and Charlton Marshall Bypass is to be safeguarded within the proposed housing site to the south east of Blandford St Mary, as shown below.





- 16.0.4 Policy 18 (Shaftesbury) indicates that the existing route of the Shaftesbury Outer Bypass will also be safeguarded.



- 16.0.5 The Local Plan Review provides an opportunity to review whether the safeguarding of these areas should be retained in the long term.

## 16.1. IDENTIFICATION OF ALTERNATIVES

- 16.1.1 Paragraph 41 of the NPPF requires local planning authorities to identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.
- 16.1.2 Dorset County Council's (DCC) Local Transport Plan 3 (LTP3) 2011-2026 outlines in paragraph 12.4.8 that improvements to the A350 corridor are given a high level of importance by local businesses and remain an aspiration of North Dorset District Council (NDDC) and other bodies.

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- 16.1.3 Furthermore, Highways England has formally recognised the issues in its South West Peninsula Route Strategy, and the Dorset, Swindon and Wiltshire Strategic Economic Plans recognise that improvement to the A350 corridor is key to future economic growth. Additionally, local authorities in Dorset, Bath & North East Somerset Council (BANES) and Wiltshire Council, together with the local economic partnerships, have recently published the South of England North-South Connectivity Prospectus. This supports the case for better transport links between the Port of Poole and the M4 Corridor.
- 16.1.4 The Local Plan Review provides an opportunity to continue to safeguard the route of these bypasses to support the improvements to the A350.
- 16.1.5 However, the plan should also be realistic about what can be achieved and when (including in relation to infrastructure). This means paying careful attention to providing an adequate supply of land, identifying what infrastructure is required and how it can be funded and brought on stream at the appropriate time; and ensuring that the requirements of the plan as a whole will not prejudice the viability of development.
- 16.1.6 Given the scale and significant nature of the improvements that are required along the A350 corridor, funding to support delivery of the improvements is uncertain at this stage. A reasonable alternative is therefore to remove the safeguarding of the bypasses within the A350 corridor.

## 16.2. SUSTAINABILITY APPRAISAL OF ALTERNATIVES

- 16.2.1 The following options for the A350 corridor were considered by the sustainability appraisal:
- A. Safeguard the Spetisbury, Charlton Marshall Bypass and Shaftesbury Outer Bypass**
  - B. Remove the safeguarding for the Spetisbury, Charlton Marshall Bypass and Shaftesbury Outer Bypass**
- 16.2.2 The sustainability impacts associated with these approaches are summarised in the following table, with more details provided in Appendix A.

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

- 16.2.3 The delivery of the bypasses on the A350 reserved corridors at Shaftesbury, Spetisbury and Charlton Marshall are currently uncertain within the plan period (up to 2033) due to funding and environmental constraints. Safeguarding the routes of the bypasses within the A350 corridor (option A) is therefore currently considered unlikely to deliver road improvements and will prevent development on the land upon this route resulting in adverse impacts upon the supply of housing and provision of essential services and facilities for the community. However, in the longer term, safeguarding the routes would provide the opportunity, if nothing more, for the bypasses and providing the transport infrastructure to enable business growth.
- 16.2.4 Safeguarding the routes of the bypasses would also prevent other development along the route of the bypasses. This would protect the local environment, including the high grade agricultural soils on the eastern side of Shaftesbury, the setting of the AONB designation both on the southern side of Blandford and to the east of Shaftesbury, and the setting of heritage assets such as the Blandford, Blandford St Mary and Bryanston Conservation Area.
- 16.2.5 Removing the safeguarding of the routes of the bypasses (option B) is considered more likely to result in development on the eastern edge of Shaftesbury and adjacent and to the south-east of Blandford. This development may include housing, essential services and facilities, and land for employment use to support business growth. However, such development would result in the opportunity to develop the bypasses being lost forever. In the long term, should the current funding situation change, the bypasses could not be built along the current proposed route. The opportunity to make an important contribution to future economic growth in the District would therefore be lost.
- 16.2.6 In terms of the environmental impacts, removing the safeguarding would result in the loss of high grade agricultural soils on the eastern side of Shaftesbury. It would also impact upon the setting of the AONB designations on both the southern side of Blandford and to

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the east of Shaftesbury, and the setting of heritage assets such as the Blandford, Blandford St Mary and Bryanston Conservation Area.

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## Appendix A: Sustainability Appraisal of Alternatives

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## Housing – How many dwellings should be built over the plan period?

### A. Provide 285 dwellings per year

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development may result in adverse impacts upon biodiversity
Soil	0	0	0	P	This level of economic growth may result in some productive agricultural land being lost, it is also likely to result in a degree of regeneration of land which is derelict, degraded, or contaminated.
Water	-	-	-	P	Development may result in adverse impacts upon water quality
Air	-	-	-	P	Development may contribute to an adverse effect on air quality, contributing to health and environmental problems.
Climate Change	-	-	-	P	Increased energy consumption and the emission of greenhouse gases from development.
Landscape	-	-	-	P	Development may result in adverse impacts upon landscape
Historic Environment	-	-	-	P	Development may result in adverse impacts upon heritage assets
Community	-	-	-	P	Decreased levels of economic activity are likely to result in reduced access to employment opportunities
Housing	-	-	--	P	Whilst this level of housing supply will meet the majority of the housing need of present and future generations, it is unlikely to fully meet the need. In the long term, this will lead to a significant gap between housing need and housing provision.
Economy	-	-	-	P	This level of housing growth is unlikely to provide sufficient housing to provide a workforce to support business growth

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## B. Provide 330 dwellings per year

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development may result in adverse impacts upon biodiversity
Soil	0	0	0	P	Whilst this level of economic growth may result in the loss of productive agricultural land, it is also likely to result in the regeneration of land which is derelict, degraded, or contaminated.
Water	-	-	-	P	Development may result in adverse impacts upon water quality
Air	-	-	-	P	Development may contribute to an adverse effect on air quality, contributing to health and environmental problems.
Climate Change	-	-	-	P	Increased energy consumption and the emission of greenhouse gases from development.
Landscape	-	-	-	P	Development may result in adverse impacts upon landscape
Historic Environment	-	-	-	P	Development may result in adverse impacts upon heritage assets
Community	+	+	+	P	The potentially increased levels of economic activity are likely to result in greater access to employment opportunities
Housing	+	+	+	P	This level of housing supply is likely to meet the housing needs of present and future generations. However, the affordability of housing may be an issue.
Economy	+	+	+	P	This level of housing growth is likely to provide sufficient housing to provide a workforce to enable business growth



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## C. Provide 366 dwellings per year

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	--	P	Development may result in adverse impacts upon biodiversity, particularly in the long term and further homes are provided.
Soil	0	0	0	P	Whilst this level of economic growth may result in the loss of productive agricultural land, it is also likely to result in the regeneration of land which is derelict, degraded, or contaminated.
Water	-	-	--	P	Development may result in adverse impacts upon water quality, particularly in the long term and further homes are provided.
Air	-	-	--	P	Development may contribute to an adverse effect on air quality, contributing to health and environmental problems, particularly in the long term and further homes are provided.
Climate Change	-	-	--	P	Increased energy consumption and the emission of greenhouse gases from development, particularly in the long term and further homes are provided.
Landscape	-	-	--	P	Development may result in adverse impacts upon landscape, particularly in the long term and further homes are provided.
Historic Environment	-	-	--	P	Development may result in adverse impacts upon heritage assets, particularly in the long term and further homes are provided.
Community	+	+	+	P	This level of growth is likely to result in increased levels of economic activity which are likely to result in greater access to employment opportunities
Housing	++	++	++	P	This level of housing supply is likely to meet the housing needs of present and future generations, and provide more housing which is affordable for local people.
Economy	+	+	+	P	This level of housing growth is likely to provide more than sufficient housing to provide a workforce to enable business growth

## Employment – how much land should be developed for employment use over the plan period

### Employment land at Blandford

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	--	--	--	P	Potential for adverse impacts upon the wildlife designations surrounding Blandford, some of which are of national importance for wildlife.
Soil	-	-	-	P	The development of additional employment land may result in impacts upon the 'very good' grade agricultural land, situated to the north of the settlement.
Water	--	--	--	P	The River Stour and Pimperne Brook (and their floodplains) occupy areas surrounding Blandford, and a groundwater source protection zone 1 (which indicates an area sensitive to groundwater contamination) is located to the north of the settlement.
Air	0	0	0	P	Whilst employment uses have the potential to contribute to air quality issues, the additional employment uses are considered unlikely to be of a scale to result in an adverse impact, particularly as there are no air quality management areas in Blandford.
Climate Change	--	--	--	P	There is the potential for flooding as a result of the proximity to the River Stour and Pimperne Brook.
Landscape	--	--	--	P	Both the Cranborne Chase and West Wiltshire Downs AONB and the Dorset AONB occupy the areas surrounding Blandford.
Historic Environment	--	--	--	P	Scheduled monuments are located in the areas surrounding Blandford, and the Blandford, Blandford St Mary and Bryanston Conservation Area is located within the settlement.
Community	++	++	++	P	Providing additional employment land in Blandford is likely to improve access to work in the community.
Housing	0	0	0	P	The additional employment land is unlikely to significantly affect housing provision.
Economy	++	++	++	P	Whilst the current provision of employment land is sufficient to meet business needs, providing additional employment land in Blandford is likely to encourage business growth and support vibrant town centres and town centre regeneration in Blandford.

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B. Not to allocate additional employment land at Blandford						
Sustainability objective	Impact			Comment		
	ST	MT	LT			
Biodiversity	0	0	0	P	This approach would not result in the additional development of employment land, resulting in an overall neutral effect on environmental receptors.	
Soil	0	0	0	P		
Water	0	0	0	P		
Air	0	0	0	P		
Climate Change	0	0	0	P		
Landscape	0	0	0	P		
Historic Environment	0	0	0	P		
Community	+	+	+	P		Current provision of employment land meets business need in North Dorset, encouraging business growth and access to jobs, but the lack of employment land in Blandford, the town with the highest population in North Dorset, restricts access to work.
Housing	0	0	0	P		The additional employment land is unlikely to significantly affect housing provision.
Economy	+	+	+	P		The current provision of employment land meets business needs in North Dorset, encouraging business growth. However, the lack of employment land in Blandford is unlikely to encourage vibrant town centres and town centre regeneration.

## Employment land in North Dorset (excluding Blandford)

<b>A. Allocate additional employment land in North Dorset (excluding Blandford)</b>					
Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	--	--	--	P	Potential for adverse impacts upon the wildlife designations in North Dorset, some of which are of European importance for biodiversity.
Soil	-	-	-	P	The potential for impacts upon 'very good' grade agricultural land and geological areas of conservation. However, the development of employment land may result in the remediation of degraded land.
Water	--	--	--	P	The development may affect the water quality of water courses (for example rivers, floodplains and surface water features), and impact upon a groundwater source protection zone, which indicates an area sensitive to groundwater contamination.
Air	-	-	-	P	Whilst there are no air quality management areas in North Dorset, employment uses have the potential to contribute to air quality issues particularly in Gillingham where high levels of airborne contaminants have been recorded.
Climate Change	--	--	--	P	The additional development is likely to contribute to additional greenhouse gas emissions, and there is the potential for flooding as a result of floodplains and surface water features.
Landscape	--	--	--	P	Development may affect the AONB and local landscape features.
Historic Environment	--	--	--	P	Development may affect heritage assets, such as ancient monument, listed buildings and conservation areas, and their setting.
Community	++	++	++	P	Providing additional employment land is likely to improve access to work in the community.
Housing	0	0	0	P	The additional employment land is unlikely to significantly affect housing provision.
Economy	++	++	++	P	Whilst the current provision of employment land is sufficient to meet business needs, providing additional employment land is likely to encourage business growth and support vibrant town centres and town centre regeneration.

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B. Not Allocate additional employment land in North Dorset (excluding Blandford)						
Sustainability objective	Impact			Comment		
	ST	MT	LT			
Biodiversity	0	0	0	P		
Soil	0	0	0	P		
Water	0	0	0	P		
Air	0	0	0	P	This approach would not result in the additional development of employment land, resulting in an overall neutral effect on environmental receptors.	
Climate Change	0	0	0	P		
Landscape	0	0	0	P		
Historic Environment	0	0	0	P		
Community	++	++	++	P	The current provision of employment land meets business need in North Dorset, encouraging business growth and providing access to work.	
Housing	0	0	0	P	The additional employment land is unlikely to significantly affect housing provision.	
Economy	++	++	++	P	The current provision of employment land meets business needs in North Dorset, encouraging business growth and encouraging vibrant town centres and town centre regeneration.	

## Spatial Strategy – where should future development take place within the district?

### A. Focus development towards the 4 main settlements

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development may result in a degree of adverse impact upon habitats and species, and designated wildlife areas.
Soil	0	0	0	P	Potential loss of productive agricultural land particularly surrounding Blandford and Shaftesbury, and impacts upon sites of geological interest. Potential regeneration of degraded land, the majority of which is in the larger settlements.
Water	-	-	-	P	Development may result in adverse impacts upon the ecological and chemical status of freshwater, transitional, and coastal waters.
Air	-	-	-	P	Potentially adverse impacts upon the air quality from development, particularly in Gillingham where high levels of particulate matter (PM10) have been recorded.
Climate Change	-	-	--	P	Increase in energy consumption and greenhouse gas emissions due to development and potential for flooding due to proximity to floodplains and surface water features to, particularly in the long term as the effects of climate change are experienced.
Landscape	-	-	-	P	Development may affect the AONBs and local landscape features.
Historic Environment	-	-	-	P	Development may affect heritage assets, such as ancient monument, listed buildings and conservation areas, and their setting.
Community	++	++	++	P	Development focussed towards the four main towns will enable future occupiers to access the services and facilities provided by the main town by sustainable transport modes.
Housing	++	++	++	P	This policy approach is likely to meet the housing needs of the community, both in rural areas and the larger towns in North Dorset.
Economy	++	++	++	P	The provision of employment land at the main towns in North Dorset will support business growth and innovation, and encourage vibrant town centres and support town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

<b>B. Focus development towards the 4 main settlements and Stalbridge</b>					
Sustainability objective	Impact			Comment	
	ST	MT	LT		
Biodiversity	-	-	-	P	Development may result in a degree of adverse impact upon habitats and species, and designated wildlife areas.
Soil	0	0	0	P	Potential loss of productive agricultural land particularly surrounding Blandford and Shaftesbury, and impacts upon sites of geological interest. Potential regeneration of degraded land, the majority of which is in the larger settlements.
Water	-	-	-	P	Development may result in adverse impacts upon the ecological and chemical status of freshwater, transitional, and coastal waters.
Air	-	-	-	P	Potentially adverse impacts upon the air quality from development, particularly in Gillingham where high levels of particulate matter (PM10) have been recorded.
Climate Change	-	-	--	P	Increase in energy consumption and greenhouse gas emissions due to development and potential for flooding due to proximity to floodplains and surface water features to, particularly in the long term as the effects of climate change are experienced.
Landscape	-	-	-	P	Development may affect the AONBs and local landscape features.
Historic Environment	-	-	-	P	Development may affect heritage assets, such as ancient monument, listed buildings and conservation areas, and their setting.
Community	+	+	+	P	Development focussed towards the four main towns will enable future occupiers to the access the services and facilities provided by the main town by sustainable transport modes.
Housing	++	++	++	P	This policy approach is likely to meet the housing needs of the community, both in rural areas and the larger towns in North Dorset.
Economy	++	++	++	P	The provision of employment land at the main towns in North Dorset and Stalbridge will support business growth and innovation, and encourage vibrant town centres and support town centre regeneration.



# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## C. Focus development towards Stalbridge and the 18 larger villages

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, and impacts upon sites of geological interest.
Water	-	-	-	P	Development may result in adverse impacts upon the ecological and chemical status of freshwater, transitional, and coastal waters.
Air	0	0	0	P	Dispersing development more widely across the district is likely to prevent more localised air quality issues, particularly in Gillingham where high levels of particulate matter (PM10) have been recorded.
Climate Change	-	-	--	P	Increase in energy consumption and greenhouse gas emissions due to development and potential for flooding due to proximity to floodplains and surface water features to, particularly in the long term as the effects of climate change are experienced.
Landscape	--	--	--	P	Development for housing and employment uses above the local need is likely to result in small scale villages significantly expanding, resulting in the urbanisation of rural areas, including those in the AONBs.
Historic Environment	--	--	--	P	Development for housing and employment uses above the local need is likely to result in small scale villages significantly expanding, resulting in the urbanisation of rural areas, and affecting heritage assets and their setting.
Community	--	--	--	P	Access to services and facilities by sustainable transport modes in rural areas is restricted. Rural isolation may result from development in such areas.
Housing	+	+	+	P	Whilst this approach is likely to provide housing, the location of this housing is less likely to meet community needs, as the demand for housing is generally greater in the larger settlements.
Economy	--	--	--	P	Providing a greater amount of employment land than the demand in rural areas is unlikely to drive business growth, or encourage vibrant town centres or support town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## Development at Blandford (Forum and St Mary)

### A.

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	0	0	0	P	There are no wildlife designations within this area and its immediate surroundings.
Soil	-	-	-	P	This area is situated upon 'very good' grade agricultural land.
Water	-	-	-	P	This area includes a Zone 1 Groundwater Source Protection Zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	--	--	--	P	This area is within the Cranborne Chase and West Wiltshire Downs AONB.
Historic Environment	-	-	-	P	Potential impacts upon the setting of the Pimperne Conservation Area to the northeast of the site and the Scheduled Monument titled 'Enclosure S of Pimperne Down'.
Community	0	0	0	P	Development is likely to be mixed use. Whilst Blandford's services and facilities may be accessed by sustainable transport, this area is more remote from the town centre and beyond the bypass, encouraging the use of less sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and beyond the Blandford bypass and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

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## B.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and its immediate surroundings.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	This area is within a Zone 1 Groundwater Source Protection Zone, and a water course with associated flood plain runs through the site.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	A water course runs through this area which is subject to flooding. Since flooding is predicted to increase in future, development in this area may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	--	--	--	P	The southern part of this area is within the Cranborne Chase and West Wiltshire Downs AONB.
Historic Environment	-	-	-	P	Potential impacts upon the setting of the Pimperne Conservation Area to the north of the site.
Community	0	0	0	P	Development likely to be mixed use. Whilst Blandford's services and facilities may be accessed by sustainable transport, the northern section of the area is remote from the town centre and beyond the bypass, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and beyond the Blandford bypass and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## C.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and its immediate surroundings.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	This site is adjacent to the River Stour and within the flood plain.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	The River Stour runs adjacent to this area, and the floodplain occupies part of this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	--	--	--	P	This area is within the Cranborne Chase and West Wiltshire Downs AONB.
Historic Environment	--	--	--	T	This area is adjacent to the Blandford, Blandford St Mary & Bryanston Conservation Area. Potential impacts upon the setting of the Scheduled Monument 'Causewayed enclosure and Iron Age defended settlement with outworks called Buzbury Rings'.
Community	0	0	0	P	Development in this area is likely to be mixed use. The services and facilities in Blandford may not be easily accessed by sustainable modes of transport due to the lack of sustainable transport links and it's located beyond the bypass.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is beyond the Blandford bypass and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## D.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Whilst there are no wildlife designations within this area and its immediate surroundings, records indicate the presence of otter in this area, which is a European protected species.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	This area is adjacent to the River Stour and upon a flood plain.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	The River Stour runs adjacent to this area, and the floodplain occupies part of this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	--	--	--	P	This area is located adjacent to the Cranborne Chase and West Wiltshire Downs AONB.
Historic Environment	-	-	-	P	This area is adjacent to the Blandford, Blandford St Mary & Bryanston Conservation Area.
Community	0	0	0	P	Development likely to be mixed use. Whilst this area is close to Blandford's services and facilities, the River Stour restricts access by sustainable modes of transport, therefore encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre due to the location of the river and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	0	0	0	P	There are no wildlife designations within this area and its immediate surroundings.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	-	-	-	T	This area is adjacent to the Blandford, Blandford St Mary & Bryanston Conservation Area, with the Charlton Marshall Conservation Area to the southeast.
Community	0	0	0	P	Development likely to be mixed use. Whilst Blandford's services and facilities may be accessed by sustainable transport, the site is more remote from the town centre, beyond Blandford St Mary, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

E.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## F.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The Site of Nature Conservation Interest titled 'The Cliff' is adjacent to this area, and records indicate the presence of otters within this area, which is a European protected species.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	-	-	-	P	This site is adjacent to the River Stour.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	-	P	The River Stour runs adjacent to this area. Whilst the site is not currently within the floodplain, flooding is predicted to increase in future and in the long term, development in this area may increase the vulnerability of future residents to climate change.
Landscape	--	--	--	P	This area is partly within the Dorset AONB.
Historic Environment	--	--	--	P	The northern section of the site is within the Blandford, Blandford St Mary & Bryanston Conservation Area.
Community	0	0	0	P	Development likely to be mixed use. Whilst Blandford's services and facilities may be accessed by sustainable transport, the southern part of the area is remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, the southern part of this site is more remote from the town centre and therefore is unlikely to promote town centre regeneration.



# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	-	-	-	P	The Site of Nature Conservation titled 'The Cliff' is adjacent to this area.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	This area is adjacent to the River Stour and upon a floodplain.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	The River Stour runs adjacent to this area, and the floodplain occupies this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	--	--	--	P	This area is adjacent to the Cranborne Chase and West Wiltshire Downs AONB.
Historic Environment	--	--	--	P	The site is within the Blandford, Blandford St Mary & Bryanston Conservation Area.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Blandford may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	++	++	++	P	Development in this area could provide employment land to support business growth, and since it is close to the town centre it is likely to support town centre regeneration.

G.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## H.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The Site of Nature Conservation titled 'The Cliff' is adjacent to this area, and records indicate the presence of otters within this area, which is a European protected species.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	This area is adjacent to the River Stour and upon a floodplain.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	The River Stour runs adjacent to this area, and the floodplain occupies this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	--	--	--	P	This area is adjacent to the Dorset AONB.
Historic Environment	--	--	--	P	The site is within the Blandford, Blandford St Mary & Bryanston Conservation Area. Potential impacts upon the setting of the Scheduled Monument titled 'Field system in Old Park'.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Blandford area would be readily accessible by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	++	++	++	P	Development in this area could provide employment land to support business growth, and since it is close to the town centre it is likely to support town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The Site of Special Scientific Interest titled 'Bryanston' is within this area, and records indicate the presence of otters and bats within this area, which are European protected species.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	This area is adjacent to the River Stour and upon a floodplain.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	The River Stour runs adjacent to this area, and the river floodplain occupies this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	--	--	--	P	This area is within the Dorset AONB.
Historic Environment	--	--	--	P	The site is within the Blandford, Blandford St Mary & Bryanston Conservation Area. Potential impacts upon the setting of the Scheduled Monument titled 'Field system in Old Park'.
Community	0	0	0	P	Development likely to be mixed use. Whilst Blandford's services and facilities may be accessed by sustainable transport, this location is separated from the town centre by the River Stour encouraging the use of less sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is separated from the town centre by the River Stour and is therefore unlikely to promote town centre regeneration.

I.

# Sustainability Appraisal Issues and Options

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## J.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The Site of Nature Conservation Interest titled 'The Milldown' is within this area.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	-	-	-	P	This area is adjacent to the River Stour.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	-	P	The River Stour runs adjacent to this area. Whilst the site is not currently within the floodplain, flooding is predicted to increase in future and in the long term, development in this area may increase the vulnerability of future residents to climate change.
Landscape	--	--	--	P	This area is entirely within the AONB, with the western section of the site within the Dorset AONB and the eastern section within the Cranborne Chase and West Wiltshire Downs AONB.
Historic Environment	-	-	-	P	The site is adjacent to the Blandford, Blandford St Mary & Bryanston Conservation Area.
Community	0	0	0	P	Development likely to be mixed use. Whilst Blandford's services and facilities may be accessed by sustainable transport, this location is more remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

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Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	0	0	0	P	There are no wildlife designations within this area and its immediate surroundings.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	--	--	--	P	This area is within the Cranborne Chase and West Wiltshire Downs AONB.
Historic Environment	-	-	-	P	Development may potentially affect the setting of the Scheduled Monument titled 'Enclosure S of Pimperne Down' to the north of the site.
Community	0	0	0	P	Development likely to be mixed use. Whilst Blandford's services and facilities may be accessed by sustainable transport, this location is more remote from the town centre and beyond the Blandford bypass, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and beyond the Blandford bypass and therefore is unlikely to promote town centre regeneration.

K.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## Development at Gillingham

### A.

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	-	-	-	P	There are no wildlife designations within this area. However, records indicate the presence of Bats, Otters and Water Vole, all of which are European protected species.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	This area is adjacent to a water course labelled Shreen Water and upon a floodplain.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	The Shreen River runs adjacent to this area, and the river floodplain occupies this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	-	-	-	P	Potential impacts upon the setting of the Milton on Stour Conservation Area and Colesbrook Conservation Area to the west of the site.
Community	0	0	0	P	Development likely to be mixed use. Whilst Gillingham's services and facilities may be accessed by sustainable transport, this location is more remote from the town centre and beyond Shreen Water, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and beyond Shreen Water and is therefore less likely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and its immediate surroundings.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	The River Loddon and its flood plain pass through this area.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	The River Loddon and its flood plain run through this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	Potential impacts upon the setting of the Scheduled Monument titled 'King's Court Palace moated site' adjacent to the site.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Gillingham would be readily accessible by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	++	++	++	P	Development in this area could provide employment land to support business growth, and since it is close to the town centre it is likely to support town centre regeneration.

**B.**



# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## C.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The Sites of Nature Conservation Interest titled 'King's Court Wood' and 'Palemead Coppice' are located within this area. Furthermore, records indicate that Great Crested Newt, which are a European Protected Species, are present at the site.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	Fern Brook, which is a tributary of the River Loddon, and its floodplain passes through this area.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	Fern Brook and its floodplain runs through this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	Potential impacts upon the Scheduled Monument titled 'King's Court Palace moated site' at the site.
Community	0	0	0	P	Development likely to be mixed use. Gillingham's services and facilities may be readily accessible by sustainable transport from the north of this area, the south of this area is more remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, the southern part of this section is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## D.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The Site of Nature Conservation Interest titled 'Palemead Coppice' is adjacent to this area. Furthermore, records indicate that Great Crested Newt, which are a European Protected Species, are present at the site.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	Fern Brook, which is a tributary of the River Loddon, and its floodplain passes through this area.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	Fern Brook and its floodplain runs through this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	Development in this area may affect the setting of the Scheduled Monument at Pale Park, located adjacent and to the south of this area.
Community	0	0	0	P	Development likely to be mixed use. Whilst Gillingham's services and facilities may be accessed by sustainable transport, this area is more remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## E.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	There are no wildlife designations within this area and its immediate surroundings. Record indicate the presence of bats, water vole, great Crested Newt, and otter at the site, all of which are European Protected Species.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	Development in this area may affect the setting of the Scheduled Monument at Pale Park, located adjacent and to the southeast of this area.
Community	0	0	0	P	Development likely to be mixed use. Whilst Gillingham's services and facilities may be accessed by sustainable transport, this area is more remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## F.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	There are no wildlife designations within this area and its immediate surroundings. Record indicate the presence of bats at the site, a European Protected Species.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	The River Stour and its floodplain passes through this area.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	The River Stour runs adjacent to this area, and the river floodplain occupies this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	0	0	0	P	There are no designated heritage assets at the site and its immediate surroundings.
Community	0	0	0	P	Development likely to be mixed use. Whilst Gillingham's services and facilities may be accessed by sustainable transport, this area is more remote from the town centre and beyond the River Stour, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and beyond the River Stour, and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## G.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	The Sites of Nature Conservation Interest titled 'Culvers Farm' and 'Muddocks Copse Field' are located within close proximity to this area.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	The River Stour and its floodplain passes through this area.
Air	-	-	-	P	Development in this area would be in close proximity to the HGV wash facility near Gillingham Train Station, where elevated concentrations of PM <sub>10</sub> have been experienced.
Climate Change	-	-	--	P	The River Stour runs adjacent to this area, and the river floodplain occupies this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	The Wyke Conservation Area is within this area.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Gillingham may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	++	++	++	P	Development in this area could provide employment land to support business growth, and since it is close to the town centre it is likely to support town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	-	-	-	P	The Site of Nature Conservation Interest titled 'Culvers Farm' is located close to the site.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	A tributary of the River Stour and its floodplain passes through this area.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	A tributary of the River Stour and its floodplain occupies this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	This area includes the Wyke Conservation Area.
Community	0	0	0	P	Development likely to be mixed use. Whilst Gillingham's services and facilities may be accessed by sustainable transport, this area is more remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

H.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## I.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	There are no wildlife designations within this area and its immediate surroundings. Record indicate the presence of bats and water voles at the site, both of which are European Protected Species.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	This area is adjacent to the River Stour and its floodplain.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	This area includes the floodplain of the adjacent River Stour. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	This area includes the Wyke Conservation Area and the Scheduled Monument titled 'Longbury long barrow 600m north west of Slaughtergate Farm'.
Community	0	0	0	P	Development likely to be mixed use. Whilst Gillingham's services and facilities may be accessed by sustainable transport, this area is more remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.



# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

J.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and its immediate surroundings.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	This area is adjacent to the River Stour and its floodplain.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	This area includes the floodplain of the adjacent River Stour. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	-	-	-	P	The Milton on Stour Conservation Area is adjacent and to the north of the site.
Community	0	0	0	P	Development likely to be mixed use. Whilst Gillingham's services and facilities may be accessed by sustainable transport, this location is more remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## K.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and its immediate surroundings.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	Shreen Water and its floodplain passes through this area.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	A tributary of the River Stour and its floodplain occupies this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	The Colesbrook Conservation Area is within this area and the Milton on Stour Conservation Area is adjacent and to the north.
Community	0	0	0	P	Development likely to be mixed use. Whilst Gillingham's services and facilities may be accessed by sustainable transport, this location is more remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## Development at Shaftesbury

### A.

Sustainability objective	Impact			P/T	Comment
	ST	MT	LT		
Biodiversity	0	0	0	P	There are no wildlife designations within this area or its immediate surroundings.
Soil	-	-	-	P	Development in this area is likely to result in the loss of 'very good' grade agricultural land.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	--	--	--	P	Potential impacts upon the setting of the Cranborne Chase and West Wiltshire AONB to the east of the site.
Historic Environment	0	0	0	P	There are no designated heritage assets in this area and its immediate surroundings.
Community	0	0	0	P	Development likely to be mixed use. Whilst Shaftesbury's services and facilities may be accessed by sustainable transport, this location is more remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## B.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	There are no wildlife designations within this area and its immediate surroundings. Record indicate the presence of bats within this area, which are a European Protected Species.
Soil	-	-	-	P	Development in this area is likely to result in the loss of 'very good' grade agricultural land.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	--	--	--	P	Potential impacts upon the setting of the Cranborne Chase and West Wiltshire AONB to the south and east of the site.
Historic Environment	0	0	0	P	There are no designated heritage assets in this area and its immediate surroundings.
Community	0	0	0	P	Development likely to be mixed use. Whilst Shaftesbury's services and facilities may be accessed by sustainable transport, this location is more remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	There are no wildlife designations within this area and its immediate surroundings. Record indicate the presence of bats within this area, which are a European Protected Species.
Soil	-	-	-	P	Development in this area is likely to result in the loss of 'very good' grade agricultural land.
Water	-	-	-	P	The area is within a Zone 1 Groundwater Source Protection Zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	--	--	--	P	Potential impacts upon the setting of the Cranborne Chase and West Wiltshire AONB to the south and east of the site.
Historic Environment	0	0	0	P	There are no designated heritage assets in this area and its immediate surroundings.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Shaftesbury may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	++	++	++	P	Development in this area could provide employment land to support business growth, and since it is close to the town centre it is likely to support town centre regeneration.

C.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## D.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	There are no wildlife designations within this area and its immediate surroundings. Record indicate the presence of bats within this area, which are a European Protected Species.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	--	--	--	P	Potential impacts upon the setting of the Cranborne Chase and West Wiltshire AONB to the south and east of the site.
Historic Environment	-	-	-	P	The Shaftesbury Conservation Area is adjacent and to the northwest of the site.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Shaftesbury may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	++	++	++	P	Development in this area could provide employment land to support business growth, and since it is close to the town centre it is likely to support town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	-	-	-	P	There are no wildlife designations within this area and its immediate surroundings. Record indicate the presence of bats within this area, which are a European Protected Species.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	--	--	--	P	Potential impacts upon the setting of the Cranborne Chase and West Wiltshire AONB to the south and east of the site.
Historic Environment	--	--	--	P	The Shaftesbury Conservation Area is adjacent and to the north of the site, and potential impacts upon the setting of the Scheduled Monument including 'Site at St Johns Church' and 'Shaftesbury Abbey' to the north
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Shaftesbury may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	++	++	++	P	Development in this area could provide employment land to support business growth, and since it is close to the town centre it is likely to support town centre regeneration.

E.



# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## F.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The Site of Special Scientific Interest (SSSI) titled 'Breach Fields' and Site of Nature Conservation Interest (SNCI) titled 'Breach Fields South' are located within this area.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	-	-	-	P	This area is not within the AONB. However, development on greenfield land has the potential for landscape and visual impacts.
Historic Environment	--	--	--	P	The Shaftesbury Conservation Area is adjacent and to the north of the site, and potential impacts upon the setting of the Scheduled Monuments to the east including 'Medieval fortified house at Castle Hill' and 'Site at St John's Church'.
Community	0	0	0	P	Development likely to be mixed use. Whilst Shaftesbury's services and facilities may be accessed by sustainable transport, this location is more remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The Site of Special Scientific Interest (SSSI) titled 'Breach Fields' and Site of Nature Conservation Interest (SNCI) titled 'Long Cross' are located within this area.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	-	-	-	P	This area is not within the AONB. However, development on greenfield land has the potential for landscape and visual impacts.
Historic Environment	--	--	--	P	The Shaftesbury Conservation Area is adjacent and to the east of the site, and the Scheduled Monuments titled 'Late Saxon urban area E of Castle Hill' and 'Medieval fortified house at Castle Hill' are within this area
Community	0	0	0	P	Development likely to be mixed use. Whilst Shaftesbury's services and facilities may be accessed by sustainable transport, this location is more remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

## G.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## H.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	There are no wildlife designations within this area and its immediate surroundings. Record indicate the presence of Great Crested Newts within this area, which are a European Protected Species.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	--	--	--	P	Potential impacts upon the setting of the Cranborne Chase and West Wiltshire AONB to the northeast of the site.
Historic Environment	--	--	--	P	The Shaftesbury Conservation Area extends into this area.
Community	0	0	0	P	Development likely to be mixed use. Whilst Shaftesbury's services and facilities may be accessed by sustainable transport, this location is more remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## I.

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	--	--	--	P	This area contains four Sites of Nature Conservation Interest (SNCI).
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	--	--	--	P	This area is within the Cranborne Chase and West Wiltshire AONB.
Historic Environment	0	0	0	P	There are no designated heritage assets in this area and its immediate surroundings.
Community	0	0	0	P	Development likely to be mixed use. Whilst Shaftesbury's services and facilities may be accessed by sustainable transport, this location is more remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## J.

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity				P	This area is not within North Dorset district.
Soil				P	
Water				P	
Air				P	
Climate Change				P	
Landscape				P	
Historic Environment				P	
Community				P	
Housing				P	
Economy				P	

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## Development at Sturminster Newton

A.

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	-	-	-	P	This area is adjacent or close to the Site of Nature Conservation Interest titled 'Twinwood Coppice'.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	Chivrick's Brook, which is a tributary of the River Stour, and its floodplain passes through this area.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	A tributary of the River Stour and its floodplain occupies this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	The Hinton St Mary Conservation Area is within this area. Development in this area may affect the setting of the Scheduled Monument titled 'Remains of Roman Building' which is situated to the north of the site.
Community	0	0	0	P	Development likely to be mixed use. Whilst Shaftesbury's services and facilities may be accessed by sustainable transport, this location is more remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## B.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	This area is close to the Site of Special Scientific Interest titled 'Piddles Wood'.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	Chivrick's Brook, which is a tributary of the River Stour, and its floodplain passes through this area.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	A tributary of the River Stour and its floodplain occupies this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	-	-	-	P	This area is adjacent to the Sturminster Newton Conservation Area.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Sturminster Newton may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	++	++	++	P	Development in this area could provide employment land to support business growth, and since it is close to the town centre it is likely to support town centre regeneration.



# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	--	--	--	P	This area is adjacent to the Site of Special Scientific Interest titled 'Piddles Wood'.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	The River Stour and its floodplain passes through this area.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	A tributary of the River Stour and its floodplain occupies this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	This area is within the Sturminster Newton Conservation Area.
Community	0	0	0	P	Development likely to be mixed use. Whilst Sturminster Newton's services and facilities may be accessed by sustainable transport, this location is beyond the River Stour, restricting town centre access and encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

C.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## D.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	--	--	--	P	The Site of Special Scientific Interest titled 'Piddles Wood' and Site of Nature Conservation Interest titled 'The Coombs' is within this area.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	This area is within the Sturminster Newton Conservation Area and includes the Scheduled Monument titled 'Sturminster Castle'.
Community	0	0	0	P	Development likely to be mixed use. Whilst Sturminster Newton's services and facilities may be accessed by sustainable transport, this location is more remote and beyond the River Stour, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	0	0	0	P	There are no wildlife designations within this area and its immediate surroundings.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	The River Devilish and its floodplain passes through this area.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	A tributary of the River Stour and its floodplain occupies this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	-	-	-	P	This area is adjacent to the Sturminster Newton Conservation Area.
Community	0	0	0	P	Development likely to be mixed use. Whilst Sturminster Newton's services and facilities may be accessed by sustainable transport, this location is more remote and beyond the River Stour, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

E.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## F.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	There are no wildlife designations within this area and its immediate surroundings. Records indicate the presence of Otter within this area, which are a European Protected Species.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	The River Stour and associated floodplain, and its tributary the River Devilish and its floodplain, passes through this area.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	A tributary of the River Stour and its floodplain occupies this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	The Sturminster Newton Conservation Area is within this area.
Community	0	0	0	P	Development likely to be mixed use. Whilst Sturminster Newton's services and facilities may be accessed by sustainable transport, this location is more remote and beyond the River Stour, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	There are no wildlife designations within this area and its immediate surroundings. Record indicate the presence of Otter within this area, which are a European Protected Species.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	The River Stour and its floodplain passes through this area.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	A tributary of the River Stour and its floodplain occupies this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	This area is within the Sturminster Newton Conservation Area and adjacent to the Scheduled Monument titled 'Sturminster Castle'.
Community	++	++	++	P	Development in this area is likely to be mixed use. The services and facilities in Sturminster Newton may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	++	++	++	P	Development in this area could provide employment land to support business growth, and since it is close to the town centre it is likely to support town centre regeneration.

## G.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## H.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	There are no wildlife designations within this area and its immediate surroundings. Records indicate the presence of Otter within this area, which are a European Protected Species.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	The River Stour and its floodplain passes through this area.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	A tributary of the River Stour and its floodplain occupies this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	-	-	-	P	This area is adjacent to the Sturminster Newton Conservation Area.
Community	0	0	0	P	Development likely to be mixed use. Whilst Sturminster Newton's services and facilities may be accessed by sustainable transport, this location is separated from the town centre by the River, restricting the use of sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## I.

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	--	--	--		The Site of Nature Conservation Interest titled 'Twinwood Coppice' is within this area.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	--	--	--	P	The River Stour and its floodplain passes through this area.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	-	-	--	P	A tributary of the River Stour and its floodplain occupies this area. Since flooding is predicted to increase in future, development here may increase the vulnerability of future residents to climate change, particularly in the long term.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	This area is adjacent to the Sturminster Newton Conservation Area. Development in this area may affect the setting of the Scheduled Monument titled 'Remains of Roman Building' which is situated to the north of the site.
Community	0	0	0	P	Development likely to be mixed use. Whilst Shaftesbury's services and facilities may be accessed by sustainable transport, this location is more remote from the town centre, encouraging less sustainable transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	0	0	0	P	Whilst development in this area could provide employment land to support business growth, this location is more remote from the town centre and therefore is unlikely to promote town centre regeneration.



# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## Development at Stalbridge

### A.

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	-	-	-	P	This area is adjacent to the Site of Nature Conservation Interest titled 'Priors Down'.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	-	-	-	P	The Stalbridge Conservation Area is adjacent to the area.
Community	+	+	+	P	Development in this area is likely to be mixed use. The services and facilities in Stalbridge, which are fewer here than in the main towns in North Dorset, may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	++	++	++	P	Development in this area could provide employment land to support business growth, and since it is close to the town centre it is likely to support town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	--	--	--	P	The Site of Nature Conservation Interest titled 'Stalbridge' is within this area.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	0	0	0		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 Stalbridge, which are fewer here than in the main towns in North Dorset, may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	++	++	++	P	Development in this area could provide employment land to support business growth, and since it is close to the town centre it is likely to support town centre regeneration.

**B.**

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## C.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	P	There are no wildlife designations within this area and its immediate surroundings.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	0	0	0		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 Stalbridge, which are fewer here than in the main towns in North Dorset, may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	++	++	++	P	Development in this area could provide employment land to support business growth, and since it is close to the town centre it is likely to support town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

Sustainability objective	Impact			Comment	
	ST	MT	LT		P/T
Biodiversity	--	--	--	P	The Site of Nature Conservation Interest titled 'Basel Bridge' is within this area.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	This area is within the Stalbridge Conservation Area.
Community	+	+	+	P	Development in this area is likely to be mixed use. The services and facilities in Stalbridge, which are fewer here than in the main towns in North Dorset, may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	++	++	++	P	Development in this area could provide employment land to support business growth, and since it is close to the town centre it is likely to support town centre regeneration.

D.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## E.

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	This area is adjacent to the Site of Nature Conservation Interest titled 'Park Wood'.
Soil	0	0	0	P	Development in this area is unlikely to result in land remediation, the loss of more productive agricultural land, or harm to geological conservation interests.
Water	0	0	0	P	The area is not within a floodplain or adjacent to a water course, and is not within a groundwater source protection zone.
Air	0	0	0	P	Development in this area is unlikely to contribute to air quality issues.
Climate Change	0	0	0	P	Development in this area is unlikely to result in energy consumption or the emission of greenhouse gases which significantly contributes to climate change, or an increase in vulnerability to future climate change.
Landscape	-	-	-	P	This area is not within the AONB. There is the potential for local landscape impacts due to development on a greenfield site.
Historic Environment	--	--	--	P	This area is within the Stalbridge Conservation Area.
Community	+	+	+	P	Development in this area is likely to be mixed use. The services and facilities in Stalbridge, which are fewer here than in the main towns in North Dorset, may be accessed by sustainable modes of transport.
Housing	++	++	++	P	Development in this area would provide housing, some of which is affordable, to meet the needs of present and future generations.
Economy	++	++	++	P	Development in this area could provide employment land to support business growth, and since it is close to the town centre it is likely to support town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## The Villages

### A. Development to meet only local needs at the eighteen larger villages

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	-	P	Development may result in a degree of adverse impact upon habitats and species, and designated wildlife areas.
Soil	0	0	0	P	Potential loss of productive agricultural land by focusing development at the main settlements, particularly at Blandford and Shaftesbury, and impacts upon sites of geological interest. Potential regeneration of degraded land within larger settlements.
Water	-	-	-	P	Development may result in adverse impacts upon the ecological and chemical status of freshwater, transitional, and coastal waters.
Air	-	-	-	P	Potentially adverse impacts upon the air quality from development in the larger settlements, particularly in Gillingham where high levels of particulate matter (PM10) have been recorded.
Climate Change	-	-	--	P	Increase in energy consumption and greenhouse gas emissions due to development and potential for flooding due to proximity to floodplains and surface water features to, particularly in the long term as the effects of climate change are experienced.
Landscape	-	-	-	P	Development may affect the AONBs and local landscape features.
Historic Environment	-	-	-	P	Development may affect heritage assets, such as ancient monument, listed buildings and conservation areas, and their setting.
Community	++	++	++	P	Development focussed towards the larger settlements with development to meet the local need in the villages, will enable future occupiers to access the services and facilities provided by the main town by sustainable transport modes.
Housing	++	++	++	P	This policy approach is likely to meet the housing needs of the community, both in rural areas and the larger towns in North Dorset.
Economy	++	++	++	P	The provision of employment land at the main towns in North Dorset will support business growth and innovation, and encourage vibrant town centres and support town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## B. Development to meet strategic needs at the eighteen larger villages

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, and impacts upon sites of geological interest.
Water	-	-	-	P	Development may result in adverse impacts upon the ecological and chemical status of freshwater, transitional, and coastal waters.
Air	0	0	0	P	Dispersing development more widely across the district is likely to prevent more localised air quality issues, particularly in Gillingham where high levels of particulate matter (PM10) have been recorded.
Climate Change	-	-	--	P	Increase in energy consumption and greenhouse gas emissions due to development and potential for flooding due to proximity to floodplains and surface water features to, particularly in the long term as the effects of climate change are experienced.
Landscape	--	--	--	P	Development for housing and employment uses above the local need is likely to result in small scale villages significantly expanding, resulting in the urbanisation of rural areas, including those in the AONBs.
Historic Environment	--	--	--	P	Development for housing and employment uses above the local need is likely to result in small scale villages significantly expanding, resulting in the urbanisation of rural areas, and affecting heritage assets and their setting.
Community	--	--	--	P	Access to services and facilities by sustainable transport modes in rural areas is restricted. Rural isolation may result from development in such areas.
Housing	+	+	+	P	Whilst this approach is likely to provide housing, the location of this housing is less likely to meet the overall needs of the community, as the demand for housing is generally greater in the larger settlements.
Economy	--	--	--	P	Providing a greater amount of employment land than the demand in rural areas is unlikely to drive business growth, or encourage vibrant town centres or support town centre regeneration.



# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## Affordable Housing

### Size thresholds of affordable housing exception sites

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
	<b>A. Retain the size threshold for affordable housing exception sites at nine dwellings</b>				
Biodiversity	0	0	-		This approach will prevent large scale development from coming forward in rural areas, reducing the impacts of development upon biodiversity. However, in the long term, as further development comes forward, an adverse effect is likely.
Soil	0	0	0		Development at this scale is unlikely to result in an appreciable loss of high grade agricultural land.
Water	-	-	--		The potential for development in areas which are adjacent to a water course, resulting in an adverse effect in the long term, as further development comes forward.
Air	0	0	0		There are no existing air quality issues in rural areas and residential development of this scale is unlikely to significantly affect air quality.
Climate Change	-	-	--		The scale of the development is such that a significant increase in greenhouse gas emissions is unlikely. However, development may be within or close to areas at risk of flooding, particularly in the longer term as the effects of climate change are realised.
Landscape	-	-	-		Whilst this approach will prevent large scale development from coming forward in rural areas, reducing the landscape impacts, a degree of adverse impact is likely. Owing to the likely scale of the development, the impact is unlikely to be significant.
Historic Environment	-	-	-		Preventing large scale development in rural areas will reduce the change to rural character. A degree of adverse impact upon the setting of heritage assets is likely but due to the scale of the development the impact is unlikely to be significant.
Community	0	0	0		Whilst this approach may bring forward some small scale rural exception sites, smaller scale development in rural areas is unlikely to prevent access to services and facilities or rural isolation to an appreciable extent.
Housing	-	-	--		This approach is likely to prevent the affordable housing needs of those in rural areas being met. Years of under provision of affordable housing is likely to cause a large deficit in the long term, leading to a significant impact.
Economy	0	0	0		This approach may bring forward some small scale rural exception sites, smaller scale development in rural areas is unlikely to have a significant effect on the vibrancy of town centres or their regeneration.

## B. Remove the size threshold for affordable housing exception sites

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	-	-	--		Larger scale affordable housing development in rural areas may result in impacts upon habitats and species, particularly in the longer term as more larger scale schemes come forward.
Soil	0	0	-		Due to the likely scale of the schemes and amount of high grade agricultural land in the district, this impact is only likely to be appreciable in the longer term as more larger scale schemes come forward.
Water	-	-	--		Large scale development adjacent to water courses and their associated floodplains in rural areas may result in water quality impacts, particularly in the longer term as more larger scale schemes come forward.
Air	0	0	0		There are no existing air quality issues in rural areas and residential development of this scale is unlikely to significantly affect air quality.
Climate Change	-	-	--		The scale of the development is such that a significant increase in greenhouse gas emissions is unlikely. However, development may be within or close to areas at risk of flooding, particularly in the longer term as the effects of climate change are realised.
Landscape	--	--	--		Larger development in rural areas has the potential for significant impacts upon the local landscape, and impacts upon the special qualities of the AONB.
Historic Environment	--	--	--		Larger development in rural areas has the potential to change the character of rural areas, affecting the setting of heritage assets such as conservation areas, listed buildings and scheduled monuments.
Community	-	-	-		Greater amounts of residential development in rural areas is likely to lead to future occupants having fewer opportunities to access services and facilities, and may potentially lead to rural isolation.
Housing	+	+	+		This approach is likely to help towards meeting the affordable housing demand of present and future generations in North Dorset.
Economy	-	-	-		Residential development in rural areas is unlikely to encourage vibrant town centres or support town centre regeneration.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## Affordable housing exception sites adjacent to the four main towns in North Dorset

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
<b>A. Continue to prevent affordable housing exception sites adjacent to the main towns</b>					
Biodiversity	0	0	-		Development in rural areas may impact upon habitats and species in the long term as more development comes forward
Soil	0	0	0		Development at this scale is unlikely to result in an appreciable loss of high grade agricultural land.
Water	-	-	--		The potential for development in areas which are adjacent to a water course, resulting in an adverse effect in the long term, as further development comes forward.
Air	0	0	0		There are no existing air quality issues in rural areas and residential development of this scale is unlikely to significantly affect air quality.
Climate Change	-	-	--		The scale of the development is such that a significant increase in greenhouse gas emissions is unlikely. However, development may be within or close to areas at risk of flooding, particularly in the longer term as the effects of climate change are realised.
Landscape	--	--	--		Focusing development towards rural areas is likely to result in a change in the rural character, resulting in an adverse landscape and visual impact
Historic Environment	--	--	--		Development in rural areas is likely to significantly change the character of the area, and the setting of heritage assets.
Community	-	-	-		Focusing development towards rural areas may lead to future occupants having fewer opportunities to access services and facilities, and may lead to rural isolation. Owing to the likely scale of the development, the impact is unlikely to be significant.
Housing	-	-	--		This approach is likely to prevent the affordable housing needs of those in rural areas being met. Years of under provision of affordable housing is likely to cause a large deficit in the long term, leading to a significant impact.
Economy	-	-	-		Residential development in rural areas is unlikely to encourage vibrant town centres or support town centre regeneration. Owing to the likely scale of the development, the impact is unlikely to be significant.

<b>B. Allow affordable housing exception sites in those areas adjacent to the main towns</b>						
Sustainability objective	Impact					Comment
	ST	MT	LT	P/T		
Biodiversity	0	0	-			Development may impact upon habitats and species in the long term as more development comes forward
Soil	0	0	0			Development at this scale is unlikely to result in an appreciable loss of high grade agricultural land.
Water	-	-	--			The potential for development in areas which are adjacent to a water course, resulting in an adverse effect in the long term, as further development comes forward.
Air	0	0	-			There is the potential for development in urban areas to affect air quality in the long term, as more development comes forward, particularly as there have been exceedances in particulate matter recorded in urban areas in North Dorset.
Climate Change	-	-	--			The scale of the development is such that a significant increase in greenhouse gas emissions is unlikely. However, development may be within or close to areas at risk of flooding, particularly in the longer term as the effects of climate change are realised.
Landscape	-	-	-			Development of the scale likely to come forward through exception sites in a more urban setting has the potential for a degree of adverse impact upon the landscape.
Historic Environment	-	-	-			Development of the scale likely to come forward through exception sites in a more urban setting may affect the setting of heritage assets to a degree.
Community	+	+	+			Focusing development towards urban areas is likely to result in greater access to services and facilities by sustainable modes of transport. Owing to the likely scale of the development, the impact is unlikely to be significant.
Housing	+	+	+			Allowing exception sites in the larger towns is likely to bring more affordable housing forward overall. This may not result in the affordable housing needs being fully met, but will increase the availability of affordable housing, helping to meet the need.
Economy	+	+	+			Focusing development towards urban areas is likely to encourage vibrant town centres and support town centre regeneration. Owing to the likely scale of the development, the impact is unlikely to be significant.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## Market Housing on affordable housing exception sites

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0		<p><b>A. Allow a small number of market homes with affordable housing exception scheme</b></p> <p>There are unlikely to be any appreciable impacts upon the environment and community associated with these approaches as it is unlikely that the amount or location of development would be greatly influenced.</p>
Soil	0	0	0		
Water	0	0	0		
Air	0	0	0		
Climate Change	0	0	0		
Landscape	0	0	0		
Historic Environment	0	0	0		
Community	0	0	0		
Housing	+	+	+		
Economy	0	0	0		

This approach would produce affordable housing, but reduce the number of 100% affordable housing schemes which come forward.

There are unlikely to be an appreciable impacts upon the economy associated with these approaches as it is unlikely that the amount or location of development would be greatly influenced.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

B. Prevent the cross-subsidy of affordable housing from market housing							
Sustainability objective	Impact						Comment
	ST	MT	LT	P/T			
Biodiversity	0	0	0				<p>There are unlikely to be any appreciable impacts upon the environment and community associated with these approaches as it is unlikely that the amount or location of development would be greatly influenced.</p>
Soil	0	0	0				
Water	0	0	0				
Air	0	0	0				
Climate Change	0	0	0				
Landscape	0	0	0				
Historic Environment	0	0	0				
Community	0	0	0				
Housing	++	++	++				
Economy	0	0	0				

This approach is likely to bring forward more 100% affordable housing sites, increasing the delivery of affordable housing across the district.

There are unlikely to be an appreciable impacts upon the economy associated with these approaches as it is unlikely that the amount or location of development would be greatly influenced.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## Self-Build and Custom-Build Housing

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	0	<p>Since this approach is unlikely to result in additional development coming forward, it is unlikely to result in appreciable impacts upon the environment and community.</p>
Soil	0	0	0	0	
Water	0	0	0	0	
Air	0	0	0	0	
Climate Change	0	0	0	0	
Landscape	0	0	0	0	
Historic Environment	0	0	0	0	
Community	0	0	0	0	
Housing	-	-	-	-	
Economy	0	0	0	0	

**A. Allow serviced plots to come forward under the current development plan policies**

The provision of serviced self-build plots would be at the discretion of developers. This is likely to result in an uncertain supply of sites in terms of plot size, timing and numbers, resulting in the custom and self build housing need not being fully met.

Since this approach is unlikely to result in additional development coming forward, it is unlikely to result in appreciable impacts upon the economy.



# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

<b>B. Updating Policy 7 (Delivering Homes) in the Local Plan Part 1 to promote the provision of serviced plots of land for self build housing</b>						
Sustainability objective	Impact					Comment
	ST	MT	LT	P/T		
Biodiversity	0	0	0			
Soil	0	0	0			
Water	0	0	0			
Air	0	0	0			
Climate Change	0	0	0			Since this approach is unlikely to result in substantial additional development coming forward, it is unlikely to result in appreciable impacts upon the environment and community.
Landscape	0	0	0			
Historic Environment	0	0	0			
Community	0	0	0			
Housing	+	+	+			This approach is likely to offer a more certain supply of serviced plots for self-build housing.
Economy	0	0	0			Since this approach is unlikely to result in substantial additional development coming forward, it is unlikely to result in appreciable impacts upon the economy.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

<b>C. Require serviced self build plots to be made available as a proportion of the total number of dwellings permitted on site, for developments above a certain size</b>					
Sustainability objective	Impact			Comment	
	ST	MT	LT		
Biodiversity	0	0	0		
Soil	0	0	0		
Water	0	0	0		
Air	0	0	0		
Climate Change	0	0	0		
Landscape	0	0	0		
Historic Environment	0	0	0		
Community	0	0	0		
Housing	+	+	+		
Economy	0	0	0		

Whilst this approach is likely to result in development of a different type coming forward, helping to meet the self build housing need, it is unlikely to result in additional development or directing development towards a different location. Therefore it is unlikely to result in substantial impacts upon the environment and community.

This approach would give greater certainty of supply due to the clear requirement that self-build plots must be made available on larger housing sites.

This approach is unlikely to result in additional development coming forward or altering the location of development, it is unlikely to result in substantial impacts upon the economy .

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

D. Allow a proportion of self-build plots on exception sites with controls over the resale value of the properties						
Sustainability objective	Impact			Comment		
	ST	MT	LT			
Biodiversity	0	0	0			
Soil	0	0	0			
Water	0	0	0			
Air	0	0	0			
Climate Change	0	0	0			
Landscape	0	0	0			
Historic Environment	0	0	0			
Community	0	0	0			
Housing	+	+	+			This approach is likely to result in additional plots being made available as exception sites come forward, helping to meet the local self build demand.
Economy	0	0	0			Since more development is unlikely to come forward and the location of this development is unlikely to be altered by this approach, impacts on the economy are unlikely.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

E. Identify land in public ownership which would be sold only for self-build development						
Sustainability objective	Impact			Comment		
	ST	MT	LT			
Biodiversity	0	0	0	0		
Soil	0	0	0	0		
Water	0	0	0	0		
Air	0	0	0	0		
Climate Change	0	0	0	0		
Landscape	0	0	0	0		
Historic Environment	0	0	0	0		
Community	0	0	0	0		
Housing	-	-	-	-		As North Dorset District Council owns a limited amount of suitable land it would be necessary to work with other public sector organisations with landholdings. It is unclear whether this would yield sufficient land to meet the self build housing need.
Economy	0	0	0	0		Should any development come forward through this approach, it is unlikely to be of a substantial scale to result in appreciable economic impacts.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

F. Consider the use of Local Development Orders to facilitate self-build development						
Sustainability objective	Impact					
	ST	MT	LT	P/T	Comment	
Biodiversity	0	0	0			
Soil	0	0	0			
Water	0	0	0			
Air	0	0	0			
Climate Change	0	0	0		Whilst this approach is likely to result in a degree of additional self build housing, it is considered unlikely to result in a substantial number of new dwellings to result in an appreciable impact upon the environment and the community.	
Landscape	0	0	0			
Historic Environment	0	0	0			
Community	0	0	0			
Housing	+	+	+		This approach would provide more certainty and speed through the planning process, which is likely to support the provision of more self build housing.	
Economy	0	0	0		It is considered unlikely to result in a substantial number of new dwellings to result in an appreciable economic impact.	

## Ensuring the Vitality and Viability of Town Centres

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	+	+	+		Directing retail development towards town centres rather than less urbanised areas is likely to protect the habitats and species which are generally located out of town centre areas.
Soil	+	+	+		Town centre development is more likely to result in the remediation of degraded, derelict and contaminated land, and reduce the loss of high grade agricultural land
Water	0	0	0		There is unlikely to be an appreciable impact upon water quality from this approach, as water courses in North Dorset are located in town centre locations as well as less urbanised areas.
Air	-	-	-		There is the potential for air quality issues from town centre uses exacerbating air quality issues, particularly in Gillingham where high levels of particulate matter (PM10) have been recorded.
Climate Change	0	0	0		This approach is unlikely to result in excess additional greenhouse gas emissions, or increase susceptibility to flooding as flood zones are located in both town centre areas and other locations.
Landscape	+	+	+		This approach is likely to result in retail development in more urbanised areas, where development will be viewed in an urban context, meaning that the AONB is less likely to be affected.
Historic Environment	-	-	-		Potential impacts upon the setting of heritage assets in town centre locations, for example Conservation Areas and Listed Buildings.
Community	+	+	+		Directing retail development towards the town centres at the main towns in North Dorset is likely to provide a large number of residents with access to essential services and facilities by sustainable modes of transport.
Housing	0	0	0		This approach is unlikely to result in additional housing.
Economy	+	+	+		This approach will result in more vibrant town centres and town centre regeneration at each of the main towns.

<b>B. Amend the existing hierarchy and network of centres to include Stalbridge as a local centre</b>						
Sustainability objective	Impact					Comment
	ST	MT	LT	P/T		
Biodiversity	+	+	+			Directing retail development towards town centres rather than less urbanised areas is likely to protect the habitats and species which are generally located out of town centre areas.
Soil	+	+	+			Town centre development is more likely to result in the remediation of degraded, derelict and contaminated land.
Water	0	0	0			There is unlikely to be an appreciable impact upon water quality from this approach, as water courses in North Dorset are located in town centre locations as well as less urbanised areas.
Air	-	-	-			There is the potential for air quality issues from town centre uses exacerbating air quality issues, particularly in Gillingham where high levels of particulate matter (PM10) have been recorded.
Climate Change	0	0	0			This approach is unlikely to result in excess additional greenhouse gas emissions, or increase susceptibility to flooding as flood zones are located in both town centre areas and other locations.
Landscape	+	+	+			This approach is likely to result in retail development in more urbanised areas, where development will be viewed in an urban context, meaning that the AONB is less likely to be affected.
Historic Environment	-	-	-			Potential impacts upon the setting of heritage assets in town centres. Including Stalbridge as a local centre is unlikely to result in significant new development but the reuse of existing units, reducing impacts upon the Stalbridge Conservation Area.
Community	++	++	++			Directing retail development towards the town centres at the main towns of North Dorset, in addition to Stalbridge, is likely to provide residents in North Dorset with access to essential services and facilities by sustainable modes of transport.
Housing	0	0	0			This approach is unlikely to result in additional housing.
Economy	++	++	++			This approach will result in more vibrant town centres and town centre regeneration at each of the main towns and Stalbridge also.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## Important Open or Wooded Areas (IOWAs)

A. Delete those IOWAs which are protected from development by other planning policies or legislation					
Sustainability objective	Impact			Comment	
	ST	MT	LT		
Biodiversity	0	0	0		
Soil	0	0	0		
Water	0	0	0		
Air	0	0	0		The environmental protection provided by other policies in the Local Plan will prevent inappropriate development which would lead to adverse impacts upon the environment, despite the IOWAS being deleted.
Climate Change	0	0	0		
Landscape	0	0	0		
Historic Environment	0	0	0		
Community	0	0	0		This may safeguard a small amount of land from development, preventing the loss of open space used for leisure purposes within settlement boundaries but also preventing the development of services and facilities, resulting in a net neutral effect.
Housing	-	-	-		This approach may prevent small amounts of land within the settlement boundary which are not protected by other policies and legislation from coming forward for residential development.
Economy	-	-	-		This approach may prevent small amounts of land within the settlement boundary which are not protected by other policies and legislation from coming forward for employment use.



# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## B. Retain all IOWAs

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0		<p>The majority of areas designated as IOWAs upon which are already protected through environmental protection provided by other policies in the Local Plan will prevent adverse impacts upon the environment, despite the IOWAS being deleted.</p>
Soil	0	0	0		
Water	0	0	0		
Air	0	0	0		
Climate Change	0	0	0		
Landscape	0	0	0		
Historic Environment	0	0	0		
Community	0	0	0		
Housing	-	-	-		
Economy	-	-	-		

This may safeguard a small amount of land from development, preventing the loss of open space used for leisure purposes within settlement boundaries but also preventing the development of services and facilities, resulting in a net neutral effect.

This approach may prevent small amounts of land within the settlement boundary from coming forward for residential development.

This approach may prevent small amounts of land within the settlement boundary from coming forward for employment use.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

## The A350 Corridor

### A. Safeguard the Spetisbury, Charlton Marshall Bypass and Shaftesbury Outer Bypass

Sustainability objective	Impact				Comment
	ST	MT	LT	P/T	
Biodiversity	0	0	0	T	The route of the bypasses does not pass through any wildlife designations.
Soil	+	+	+	T	Safeguarding the route of the bypasses, which are unlikely to be developed, would prevent development on the high grade agricultural soils on the eastern side of Shaftesbury.
Water	0	0	0	T	There are no watercourses within close proximity to the route of the bypasses and therefore impacts upon water quality are unlikely.
Air	0	0	0	T	Since there are no existing air quality issues recorded at Blandford and Shaftesbury, the bypass would be unlikely to considerably affect air quality at these locations.
Climate Change	0	0	0	T	Safeguarding the route of the bypasses, which are unlikely to be developed, would result in no additional greenhouse gas emissions and no additional vulnerabilities to climate change, for example through flooding.
Landscape	+	+	+	T	Preventing development on land adjacent to the AONB may protect the setting of the designation on the eastern side of Shaftesbury and adjacent and to the south of Blandford.
Historic Environment	+	+	+	T	Preventing development on land adjacent to the AONB may protect the setting of the Scheduled Monument titled 'Slight univallate hillfort called Crawford Castle' and Charlton Marshall Conservation Area.
Community	-	-	-	T	Safeguarding the route of the bypasses would reduce the land available for essential services and facilities, which would be accessible by sustainable modes of transport.
Housing	-	-	-	T	Safeguarding the route of the bypasses would reduce the land available for housing, reducing the housing supply.
Economy	-	-	+	T	Safeguarding the route of the bypasses would reduce the land available for employment uses. However, in the longer term it would provide the opportunity for the bypasses which would provide the bypasses which are key to enabling business growth.

# Sustainability Appraisal Issues and Options

North Dorset Local Plan Review

B. Remove the safeguarding for the Spetisbury, Charlton Marshall Bypass and Shaftesbury Outer Bypass						
Sustainability objective	Impact			Comment		
	ST	MT	LT			
Biodiversity	0	0	0	P	This approach will not involve development on a wildlife designation.	
Soil	-	-	-	P	Development on the eastern side of Shaftesbury is likely to result in the loss of high grade agricultural soils.	
Water	0	0	0	P	There are no watercourses within close proximity to the route of the bypasses and therefore impacts upon water quality are unlikely.	
Air	0	0	0	P	Since there are no existing air quality issues recorded at Blandford and Shaftesbury, the bypass would be unlikely to significantly affect air quality at these locations.	
Climate Change	0	0	0	P	Development in those areas safeguarded for the bypass, but close to the settlements of Blandford and Shaftesbury would not be within close proximity to areas at risk of flooding. Development is unlikely to result in increased greenhouse gas emissions.	
Landscape	--	--	--	P	Development in those areas safeguarded for the bypass, but close to the settlements of Blandford and Shaftesbury, may result in potential impacts upon the AONB designation.	
Historic Environment	-	-	-	P	Development in those areas safeguarded for the bypass, but close to the settlements of Blandford may affect the setting of the Blandford, Blandford St Mary and Bryanston Conservation Area.	
Community	+	+	+	P	Development on the routes safeguarded for the bypass may provide essential services and facilities which are accessible by sustainability modes of transport.	
Housing	+	+	+	P	Removing the safeguarding of the routes of the bypass may result in residential development on the land near Shaftesbury and on the southern edge of Blandford	
Economy	+	+	--	P	Development for employment uses on the land near Shaftesbury and Blandford. However, the potential for the improvements in transport infrastructure, which are key for future economic growth in North Dorset would be lost forever.	

**Consultation on this document  
will run from 27 November 2017  
to 5pm on 22 January 2018.**

Supporting documents and response forms  
are available online at:

**[dorsetforyou.gov.uk/planning/north-dorset/planning-policy](http://dorsetforyou.gov.uk/planning/north-dorset/planning-policy)**

Send any comments to:

Email: **[planningpolicy@north-dorset.gov.uk](mailto:planningpolicy@north-dorset.gov.uk)**

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