

# Sustainability Appraisal Options Stage

Dorset Council Local Plan

## SUSTAINABILITY APPRAISAL OF DRAFT POLICIES

8.10.13 This sustainability appraisal assessed the potential environmental, social and economic impacts associated with the draft policies for the proposed additional allocations in the Wimborne Minster and Colehill Chapter of the Dorset Council Local Plan.

8.10.14 The findings of the sustainability appraisal of the draft policies for the proposed additional allocations in the Wimborne Minster and Colehill Chapter of the Dorset Council Local Plan is presented in Figure 8.58. Further details of the analysis is presented in the Appendix.

Figure 8.58: A table summarising the findings of the sustainability appraisal of the draft policies for the proposed additional allocations at Wimborne Minster and Colehill

|                           | WMC6<br>Land at Leigh Farm |        |      | WMC7<br>Land at Northleigh Lane |        |      | WMC8<br>Land North of Wimborne Road |        |      | WMC9<br>Land South of Wimborne Road West |        |      |
|---------------------------|----------------------------|--------|------|---------------------------------|--------|------|-------------------------------------|--------|------|--|--------|------|
|                           | Short                      | Medium | Long | Short                           | Medium | Long | Short                               | Medium | Long | Short                                    | Medium | Long |
| Biodiversity              | 0                          | 0      | 0    | 0                               | 0      | 0    | 0                                   | 0      | 0    | 0  | 0      | 0    |
| Soil                      | 0                          | 0      | 0    | 0                               | 0      | 0    | 0                                   | 0      | 0    | 0  | 0      | 0    |
| Water                     | 0                          | 0      | 0    | 0                               | 0      | 0    | 0                                   | 0      | 0    | 0  | 0      | 0    |
| Air                       | 0                          | 0      | 0    | 0                               | 0      | 0    | 0                                   | 0      | 0    | 0  | 0      | 0    |
| Climate Change            | 0                          | 0      | 0    | 0                               | 0      | 0    | 0                                   | 0      | 0    | 0  | 0      | 0    |
| Flooding & Coastal Change | 0                          | 0      | 0    | 0                               | 0      | 0    | 0                                   | 0      | 0    | 0  | 0      | 0    |
| Landscape                 | 0                          | 0      | 0    | --                              | --     | --   | -                                   | -      | -    | -  | -      | -    |
| Historic Environment      | 0                          | 0      | 0    | 0                               | 0      | 0    | 0                                   | 0      | 0    | 0  | 0      | 0    |
| Community                 | ++                         | ++     | ++   | ++                              | ++     | ++   | ++                                  | ++     | ++   | +  | +      | +    |
| Housing                   | 0                          | 0      | 0    | 0                               | 0      | 0    | 0                                   | 0      | 0    | +  | +      | +    |
| Economy                   | 0                          | 0      | 0    | 0                               | 0      | 0    | 0                                   | 0      | 0    | 0  | 0      | 0    |

## MITIGATION

8.10.15 There are no suggested measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Wimborne Minster and Colehill Chapter of the Dorset Council Local Plan at the options stage

## 8.11. ALDERHOLT

### INTRODUCTION

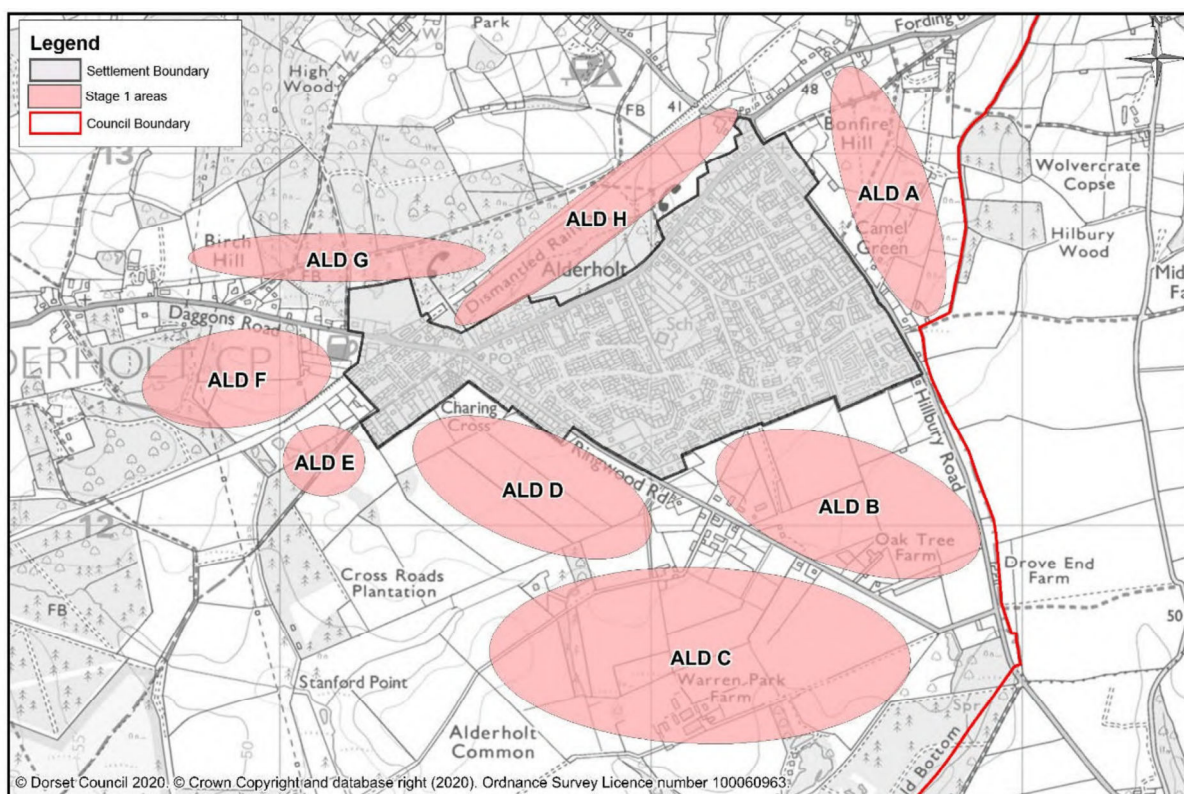
8.11.1 Alderholt is a larger village, with a population of just over 3,000, located on the eastern edge of Dorset, adjoining Hampshire.

## SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES

### Stage 1: General Directions for Growth around Alderholt

- 8.11.2 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Alderholt (Figure 8.59).
- 8.11.3 This stage takes a strategic view at the general directions for growth around Alderholt, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 8.59: A map showing the general areas for development surrounding Alderholt which were considered in the sustainability appraisal



- 8.11.4 The sustainability impacts of delivering development in each of these general areas for growth around Sherborne were assessed and evaluated.
- 8.11.5 The sustainability impacts associated with these options are summarised in Figure 8.60, with further details provided in the Appendix.

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8.60: A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Alderholt

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

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8.11.6 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward at the Options stage. The decisions made and the reasons for these decisions are presented in Figure 8.61.

Figure 8.61: A table showing the reasons for either retaining or discounting the general areas for development surrounding Alderholt

| Option | Decision | Reason for decision   |
|--------|----------|---|
| ALD A  | ✓        | Whilst a degree of landscape and heritage sensitivity has been identified, these are not considered significant at this stage and therefore further consideration will be given to this area of growth. Development provides the opportunity to improve access to services and facilities in Alderholt. |
| ALD B  | ✓        |   |
| ALD C  | ✓        | No significant landscape and heritage sensitivities have been identified and therefore this area has been taken forward for further consideration. Development provides the opportunity to improve access to services and facilities in Alderholt.  |
| ALD D  | ✓        | Whilst a degree of landscape and heritage sensitivity has been identified, these are not considered significant at this stage and therefore further consideration will be given to this area of growth. Development provides the opportunity to improve access to services and facilities in Alderholt. |
| ALD E  | ✓        | Whilst a degree of heritage sensitivity has been identified within these areas, they are not considered significant at this stage. No significant landscape sensitivities have been identified. Development provides the opportunity to improve access to services and facilities in Alderholt.         |
| ALD F  | ✓        |   |
| ALD G  | ✓        | Whilst there is a Scheduled Monument within this area, the potential for development in this area will be explored further at stage 2 of the assessment. Development provides the opportunity to improve access to services and facilities in Alderholt.  |
| ALD H  | ✓        | Whilst there is a Scheduled Monument approx. 20m to the north of this area, the potential for development in this area will be explored further at stage 2 of the assessment. Development provides the opportunity to improve access to services and facilities in Alderholt.                           |

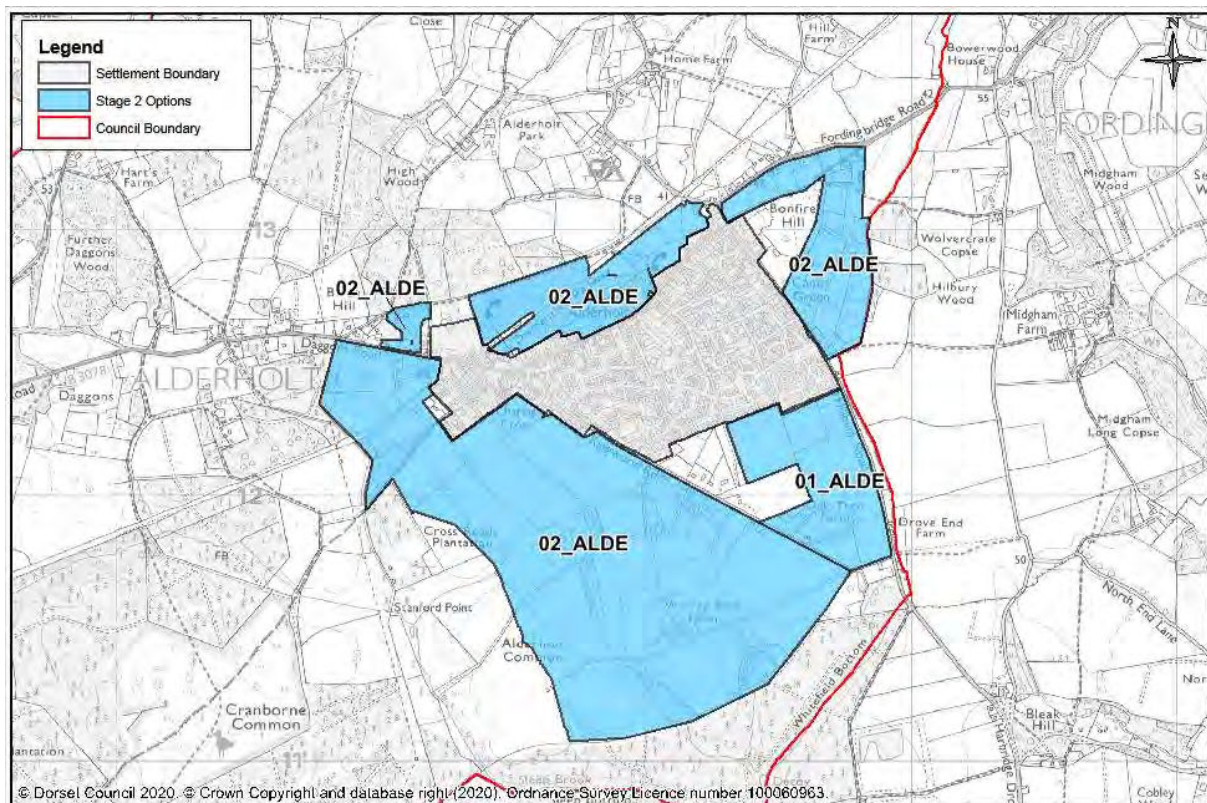
## **Stage 2: Development Options around Alderholt**

8.11.7 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Alderholt and explained which areas which should be taken forward for further consideration.

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- 8.11.8 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the evidence, including the potential environmental, social and economic issues identified during stage 1 of the sustainability appraisal, and taking account of physical features such as field boundaries and roads.
- 8.11.9 There were two options explored in the Alderholt Chapter of the Dorset Council Local Plan (Figure 8.62), either:
- 01\_ALDE – Small Scale Expansion at Land north of Ringwood Road
  - 02\_ALDE – Significant expansion of Alderholt (with 01\_ALDE as the first phase of the development).

Figure 8.62: A map showing the options for development sites in Alderholt



- 8.11.10 The draft Dorset Council Local Plan at the options stage provides draft text alongside these two options.
- 8.11.11 The sustainability impacts of delivering development in each of these sites around Alderholt were assessed and evaluated.
- 8.11.12 The sustainability impacts associated with these site options are summarised in Figure 8.63, with further details provided in the Appendix.

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Figure 8.63: A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Alderholt

| Sustainability Objective  | 01_ALDE |        |      | 02_ALDE |        |      |
|---------------------------|---------|--------|------|---------|--------|------|
|                           | Short   | Medium | Long | Short   | Medium | Long |
| Biodiversity              | -       | -      | -    | -       | -      | -    |
| Soil                      | 0       | 0      | 0    | 0       | 0      | 0    |
| Water                     | 0       | 0      | 0    | 0       | 0      | 0    |
| Air                       | 0       | 0      | 0    | 0       | 0      | 0    |
| Climate Change            | 0       | 0      | 0    | -       | -      | -    |
| Flooding & Coastal Change | 0       | 0      | 0    | 0       | 0      | 0    |
| Landscape                 | 0       | 0      | 0    | 0       | 0      | 0    |
| Historic Environment      | 0       | 0      | 0    | --      | --     | --   |
| Community                 | -       | -      | -    | +       | +      | +    |
| Housing                   | ++      | ++     | ++   | ++      | ++     | ++   |
| Economy                   | 0       | 0      | 0    | ++      | ++     | ++   |

## MITIGATION

8.11.13 The possible measures to reduce the adverse effects and maximise the beneficial effects of the draft policies in the Alderholt Chapter of the Dorset Council Local Plan at the options stage are summarised in Figure 8.64.

Figure 8.64: Suggested mitigation measures for the Alderholt Chapter of the Dorset Council Local Plan

| Policy                                       | Sustainability Appraisal recommendation  |
|--|--|
| <b>01_ALD</b><br>Land north of Ringwood Road | The development is within the hydrological catchment of the River Avon, a large lowland river system designated as a European wildlife site in recognition of its great importance for habitats and species. Elevated levels of phosphates in the River Avon are resulting in eutrophication, adversely affecting the ecological condition of the river. Wastewater effluent from residential properties and industrial development is a potential source of phosphate in the River Avon. The development will need to achieve phosphate neutrality in order to prevent new development from contributing to adverse effects upon the River Avon. Phosphate neutrality may be achieved in a variety of ways, including taking agricultural land out of production, the establishment of new wetlands and on-site sewage treatment. A SANG will be provided in order to address the issue of recreational pressure on the Dorset Heathlands. This may contribute to phosphate neutrality, and further investigation is needed to determine the phosphate budget at the site. It is recommended that the policy states that new development must be phosphate neutral. |

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| Policy  | Sustainability Appraisal recommendation  |
|---|--|
| <p><b>02_ALD</b><br/>Significant expansion of Alderholt</p> | <p>Part of the site is within the Daggons Road Station SNCI, which is described as ‘damp mixed woodland on acid soil, wet heath and surrounding scrub’. In order to prevent the loss or degradation of this area of local importance to wildlife, it is recommended that development of the SNCI is avoided and the proposals include securing the long-term management of this area for ecological purposes.</p> <p>A Suitable Alternative Natural Greenspace (SANG) will be required to prevent adverse impacts upon the Dorset Heathlands as a result of additional recreational pressure from the new development.</p> <p>In addition, the requirement for the development to achieve phosphate neutrality should be set out in the policy to avoid adverse impacts upon the River Avon European Site (see above).</p> <p>The Scheduled Monument titled ‘Length of deer park bank and ditch at Alderholt’ is located adjacent and to the north of the site. The development should prevent direct impacts upon this heritage asset, and also consider the setting of the Scheduled Monument to ensure the preservation of the historic environment.</p> <p>Development of this scale may provide opportunities for strategic scale climate change mitigation, for example by delivering district heating schemes and community renewable energy schemes.</p> |

## 8.12. LYTCHETT MATRAVERS & LYTCHETT MINSTER

### INTRODUCTION

- 8.12.1 Lytchett Matravers is a small village located on higher ground within the Green Belt that surrounds the Poole, Bournemouth and Christchurch conurbation.
- 8.12.2 The village of Lytchett Minster is located 2km to the south-east, towards the south-eastern Dorset conurbation.
- 8.12.3 The proposed allocations in the emerging Purbeck Local Plan (2018-2034) at Lytchett Matravers include:
- Land to the north of Huntick Road, which has planning permission for 46 homes;
  - Land to the east of Wareham Road with capacity to provide 95 homes;
  - Land at Blaney’s Corner with capacity to provide for 25 homes; and
  - Land to the east of Flowers Drove with capacity for 30 homes.