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# **East Dorset Local Plan Review Options Consultation**

## **Sustainability Appraisal Report**

Prepared by LUC  
July 2018

**Project Title:** Sustainability Appraisal of the East Dorset Local Plan Review Options Consultation

**Client:** East Dorset District Council

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# East Dorset Local Plan Review Options Consultation

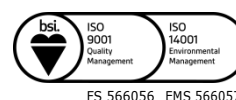
## Sustainability Appraisal Report

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# 1 Introduction

- 1.1 This Sustainability Appraisal Report has been prepared by LUC on behalf of East Dorset District Council as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the East Dorset Local Plan Review.
- 1.2 This report relates to the East Dorset Local Plan Options consultation document (July 2018) and it should be read in conjunction with that document.

## Context for the East Dorset Local Plan Review

- 1.3 The District of East Dorset is located in the north-east of Dorset. To the east it is bordered by the River Avon and its valley which separates it from the New Forest while to the south, the River Stour divides a large area of the District from the coastal towns of Christchurch, Bournemouth and Poole. To the south-west, the District has a boundary with Purbeck, whilst North Dorset lies to the west. East Dorset has an area of 355km<sup>2</sup> which means that, although around seven times the size of Christchurch, it is the smallest rural authority in Dorset. At the beginning of the twentieth century, Wimborne Minster, an ancient and historic market town, was the principal settlement serving an almost entirely rural area. The town maintains its position as the main settlement in the district although rapid population growth from the 1920s onwards in the district as a whole has resulted in extensive areas of urban development which have transformed East Dorset. The settlements are generally small villages, many being of architectural and historic interest. The major estates (together with planning policy) have been an important factor in sustaining the character of this area of the district.
- 1.4 East Dorset District is characterised by downlands in the north-west and a mix of heathland, woodland, coniferous plantations and small fields bounded by hedges in the south-east. In the District, 45% of the land is designated as the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). Additionally, a large part of the remaining countryside in East Dorset has been identified as an Area of Great Landscape Value in the Christchurch and East Dorset Core Strategy (Local Plan Part 1). Much of the authority is rural, in contrast to the towns to the south of East Dorset which are more urban and suburban in character. East Dorset is endowed with a rich natural heritage with 9.7% of the District being covered by one or more nature conservation designations, including the Dorset Heathlands Internationally Designated sites. East Dorset has many attractive villages and other areas of special architectural or historic interest including 19 Conservation Areas, 690 Listed Buildings, 152 Scheduled Monuments and five Registered Parks and Gardens. Light pollution levels have historically increased in Dorset. 77% percent of Dorset's night skies are completely free of light pollution but night skies have got 17% brighter resulting in the loss of tranquillity.
- 1.5 The population of East Dorset is less diverse than the national average, with a mean age of residents older than that of England and Wales. Not enough affordable housing has been delivered over the past 20 years in East Dorset and this, along with high house and rental prices, has made suitable accommodation inaccessible to many people. The health of people in East Dorset is generally better than the England average with life expectancy for both men and women in the District higher than the England average. General healthcare priorities in East Dorset include anxiety, depression and dementia care, smoking, inactivity in adults, type 2 diabetes and circulatory disease and harms caused by road traffic collisions. East Dorset is ranked 303<sup>rd</sup> for the multiple deprivation score out of the 356 local authority areas in England and Wales (where 1 is most deprived and 356 is least deprived). However, there are small pockets of deprivation, with Ferndown Links falling within the 30% most deprived areas in the country. About 11% of children in East Dorset live in poverty and 7.5% of

households were classified as being fuel poor in 2015. The average gross weekly pay by residents in East Dorset is lower than both the regional and national average, whilst the unemployment rate in the District is lower than the national average.

## The Local Plan Review

- 1.6 Christchurch and East Dorset Councils adopted a joint Core Strategy (known as the Local Plan Part 1) in April 2014, which set out the planning strategy for Christchurch Borough and East Dorset District up to 2028. The Councils originally intended to prepare additional documents as follows, which together with the Core Strategy would comprise the Local Plan:
  - Site Allocations & Development Management Policies Development Plan Document (DPD) (Local Plan Part 2).
  - Dorset Gypsy & Traveller Sites DPD.
- 1.7 However, the Councils subsequently decided to undertake a full Local Plan review instead, which involves reviewing and amending as appropriate the policies and allocations in the adopted Core Strategy, as well as preparing the site allocations and development management policies.
- 1.8 This work will all be brought together into a comprehensive and up to date Local Plan document, which was originally being prepared jointly, but is now being prepared in two separate Local Plan documents, one for Christchurch Borough and one for East Dorset District. (The Gypsy and Traveller Sites DPD is still being prepared as a separate document.)
- 1.9 The Local Plan Review will revise and amend as necessary the general development strategy and major Green Belt allocations that are set out in the Core Strategy. It will also include detailed development management policies and will make smaller-scale site allocations for housing, employment, retail, mixed use development and open space. The Local Plan Review will cover a different time period to the adopted Core Strategy, which covered the period up to 2028. It is expected to cover the period 2018-2033.

### Previous stages of consultation

- 1.10 A Scoping Paper for the Local Plan Part 2 which was previously being prepared was published by the Councils for consultation in March 2015, fulfilling the requirements of Regulation 18 of the Town and Country Planning Regulations 2012. The Scoping Paper explained the background to the preparation of the document and described what it would include. Options for policies and site allocations were not included at that stage; therefore no SA work was undertaken in relation to the consultation document, however, a SA Scoping Report was published in August 2015. While the Local Plan Part 2 is no longer being progressed, the outcomes of that consultation were taken into account by the Councils as appropriate as they commenced the Local Plan Review.
- 1.11 The first iteration of the joint Local Plan Review, a further Regulation 18 consultation, took place October-November 2016. This comprised a nine page document setting out information about the scope of the Local Plan Review, the timetable for its production, and how the public could get involved in the production of the document. LUC prepared an updated SA Scoping Report that was also available during the consultation period (see **Chapter 2**), but no appraisal work was necessary as the Local Plan Review consultation document did not include options for policies or site allocations. However, it did ask consultees for site suggestions for potential Local Plan allocations for housing, employment, retail, open spaces, suitable alternative natural greenspace, or for mixed use development. These could be within existing urban areas, in rural villages, or on the edge of existing settlements.
- 1.12 In February 2017 the Councils published documents providing maps for the sites suggested to them by consultees during the October-November 2016 consultation. In August 2017, the Councils published a report setting out the responses to the Regulation 18 consultation on the scope of the Local Plan. The Councils considered the issues raised and sites submitted, together with further evidence gathering to inform the preparation of the current Local Plan



Review Options document. LUC undertook an SA of all the suggested site options, which was reported in an internal SA Site Options Assessment Report (August 2017) used by the Councils but not published. The findings of the SA of the site options have now been included in this SA Report for consultation.

- 1.13 The preparation of development management policies involved the Council consulting with a range of key stakeholders to determine the range and type of policies required, and also included consideration of responses to the Regulation 18 consultation.

### Current stage of consultation

- 1.14 The current stage of consultation is still part of Regulation 18 and comprises a full Local Plan document for East Dorset which includes key strategic draft policies, development management draft policies and draft policies for area-based proposals for residential and other types of land use. The East Dorset Local Plan Options document will be consulted upon from 16th July to 3rd September 2018, with this SA Report available alongside.

## Sustainability Appraisal and Strategic Environmental Assessment

- 1.15 Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.
- 1.16 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive<sup>1</sup>, transposed in the UK by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)<sup>2</sup>. The purpose of SEA, as defined in Article 1 of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'*.
- 1.17 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice Guidance<sup>3</sup> shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA report that incorporates the requirements of the SEA Regulations. The SA/SEA of the East Dorset Local Plan Review is being undertaken using this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

## Habitats Regulations Assessment

- 1.18 Under Article 6 (3) and (4) of the Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) land-use plans, including Development Plan Documents, are also subject to Habitats Regulations Assessment (HRA). The purpose of HRA is to assess the impacts of a land-use plan against the conservation objectives of a European site and to ascertain whether it would adversely affect the integrity of that site.

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<sup>1</sup> SEA Directive 2001/42/EC

<sup>2</sup> Under EU Directives 85/337/EEC and 97/11/EC concerning EIA.

<sup>3</sup> <http://planningguidance.planningportal.gov.uk/>

- 1.19 The HRA for the East Dorset Local Plan Review will be undertaken by LUC on behalf of the Council and, while the HRA will be reported on separately to the SA, the findings will be taken into account in the SA where relevant (for example to inform judgements about the likely effects of the Local Plan Review on biodiversity).

## Health Impact Assessment

- 1.20 Health Impact Assessment (HIA) aims to ensure that health-related issues are integrated into the plan-making process. HIA of the East Dorset Local Plan Review is being carried out and integrated into the SA. More information about the approach that is being taken is provided in **Chapter 2**.

## Equalities Impact Assessment

- 1.21 The requirement to undertake formal Equalities Impact Assessment (EqIA) of plans was introduced in the Equality Act 2010, but was abolished in 2012 as part of a Government bid to reduce bureaucracy. Despite this, authorities are still required to have regard to the provisions of the Equality Act, namely the Public Sector Duty which requires public authorities to have due regard for equalities considerations when exercising their functions.
- 1.22 In fulfilling this duty, many authorities still find it useful to produce a written record of equalities issues having been specifically considered. Therefore, an EqIA has been carried out and presented as an appendix to this SA report, setting out how the Local Plan Review is likely to be compatible or incompatible with the duties that East Dorset District Council must perform under the Equalities Act 2010. More information about the approach that is being taken is provided in **Chapter 2**.

## Structure of this report

- 1.23 This report is the SA report for the East Dorset Local Plan Options (July 2018). **Table 1.1** below signposts how the requirements of the SEA Regulations have been met within this report.

**Table 1.1: Requirements of the SEA Regulations and where these have been addressed in this SA Report**

SEA Regulation Requirements	Where covered in this SA report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Chapters 1 and 3 and Appendix 2
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapter 3
c) The environmental characteristics of areas likely to be significantly affected	Chapter 3
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Chapter 3

SEA Regulation Requirements	Where covered in this SA report
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation	Appendix 2
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Chapters 4-7 and Appendix 3
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Chapters 4-7 and Appendix 3
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapter 2
i) a description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 8
j) a non-technical summary of the information provided under the above headings	A separate non-technical summary document will be prepared to accompany the Regulation 19 SA report.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	Addressed throughout this SA report.
<p><b>Consultation:</b></p> <ul style="list-style-type: none"> <li>authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4)</li> </ul>	Consultation on the SA Scoping Report for the Christchurch and East Dorset Local Plan was undertaken between October and November 2016.
<ul style="list-style-type: none"> <li>authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)</li> </ul>	Consultation is being undertaken in relation to the East Dorset Local Plan Options document between 16th July and 3rd September 2018. The consultation document is accompanied by this SA report.
<ul style="list-style-type: none"> <li>other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).</li> </ul>	N/A
<p><b>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)</b></p>	

SEA Regulation Requirements	Where covered in this SA report
<p><b>Provision of information on the decision:</b> When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> <li>• the plan or programme as adopted</li> <li>• a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</li> <li>• the measures decided concerning monitoring (Art. 9)</li> </ul>	To be addressed after the Local Plan Review is adopted.
<p><b>Monitoring</b> of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p>	To be addressed after the Local Plan Review is adopted.
<p><b>Quality assurance:</b> environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).</p>	This report has been produced in line with current guidance and good practice for SEA/SA and this table demonstrates where the requirements of the SEA Directive have been met.

1.24 This section has introduced the SA process for the East Dorset Local Plan Review. The remainder of the report is structured into the following sections:

- **Chapter 2: Methodology** describes the approach that is being taken to the SA of the Local Plan Review.
- **Chapter 3: Sustainability Context for Development in East Dorset** describes the relationship between the East Dorset Local Plan Review and other relevant plans, policies and programmes; summarises the social, economic and environmental characteristics of the District and identifies the key sustainability issues.
- **Chapter 4: Sustainability Appraisal Findings for Chapter 3 Strategic Policy** presents the SA findings for the draft policy within Chapter 3 of the East Dorset Local Plan options document.
- **Chapter 5: Sustainability Appraisal Findings for Chapter 4 Core Policies & Development Management** presents the SA findings for the draft policy within Chapter 4 of the East Dorset Local Plan options document.
- **Chapter 6: Sustainability Appraisal Findings for Chapter 5 Site Allocations and Area Based Policies** presents the SA findings for the draft policy within Chapter 5 of the East Dorset Local Plan options document.
- **Chapter 7: Cumulative Effects** presents SA findings for the cumulative effects of the East Dorset Local Plan options document.
- **Chapter 8: Monitoring** describes the approach that should be taken to monitoring the likely significant effects of the Local Plan Review and proposes monitoring indicators.
- **Chapter 9: Conclusions** summarises the key findings from the SA of the East Dorset Local Plan Options document and describes the next steps to be undertaken.

1.25 The main body of the report is supported by a number of appendices as follows:

- **Appendix 1** presents the consultation comments received in relation to the SA Scoping Report and explains how they have been addressed.
- **Appendix 2** presents the updated review of relevant plans, policies and programmes.
- **Appendix 3** presents the August 2017 SA Site Options Assessment Report.

- **Appendix 4** presents the SA matrices for the draft policies in the Christchurch Local Plan Options document.
- **Appendix 5** presents the Health Impact Assessment for the Christchurch Local Plan Options document.
- **Appendix 6** presents the Equalities Impact Assessment for the Christchurch Local Plan Options document.

## 2 Methodology

- 2.1 In addition to complying with legal requirements, the approach being taken to the SA of the East Dorset Local Plan Review is based on current best practice and the guidance on SA/SEA set out in the National Planning Practice Guidance, which involves carrying out SA as an integral part of the plan-making process. **Table 2.1** below sets out the main stages of the plan-making process and shows how these correspond to the SA process.

**Table 2.1: Corresponding stages in plan making and SA**

<b>Local Plan Step 1: Evidence Gathering and engagement</b>
SA stages and tasks
<b>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</b>
<ul style="list-style-type: none"> <li>• 1: Identifying other relevant policies, plans and programmes, and sustainability objectives</li> <li>• 2: Collecting baseline information</li> <li>• 3: Identifying sustainability issues and problems</li> <li>• 4: Developing the SA framework</li> <li>• 5: Consulting on the scope of the SA</li> </ul>
<b>Local Plan Step 2: Production</b>
SA stages and tasks
<b>Stage B: Developing and refining options and assessing effects</b>
<ul style="list-style-type: none"> <li>• 1: Testing the Local Plan objectives against the SA framework</li> <li>• 2: Developing the Local Plan options</li> <li>• 3: Evaluating the effects of the Local Plan</li> <li>• 4: Considering ways of mitigating adverse effects and maximising beneficial effects</li> <li>• 5: Proposing measures to monitor the significant effects of implementing the Local Plan</li> </ul>
<b>Stage C: Preparing the Sustainability Appraisal Report</b>
<ul style="list-style-type: none"> <li>• 1: Preparing the SA Report</li> </ul>
<b>Stage D: Seek representations on the Local Plan and the Sustainability Appraisal Report</b>
<ul style="list-style-type: none"> <li>• 1: Public participation on Local Plan and the SA Report</li> <li>• 2(i): Appraising significant changes</li> </ul>
<b>Local Plan Step 3: Examination</b>
SA stages and tasks
<ul style="list-style-type: none"> <li>• 2(ii): Appraising significant changes resulting from representations</li> </ul>
<b>Local Plan Step 4 &amp; 5: Adoption and Monitoring</b>
SA stages and tasks
<ul style="list-style-type: none"> <li>• 3: Making decisions and providing information</li> </ul>
<b>Stage E: Monitoring the significant effects of implementing the Local Plan</b>
<ul style="list-style-type: none"> <li>• 1: Finalising aims and methods for monitoring</li> <li>• 2: Responding to adverse effects</li> </ul>

- 2.2 The sections below describe the approach that has been taken to the SA of the East Dorset Local Plan Review to date and provide information on the subsequent stages of the process.

### Stage A: Scoping

- 2.3 The SA process began in August 2015 with the production of a Scoping Report for the Christchurch and East Dorset Local Plan Part 2, which was produced by LUC on behalf of the two Councils.
- 2.4 The Scoping stage of the SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues. The Scoping Report presented the outputs of the following tasks:

- Policies, plans and programmes of relevance to the Local Plan were identified and the relationships between them were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
- Baseline information was collected on environmental, social and economic issues. This baseline information provides the basis for predicting and monitoring the likely effects of the Local Plan and helps to identify alternative ways of dealing with any adverse effects identified.
- Key sustainability issues for the District were identified.
- A Sustainability Appraisal framework was presented, comprising the SA objectives against which options and subsequently policies would be appraised. The SA framework provides a way in which the sustainability impacts of implementing a particular plan can be described, analysed and compared. It sets out a series of sustainability objectives and associated questions that can be used to 'interrogate' options and policies drafted during the plan-making process. These SA objectives define the long-term aspirations of the Borough with regard to social, economic and environmental considerations. During the SA, the performances of the plan options (and later, policies) are assessed against these SA objectives and appraisal questions.
- The SA Scoping Report also included site assessment assumptions that would be applied to the appraisal of site options for the Local Plan.

### Scoping consultation

- 2.5 Public and stakeholder participation is an important element of the SA and wider plan-making processes. It helps to ensure that the SA report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development. The SA Scoping Report for the Christchurch and East Dorset Local Plan Part 2 was published in August 2015 for a five week consultation period with the statutory consultees (Natural England, the Environment Agency and Historic England) and other interested parties. The comments that were received during the 2015 Scoping consultation were included in Appendix 1 of the Updated SA Scoping Report, produced by LUC in September 2016 to reflect the Councils' decision to undertake a full Local Plan Review. Appendix 1 of the 2016 SA Scoping Report lists the comments received and describes how each one would be addressed within the 2016 SA Scoping Report or at a later stage in the SA. The majority of the comments were from Historic England, and related to the wording of SA objective 3 (relating to the historic environment), and their suggested changes were made to that objective.
- 2.6 The 2016 Updated SA Scoping Report for the Local Plan Review was published for consultation for five weeks between October-November 2016. The comments received during that round of consultation have been listed in **Appendix 1** of this SA Report along with a description of how each comment has been addressed within this SA Report. Comments included suggestions for additional baseline data sources, plans, policies and programmes for review and further amendments to the SA objectives.

### Updates to the baseline and policy review

- 2.7 The baseline information, key sustainability issues and policy review initially presented in the 2015 SA Scoping Report and updated in the 2016 SA Scoping Report has been further updated in this current SA Report in **Chapter 3** and **Appendix 2**.

### Sustainability Appraisal Objectives

- 2.8 The development of a set of SA objectives (known as the SA framework) is a recognised way in which the likely environmental and sustainability effects of a plan can be described, analysed and compared. A set of SA objectives for the Christchurch and East Dorset Core Strategy was developed and used throughout the SA of the Core Strategy and was subject to consultation with the statutory consultees at that time.
- 2.9 The SA framework that was used for the Christchurch and East Dorset Core Strategy was used as the starting point for the SA framework for the Local Plan Part 2 which was presented in the August 2015 SA Scoping Report. It was reviewed in light of the revised and

updated review of plans, policies and programmes, baseline information and key sustainability issues for Christchurch and East Dorset and amendments were made to a number of the objectives to ensure that they were appropriate for the SA of the Local Plan Part 2.

- 2.10 The SA framework was subsequently reviewed again in the September 2016 SA Scoping Report to ensure that it remains appropriate for the SA of the full Local Plan Review which was initially being prepared jointly for Christchurch and East Dorset. This did not result in any further changes being made to the SA objectives. However, one change has been made as a result of consultation responses received in relation to the September 2016 SA Scoping Report (see **Appendix 1**).
- 2.11 The SA framework that is being used for the SA of the East Dorset Local Plan Review is presented in **Table 2.2** overleaf. The final column in the table demonstrates which SA objective addresses each of the topics that are required by the SEA Directive to be covered (set out in Schedule 2 of the SEA Regulations). As can be seen in the final column, a number of SA objectives cover more than one SEA topic, and there are linkages between the objectives, for example, light pollution is assessed via SA objective 7: pollution, which is generally considering the effects of pollution on amenity for residents and communities, but it is recognised that light pollution could have impacts for biodiversity. Whilst it is relevant to other objectives, it is only included in the assessment framework once to avoid repetition in the assessment. However, disturbance effects on biodiversity including light pollution from proximity to new development are considered under SA objective 1: biodiversity/geodiversity.



**Table 2.2: SA framework for East Dorset Local Plan Review**

SA Objectives	Sub questions	SEA Directive Topic(s) covered
1 Protect and enhance biodiversity and geodiversity.	<ul style="list-style-type: none"> <li>• Will the policy or proposal protect and enhance designated sites?</li> <li>• Will the policy or proposal limit pressures on designated sites arising from recreational and other uses?</li> <li>• Will the policy or proposal allow biodiversity to adapt to the effects of climate change, including by conserving or enhancing ecological networks?</li> <li>• Will the policy or proposal avoid harm to rare and vulnerable species?</li> <li>• Will the policy or proposal avoid loss of biodiversity?</li> <li>• Will the policy or proposal protect and enhance undesignated biodiversity and geodiversity?</li> </ul>	Biodiversity Flora Fauna
2 Protect and enhance the quality and character of the landscape.	<ul style="list-style-type: none"> <li>• Will the policy or proposal protect the AONB and Areas of Great Landscape Value?</li> <li>• Will the policy or proposal lead to the merging of settlements?</li> <li>• Will the policy or proposal enhance the quality of poor landscape?</li> </ul>	Landscape
3 Protect and enhance the historic environment, heritage assets and their settings.	<ul style="list-style-type: none"> <li>• Will the policy or proposal safeguard and, where appropriate, enhance, the significance of an affected designated heritage asset including a scheduled monument, protected wreck site, registered park and garden, conservation area and/or listed building?</li> <li>• Will the policy or proposal safeguard and, where appropriate, enhance, the significance of an affected non-designated heritage asset, historic landscape or culturally important feature?</li> <li>• Will the policies or proposals in the Plan safeguard and/or enhance Christchurch and East Dorset’s historic townscapes, landscapes, streets and public realm and other associated culturally important historic features?</li> </ul>	Cultural heritage, including architectural and archaeological heritage
4 Maintain and enhance local distinctiveness and improve the quality of the built environment.	<ul style="list-style-type: none"> <li>• Will the policy or proposal enhance and contribute to local building traditions?</li> <li>• Will the policy or proposal protect the countryside from sub-urbanisation?</li> <li>• Will the policy or proposal ensure high design standards?</li> <li>• Will the policy or proposal contribute to an area’s recognised design quality?</li> <li>• Will the policy or proposal enhance an area’s recognised poor design?</li> </ul>	Cultural heritage, including architectural and archaeological heritage Material assets

SA Objectives	Sub questions	SEA Directive Topic(s) covered
5 Encourage the efficient use of land and protect soils.	<ul style="list-style-type: none"> <li>• Will the policy or proposal ensure that development takes place on brownfield sites?</li> <li>• Will the policy or proposal use land efficiently?</li> <li>• Will the policy or proposal protect and enhance the best and most versatile agricultural land?</li> <li>• Will the policy or proposal limit the loss of soil to development?</li> <li>• Will the policy or proposal maintain and enhance the quality of soil?</li> <li>• Will the policy or proposal result in a site being de-contaminated?</li> <li>• Will the policy or proposal reduce the risk of land being contaminated?</li> </ul>	Soil
6 Make sustainable use of resources and minimise waste generation.	<ul style="list-style-type: none"> <li>• Will the policy or proposal avoid the sterilisation of minerals?</li> <li>• Will the policy or proposal limit waste generation?</li> <li>• Will the policy or proposal allow for the reuse of old material in new construction?</li> <li>• Will the policy or proposal encourage recycling of waste materials?</li> <li>• Will the policy or proposal increase rain water/grey water use?</li> <li>• Will the policy or proposal encourage water saving schemes?</li> <li>• Will the policy or proposal reduce water consumption?</li> </ul>	Material assets
7 Minimise pollution (including air, water, noise, vibration and light).	<ul style="list-style-type: none"> <li>• Will the policy or proposal limit the risk of air, noise or light pollution?</li> <li>• Will the policy or proposal limit the risk of water pollution?</li> <li>• Will the policy or proposal maintain the quality of water?</li> <li>• Will the policy or proposal protect and enhance local amenity?</li> </ul>	Air Water
8 Minimise factors contributing to climate change.	<ul style="list-style-type: none"> <li>• Will the policy or proposal result in the generation of renewable energy?</li> <li>• Will the policy or proposal result in the generation of non-renewable energy?</li> <li>• Will the policy or proposal encourage energy efficient building construction and layout?</li> <li>• Will the policy or proposal result in an increase in greenhouse gas emissions from buildings or vehicles?</li> </ul>	Climatic factors

SA Objectives	Sub questions	SEA Directive Topic(s) covered
9 Reduce the risk of flooding.	<ul style="list-style-type: none"> <li>• Will the policy or proposal limit new development within areas of risk of flooding?</li> <li>• Will the policy or proposal reduce the risk of flooding?</li> </ul>	Climatic factors Material assets
10 Encourage and facilitate the use of sustainable modes of transport.	<ul style="list-style-type: none"> <li>• Will the policy or proposal reduce the need to travel or transport goods by car, lorry or air?</li> <li>• Will the policy or proposal avoid development that generates further road or air traffic?</li> <li>• Will the policy encourage more efficient use of car travel (e.g. car sharing etc.)?</li> <li>• Will the policy or proposal improve provision of public transport?</li> <li>• Will the policy or proposal improve provision for cyclists and pedestrians?</li> <li>• Will the policy or proposal encourage more walking and cycling?</li> </ul>	Climatic factors Material assets
11 Provide access to services and facilities in order to meet people's needs.	<ul style="list-style-type: none"> <li>• Will the policy or proposal promote mixed used development?</li> <li>• Will the policy or proposal provide a pattern of development that allows people to easily access facilities, such as post offices, shops, community facilities?</li> <li>• Will the policy or proposal improve access to meet educational needs?</li> <li>• Will the policy or proposal improve access for library facilities?</li> <li>• Will the policy or proposal improve access to leisure facilities?</li> <li>• Will the policy or proposal improve access to retail needs?</li> <li>• Will the policy or proposal provide for local convenience and comparison shopping?</li> <li>• Will the policy or proposal provide a wide range of diverse shopping facilities?</li> </ul>	Material assets Population
12 Provide a safe and secure environment (including coastal protection, major hazards e.g. blast zones, crime / fear of crime).	<ul style="list-style-type: none"> <li>• Will the policy or proposal ensure that the environment does not encourage crime?</li> <li>• Will the policy or proposal increase risks from major hazards?</li> </ul>	Population
13 Create conditions to improve health, promoting healthy lifestyles and reducing	<ul style="list-style-type: none"> <li>• Will the policy or proposal improve access to health care?</li> <li>• Will the policy or proposal improve the quality and range of health services</li> </ul>	Human health

SA Objectives	Sub questions	SEA Directive Topic(s) covered
health inequalities.	<p>available?</p> <ul style="list-style-type: none"> <li>• Will the policy or proposal encourage walking and cycling?</li> <li>• Will the policy or proposal improve access to outdoor and indoor recreation facilities for all?</li> <li>• Will the policy or proposal improve recreational access to the countryside and coast within environmental constraints?</li> </ul>	
14 Help make suitable housing available and affordable for everybody.	<ul style="list-style-type: none"> <li>• Will the policy or proposal meet identified housing needs?</li> <li>• Will the policy or proposal provide for special accommodation needs? (e.g. elderly and disabled people, Gypsies, Travellers and Travelling Showpeople and key workers).</li> <li>• Will the policy or proposal ensure adequate standards of residential accommodation?</li> <li>• Will the policy or proposal enable farmers and other land workers to live in the countryside?</li> <li>• Will the policy or proposal provide affordable housing?</li> </ul>	Material assets
15 Facilitate a sustainable and growing economy for the Districts that creates economic and employment opportunity, as well as providing for vital and viable town centres.	<ul style="list-style-type: none"> <li>• Will the policy or proposal ensure a sufficient supply of land to meet local employment needs?</li> <li>• Will the policy or proposal encourage provision of diverse employment opportunities?</li> <li>• Will the policy or proposal enhance skill levels and provide high paid jobs?</li> <li>• Will the policy or proposal improve access to employment?</li> </ul>	Material assets

## SA Stage B: Developing and refining options and assessing effects

2.12 Developing options for a plan is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation responses and the SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.

2.13 Regulation 12 (2) of the SEA Regulations requires that:

"The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—

(a) implementing the plan or programme; and

(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme."

2.14 Also in relation to alternatives, the NPPF states that local plans are justified if they present:

*"the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence".*

2.15 It is notable that Government's draft revised NPPF (although not yet finalised) modifies this requirement to present "*an appropriate strategy*" rather than "*the most appropriate strategy*".

2.16 Any alternatives considered for the plan need to be 'reasonable'. This implies that alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable.

2.17 The SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive and negative effects identified for each option, such that it is not possible to 'rank' them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.

2.18 As explained in Chapter 1, the two previous stages of Regulation 18 consultation carried out in March 2015 and October-November 2016 explained the background to the preparation of the Christchurch and East Dorset Local Plan Part 2 document initially, and subsequently the full Local Plan Review, and described what each would include. Specific options for policies and site allocations were not included at either of those stages; therefore no SA work was undertaken in relation to the consultation documents.

2.19 Following the October-November 2016 consultation, a number of site options for allocation in the Local Plan were suggested by consultees, and these were subject to SA by LUC in 2017. The findings were reported in an internal SA Site Options Assessment Report, which was not published at the time, but has been included in this SA Report at **Appendix 3**. At this point, the Council undertook a sieving exercise for all the sites submitted at that stage taking into account both the SA Site Options Assessment Report and the wider evidence base, including a Strategic Housing Market Assessment (SHMA), Government guidance on calculating housing need, a Strategic Housing Land Availability Assessment (SHLAA), a Strategic Flood Risk Assessment (SFRA), a Green Belt study, a retail study, and an employment land review to inform the strategic draft policies and draft policies for area-based proposals now being consulted on. The Council has prepared a "Regulation 18 Site Response Schedule for Christchurch and East Dorset" which lists all of the sites submitted by consultees, along with the representation relating to each site, the Council's response, whether the site has been included in the Local Plan Review or not and the reasons why. A summary version of this schedule will be included in the SA Report for the Pre-Submission Local Plan.

2.20 A development strategy for the District has been prepared in accordance with national policy by maximising potential within existing urban areas through the review of the SHLAA and

then examining the potential for new housing in unconstrained areas where no Green Belt release would be required. The strategy is then to provide a limited amount of new development to smaller rural settlements to assist with their sustainability before looking to an appropriate level of growth adjacent to larger settlements in accordance with the settlement hierarchy. This has included Green Belt sites only after the exploration of options in the existing urban areas.

- 2.21 The identification of the 'areas of search' within the Local Plan Review and potential development sites within them has also been informed by strategic planning work undertaken as part of the preparation of the adopted Core Strategy and in response to the earlier stages of Regulation 18 consultation outlined above. Consideration by the Council has also been given to the appropriateness of new development in relation to the settlement hierarchy, and proximity to services and employment. The Council also undertook an assessment regarding areas on the edge of settlements that are not affected by absolute constraints to development such as flood risk and proximity to the Dorset Heathlands. All of the proposed area-based policy options have been appraised as part of the preparation of this SA Report (see below for an explanation of the appraisal methodology and **Chapter 5** for a summary of the SA findings).
- 2.22 For employment land there was no need to identify development site options because the latest Workspace Strategy figures demonstrate that the Council has a sufficient supply.
- 2.23 In terms of retail options the approach taken is consistent with the NPPF town centre first approach. The 2017 Retail Study informed site allocation policies and the review of development management policies for retail.
- 2.24 Strategic transport policies have been informed through discussions with Devon County Council Highway Department and the Local Transport Plan. Transport options will be further developed at the Pre-Submission stage when strategic transport studies are available i.e. South East Dorset Multi Modal Transport Study.
- 2.25 In relation to development management policies, the Council generally considered that there was no clear alternative approach that would not be in line with the NPPF and therefore none was put forward in the Local Plan Review Options document. The updated development management policies have also been informed by the new suite of evidence studies as referred to above.
- 2.26 The Local Plan Review Options document includes key strategic draft policies, development management draft policies and draft policies for area-based proposals for residential and other types of land use, all of which have been appraised in this SA Report following the methodology set out below. The SA findings presented in **Chapters 4-7** and **Appendix 4**, along with the consultation responses received and further technical evidence studies (such as the final stage of the Green Belt Study) will inform the Council's decision regarding how to refine policies for inclusion in the Regulation 19 Pre-Submission Local Plan, and which site/area options to take forward as site allocations.

## SA Stage C: Preparing the Sustainability Appraisal report

- 2.27 This SA Report describes the process that has been undertaken to date in carrying out the SA of the East Dorset Local Plan Review. It sets out the findings of the appraisal of the draft policies contained in the East Dorset Local Plan Options document, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects).

## SA Stage D: Consultation on the East Dorset Local Plan Review and this SA Report

- 2.28 East Dorset District Council is inviting comments on the East Dorset Local Plan Review Options document (July 2018) and this SA Report. Both documents are being published on the Council’s website for consultation between 16th July and 3rd September 2018.
- 2.29 **Appendix 1** presents the consultation comments that were received in relation to the SA Scoping Report and explains how each one has been addressed in the SA work undertaken since then.

## SA Stage E: Monitoring implementation of the Local Plan Review

- 2.30 An explanation of how the monitoring framework will be developed for monitoring the likely significant social, environmental and economic effects of implementing the East Dorset Local Plan Review is presented in **Chapter 8**.

## Appraisal methodology

- 2.31 The reasonable alternative policy and site options for the Local Plan Review have been appraised against the SA objectives in the SA framework (see **Table 2.2** earlier in this section), with scores being attributed to each option or policy to indicate its likely effects on each SA objective as follows:

**Figure 2.1: Key to symbols and colour coding used in the SA of the East Dorset Local Plan Review**

++	The option or policy is likely to have a <b>significant positive</b> effect on the SA objective(s).
++/-	The option or policy is likely to have a mixture of <b>significant positive</b> and <b>minor negative</b> effects on the SA objective(s).
+	The option or policy is likely to have a <b>minor positive</b> effect on the SA objective(s).
0	The option or policy is likely to have a <b>negligible</b> or no effect on the SA objective(s).
-	The option or policy is likely to have a <b>minor negative</b> effect on the SA objective(s).
--/+	The option or policy is likely to have a mixture of <b>significant negative</b> and <b>minor positive</b> effects on the SA objective(s).
--	The option or policy is likely to have a <b>significant negative</b> effect on the SA objective(s).
?	It is <b>uncertain</b> what effect the option or policy will have on the SA objective(s), due to a lack of data.
+/- or ++/--	The option or policy is likely to have an equal mixture of <b>both minor or both significant positive and negative</b> effects on the SA objective(s).

- 2.32 Where a potential positive or negative effect is uncertain, a question mark was added to the relevant score (e.g. +? or -?) and the score has been colour coded as per the potential positive, negligible or negative effect (e.g. green, yellow, orange, etc.).
- 2.33 The likely effects of options and policies need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. The appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option or policy on the SA objective in question is considered to be of such magnitude that it

will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, scores are relative to the scale of proposals under consideration.

- 2.34 The SA findings for the Local Plan Review policy and site options are described in **Chapters 4 to 7**.

#### Assumptions applied during the SA for spatial options

- 2.35 SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of any spatial options, detailed sets of assumptions were developed for the residential and employment site options appraisal in the 2017 SA Site Options Assessment Report (see **Appendices 2 and 3** of that report, which is included as **Appendix 3** to this Report). These assumptions set out clear parameters within which certain SA scores would be given, based on factors such as the distance of site options from features such as biodiversity designations, public transport links and areas of high landscape sensitivity. The assumptions were applied through the use of Geographical Information Systems (GIS) data where appropriate.
- 2.36 The site appraisal assumptions were also applied in the appraisal of the area-based policies included in the East Dorset Local Plan Options document. However, as the areas identified for housing in the area-based policies are accompanied by detailed policy requirements some differences occur, also because the areas are generally a lot larger than the individual site options appraised in 2017. Specific differences in the assumptions applied include:
- **SA objective 1: biodiversity/geodiversity** – as with the site options, potential significant negative effects on the Dorset Heathlands were identified due to the area being within the 400m and 400m-5km consultation zone identified in the Dorset Heathlands Planning Framework 2015-2020. The Planning Framework indicates that development within 400m is likely to have a significant adverse effect and that residential development between 400m and 5km is likely to have a significant adverse effect unless avoidance or mitigation measures, including provision of Suitable Alternative Natural Greenspace (SANG), are implemented. Therefore, where the area-based policy requires SANG(s) to be provided as part of the development, this score was reduced to minor negative. However, if the area identified for housing is still in close proximity to other nature conservation designations then the significant negative effect was still recorded.
  - **SA objective 9: flooding** – potential negative effects were identified in accordance with the assumptions, however, if the area-based policy requires specific flood management measures, or directs development to the lower flood risk zones within the area identified for housing, then the strength of the potential was reduced.
  - **SA objective 11: services and facilities** – as the area-based policies identify locations that are generally on the edge of settlements rather than within them, the relevant assumption for each settlement type was changed to 'areas that are within or on the edge' of Main Settlements/District Centres/Rural Service Centres, unless there was an obvious gap separating the area from the settlement, e.g. a river or A road.

#### Difficulties Encountered

- 2.37 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process. During the appraisal of the site options in 2017, the fact that the options had not yet been worked up in detail (comprising only site areas and sometimes an assumed dwelling capacity provided by the proposer of each site. However, where no assumption of dwelling capacity was provided, an assumption of 30 dwellings per hectare (dph) was used. This meant that at times it was difficult to assess in detail the likely effects of the options on each SA objective. Once the draft policies have been worked up in more detail it should be possible to draw more certain conclusions about their likely effects.



- 2.38 During the appraisal of the area-based policy options, it was noted that the scale of the Agricultural Land Classification (ALC) data is designed to be used with 1:250,000 scale Ordnance Survey maps, whilst the site area-based policies and other baseline datasets are designed to be used at finer scales e.g. 1:10,000. Therefore, in some instances the ALC data appears inconsistent with other dataset boundaries. For example, in some instances 'urban' ALC extends beyond the urban boundary when viewed at 1:10,000 and covers greenfield land. In these instances, professional judgement was used to determine the ALC of land.

## Health Impact Assessment

- 2.39 The SA work that was undertaken for the Christchurch and East Dorset Core Strategy included a separate Health Impact Assessment (HIA) for assessing the potential health impacts of the Core Strategy in more detail. The HIA used a set of 11 health criteria to assess the Core Strategy objectives and policies, as listed below:
- Provision of good quality, energy efficient housing for all ages and needs.
  - Create a good quality built environment which provides safe and secure places and routes.
  - Access to fresh fruit, vegetables and good quality affordable food, a high proportion of which is locally sourced.
  - Promotion of active travel to increase physical activity levels and reduce air pollution.
  - Creation of suitable recreational facilities which are accessible.
  - Creation of access to learning and training.
  - Creation of opportunities for employment.
  - Creation of suitable community facilities which provide opportunities for volunteering and for participation in community events.
  - Creation of suitable health facilities which are accessible.
  - Create a good quality natural environment.
  - Adaptation to climate change including flooding and coastal erosion.
- 2.40 A simple scoring matrix was used to assess both the objectives and the policies against the health criteria:
- A score of + shows a positive impact on the criteria
  - A score of 0 shows a neutral impact on the criteria.
  - A score of - shows a negative impact on the criteria.
- 2.41 The same approach is being taken to the HIA of the East Dorset Local Plan Review, although the scores have been colour coded as well, and the HIA is presented in **Appendix 5** of this report.

## Equalities Impact Assessment

- 2.42 There are three main duties set out in the Equality Act 2010, which public authorities including East Dorset District Council must meet in exercising their functions:
- To eliminate discrimination, harassment, victimisation and other conduct that is prohibited under the Act.
  - To advance equality of opportunity between persons who share relevant protected characteristics and persons who do not share it.
  - To foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 2.43 The Equality Act 2010 identifies nine 'protected characteristics' and seeks to protect people from discrimination on the basis of these characteristics. They are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

2.44 The Local Plan Review is being assessed to consider the likely impacts of the draft policies on each of the nine protected characteristics from the Equality Act 2010 listed above and the findings are presented in **Appendix 6**. For each protected characteristic, consideration has been given to whether the Local Plan Review is compatible or incompatible with the three main duties set out in the Equality Act 2010. A colour coded scoring system (positive/negative/neutral) has been used to show the effects that the Local Plan Review is likely to have on each protected characteristic.

### 3 Sustainability Context for Development in East Dorset

#### Relationship between the East Dorset Local Plan Review and other plans and programmes

- 3.1 Annex 1 of the SEA Directive requires:
- (a) “an outline of the...relationship with other relevant plans or programmes”; and
  - (e) “the environmental protection objectives established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation”
- 3.2 In order to establish a clear scope for the SA it is necessary to review and develop an understanding of the environmental, social and economic objectives contained within international and national policies, plans and strategies that are of relevance to the emerging East Dorset Local Plan Review. Given the SEA Directive requirements above, it is also necessary to consider the relationship between the Local Plan Review and other relevant plans, policies and programmes.
- 3.3 The East Dorset Local Plan Review must be in conformity with the National Planning Policy Framework (NPPF), the requirements of which are described in detail in the next section.
- 3.4 The Local Plan Review will identify the overall scale of development for East Dorset, including where development should take place. It will include detailed policies to ensure that development takes place in a sustainable way and will make specific allocations for sites to be developed.
- 3.5 At the sub-regional and local levels there are a wide range of plans and programmes that are specific to Dorset and in particular East Dorset District, which provide context for the Local Plan Review. These include plans and programmes relating to issues such as housing, health and well-being, transport, renewable energy and green infrastructure. The policies and site allocations in the Local Plan Review will therefore need to take account of those plans and programmes.

#### Environmental, social and economic objectives relevant to the East Dorset Local Plan Review

- 3.6 There are a wide range of plans, policies and programmes at the international and national levels that are relevant to the emerging East Dorset Local Plan Review. The full review of relevant plans, policies and programmes can be seen in **Appendix 2** and the key components are summarised below.

##### *Key international plans, policies and programmes*

- 3.7 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') are particularly significant as they require SEA and HRA to be undertaken in relation to the Local Plan Review. These processes should be undertaken iteratively and integrated into the production of the Local Plan Review in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.

- 3.8 There are a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which have been transposed into UK law through national-level policy; however the international directives have been included in **Appendix 2** for completeness.

*Key national plans, policies and programmes*

- 3.9 The most significant development in terms of the policy context for the Local Plan Review has been the publication of the National Planning Policy Framework in 2012 and the online Planning Practice Guidance (PPG)<sup>4</sup> in 2014, which replace and streamline the former suite of Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). The Christchurch and East Dorset Local Plan Review must be consistent with the requirements of the NPPF, which sets out information about the purposes of local plan-making. It states that:

“Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development.”

- 3.10 The NPPF also requires Local Plans to be ‘aspirational but realistic’. This means that opportunities for appropriate development should be identified in order to achieve net gains in terms of sustainable social, environmental and economic development; however significant adverse impacts in any of those areas should not be allowed to occur.
- 3.11 One of the core planning principles set out in the NPPF is that planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs. Other core planning principles are linked to health – such as design and transportation. Section 8 of the NPPF recognises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.
- 3.12 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:
- the homes and jobs needed in the area;
  - the provision of retail, leisure and other commercial development;
  - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  - the provision of health, security, community and cultural infrastructure and other local facilities; and
  - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 3.13 In addition, Local Plans should:
- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the NPPF;
  - be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
  - be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
  - indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
  - allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;

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<sup>4</sup> <http://planningguidance.planningportal.gov.uk/>

- identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
- identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
- contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

*Draft National Planning Policy Framework*

3.14 On 5<sup>th</sup> March 2018, the Government published the Draft National Planning Policy Framework<sup>5</sup>. The NPPF review proposes changes to the following areas:

- Making efficient use of land by:
  - promoting the use of under-utilised land/ buildings and the air space above existing residential and commercial premises;
  - promoting minimum density standards in town and city centres and around transport hubs;
  - proposing to reallocate land where there is no reasonable prospect of an allocated use being realised;
  - making it easier to convert retail/ employment land to housing where appropriate; and,
  - encouraging local authorities to be pro-active in bringing forward brownfield land, using the full range of powers available to them.
- Protecting the Green Belt, albeit with the following exceptions:
  - brownfield land in the Green Belt can be used for development that would contribute to meeting an identified local affordable housing need 'where there is no substantial harm to openness';
  - new criteria will need to be satisfied before 'exceptional circumstances' can be demonstrated to change Green Belt boundaries. These relate to promoting higher density development on brownfield land, including across administrative boundaries; and,
  - material changes of use that will not result in harm to the openness of the Green Belt will be permitted.
- Improving affordability and addressing the need for housing by:
  - proposing to convert the small sites exemption and Vacant Buildings Credit (VBC) into policy, with affordable housing not being sought for developments that are 'not on major sites' other than in rural areas, where policies may set a threshold of five units or fewer;
  - proposing that at least 10% of homes should be available for affordable home ownership, where major housing development is proposed; and,
  - promoting sites dedicated to first-time buyers, Build to Rent homes with 'family-friendly tenancies', guaranteed affordable homes for key workers and adapted homes for older people.
- Speeding up housing delivery by:
  - proposing implementation of a standard methodology for housing needs assessments;
  - proposing measures to incentivise local planning authorities to keep their 5-year housing land supply up-to-date;
  - proposing that LPAs consider the use of planning conditions to bring forward development within two years;

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/685289/Draft\\_revised\\_National\\_Planning\\_Policy\\_Framework.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/685289/Draft_revised_National_Planning_Policy_Framework.pdf)

- o proposing that local planning authorities should ensure that at least 20% of the sites allocated for housing in their plans are of half a hectare or less, to make SMEs more competitive; and,
- o outlining a 'recommended approach' towards viability assessments – to be further defined, including the use of review mechanisms to capture increases in value.

### Neighbouring Local Plans

- 3.15 Throughout the preparation of the Local Plan Review and the SA process, consideration will be given to the local plans being prepared by the authorities around East Dorset. The development proposed in those authorities could give rise to in-combination effects with the effects of the East Dorset Local Plan Review, and the effects of the various plans may travel across local authority boundaries.
- 3.16 There are seven authorities which border East Dorset: Christchurch Borough, New Forest District, Wiltshire, North Dorset, Purbeck, Poole and Bournemouth.
- 3.17 **Christchurch Borough** is located south east of East Dorset. Christchurch currently has a shared Local Plan with East Dorset that sets out the strategy for delivering housing in Christchurch and East Dorset for the plan period of 2013 to 2028. The core strategy was adopted in April 2014 after a series of public consultation. The core strategy provides for the development of approximately 8,490 new homes across the authority, including within two strategic urban extensions, and 2,250 new homes within the urban areas of Christchurch. In addition, 80 hectares of employment land is required to meet the need of existing and new businesses.
- 3.18 **New Forest District** is located to the east of East Dorset. The New Forest District Local Plan sets out the development strategy for the district (excluding the New Forest National Park area). It includes the Local Plan Part 1: Core Strategy (2006-2026), which was adopted in 2009 and the Revised Local Plan: Sites and Development Management Plan, which was adopted in 2014. The Core Strategy sets out the overarching development strategy for the District up to 2026 while the Sites and Development Management Plan sets out more detailed policies to support the implementation of the Core Strategy and makes a number of site allocations. The Core Strategy provides for the development of at least 3,920 new homes over the plan period and around 15 hectares of employment land, with around 5ha at each of Totton, New Milton and Ringwood. The spatial strategy for the District is to provide the majority of the new housing in and around the main towns and villages.
- 3.19 The New Forest District Local Plan Review 2016-2036: Part 1 - Planning Strategy is at Pre-Submission stage, with adoption currently programmed for the end of 2019. Part 2 of the Local Plan will include the Sites and Development Management policies. The Pre-Submission Local Plan Review provides for around 10,500 additional homes in the over the plan period 2016-2036, to be delivered in three phases at a range of locations including the former Fawley Power Station site, strategic site allocations and within or adjoining the defined towns and large villages. In terms of employment land, the Plan makes provision of around 18 hectares of new employment land as part of the following residential-led mixed use strategic allocations.
- 3.20 **Wiltshire District** is located to the north of East Dorset. Wiltshire Core Strategy was adopted in January 2015 and the Council immediately launched a review to introduce further detailed development management policies and to update the Core Strategy to ensure that it addresses any gaps in conformity with the NPPF. The first stage of consultation for the Local Plan Review took place in winter 2009, and included questions about the number of new homes and amount of employment land that should be planned for. The adopted Core Strategy provides an planning policy framework for the period up to 2026, where at least 42,000 new homes are required in Wiltshire, with the majority (24,740) being provided in the North and West Wiltshire Housing Market Area (HMA). A further 10,420 will be provided in the South Wiltshire HMA (which borders East Dorset), 5,940 in the East Wiltshire HMA and 900 west of Swindon. The Core Strategy also provides for the delivery of 178 hectares of new employment land.

- 3.21 **North Dorset District** is located to the north west of East Dorset.. The North Dorset Local Plan - 2011 to 2031 Part 1 and associated documents were submitted to the Secretary of State for Communities and Local Government in December 2014 in preparation for independent examination. It was adopted by the Council in January 2016. The plan aims to deliver 5,700 homes over the twenty years from 2011 to 2031 aiming for approximately 285 per annum. The majority of the housing is to be delivered at Gillingham, Shaftesbury, Blandford and Sturminster Newton, with the rest distributed throughout the countryside and smaller villages. The Plan provides for the delivery of 30.5 hectares of land primarily for employment uses in North Dorset between 2011 and 2031 with a 20% flexibility allowance.
- 3.22 **Purbeck District** is located to the south west of East Dorset. The Purbeck Local Plan Part 1: Planning Purbeck's Future was adopted in 2012 and the 'New homes for Purbeck' section was reviewed in May 2018 after consultations in January and March 2015. The document sets out the strategic vision and planning policies for Purbeck for the period 2016 – 2033 and provides for the delivery of 2,900 new homes and a minimum of 11.5ha of employment land.
- 3.23 **The Borough of Poole** is located to the south of East Dorset. The Borough Council is currently in the process of reviewing its Core Strategy, with a pre-submission draft published in 2017. The draft of the Core Strategy provides for the development of up to 14,200 new homes between 2018 and 2033, with 31% located in the town centre, and 42.1 ha of employment land.
- 3.24 **Bournemouth Borough** is located to the south of East Dorset. The Borough Council adopted its Core Strategy in 2012 and is currently working on the preparation of a Development Management policies DPD although it is understood that Bournemouth Borough Council may shortly be commencing a full Local Plan review. The Core Strategy set the Borough housing target for the 2006-2026 period at 14,600 net dwellings in order to meet the overall requirement for new homes.

## Baseline information

- 3.25 Baseline information provides the basis for predicting and monitoring the likely sustainability effects of a plan and helps to identify key sustainability issues and means of dealing with them.
- 3.26 Annex 1 of the SEA Directive requires information to be provided on:
- (a) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;
  - (b) the environmental characteristics of areas likely to be significantly affected;
  - (c) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC [the 'Birds Directive'] and 92/43/EEC [the 'Habitats Directive'].
- 3.27 Baseline information that was collated by the Councils for a SA Scoping Report (January 2013)<sup>6</sup> was used as the starting point to collate baseline information for the SA of the Local Plan Part 2, and this was presented in the August 2015 Scoping Report. It was revised and updated at that time to make use of the most recent available information sources, and sources were referred to in footnotes. The baseline information was revised and updated in the September 2016 SA Scoping Report to ensure that it reflected the scope of the full Local Plan Review. The baseline information has been re-presented in this SA Report and updated where new data sources are available.
- 3.28 Data referred to have been chosen primarily for regularity and consistency of collection, in order to enable trends in the baseline situation to be established, and also subsequent monitoring of potential sustainability effects.

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<sup>6</sup> Note that an SA Scoping Report was prepared and consulted on in January 2013 by Christchurch and East Dorset Councils for the Local Plan Part 2, although this was later superseded by the Scoping Report that LUC prepared in August 2015 for the Local Plan Part 2.



## Geography

- 3.29 The District of East Dorset is located in the north-east of Dorset county. To the east it is bordered by the River Avon and its valley which separates it from the New Forest, while to the south the River Stour divides a large area of the District from the coastal towns of Christchurch, Bournemouth and Poole (the South East Dorset conurbation). To the south-west, the District has a boundary with Purbeck, while North Dorset lies to the west. East Dorset has an area of 355km<sup>2</sup> which is the smallest rural authority in Dorset.
- 3.30 At the beginning of the twentieth century, Wimborne Minster, an ancient and historic market town, was the principal settlement serving an almost entirely rural area. The town maintains its position as the main settlement in the district although rapid population growth from the 1920s onwards in the district as a whole has resulted in extensive areas of urban development which have transformed East Dorset. The chalk downlands of the north and west largely retain their rural character. The settlements are generally small villages, many being of architectural and historic interest. The major estates (together with planning policy) have been an important factor in sustaining the character of this area of the district.
- 3.31 The A31 trunk road from London to the South West runs through the district providing direct links to Southampton and on to the M3, M27 and A34 to the Midlands. There is no rail link in the district. Bournemouth Airport in the Borough of Christchurch lies within two miles of the eastern boundary and provides national and international air links, while the Port of Poole to the south provides cross Channel sea links.

## Climate Change, Energy Consumption and Energy Efficiency

- 3.32 Climate change has the potential not only to affect the environment, but also the social and economic aspects of life in East Dorset. Although the precise nature of environmental changes is not fully understood, changes to precipitation patterns (and river flow) and rising sea level have significant implications. Conversely, predicted dry, hot summers will cause problems of low flows for some of the chalk downland rivers in the area. Additionally, climate change could have a significant impact on agriculture and wildlife throughout the whole area.
- 3.33 The Bournemouth, Dorset and Poole Energy Efficiency Strategy and Action Plan (2009)<sup>7</sup> has a vision “for the people of Bournemouth, Dorset and Poole to work together to improve energy efficiency in our homes, communities and workplaces and cut our carbon emissions”. The Strategy and Action Plan was designed to deliver a step change in performance in both energy efficiency and fuel poverty in order to enable Dorset to meet the Government's challenging carbon dioxide reduction target of a 30% reduction by 2020. The carbon dioxide reduction target is based on the national Climate Change Act intended target of a 42% reduction on 1990 levels of greenhouse gases by 2020 (equal to a 31% reduction on 2005 levels), and an 80% reduction by 2050. The Dorset Energy Efficiency Strategy therefore adopts the 2020 target of a 31% reduction on a 2005 baseline, but simplifies it to 30%.
- 3.34 The latest DECC figures<sup>8</sup> are set out in **Table 3.1** and show generally decreasing trends for CO<sub>2</sub> emissions (kilotonnes) in East Dorset from 2005-2015. The decreasing trend in emissions reflects the decrease in overall emissions for the UK during this period driven mainly by reductions in emissions from power stations, industrial combustion and passenger cars. The reduction from power stations is driven by change in the fuel mix used for electricity generation with a reduction in the amount of coal which is a carbon intensive fuel. The reduction in industrial combustion is largely driven by the closure or reduced activity of industrial plants, a large portion of which occurred during 2009 likely due to economic factors. Emissions for many local authorities are heavily influenced by activities at industrial sites, and changes at a single site can have a big impact on emissions trends<sup>9</sup>.
- 3.35 In addition, the latest DECC figures<sup>10</sup> for energy consumption (in thousand tonnes of oil equivalent (ktoe)) per consuming sector and household in East Dorset are set out in **Table**

<sup>7</sup> Bournemouth, Dorset and Poole Energy Efficiency Strategy and Action Plan (2009)

<sup>8</sup> 2005-2015 UK local and regional CO<sub>2</sub> emissions full dataset. DECC. (<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2015>) (Published June 2017).

<sup>9</sup> Local Authority carbon dioxide emissions estimates 2015. Statistical Release. DECC, June 2017.

<sup>10</sup> Sub-national total final energy consumption statistics: 2005 – 2015, DECC, September 2017.



**3.2.** There has been a general decreasing trend in energy consumption in the authority as well as CO<sub>2</sub> emissions. This also reflects a steady year on year decrease in total energy consumption in Great Britain with the only anomaly occurring between 2009 and 2010, when there was a small increase due to the particularly cold winter that year resulting in a higher consumption of fuels used for heating purposes. The decreasing trend has been attributed to the impacts of the recession, as well as energy efficiency improvements and declining use particularly in the industrial and commercial sector of petroleum products and gas<sup>11</sup>.

**Table 3.1: Source of CO<sub>2</sub> Emissions in East Dorset by Sector (2005-2015)**

Year	Industry and Commercial (kt CO <sub>2</sub> )	Domestic (kt CO <sub>2</sub> )	Transport (kt CO <sub>2</sub> )	Total (kt CO <sub>2</sub> )
2005	16	234	191	574
2006	147	236	191	557
2007	141	224	196	543
2008	139	227	190	536
2009	122	205	185	493
2010	129	220	181	510
2011	118	191	176	464
2012	12	207	175	486
2013	116	201	174	471
2014	109	169	177	433
2015	101	163	181	423

**Table 3.2: Energy Consumption in East Dorset by Sector (2005-2015)**

Year	Industry and Commercial (ktoe)	Domestic (ktoe)	Transport (ktoe)	Total (ktoe)	Average Consumption Per Household (ktoe)
2005	40	76	59	175	Not given.
2006	31	75	60	166	Not given.
2007	33	73	61	167	Not given.
2008	29	71	61	161	Not given.
2009	27	66	59	152	Not given.
2010	28	66	57	151	Not given.
2011	26	63	55	144	Not given.
2012	26	63	54	144	Not given.
2013	25	62	54	141	1.6
2014	26	61	55	142	Not given.
2015	27	61	56	144	Not given.

- 3.36 The increased use of renewable technologies for energy production is actively supported by East Dorset District Council. The Bournemouth, Dorset and Poole Renewable Energy Strategy to 2020<sup>12</sup> promotes the deployment of renewable energy, identifies an aspirational target for renewable energy generation for 2020 and outlines the key actions necessary to realise Dorset's renewable energy potential. The Strategy states that there is currently estimated to be 36.67 MW of installed electricity generation capacity in Dorset, and that there is potential for Dorset to meet 15% of its energy needs from renewable sources by 2020 in line with the national target.

<sup>11</sup> Sub-national total final energy consumption statistics. Regional and local authority level statistics (2013 data), DECC, September 2015

<sup>12</sup> Bournemouth, Dorset and Poole Renewable Energy Strategy to 2020 (2013)

## Environment and Biodiversity

### Landscape

- 3.37 The landscape character of East Dorset District is closely related to the geology which is predominately chalk in the north-west and sands and clays in the south-east. This gives rise to downlands in the north-west and a mix of heathland, woodland, coniferous plantations and small fields bounded by hedges in the south-east. In East Dorset, 45% of the land is designated as the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). Additionally, a large part of the remaining countryside in East Dorset has been identified as an Area of Great Landscape Value in the Christchurch and East Dorset Core Strategy (Local Plan Part 1).
- 3.38 The New Forest National Park lies on the border of the District and development on the eastern edges of East Dorset has the potential to affect the landscape character and quality of the National Park.
- 3.39 Much of the authority is rural, in contrast to the towns to the south of East Dorset which are more urban and suburban in character. The area has seen significant urban development since the Second World War and there are continuous pressures for more development to take place. Improvements to private transport have made the rural areas accessible to those who wish to live in the countryside and work in the urban areas, or for those who wish to use the countryside for recreation. To contain urban sprawl and to maintain the separate identity of settlements, the South East Dorset Green Belt was introduced in the 1980s and this has reduced the loss of green fields to development. It also provides easy access to countryside on the doorstep of many residents, avoiding the need to travel substantial distances.
- 3.40 A landscape character assessment for East Dorset was completed in 2008<sup>13</sup>. The District is divided into 25 distinct character areas, and a description of each is provided, with reference being made to the sensitivity of each area. The majority of the north and west of the District is classified as the East Dorset Downs landscape character area, while to the south and east the landscape is more varied with a number of smaller parcels of land comprising individual character areas.

### Biodiversity

- 3.41 East Dorset is endowed with a rich natural heritage with 9.7% of the District being covered by one or more nature conservation designations, including Special Protection Areas (Avon Valley SPA and Dorset Heathlands SPA), two Special Areas of Conservation (Dorset Heaths SAC and River Avon SAC) and two Ramsar sites (Avon Valley Ramsar site and Dorset Heathlands Ramsar site). The District also includes 22 Sites of Special Scientific Interest (SSSIs), 193 Sites of Nature Conservation Importance (SNCIs) and 10 Local Nature Reserves (LNRs)<sup>14</sup>.

## Historic Environment

- 3.42 East Dorset has many attractive villages and other areas of special architectural or historic interest. The District has 690 Listed Buildings (one of which is on the Heritage at Risk Register<sup>15</sup>) and 152 Scheduled Monuments (33 of which are on the Heritage at Risk Register<sup>16</sup>). There are also five sites which are included in the 'Register of Historic Parks and Gardens of Special Historic Interest in England'.
- 3.43 East Dorset has identified 'Special Character Areas' within a number of areas, which are distinguished by their built form and layout, often within a 'sylvan' (woodland) setting.
- 3.44 There are significant pressures exerted on the historic environment. These come from the demand to modernise historic buildings, change their uses, develop within conservation areas and from increased affects from traffic and highway improvements.

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<sup>13</sup> East Dorset District Council (2008) East Dorset Landscape Character Assessment

<sup>14</sup> Dorset Biodiversity Audit (2010), Dorset Wildlife Trust

<sup>15</sup> Historic England. Heritage at Risk Register, 2018

<sup>16</sup> Historic England. Heritage at Risk Register, 2018.

## Air, Water and Soils

### Air Quality

- 3.45 The Environment Act 1995 introduced the National Air Quality Strategy and the requirement for local authorities to determine if statutory air quality objectives (AQOs) are likely to be exceeded. All local authorities now report to DEFRA on an annual basis, and have the obligation to declare Air Quality Management Areas and develop action plans for improvement of air quality if objectives are likely to be exceeded.
- 3.46 The latest Air Quality Progress Report for East Dorset District Council<sup>17</sup> shows that air quality within the District is good, with no significant trends identified in the past 5 years. It has been maintained below the air quality objectives and no new local developments are considered to impact on air quality. No Air Quality Management Areas (AQMAs) have therefore been deemed necessary in East Dorset.

### Water

- 3.47 East Dorset lies largely within the River Stour catchment, with the eastern fringes of the district bordered in parts by the River Avon.
- 3.48 The risk of flooding within the district has been determined through the production of a Level 1 Strategic Flood Risk Assessment (SFRA)<sup>18</sup>, which has identified areas of potential flood risk, particularly around the tributaries of the Rivers Stour and Avon. An updated SFRA is being commissioned by the Council in order to reflect revised national climate change forecasts and this will be taken into account in the SA once it becomes available.
- 3.49 The Water Framework Directive (WFD) objectives are to prevent deterioration of waterbodies and to improve them such that they meet the required status for that given waterbody, where currently only 21% are classed as 'good' quality (rivers, lakes, estuaries, coastal and groundwaters)<sup>19</sup>. There are 67 river water bodies in the Dorset catchment of the South-West River Basin Management Plan, with a combined length of 890 km, 38 EU designated bathing beaches and one lake – Little Sea<sup>20</sup>. Currently, 13 surface waters (318 km or 36% of river length and the lake) achieve a good status overall (chemical and ecological). The main reasons for less than good status are, in order, high levels of phosphate, impacted fish communities, low levels of dissolved oxygen and physical modification<sup>21</sup> mainly as a result of the agricultural industry.
- 3.50 Most households within East Dorset are connected to the mains water network, with a small proportion relying on private water supplies. The latest Christchurch Borough Council and East Dorset District Council Annual Environmental Report<sup>22</sup> states that in the first half of 2012, residents of East Dorset consumed 21,739 m<sup>3</sup> of water. Parts of East Dorset are covered by the Hampshire Avon WFD Management Area Abstraction Licensing Strategy<sup>23</sup>, which shows that in parts of East Dorset abstraction licenses are either restricted or not available during times of lower flow.

### Soils

- 3.51 The Agricultural Land Classification (ALC)<sup>24</sup> system provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. The principal factors influencing agricultural production are climate, site and soil. These factors together with interactions between them form the basis for classifying land into one of five grades, where 1 describes land as excellent (land of high agricultural quality and potential) and 5 describes land as very poor (land of low agricultural

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<sup>17</sup> 2016 Air Quality Progress Report for East Dorset District Council, November 2016,

<sup>18</sup> Bournemouth, Christchurch, East Dorset, North Dorset and Salisbury SFRA. Halcrow, 2008

<sup>19</sup> Water Framework Directive: achieving good status of water bodies, 2015, House of Commons 2015

<sup>20</sup> Dorset Catchment Data Explorer, 2018, Environmental Agency

<sup>21</sup> South-West River Basin Management Plan, 2015

<sup>22</sup> Christchurch Borough Council and East Dorset District Council Annual Environmental Report 2013

<sup>23</sup> Environment Agency (2012) Hampshire Avon WFD Management Area Abstraction Licensing Strategy

<sup>24</sup> Natural England, Agricultural Land Classification (ALC) system, 2013

quality and potential). Land falling outside of these scores is deemed to be 'primarily in non-agricultural use', or 'land predominantly in urban use'.

- 3.52 In East Dorset land in the southern and south-eastern parts of the District is classified as either 'primarily in non-agricultural use', or 'land predominantly in urban use'. There are also pockets of grade 4 and 5 land. The central to northern part of the district is mostly classified as grade 3 land (good to moderate quality), interspersed with grade 4 land (poor quality). There are also pockets of land classified as 'primarily in non-agricultural use' in the north-western part of the district<sup>25</sup>.

### Amenity

- 3.53 Light pollution levels have historically increased in Dorset. The latest light pollution map of England from September 2015 shows the South West as the darkest region in England with 67% of the region's night skies identified in the two darkest categories. Seventy-seven percent of Dorset's night skies are completely free of light pollution but night skies have got 17% brighter<sup>26</sup> resulting in the loss of tranquillity and 83% felt their home view of the night sky was spoilt by light pollution. It is likely that this trend has continued in line with urban expansion.

### Resource Use/Waste and Recycling

- 3.54 The Dorset Waste Partnership (DWP) was launched in April 2011, bringing together seven Dorset councils in an equal partnership to provide waste, recycling and street cleaning services on the partners' behalf in order to accommodate the estimated 220,000 tonnes more waste. Of the 194,060 tonnes of local authority collected waste generated in 2013/14 across the seven councils, on average 54% was reused, recycled or composted, around 25% was landfilled and 21% was managed through incineration with energy from waste (including MBT)<sup>27</sup>. The latest statistics for recycling in East Dorset show that in 2016/17 recycling rates were also 54%<sup>28</sup> above the regional average of 48%<sup>29</sup>.
- 3.55 The DWP service includes a weekly food waste collection and a fortnightly rubbish and co-mingled recyclates collection. There is also an opt-in garden waste collection all year round.

### Population

- 3.56 The resident population of East Dorset in 2016 was 89,093<sup>30</sup> with 48% of the population at that time being male and 52% female. The total population of East Dorset is expected to grow by 8% to 93,800<sup>31</sup> by 2021. The population of East Dorset is less diverse than the national average - in 2016/17, 3.8% of the District's population<sup>32</sup> was classed as Black Minority Ethnic (BME) compared with 14% in England & Wales.
- 3.57 In 2016 the mean age of the East Dorset population was 51.7 years<sup>33</sup> which represents an older average population than England and Wales as a whole, where the average is 39.9 years. In 2016, 31.1% of the population of East Dorset<sup>34</sup> was of retirement age (65 and over) compared with 18.1% in England and Wales, and 28.3% in Dorset.
- 3.58 In 2011 East Dorset had a population density of 252 persons per square kilometre<sup>35</sup>. This is lower than the England and Wales average (387 per square kilometre) but higher than the Dorset average (166 per square kilometre)<sup>36</sup>.

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<sup>25</sup> Agricultural Land Classification Map South West Region, 2010, Natural England

<sup>26</sup> Night Blight: Mapping England's light pollution and dark skies, 2016, Campaign to Protect Rural England

<sup>27</sup> Bournemouth, Dorset & Poole Draft Waste Plan Background Paper 1 (2015)

<sup>28</sup> Local Authorities in England – Household Recycling Performance 2013/2014, SITA

<sup>29</sup> Local Authority Collected Waste Management Statistics 2010-2017, DEFRA, 2017

<sup>30</sup> ONS (2016) mid-year population estimates – East Dorset

<sup>31</sup> East Dorset in Profile (2016/17)

<sup>32</sup> East Dorset in Profile (2016/17)

<sup>33</sup> ONS (2016) Median Age of populations for local authorities in the UK mid 2016 estimates

<sup>34</sup> Area Profile for East Dorset (2016) Dorset Statistics

<sup>35</sup> ONS (2016) Population Density for local authorities in the UK mid 2016 estimates

<sup>36</sup> ONS (2016) Population Density for local authorities in the UK mid 2016 estimates

## Housing

- 3.59 In 2011 East Dorset had 37,564 dwellings<sup>37</sup>. The latest figures show that 81% of homes in East Dorset are owner occupied, 8% are socially rented and 9% are privately rented<sup>38</sup>. This compares to national averages of 49% of households being owner-occupied, 18% being social renters and 16.8% being rented privately. East Dorset therefore has a significantly greater proportion of owner-occupation and significantly lower levels of both social rented and privately rented households than the national averages.
- 3.60 Of the homes included in the 2011 census for East Dorset, 61% were detached, 16% were semi-detached, 10% were terraced and 12% were flats<sup>39</sup>.
- 3.61 In 2008 a housing condition survey in East Dorset<sup>40</sup> indicated that 2.42% of the housing stock were empty dwellings. This figure compares favourably with the national average of 4.2% reported in 2011.
- 3.62 Not enough affordable housing has been delivered over the past 20 years in East Dorset and this, along with high house and rental prices, has made suitable accommodation inaccessible to many people.
- 3.63 The 2015 Eastern Dorset Strategic Housing Market Assessment (SHMA)<sup>41</sup> estimated that the annual affordable housing need in East Dorset was 440 homes per annum (with a net need of 263 after consideration of supply). Although hypothetical, if all of the estimated need was to be met in East Dorset, 78% of provision would be needed in the form of Affordable Rented or Social Rented housing and 22% as Intermediate Affordable Housing.
- 3.64 The SHMA also indicated the projected household growth between 2013 and 2033, alongside the most appropriate proportions of market and affordable housing (by bedroom size) to meet housing requirements over the next 20 years. Based on meeting the housing requirement for market homes per annum in East Dorset, 57% should be one or two bedroom homes and 43% should be larger three and four bedroom homes. Based on delivering the required affordable homes each year, 74.8% should be one or two bedroom and 25.2% larger three or four bedroom homes.
- 3.65 The National Planning Policy Framework requires all local authorities to identify a five year housing land supply with an additional buffer of 5% (moved from later in the plan period). East Dorset District Council has produced a Strategic Housing Land Availability Assessment (SHLAA)<sup>42</sup> which is a technical study to assess the theoretical potential of sites in the District to accommodate future housing development. The SHLAA identifies land that is deliverable or developable for 5,799 dwellings in East Dorset District which, together with land for 3,588 dwellings identified by the SHLAA for Christchurch Borough<sup>43</sup>, represents a surplus to the required to be delivered by the adopted Core Strategy to 2028. The sites identified are mainly within existing settlement boundaries and the allocated new neighbourhoods in accordance with the adopted Core strategy (Policy KS4).

## Health

- 3.66 The health of people in East Dorset is generally better than the England average. Deprivation is lower than average, in one of the 20% least deprived districts in the UK. However about 11% of children in East Dorset (1,400)<sup>44</sup> live in poverty. Life expectancy for both men and women in the Districts is higher than the England average at 82.8 years for males (3 year above the national average) and 86 years for females (4.7 years about national average)<sup>45</sup>.

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<sup>37</sup> 2013 East Dorset Monitoring Report

<sup>38</sup> 2013 East Dorset Monitoring Report

<sup>39</sup> Census of Population 2011

<sup>40</sup> East Dorset House Condition Survey (2008)

<sup>41</sup> Eastern Dorset Strategic Housing Market Assessment (October 2015)

<sup>42</sup> East Dorset District Council Strategic Housing Land Availability Assessments (2017)

<sup>43</sup> Christchurch Borough Council Strategic Housing Land Availability Assessments (2017)

<sup>44</sup> East Dorset Health Profile, 2017

<sup>45</sup> East Dorset Health Profile, 2017

- 3.67 In East Dorset, there were 14.6 conceptions per 1,000 young people under 18 in 2014 compared with 22.8 nationally<sup>46</sup>. Child obesity rates are significantly lower in East Dorset than the national average where 12.7 per 1,000 year 6 age children in East Dorset are obese compared to the England average of 19.8 per 1,000.
- 3.68 General healthcare priorities in East Dorset include anxiety, depression and dementia care, smoking, inactivity in adults, type 2 diabetes and circulatory disease and harms caused by road traffic collisions<sup>47</sup>.
- 3.69 East Dorset has 15 NHS doctors' surgeries and two hospitals (St Leonard's Community Hospital and Wimborne Community Hospital). There are 11 dental surgeries, also offering a mix of private and NHS treatment.

### Social Inclusion and Deprivation

- 3.70 Index of Multiple Deprivation 2015<sup>48</sup> is a measure of multiple deprivation at the small area level. Seven domains of deprivation are measured – income deprivation, employment deprivation, health deprivation and disability, education skills and training deprivation, barriers to housing and services, crime and living environment deprivation. Each domain contains a number of indicators. The seven domains are combined to give a multiple deprivation score. The data is now based on identified neighbourhoods known as 'Super Output Areas' (SOAs) rather than wards.
- 3.71 East Dorset is the least deprived of all the Dorset local authorities and contains eight of the top ten least deprived areas in Dorset. In a national ranking of local authorities in England (where 1 is the most deprived and 356 is the least), East Dorset ranks 303<sup>rd</sup>. There are, however, small pockets of deprivation, with Ferndown Links falling within the 30% most deprived areas in the country<sup>49</sup>.
- 3.72 There is a need for affordable housing in East Dorset. The average house price in East Dorset (June 2017) was £325,000, and average house prices increased by 8% between June 2015 and June 2016<sup>50</sup>. House prices were 10.8 times higher than earnings of those who live in East Dorset, in 2016<sup>51</sup>.
- 3.73 The latest fuel poverty statistics show that 7.5% of East Dorset households were classified as being fuel poor in 2015. A fuel poor household is defined as one which needs to spend more than 10% of its income on fuel use to heat its home to an adequate standard of warmth<sup>52</sup>.

### Crime

- 3.74 East Dorset has a low overall crime rate of 28.3 per 1,000 of the population. In March 2018, a total of 377 crimes were recorded, where 27% of them were classed as violent<sup>53</sup>.
- 3.75 The East Dorset Resident Survey 2015<sup>54</sup> showed that 83% of residents felt 'very safe' or 'fairly safe' in their local area at night, and 97% felt 'very safe' or 'fairly safe' during the day. There were no significant changes in 2015 from the 2013 results.

### Education

- 3.76 Around 9,500 children are educated in mainstream state schools in East Dorset<sup>55</sup>. East Dorset has a total of 22 state first schools, seven state middle schools and two secondary schools, Ferndown Upper School and Queen Elizabeth CE VC School. Additionally, there are three independent schools and one special school.

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<sup>46</sup> East Dorset Health Profile, 2017

<sup>47</sup> East Dorset Health Profile 2017

<sup>48</sup> Index of Multiple Deprivation (2015), Official Statistics

<sup>49</sup> Index of Multiple Deprivation (2015), DCLG

<sup>50</sup> HM Land Registry 2012 & 2013

<sup>51</sup> ONS (2017) Annual Survey of Hours and Earnings

<sup>52</sup> DBEISSub-Regional Fuel Poverty England 2017 (2015 data)

<sup>53</sup> East Dorset District Council UK Crime Rates 2018

<sup>54</sup> East Dorset District Council Residents Survey 2015

<sup>55</sup> East Dorset in Profile (2014)



- 3.77 Statistics from January 2017 – December 2017 show that the proportion of adults in East Dorset who have attained qualification levels equivalent to NVQ level 4 and above (37.2%) is below the regional and national averages of 39.0% and 38.6% respectively<sup>56</sup>.
- 3.78 East Dorset has a slightly lower percentage of people aged 16-74 with no qualifications (5.4%) than the South West region (5.7%) and lower than the 7.7% recorded for Great Britain as a whole<sup>57</sup>.
- 3.79 Dorset Adult Education Service provides courses for lifelong learning with centres in Wimborne and Ferndown.

### Culture, Leisure and Recreation

- 3.80 East Dorset has a wide range of cultural, leisure and recreational facilities. This includes the Priests House Museum, the Tivoli Theatre, Kingston Lacy House and gardens, which houses a major art collection, and several other country houses of note that open to the public during the year. There are numerous recreation facilities, including sports centres, golf courses, equestrian centres and sports pitches. The rural areas provide significant opportunity for informal recreation.
- 3.81 All leisure activities contribute to the quality of life of residents, providing amenity and opportunities for enhancing intellectual, spiritual and physical wellbeing. The March 2018 State of Dorset Leisure and Culture document reports that 77% of people surveyed in the 2009 Citizens Panel Survey agreed that access to cultural activities help to make Dorset a better place to live, and that engagement in cultural activities contributes to an improved quality of life<sup>58</sup>. Additionally, leisure facilities represent a tourism asset and their provision can result in economic benefits to the District.
- 3.82 However, there is a conflict in the District between recreation and the protection of the heathlands for their nature conservation assets. Suitable alternative open space is required to reduce the number of people wishing to use the heaths for their recreation.
- 3.83 There are two main town centres within East Dorset at Wimborne Minster and Ferndown, which contain primary shopping frontages. Additionally, there are smaller centres at Verwood, West Moors and a scatter of shops throughout Corfe Mullen. Rural retail facilities are scarce, being mainly centred on the villages of Sixpenny Handley, Cranborne, Alderholt and Sturminster Marshall. Both Alderholt and St Leonards and St Ives are major settlements with very limited local facilities.

### Employment and Economic Activity

- 3.84 Between January 2017 and December 2017 the percentage of economically active people in East Dorset was 84.1%<sup>59</sup>. This is above the national average of 78.4%, and the regional average of 81.4%. Across the same period, the unemployment rate of 2.2% of the economically inactive population was lower than the national average of 15.9%<sup>60</sup>. The number of people claiming Jobseeker's Allowance as a percentage of the working age resident population as of November 2016 was 0.5% in East Dorset below the national average of 1.1%. Of East Dorset jobseekers, 53% were aged between 25 and 49 in November 2016<sup>61</sup>.
- 3.85 The two main employment sectors within East Dorset in 2016 were wholesale and retail trade (19.4%), manufacturing (14.5%) and health and social care services (14.5%)<sup>62</sup>.
- 3.86 Of the 4,365 enterprises within East Dorset in 2016, the vast majority (89.8%) were considered as 'micro' size (0-9 employees), 8.8% were considered to be 'small' (10-49

<sup>56</sup> East Dorset Labour Market Profile (2017), ONS

<sup>57</sup> East Dorset Labour Market Profile (2017), ONS

<sup>58</sup> State of Dorset Leisure and Culture (March 2018), Dorset County Council

<sup>59</sup> East Dorset Labour Market Profile (2017), ONS

<sup>60</sup> East Dorset Labour Market Profile (2017), ONS

<sup>61</sup> East Dorset Labour Market Profile (2017), ONS

<sup>62</sup> East Dorset Labour Market Profile (2017), ONS

employees), 1.3% were considered to be 'medium' (50-249 employees) and 0.1% were considered to be 'large' (250+ employees)<sup>63</sup>.

- 3.87 In 2015, the average gross weekly pay by residents for aged 16 and above in full time work in East Dorset the figure was £507.0<sup>64</sup>. This figure is lower than the regional average (£520.0) and the national average (£552.3)<sup>65</sup>.

### Tourism

- 3.88 Tourism is significant to East Dorset's economy, with the District attracting 208,000 staying visitors and 2,160,000 day visitors in 2015, who collectively generated around £114,797,000 for the local economy and created 2,218 jobs<sup>66</sup>. Key attractions in East Dorset include Moors Valley Country Park, and Avon Heath Country Park. Other significant attractions in the District include Kingston Lacey House, Badbury Rings and Wimborne Minster. The area has a major resource in the form of caravan sites offering accommodation in static vans and chalets, or on touring pitches.

### Transport

- 3.89 The A31 Trunk Road runs east-west across the District, linking West Dorset and parts of Devon to London, the South East and the Midlands. This is a major route that suffers from a high incidence of accidents and significant amounts of congestion. The links from the A31(T) to the Port and employment centres of Poole are very important, but poor, leading to conflict with residential amenity and congestion.
- 3.90 East Dorset is poorly served by public transport. There are no railway stations and bus services are sporadic, with many suburban and rural areas having no service at all. The District consequently has high levels of car ownership. Only 10.3% of households in East Dorset do not own any cars, compared with 26% in England & Wales<sup>67</sup>. 50.3% of East Dorset households have two or more cars, with a total of 60,463 cars/vans available for households to use in East Dorset<sup>68</sup>. The proportion of people who get to work via public transport is low at 1.6% in East Dorset compared with 11% nationally<sup>69</sup>.
- 3.91 In 2016, there were 290 road traffic casualties in East Dorset, 55 of which involved serious injury or death<sup>70</sup>.

## Key Sustainability Issues

- 3.92 Analysis of the baseline information has enabled a number of key sustainability issues facing East Dorset to be identified. Identification of the key sustainability issues and consideration of how these issues might develop over time if the Local Plan Review is not prepared help to meet the requirements of Annex 1 of the SEA Directive to provide information on:

*"the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan; and*

*any existing environmental problems which are relevant to the plan."*

- 3.93 A set of key sustainability issues for Christchurch and East Dorset were previously identified and set out in the January 2013 Scoping Report. That list of key issues was reviewed during the preparation of the August 2015 Scoping Report for the Local Plan Part 2 in order to reflect the updated baseline information, and was refined to be more concise. It was then

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<sup>63</sup> East Dorset Labour Market Profile (2017), ONS

<sup>64</sup> East Dorset Labour Market Profile (2017), ONS

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<sup>66</sup> The Economic Impact of Dorset's Visitor Economy 2015 (October 2016), Produced on behalf of the Dorset Tourism Partnership by The South West Research Company Ltd

<sup>67</sup> Census of Population, 2011

<sup>68</sup> Census of Population, 2011

<sup>69</sup> Census of Population, 2011

<sup>70</sup> East Dorset Road Traffic Casualties (2016), Dorset for You



reviewed in the September 2016 SA Scoping Report to ensure that it remained valid and reflects the scope of the full Local Plan Review being undertaken, and has been reviewed again to ensure it relates just to East Dorset. The revised set of key sustainability issues is presented in **Table 3.1** overleaf.

- 3.94 It is also a requirement of the SEA Directive that consideration is given to the likely evolution of the environment in the plan area (in this case East Dorset District) if the Local Plan Review was not to be implemented. This analysis is also presented in **Table 3.1**, in relation to each of the key sustainability issues.
- 3.95 The information in **Table 3.1** shows that, in general, the current trends in relation to the various social, economic and environmental issues affecting East Dorset District would be more likely to continue without the implementation of the Local Plan Review although the policies in the adopted Core Strategy will go some way towards addressing many of the issues. In most cases, the Local Plan Review offers opportunities to directly and strongly affect existing trends in a positive way, through an up-to-date and comprehensive plan which reflects the requirements of the NPPF, updating the Core Strategy policies.

**Table 3.1 Key Sustainability Issues for East Dorset District and Likely Evolution without the Local Plan Review**

Key Sustainability Issues for East Dorset District	Likely Evolution without the Local Plan Review
<p><b>Climate change</b> is likely to affect biodiversity, increase hazards from fluvial and coastal flooding, and increase the problem of low flow rivers during the summer.</p>	<p>Climate change is likely to have ongoing effects regardless of the Local Plan Review, although the adopted Core Strategy already includes policies seeking to address this issue, and these would continue to apply in the absence of the Local Plan Review. These policies include ME3: Sustainable Development Standards for New Development, which requires development to incorporate carbon emissions reduction measures and ME4: Renewable Energy Provision for Residential and Non-Residential Developments, which encourages the provision of renewable, decentralised, and low carbon energy in residential development of 10 or more dwellings (or sites of 0.5 hectares or greater), and non-residential development of 1,000m<sup>2</sup> gross floor space (or 1 hectare or greater). However, the Local Plan Review offers opportunities to revise and update these policies to ensure that they are as relevant and effective as possible and these opportunities would be lost in the absence of the Local Plan Review.</p>
<p>The District contains some of the most rare and precious <b>nature conservation assets</b> in the Country. These are under threat from urban pressures, including disturbance and damage from recreational use.</p>	<p>Pressures on the natural environment in the District are likely to continue regardless of the adoption of the Local Plan Review, although the adopted Core Strategy already includes policies seeking to address these pressures, including ME1: Safeguarding Biodiversity and Geodiversity. The Local Plan Review offers the opportunity to build on this overarching policy through more specific development management policies and to revise and update the Core Strategy policy if appropriate.</p>
<p>The <b>countryside</b> is continuously under pressure from urban influences and the demand for new development is strong.</p>	<p>Pressures on the countryside are likely to continue regardless of the Local Plan Review, although the adopted Core Strategy already allocates large scale development sites which will focus much of the new development in the District in those areas, which have been subject to SA through the preparation of the Core Strategy and selected by the Council as the most appropriate locations for development. However, without the site allocations to be made in the Local Plan Review, further development may not come forward in the most appropriate locations and impacts on the countryside could be inappropriate.</p>
<p>The District has significant <b>areas of landscape importance</b>, including the Cranborne Chase and Wiltshire Downs AONB, River Avon SSSI, and Areas of Great Landscape Value, Special Character Areas and areas of historic value.</p>	<p>The adopted Core Strategy already includes policies seeking to protect and enhance the landscape, including HE3: Landscape Quality. The Local Plan Review offers the opportunity to build on this overarching policy through more specific development management policies and site allocations that are selected following consideration of their impacts on the landscape through the SA, and to revise and update the Core Strategy policy if appropriate.</p>
<p>There are <b>areas of significant built historic</b></p>	<p>The adopted Core Strategy already includes policies seeking to protect and enhance the</p>

Key Sustainability Issues for East Dorset District	Likely Evolution without the Local Plan Review
<p><b>importance</b> and aesthetic quality that should be preserved and enhanced. These are continuously facing pressures for change.</p>	<p>historic environment, including HE1: Valuing and Conserving our Historic Environment. While that policy would continue to apply in the absence of the Local Plan Review, the revised document offers the opportunity to build on this overarching policy through more specific development management policies and site allocations that are selected, following consideration of their impacts on the historic environment through the SA, and to revise and update the Core Strategy policy if appropriate.</p>
<p>There are a series of <b>rivers</b> that pass through the area that can cause serious <b>flooding</b>.</p>	<p>The adopted Core Strategy already includes policies seeking to reduce flood risk in and around East Dorset including ME6: Flood Management, Mitigation and Defence. While that policy would continue to apply in the absence of the Local Plan Review, the revised document offers the opportunity to build on this overarching policy through more specific development management policies and site allocations that are selected following consideration of their impacts on the risk of flooding through the SA, and to revise and update the Core Strategy policy if appropriate.</p>
<p>The <b>amount of water</b> used by households in the area has increased over the past decade, as has the abstraction of water. Abstraction from the River Avon has caused low flow problems, adversely affecting its high nature conservation value.</p>	<p>The overall quantum of development was determined through the adopted Core Strategy and the Water Companies take Local Plan forecasts of housing/employment needs into account when preparing their Water Resources Plans. This will be updated through the Local Plan Review in consultation with Bournemouth Water whose latest Water Resources Management Plan shows there will be a surplus of water supply over the next 25 year period.</p>
<p>There are increasing demands for <b>energy</b> provision predicted for the future. Some parts of the community experience <b>fuel poverty</b>.</p>	<p>The overall quantum of development is determined through the adopted Core Strategy; therefore the implementation of the Local Plan Review will not increase demand for energy and the trend would continue as at present.</p>
<p>There are some very <b>sensitive water environments</b> throughout the Districts and these need to be protected.</p>	<p>The adopted Core Strategy already includes policies seeking to protect and enhance water quality including ME7: Protection of Groundwater. While that policy would continue to apply in the absence of the Local Plan Review, the revised document offers the opportunity to build on this overarching policy through site allocations that are selected following consideration of their impacts on the water environment through the SA, and to revise and update the Core Strategy policy if appropriate.</p>
<p>Increasing <b>urbanisation</b> and the demand for further travel has resulted in a <b>loss of tranquillity</b> and increased <b>light pollution</b>.</p>	<p>The overall quantum of development is determined through the adopted Core Strategy; therefore the implementation of the Local Plan Review will not increase the need to travel or levels of light pollution and the trend would continue as at present.</p>

Key Sustainability Issues for East Dorset District	Likely Evolution without the Local Plan Review
<p>East Dorset District has high <b>levels of recycling</b> when compared with national figures. However, there are increasing requirements to improve recycling. <b>Residual waste disposal</b> is a major issue in an area of such high landscape value.</p>	<p>The overall quantum of development is determined through the adopted Core Strategy; therefore the implementation of the Local Plan Review will not increase waste generation and the trend would continue as at present. The Local Plan Review offers opportunities for more detailed development management policies which may address waste management within new developments, which could mean that the issue is more likely to be addressed if the plan is adopted.</p>
<p>The <b>age</b> structure of the population currently shows a significantly above average representation of retired people. This will have implications for the economy, service provision, accommodation and health.</p>	<p>The adopted Core Strategy already includes policies seeking to ensure that the needs of older people are met, including LN7: Community Services and Facilities. While such policies would continue to apply in the absence of the Local Plan Review, that document offers the opportunity to build on this overarching policy through more specific development management policies and to revise and update the Core Strategy policy if appropriate.</p>
<p><b>House prices</b> in the area are higher than the national average and wages below the national average. The <b>supply of new housing</b> is constrained by environmental, infrastructure and planning constraints. This coupled with the sale of social houses has resulted in a shortage of affordable housing.</p>	<p>The overall quantum of housing development and the proportion that will be affordable is determined through the adopted Core Strategy; however without the implementation of the site allocations to be included in the Local Plan Review there may be less certainty about the delivery of that affordable housing.</p>
<p>East Dorset District on average is not generally deprived. However, particular <b>pockets of deprivation</b> exist.</p>	<p>The adopted Core Strategy already includes policies seeking to create more prosperous communities (Section 16 of the adopted Core Strategy). While such policies would continue to apply in the absence of the Local Plan Review, the revised document offers the opportunity to build on this overarching policy through more specific development management policies and to revise and update the Core Strategy policy if appropriate. The overall quantum of employment development is determined through the adopted Core Strategy and the employment land allocations from the Core Strategy have been carried forward into the Local Plan Review.</p>
<p>There is a potential conflict between the desire for <b>recreation</b> and the quality of the lowland heaths in relation to nature conservation.</p>	<p>The adopted Core Strategy already includes a policy seeking to protect the heathlands – ME2: Protection of the Dorset Heathlands, and there is a separate Supplementary Planning Document<sup>71</sup> which sets out the approach that, together, the local authorities in South East</p>

<sup>71</sup> The Dorset Heathlands Planning Framework 2012-2014 Supplementary Planning Document. Borough of Poole, Bournemouth Borough Council, Christchurch Borough Council, Dorset County Council, East Dorset District Council, Purbeck District Council, September 2012. Note that this document will be updated later in 2015 – a Publication Draft version of the forthcoming SPD is currently available.

Key Sustainability Issues for East Dorset District	Likely Evolution without the Local Plan Review
	<p>Dorset will follow when considering development applications in order to avoid harm to the heathlands. That Core Strategy policy and the SPD would continue to apply in the absence of the Local Plan Review. Although the Local Plan Review is not intended to include further development management-style policies in relation to heathland mitigation, it offers the opportunity to build on this overarching policy through further SANG provision where required and site allocations that are selected following consideration of their impacts on the heathlands through the SA and HRA process.</p>
<p>There have been significant changes in the <b>rural economy</b> caused by the decline in agriculture. A high proportion of those living in the rural areas commute to work in urban areas, and the vitality of rural communities is at risk from worsening of housing affordability and an ageing population.</p>	<p>The adopted Core Strategy already includes a policy seeking to enhance the rural economy – PC4: The Rural Economy. While that policy would continue to apply in the absence of the Local Plan Review, the revised document offers the opportunity to revise the overall strategy for rural areas, consider where to locate new housing and employment requirements within the rural areas and the mix of housing types to be achieved.</p>
<p><b>Car dependency</b> in the area is amongst the highest in the UK, particularly in the rural areas of East Dorset and there are serious congestion problems in key locations.</p>	<p>The Local Plan Review offers the opportunity to set out detailed development management policies relating to encouraging the use of sustainable transport and it may also address this issue through more specific development management policies and site allocations that are selected following consideration of their impacts on transport patterns through the SA. Therefore, without the adoption of the Local Plan Review this issue may not be as well addressed.</p>

## 4 Sustainability Appraisal Findings for Chapter 3 Strategic Policy

### Introduction

- 4.1 This chapter presents the SA Findings for Chapter 3 of the East Dorset Local Plan Review Options document.

### Section 3.1 Challenges, Vision & Strategic Objectives

- 4.2 **Table 4.1** below presents the SA scores for the draft Vision and Strategic Objectives that appear in Chapter 3 of the East Dorset Local Plan Options document.

**Table 4.1: SA Scores for the Vision and Strategic Objectives**

SA Objectives	Vision	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7
1. Biodiversity/geodiversity	+	++	0	+	+	0	+	0
2. Landscape	+	+	+	0	+	+	0	0
3. Historic environment	+	0	++	0	0	+	0	0
4. Built environment	+	+	++	+	+	+	0	0
5. Efficient land use	+	0	++	0	++	+	0	0
6. Sustainable resource use	+	0	0	++	0	0	0	0
7. Pollution	+	0	+	++	0	0	+	0
8. Climate change	+	0	+	++	0	0	+	0
9. Flooding	+	0	0	++	0	0	0	0
10. Sustainable transport	+	0	+	++	0	0	++	0
11. Services and facilities	+	0	++	0	0	+	+	++
12. Safe environment	+	0	0	0	0	0	+	0
13. Health	+	+	+	0	0	0	+	0
14. Housing	+	+	+	+	0	++	0	0
15. Economy/employment	+	0	+	0	++	0	0	+

- 4.3 The East Dorset Local Plan Options document includes an overall Vision and seven Strategic Objectives for the new Local Plan.

### Vision

- 4.4 As shown in **Table 4.1** above, minor positive effects are expected for all of the SA objectives in relation to the Vision. This reflects the Vision's aspirational and sustainable approach to development in the District ensuring East Dorset remains a desirable area to live, work and visit.
- 4.5 The Vision sets out that over the plan period development in the District will result in the delivery of new housing with a diverse range of tenures as well as new affordable housing. This will be delivered within new sustainable residential areas that include high quality open space, community facilities and services connected by enhanced transport links. New housing development in the urban area will be of a high quality design and will make use of previously developed land. Shops and services for the local communities will be focussed at the main centre of Wimborne as well as in other key retail centres, for example in Ferndown, Verwood West Moors and West Parley. Smaller neighbourhood centres will also be providing basic services. Minor positive effects are therefore likely in relation to SA objectives 11: services and facilities, 3: historic environment, 4: built environment, 5: efficient land use, 6: sustainable resource use, 13: health and 14: housing.
- 4.6 The Vision also states that over the plan period the natural environment will continue to be one of the most important assets for the District. Specific environment assets such as the Dorset Heathlands, the Cranborne Chase and West Wiltshire Downs AONB and rivers will be protected and their connectivity enhanced. Over the plan period the District will be improved in terms of its accessibility not only for those making use of cars but also via public transport and for cyclists and pedestrians. Minor positive effects are therefore expected in relation to SA objectives 1: biodiversity/geodiversity, 2: landscape, 7: pollution, 8: climate change, 9: flooding and 10: sustainable transport.
- 4.7 Economic aspirations outlined in the Vision include the growth of the East Dorset's economy through sustaining traditional sectors such as tourism, health and education and also by encouraging growth in the knowledge-based sectors. High quality employment sites will be created and sites suitable for employment uses will be protected. It is therefore expected that minor positive effects are likely in relation to SA objective 15: economy/employment.
- 4.8 Due to the Vision's high level and general aspirations, it is not anticipated that any significant positive effects are to occur on the SA objectives. The Local Plan's more detailed policies will support the outcome of this Vision. These policies have been appraised separately in this chapter.

### Strategic Objectives

- 4.9 Where the Local Plan Strategic Objectives relate to a particular SA objective, the effects are found to be positive in all cases, as shown in **Table 4.1**. Where negligible effects were identified, this was generally because the issue that the Local Plan Strategic Objective seeks to address is unrelated to the SA objective.
- 4.10 Significant positive effects are identified when the aim of the Strategic Objective directly aligns with that of the SA objective, as outlined below:
- Strategic Objective 1 addresses the management and safeguarding of the natural environment in East Dorset, specifically highlighting the retention and protection of the Green Belt, greenspace and biodiversity enhancements and mitigation of the effects of residential development on heathland habitats. Therefore this Strategic Objective is likely to have a significant positive effect in relation to SA objective 1: **biodiversity/geodiversity**.
  - Strategic Objective 2 addresses the maintenance and improvement in character of the town and villages in East Dorset with an aim to create vibrant local centres. There is a key focus on the importance of the heritage assets, notably listed buildings and also open space that will be provided alongside new residential developments. Therefore this Strategic Objective is likely to have a significant positive effect in relation to SA objectives 3: **historic environment**, 4: **built environment**, 5: **efficient land use** and 11: **services and facilities**.
  - Strategic Objective 3 addresses the need to adapt to the challenges of climate change, in particular the impact of carbon emissions from transport, the incorporation of carbon reduction, water and energy efficiency measures and ensuring that development will be

located in areas at lowest risk of flooding. Therefore this Strategic Objective is likely to have a significant positive effect in relation to SA objectives 6: **sustainable resource use**, 7: **pollution**, 8: **climate change**, 9: **flooding** and 10: **sustainable transport**.

- Strategic Objective 4 addresses the need to enable the mixed economy of East Dorset to grow and to develop new employment sectors, in particular new zones of employment development and a range of employment sites. The agriculture and horticulture sectors will be supported as well as the encouragement of rural farm diversification. Therefore this Strategic Objective is likely to have a significant positive effect in relation to SA objectives 5: **efficient land use** and 15: **economy/employment**.
- Strategic Objective 5 addresses the need to deliver a suitable, affordable and sustainable range of housing to provide for local needs. There is a need for sufficient housing, well planned sustainable new communities, a variety in the size and type of dwellings and the provision of affordable housing with new residential developments. Therefore this Strategic Objective is likely to have a significant positive effect in relation to SA objective 14: **housing**.
- Strategic Objective 6 addresses the need for people to have more travel choices to reduce the need for people to travel and encouraging the use of sustainable modes of transport. Prime transport corridors will be improved as well as the development of new green infrastructure for example, footpaths and cycleways to encourage people to not travel by car. Therefore this Strategic Objective is likely to have a significant positive effect in relation to SA objective 10: **sustainable transport**.
- Strategic Objective 7 addresses the need to help East Dorset communities to thrive and to help people support each other. Commercial, retail and community facilities will be the focus for the main town centre of East Dorset and new facilities and services will be developed alongside the new neighbourhoods. Therefore this Strategic Objective is likely to have a significant positive effect in relation to SA objective 11: **services and facilities**.

4.11 Minor positive effects are likely for some of the SA objectives as although they do not have a direct link to the aims of the Strategic Objectives, positive effects are still expected as an indirect result. For example, Strategic Objective 6 – to reduce the need for people to travel and to have more travel choices is likely to have an indirect positive effect with regards to SA objectives 7: pollution, 8: climate change and 13: health, as through the encouragement of public transport, walking and cycling there is likely to be a reduction in air pollution and greenhouse gas emissions and through encouraging a modal shift towards active travel there are likely to be improvements in people’s health and wellbeing. Similarly, Strategic Objective 1 – to manage and safeguard the natural environment of East Dorset could have an indirect minor positive effect in relation to SA objective 13: health due to the new green space and biodiversity enhancements, which are likely to be beneficial to the health of those who use the green spaces. While Strategic Objective 5 - to deliver a suitable, affordable and sustainable range of housing to provide for local needs could have an indirect minor positive effect in relation to SA objective 11: services and facilities because it states that new housing growth will be allowed in more rural settlements to sustain local communities and services.

4.12 Similarly to the Vision, the success of the Strategic Objectives in helping to achieve the SA objectives will depend on the implementation of more detailed policies within the Local Plan. These policies have been subject to SA and the findings are described below and in **Chapters 5 and 6**.

## Section 3.2 The Key Strategy

4.13 **Table 4.2** below presents the SA scores for the Key Strategy draft policies in the Strategic Policy chapter of the East Dorset Local Plan Review Options document:

- Draft Policy 3.1 Presumption in Favour of Sustainable Development
- Draft Policy 3.2 Settlement Hierarchy



- Draft Policy 3.3 Green Belt
  - Draft Policy 3.4 Housing Provision in Christchurch
  - Draft Policy 3.5 Strategic Green Infrastructure and Heathland Mitigation
  - Draft Policy 3.6 Provision of Employment Land
  - Draft Policy 3.7 Future Retail Provision
  - Draft Policy 3.8 Town Centre Hierarchy
  - Draft Policy 3.9 Role of Town and District Centres
  - Draft Policy 3.10 Transport Strategy and Prime Transport Corridors
  - Draft Policy 3.11 Strategic Transport Improvements
  - Draft Policy 3.12 Transport and Development
  - Draft Policy 3.13 Parking Provision
  - Draft Policy 3.14 Community Facilities and Services
- 4.14 The detailed SA matrices for these policies are presented in **Appendix 4**, and the findings are summarised below.
- 4.15 Where Key Strategy draft policies in Chapter 3 are relevant to a particular SA objective, they are mostly likely to have a minor positive effect. Where negligible effects were identified, this was generally because the issue that the Key Strategy policy seeks to address is unrelated to the SA objective. Policy 3.1 Presumption in Favour of Sustainable Development is likely to result in minor positive effects in relation to all of the SA objectives, due to its overall aim of securing development that improves the economic, social and environmental conditions in the area. However, there are particular areas where the draft policies are likely to result in either significantly positive, negative or mixed effects.
- 4.16 In particular, significant positive effects are likely in relation to SA objective 14: **housing** and SA objective 15: **economy/employment** as Policies 3.2 Settlement Hierarchy, 3.4 Housing Provision, 3.6 Employment Provision and 3.7 Retail provision provide for sufficient housing and employment development to meet objectively assessed local needs. Some significant positive effects are also likely in relation to SA objective 11: **services and facilities** as Policies 3.2 Settlement Hierarchy, 3.7: Retail provision, 3.9 Town & District Centres and 3.14 Facilities & Services provide for the delivery of new services and facilities to meet the increased demand.
- 4.17 Although the high level of development which is likely to be undertaken in the District as a result of these policies is likely to result in an increase in greenhouse gas emissions from buildings and vehicles, the provision of development in proximity to existing services and facilities at the Main Settlement, District Centres and Villages means mostly positive effects were identified for the policies in relation to SA objectives 7: pollution, 8: climate change and 10 sustainable transport, as the need for travel may be reduced. In addition, the strategic transport policies (3.10-3.13) make provision for a number of transport options to encourage alternatives to car usage. Therefore, significant positive effects in relation to SA objective 10: **sustainable transport** are expected in relation to Policy 3.10: Transport Strategy and 3.12: Transport & Development, although the effect from Policy 3.10 is mixed with a minor negative due to the highways improvements that are also proposed. Policy 3.9: Role of Town & District Centres is also likely to have a significant positive effect on SA objective 10: sustainable transport and SA objective 8: **climate change** as it focuses town centre uses in Ferndown, Verwood and Wimborne Minster, West Moors, and West Parley, meaning development will occur in areas which already benefit from utilities and other supporting infrastructure. The policy also encourages town centre uses to be in locations which are accessible via Prime Transport Corridors where funding will be focused for future improvements and enhancements to public transport, walking and cycling. However, a number of minor negative effects were also identified for SA objective 7: pollution because the strategic transport policies (3.10-3.13) may still encourage increases in car travel and associated air pollution, and Policies 3.7: Retail Provision and 3.9: Role of Town & District Centres could result in some air pollution, odour, light and noise during development that would affect existing neighbouring residential areas. Policy 3.4: Housing Provision could have a significant negative

effect in this same way due to the scale of housing development proposed in particular locations in the District.

- 4.18 Due to the Key Strategy policies making provision for some large-scale housing development proposed on greenfield land within the District, as well as employment development sites and strategic road improvements, some of which are in close proximity to important nature conservation and heritage assets, contain areas of high quality agricultural land and/or areas of high flood risk, there could be significant negative effects in relation to SA objectives 1: **biodiversity/geodiversity**, 3: **historic environment**, 5: **efficient land use** and 9: **flooding**. While the policies make reasonable provision for mitigating impacts on all of these sensitive receptors, the potential for impacts remains until detailed proposals for development sites are known.

**Table 4.2: SA Scores for the Key Strategy draft policies in Chapter 3**

SA Objectives	Policy 3.1	Policy 3.2	Policy 3.3	Policy 3.4	Policy 3.5	Policy 3.6	Policy 3.7	Policy 3.8	Policy 3.9	Policy 3.10	Policy 3.11	Policy 3.12	Policy 3.13	Policy 3.14
1. Biodiversity/geodiversity	+	-?	+/-	-?	++	--?	-?	0	-?	-	--	0	0	0
2. Landscape	+	+	-?	-/+?	+?	+	+/-?	0	+	-	-?	0	0	0
3. Historic environment	+	-?	--?	-?	+?	--?	-?	0	-?	-?	-?	0	0	0
4. Built environment	+	+/-?	0	+?	+?	+?	+?	+	+	0	0	0	+	0
5. Efficient land use	+	+/-?	--	--/+	+?	+	+?	0	+	0	0	0	0	0
6. Sustainable resource use	+	+/-?	0	-/+?	0	+/-	+/-?	0	+	0	0	0	0	0
7. Pollution	+	+?	0	+/--	+?	+?	+/-?	+	+/-?	+/-	+/-	+	+/-	+
8. Climate change	+	+?	0	+	+?	+	+	+	++	+/-	-	+	+/-	+
9. Flooding	+	0	--	--?	+?	-?	--?	0	--?	0	0	0	0	0
10. Sustainable transport	+	+?	+	+	+?	+	+	+	++	++/-	-	++	+/-	+
11. Services and facilities	+	++	0	+?	+?	0	++/-	+	++/-	+	+	+	+	++
12. Safe environment	+	0	0	0	0	0	+	0	+	0	0	+	0	0
13. Health	+	+	0	+	++	+	0	0	0	+/-	+/-	+	+/-	0
14. Housing	+	++	+	++	-?	+	0	0	+	0	0	0	0	0
15. Economy/employment	+	++	+	+	-?	++	++	+	++	+	+	0	+	0

# 5 Sustainability Appraisal Findings for Chapter 4 Core Policies & Development Management

## Introduction

5.1 This chapter presents the SA Findings for Chapter 4 of the East Dorset Local Plan Review Options document, divided by sections contained within that chapter. Given the focused nature of these policies on generally one topic, they were appraised together in groups of related policy topics, and individual appraisal matrices for each policy have not been prepared.

## Section 4.1 Environment

### Biodiversity and Geodiversity

5.2 **Table 5.1** below presents the SA scores for two of the Environment policies relating to biodiversity/geodiversity:

- Draft Policy 4.1: Safeguarding Biodiversity and Geodiversity
- Draft Policy 4.2: Protection of the Dorset Heathlands

**Table 5.1: SA Scores for draft policies 4.1 and 4.2 in Chapter 4**

SA Objectives	Policy 4.1	Policy 4.2
1. Biodiversity/geodiversity	++	++
2. Landscape	0	+
3. Historic environment	0	0
4. Built environment	0	0
5. Efficient land use	0	0
6. Sustainable resource use	0	0
7. Pollution	+	+
8. Climate change	+	+
9. Flooding	0	0
10. Sustainable transport	0	0
11. Services and facilities	0	+
12. Safe environment	0	0
13. Health	+	+
14. Housing	-	-
15. Economy/employment	-	-

- 5.3 Given the specific nature of the policies in the Environment section of Chapter 4 of the Options document, the likely effects identified are mainly negligible for most of the SA objectives. Where effects have been identified they are likely to be mostly positive.
- 5.4 Significant positive effects for Policies 4.1 and 4.2 have been identified in relation to SA objective 1: biodiversity/geodiversity as both policies directly seek to protect and enhance biodiversity and geodiversity. Policy 4.1 specifically seeks to protect, maintain and enhance the conditions of all types of nature conservation sites, habitats and species within their ecological networks, at the same time as avoiding harm to biodiversity and geodiversity sites from development. Policy 4.2 prevents development from taking place within 400m of the Dorset Heathlands, and also requires developments of less than 40 units to provide a contribution through Community Infrastructure Levy (CIL) towards SANG or for developments of 40 units or more to provide an on-site SANG.
- 5.5 Both policies are likely to have a minor positive effect in relation to SA objectives 7: pollution, 8: climate change and 13: health because the retention, enhancement and creation of designated sites will help to absorb CO2 emissions. This could help to reduce air pollution with a positive effect on people's health.
- 5.6 Minor negative effects for policies 4.1 and 4.2 have been identified in relation to SA objectives 14: housing and 15: economy/employment because they may impact on the ability of the District to deliver residential and economic growth due to the restrictive policy criteria. The effect is considered to be minor as there are other locations in the District that have been allocated to accommodate development to meet forecast need.
- 5.7 Policy 4.2 is also likely to have a minor positive effect in relation to SA objective 2: landscape because it prevents development from taking place within 400 metres of protected European and internationally protected heathlands. Restricting development in these locations should also help to protect the landscape from adverse impacts.

### Sustainable Development and Renewable Energy

- 5.8 **Table 5.2** below presents the SA scores for three of the Environment policies relating to sustainable development and renewable energy:

- Draft Policy 4.3: Sustainable Development and New Development
- Draft Policy 4.4: Renewable energy provision for residential and non-residential developments
- Draft Policy 4.5 Sources of Renewable Energy

**Table 5.2: SA Scores for draft policies 4.3 to 4.5 in Chapter 4**

SA Objectives	Policy 4.3	Policy 4.4	Policy 4.5
1. Biodiversity/geodiversity	0	0	0
2. Landscape	0	0	-
3. Historic environment	0	0	0
4. Built environment	+	0	0
5. Efficient land use	0	0	0
6. Sustainable resource use	0	0	0
7. Pollution	0	0	+
8. Climate change	++	++	++
9. Flooding	0	0	0
10. Sustainable transport	0	0	0

SA Objectives	Policy 4.3	Policy 4.4	Policy 4.5
11. Services and facilities	0	0	0
12. Safe environment	0	0	0
13. Health	0	0	0
14. Housing	+/-	-	0
15. Economy/employment	+/-	-	0

- 5.9 Given the specific nature of the policies in the Environment section of Chapter 4 of the Options document, the likely effects identified are mainly negligible for most of the SA objectives. Where effects have been identified they are likely to be mostly positive.
- 5.10 Significant positive effects for Policies 4.3, 4.4 and 4.5 have been identified in relation to SA objective 8: **climate change**. This is because Policy 4.3 encourages energy efficiency building construction and layout, whilst Policies 4.4 and 4.5 promote renewable energy provision.
- 5.11 Policy 4.3 is likely to have a minor positive effect in relation to SA objective 4: built environment because it ensures high design standards that will contribute towards sustainable development.
- 5.12 Policy 4.3 is likely to have a mixed effect against SA objectives 14: housing and 15: economy/employment because although it ensures adequate standards of residential and non-residential development, the restrictive policy criteria may impact on the ability of the District to deliver residential and economic growth.
- 5.13 Policy 4.4 is likely to have a minor negative effect in relation to SA objectives 14: housing and 15: economy/employment because the provision of renewable, decentralised and local carbon energy development may adversely affect the financial viability of development and hence the ability of the District to deliver residential and non-residential development.
- 5.14 Policy 4.5 could have a minor negative effect against SA objective 2: landscape because although the policy states that renewable energy apparatus will only be permitted where landscape sensitivity within a given landscape character area is best able to accommodate the technology and the scale of development, installation of what is often large scale energy generation infrastructure could still cause minor harm to the area.
- 5.15 Policy 4.5 is likely to have a minor positive effect in relation to SA objective 7: pollution because it reduces the need for non-renewable sources of energy that have an adverse effect on pollution.

### **Flood management, groundwater protection, waste management, pollution and drainage**

- 5.16 **Table 5.3** below presents the SA scores for five of the Environment policies relating to flood risk, waste management, pollution and drainage:
- Draft Policy 4.6: Flood Management, Mitigation and Defence
  - Draft Policy 4.7: Protection of Groundwater
  - Draft Policy 4.8: Waste Facilities in new development
  - Draft Policy 4.9: Pollution and existing development
  - Draft Policy 4.10: Drainage and new development

**Table 5.3: SA Scores for draft policies 4.6 to 4.10 in Chapter 4**

SA Objectives	Policy 4.6	Policy 4.7	Policy 4.8	Policy 4.9	Policy 4.10
1. Biodiversity/geodiversity	0	+	0	0	0
2. Landscape	0	0	0	0	0
3. Historic environment	0	0	0	0	0
4. Built environment	0	0	0	0	0
5. Efficient land use	0	0	0	0	0
6. Sustainable resource use	0	0	+	0	0
7. Pollution	0	++	0	+	0
8. Climate change	0	0	0	0	0
9. Flooding	++	0	0	0	++
10. Sustainable transport	0	0	0	0	0
11. Services and facilities	0	0	0	0	0
12. Safe environment	0	0	0	0	0
13. Health	0	+	0	0	0
14. Housing	+/-	-	0	0	+/-
15. Economy/employment	+/-	-	0	0	+/-

- 5.17 Given the specific nature of the policies in the Environment section of Chapter 4 of the Options document, the likely effects identified are mainly negligible for most of the SA objectives. Where effects have been identified they include a mixture of positive and negative effects, although are likely to be mostly positive.
- 5.18 Significant positive effects are anticipated in relation to SA objective 7: **pollution** as a result of Policy 4.7. This is because this policy specifically seeks to reduce pollution of groundwater for developments within groundwater source protection zones. Additionally, policy 4.9 could have a minor positive effect in relation to SA objective 7: pollution because it directs development which imposes impacts in terms of noise, smell, lighting, disturbance, traffic, discharges or emissions away from sensitive receptors.
- 5.19 Policy 4.6 is likely to have a significant positive effect in relation to SA objective 9: **flooding**. This is because, for the exceptions where development can be permitted within areas at risk of flooding, development will be required to incorporate appropriate flood resistance and resilience measures (including SUDS), to demonstrate that flood risk does not increase as a result of the development proposed. Strategic flood defences will be supported by a range of funding sources whilst for developments within a flood risk area which pass the sequential test but where flood risk cannot be adequately mitigated on site, a flood management strategy and delivery plan will be required prior to the grant of consent. Policy 4.10 is also likely to have a significant positive effect in relation to SA objective 9: flooding because it requires SUDS to be incorporated into new development.
- 5.20 Minor positive effects in relation to SA objective 1: biodiversity/geodiversity are likely to occur from the implementation of policy 4.7 as the protection of groundwater is likely to ensure that the water feeding the East Dorset Heaths and other important designated sites are not affected by pollution.

- 5.21 Minor positive effects for Policy 4.8 have been identified in relation to SA objective 6: sustainable resource use because the policy makes provision for the collection and transfer of waste in all new development proposals.
- 5.22 Minor positive effects are identified in relation to SA objective 13: health as a result of policy 4.7 as this policy seeks to protect groundwater against pollution –which could affect human populations through drinking of this water from wells or springs.
- 5.23 Mixed effects from the implementation of Policies 4.6 and 4.10 have been identified in relation to SA objectives 14: housing and 15: economy/employment because flood resistance and resilience measures including Sustainable Urban Drainage Systems (SUDS) may be required in flood risk zones to ensure that properties and people are safe from flooding which could have an effect on development viability.
- 5.24 Minor negative effects resulting from the implementation of policy 4.7 are considered likely in relation to SA objectives 14: housing and 15: economy/employment as the policy requires sites to demonstrate why they must be located within the groundwater source protection zones and provide mitigation to safeguard groundwater. This may result in additional development costs, or potentially finding that development is not appropriate in some locations. It is notable that there are several proposed allocation areas within the source protection zones, specifically Corfe Mullen, Cranborne, Shapwick Sixpenney Handley and Sturminster Marshall; as well as parts of Wimborne Colehill East, Wimborne Colehill West, and Longham and South of Ferndown, West Parley and Wimborne St Giles and therefore development within these areas may be restricted by this policy.

## Section 4.2 Green Belt

5.25 **Table 5.4** below presents the SA scores for the Green Belt policies in the Core Policies & Development Management chapter of the East Dorset Local Plan Review Options document.

- Draft Policy 4.11: Replacement Buildings in the Green Belt
- Draft Policy 4.12: Extensions to Existing Buildings in the Green Belt
- Draft Policy 4.13: Village Infill development in the Green Belt
- Draft Policy 4.14: Sheiling School and the Lantern Community (St Leonards); and Sturts Farm Community (West Moors)

**Table 5.4: SA Scores for draft policies 4.1 and 4.2 in Chapter 4**

SA Objectives	Policy 4.11	Policy 4.12	Policy 4.13	Policy 4.14
1. Biodiversity/geodiversity	+	+/-?	-	-
2. Landscape	0	-?	-	-
3. Historic environment	0	-?	--?	0
4. Built environment	0	0	0	0
5. Efficient land use	+	-	+	-
6. Sustainable resource use	0	0	0	0
7. Pollution	0	0	0	0
8. Climate change	0	0	0	0
9. Flooding	0	0	0	0
10. Sustainable transport	0	0	0	0



SA Objectives	Policy 4.11	Policy 4.12	Policy 4.13	Policy 4.14
11. Services and facilities	0	0	0	+
12. Safe environment	0	0	0	0
13. Health	0	0	0	0
14. Housing	-	-	+	0
15. Economy/employment	-	-	0	+

- 5.26 Given the specific nature of the policies in the Green Belt section of Chapter 4 of the Options document, the likely effects identified are mainly negligible for most of the SA objectives. Where effects have been identified they are likely to be mostly negative. No likely significant effects on any of the SA objectives are identified for any of the Green Belt policies.
- 5.27 Policy 4.11 is likely to have a minor positive effect in relation to SA objective 1: biodiversity/geodiversity because it seeks to ensure that replacement buildings are not materially larger than the buildings they replace. Therefore although protecting the openness of the Green Belt is not directly linked to protecting and enhancing East Dorset District's biodiversity and geodiversity, restricting development in the countryside is likely to result in indirect minor positive effects for this objective. Policy 4.12 could have a mixed effect in relation to SA objective 1: biodiversity/geodiversity because restricting extensions to existing development in the countryside through the protection of the openness of the Green Belt is likely to result in indirect minor positive effects. However, providing criteria for the extension of buildings into areas washed over by the Green Belt could allow for some development to take place that could result in a loss of biodiversity. The effect is uncertain until the location of any extension is known.
- 5.28 Policies 4.13 and 4.14 are likely to have minor negative effects against SA objectives 1: biodiversity/geodiversity and 2: landscape because any development within the Green Belt could result in a loss of biodiversity or have adverse effects on the landscape.
- 5.29 Policy 4.12 is likely to have a minor negative effect in relation to SA objectives 2: landscape and 3: historic environment because it provides criteria for extensions to existing development in the Green Belt and therefore greenfield land, which could have an adverse effect on landscape character and the historic environment. These effects are uncertain due to the exact location of development being unknown.
- 5.30 Policy 4.13 could have a significant negative effect in relation to SA objective 3: **historic environment** because four of the villages (Edmondsham, Hinton Martell, Horton and Shapwick) identified in the policy contain Conservation Areas and Listed Buildings. Infill development could potentially affect the setting of these Listed Buildings.
- 5.31 Two of the Green Belt policies are likely to have a minor positive effect in relation to SA objective 5: efficient land use because Policy 4.11 provides a framework for appropriately replacing existing buildings within the Green Belt. This promotes efficient use of land through the reuse of previously developed land. While Policy 4.13 supports new development within vacant plots, which are more appropriate for development than greenfield land. Conversely, Policies 4.12 and 4.14 are likely to have a minor negative effect in relation to SA objective 5 because they both provide criteria for the development of land within the Green Belt that is not previously developed, albeit under Policy 4.12 extensions to existing developments are likely to be smaller in scale than wholly new developments.
- 5.32 A minor positive effect has been identified for Policy 4.14 in relation to SA objective 11 because the policy makes provision for improvement of the nationally important educational facilities on the sites which will improve access to meet specific educational needs.
- 5.33 Minor negative effects for Green Belt policies 4.11 and 4.12 have been identified in relation to SA objectives 14: housing and 15: economy/employment. This is due to both policies restricting

residential or commercial development from taking place within the Green Belt. The effect is considered to be minor as there are other locations in the District that have been allocated to accommodate development to meet forecast need.

- 5.34 Conversely, Policy 4.13 is likely to have a minor positive effect in relation to SA objective 14: housing because the policy allows limited residential infill in the District's Green Belt, which will maximise the potential for settlements to accommodate the District's growing population. The new properties are likely to be relatively affordable when compared to other housing schemes within the District. Policy 4.14 is unlikely to affect SA objective 14 as it relates specifically to potential improvements to facilities within Sheiling School and the Lantern Community and Sturts Farm Community, however, it could have a minor positive effect on SA objective 15 as it may help to create some employment opportunities within the schools.

## Section 4.3 Housing

- 5.35 **Table 5.5** below presents the SA scores for the Housing policies in the Core Policies & Development Management chapter of the East Dorset Local Plan Review Options document:

- Draft Policy 4.15 Size and type of new dwellings
- Draft Policy 4.16 Design, layout and density of new housing development
- Draft Policy 4.17 Provision of affordable housing
- Draft Policy 4.18 Exception sites for the provision of affordable housing
- Draft Policy 4.19 Residential infill development criteria
- Draft Policy 4.20 Housing and Accommodation Proposals for Vulnerable People
- Draft Policy 4.21 Criteria for elderly persons accommodation
- Draft Policy 4.22 Criteria for development of "granny annexes" on residential dwellings
- Draft Policy 4.23 Agricultural Dwellings

**Table 5.5: SA Scores for the Housing draft policies in Chapter 4**

SA Objectives	Policy 4.15	Policy 4.16	Policy 4.17	Policy 4.18	Policy 4.19	Policy 4.20	Policy 4.21	Policy 4.22	Policy 4.23
1. Biodiversity/geodiversity	0	0	0	0	+	0	0	0	0
2. Landscape	0	+	0	-?	+	0	0	0	+
3. Historic environment	0	+	0	-?	+	0	+	+	0
4. Built environment	0	+	0	-?	+	0	+	+	0
5. Efficient land use	0	++	0	-?	+	0	+	+	+
6. Sustainable resource use	0	+	0	0	+	0	0	0	0
7. Pollution	0	+	0	0	+	0	+	0	+
8. Climate change	0	+	0	0	+	0	0	0	+
9. Flooding	0	0	0	0	0	0	0	0	0
10. Sustainable transport	0	+	0	0	+	0	0	0	+

SA Objectives	Policy 4.15	Policy 4.16	Policy 4.17	Policy 4.18	Policy 4.19	Policy 4.20	Policy 4.21	Policy 4.22	Policy 4.23
11. Services and facilities	0	+	0	0	+	0	0	0	+
12. Safe environment	0	0	0	0	0	0	0	0	0
13. Health	+	+	0	0	+	++	+	0	0
14. Housing	++	++	++/- ?	++	++	++/- ?	++	++	-
15. Economy/employment	0	+	0	0	0	0	0	0	+

- 5.36 Given the specific nature of many of the policies in the Housing section of Chapter 4 of the Options document, the likely effects identified are mainly negligible for many of the SA objectives. Where effects have been identified they are likely to be mostly positive, with some minor negative effects also likely.
- 5.37 It is expected that only Policy 4.19 would have any notable effect in relation to SA objective 1: biodiversity /geodiversity. This policy requires that residential proposals which come forward as residential infill development are to be permitted where they would not result in the loss of important environmental features which is expected to help limit adverse impacts on local biodiversity.
- 5.38 Policy 4.19 is also expected to have a minor positive effect in relation to SA objective 2: landscape as the criteria included in the policy text for permitting residential infill development includes protecting against the loss of landscape features. Policies 4.16 and 4.23 would help to result in new residential developments of various types which are considerate of the character of the area or guide such development to areas which are likely to be less sensitive in terms of their landscape character. Minor positive effects are therefore also expected in relation to SA objective 2: landscape for these policies. Conversely, only Policy 4.18 is expected to have an uncertain minor negative effect in relation to SA objective 2. While this policy requires that exception sites for affordable housing are reflective of the surrounding landscape it sets the principle for such development occurring at locations which are adjoining or very close to rural and urban settlements which would otherwise be considered inappropriate for development. For this reason an uncertain minor negative effect is also likely in relation to SA objective 3: historic environment, SA objective 4: built environment and SA objective 5: efficient land use.
- 5.39 Minor positive effects are likely in relation to SA objective 3: historic environment and SA objective 4: built environment for Policies 4.16, 4.19, 4.21 and 4.22. The identified policies contain criteria in their approach in relation to permissions for various types of residential development which is likely to help protect the character of the surrounding area, or prevent development which is of an inappropriate scale or design.
- 5.40 These same four policies plus Policy 4.23 are also likely to have positive effects in relation to SA objective 5: efficient land use as they would help to promote the development of sites at more urban locations where greenfield development would be less likely, prevent the loss of residential uses at town centre locations which would reduce the need for development of greenfield land or support types of residential development which could be provided as extensions to existing dwellings. The positive effect likely in relation to SA objective 5: **efficient land use** for Policy 4.16 is expected to be significant as this policy sets the specific acceptable levels of density for the District with the aim of promoting the most efficient use of urban land and reducing the need for additional greenfield development.
- 5.41 Minor positive effects are likely in relation to SA objective 6: sustainable resource use for Policies 4.16 and 4.19. It is expected that these policies would help to protect natural resources (such as those within Mineral Safeguarding Areas) in the District by promoting appropriate higher levels of density within suitable locations.

- 5.42 As several of the Housing policies (most notably Policies 4.16, 4.19 and 4.23) in Chapter 4 would promote a suitable higher level of density within appropriate central locations which are better served by sustainable modes of transport and are located within close proximity to existing services and facilities, they are expected to help promote modal shift in the District. As such minor positive effects have been identified in relation to SA objective 7: pollution, SA objective 8: climate change, SA objective 10: sustainable transport and SA objective 11: services and facilities. Policy 4.21 is also expected to have a minor positive effect in relation to SA objective 7: pollution as it addresses residential amenity by ensuring unacceptable noise is not caused by vehicle parking or manoeuvring areas within new elderly persons accommodation.
- 5.43 The provision of new development to an appropriate higher level of density at suitable locations in the District is expected to help give new residents good levels of access to existing services and facilities. While the policies in Section 4.3 are inherently linked to the delivery of new housing in the District and not new services and facilities minor positive effects are likely in relation to SA objective 8: services and facilities for the three policies which promote this approach.
- 5.44 As the policies of Section 4.3 have been drafted to address criteria for new housing provision in the District it is expected that any effect they would have on health and well-being in East Dorset would most likely be indirect. Policy 4.15 addresses the potential for over-crowding and the delivery of new housing which meets minimum size requirements and therefore a minor positive effect is likely in relation to SA objective 13: health. Policies 4.16, 4.19 and 4.21 contain specific references to the protection of greenfield sites in the District or the provision of open spaces as part of new residential development which is likely to help to promote more active lifestyles. A minor positive effect is therefore considered likely in relation to each of these policies. The positive effect expected in relation to SA objective 13: **health** for Policy 4.20 is likely to be significant given that this policy requires that new social, care or health related proposals are considerate of the strategic aims and objectives of Dorset County Council and NHS Dorset health and social care services.
- 5.45 As the overall purpose of section 4.3 is to provide new homes which are of suitable quality, size, type, density and location, the majority of the Housing policies are likely to have significant positive effects in relation to SA objective 14: **housing**. A minor negative effect has been recorded in combination with a significant positive effect for Policies 4.17 and 4.20. Policy 4.17 requires the provision of up to 50% of new homes at larger greenfield sites to be delivered as affordable homes (and up to 40% on all other residential development sites) while Policy 4.20 requires that open market proposals for housing for older or vulnerable people should allow for a commuted sum contribution (i.e. a financial contribution in lieu of on-site affordable housing). While this is positive for helping to meet the affordable housing need in the District, the criteria of these policies may impact on new proposals for housing coming forward over the plan period dependent on whether the proposed schemes would be viable, therefore the negative effect is uncertain. A minor negative effect alone is expected in relation to SA objective 14 for Policy 4.23 as it would potentially limit the acceptability of some new housing in the countryside.
- 5.46 Only two of the Housing policies are likely to affect SA objective 15: economy/employment, specifically Policies 4.16 and 4.23, which are expected to have a minor positive effect - given that Policy 4.16 encourages the provision of higher levels of density of residential development at locations which are likely to provide a high level of access to employment opportunities in East Dorset while Policy 4.23 allows for agricultural dwellings that are proportionate to the needs of the agricultural holding served.
- 5.47 No likely significant negative effects in relation to any of the SA objectives are expected for any of the Housing policies.

## Section 4.4 Heritage and Conservation

- 5.48 **Table 5.6** below presents the SA scores for the Heritage & Conservation policies in the Core Policies & Development Management chapter of the East Dorset Local Plan Options consultation document:
- Draft Policy 4.24: Valuing and Conserving our Historic Environment

- Draft Policy 4.25: Demolition of Unlisted buildings in Conservation Areas
- Draft Policy 4.26: New development in or close to Conservation Areas

**Table 5.6: SA Scores for the Heritage & Conservation draft policies in Chapter 5**

SA Objectives	Policy 4.24	Policy 4.25	Policy 4.26
1. Biodiversity/geodiversity	0	0	+
2. Landscape	0	0	0
3. Historic environment	++	++	++
4. Built environment	+	+	+
5. Efficient land use	0	0	0
6. Sustainable resource use	0	0	0
7. Pollution	0	0	+
8. Climate change	0	0	+
9. Flooding	0	0	0
10. Sustainable transport	0	0	0
11. Services and facilities	0	0	0
12. Safe environment	0	0	0
13. Health	0	0	+
14. Housing	-?	-?	-?
15. Economy/employment	-?	-?	-?

- 5.49 Given the specific nature of the policies in the Heritage & Conservation section of Chapter 4 of the Local Plan Options document, the likely effects identified are mainly negligible for most of the SA objectives. Where effects have been identified they are likely to be mostly positive.
- 5.50 Significant positive effects for the Heritage & Conservation policies have been identified in relation to SA objective 3: **historic environment**, as all three policies directly seek to conserve and enhance the historic environment within East Dorset. They are also all expected to have minor positive effects in relation to SA objective 4: built environment for the same reasons, since many historic environment assets form part of the built environment.
- 5.51 Policy 4.26 is likely to have indirect, minor positive effects in relation to four of the SA objectives:
- SA objective 1: biodiversity, as it requires historically significant boundaries such as important trees, hedgerows or other features contributing to the character of conservation area to be retained within Conservation Areas.
  - SA objective 7: pollution as it requires the level of activity, traffic, parking, services or noise generated by proposals in Conservation Areas to not detract from the character or appearance of the area.
  - SA objective 13: health as it requires open spaces important to the character or historic value of the area to be protected, which may improve residents' well-being.
  - The protection of open spaces and natural environment features may also improve the District's resilience to climate change (SA objective 8); for example by maintaining permeable surfaces which facilitate the infiltration of surface water.

- 5.52 The only potential minor negative effects from the Heritage & Conservation policies are in relation to SA objectives 14: housing and 15: economy. These negative effects could occur if the criteria set out in those policies were to restrict housing or commercial developments. However, in all cases the potential negative effects are uncertain depending on whether the policy criteria do in fact affect the delivery of proposals which would contribute to housing or economic growth in the District.
- 5.53 No likely significant negative effects on any of the SA objectives are identified for any of the Heritage & Conservation policies.

## Section 4.5 Landscape, Design & Open Spaces

5.54 **Table 5.7** below presents the SA scores for the Landscape, Design & Open Spaces policies in the Core Policies & Development Management chapter of the East Dorset Local Plan Review Options document:

- Draft Policy 4.27: Design of New Development
- Draft Policy 4.28: Criteria for External Lighting on Developments
- Draft Policy 4.29: Landscape Quality and Character
- Draft Policy 4.30: Open Space, Leisure and Green Infrastructure

**Table 5.7: SA Scores for the Landscape, Design & Open Spaces draft policies in Chapter 4**

SA Objectives	Policy 4.27	Policy 4.28	Policy 4.29	Policy 4.30
1. Biodiversity/geodiversity	0	+	+	++
2. Landscape	++	++	++	0
3. Historic environment	+	+	++	+?
4. Built environment	++	+	++	+?
5. Efficient land use	0	0	0	+?
6. Sustainable resource use	0	0	0	+?
7. Pollution	0	++	++	0
8. Climate change	0	+	+	0
9. Flooding	0	0	0	0
10. Sustainable transport	0	0	0	++
11. Services and facilities	0	0	0	+?
12. Safe environment	0	-?	-?	0
13. Health	0	0	0	++
14. Housing	-?	-?	-?	-?
15. Economy/employment	-?	-?	-?	-?

5.55 Given the specific nature of the policies in the Landscape, Design & Open Spaces section of Chapter 4 of the Options document, the likely effects identified are mainly negligible for most of

the SA objectives. Where effects have been identified they are likely to be mostly positive, with some minor negative effects.

- 5.56 Minor positive effects are likely for Policy 4.28: Criteria for External Lighting on Developments and 4.29: Landscape Quality and Character in relation to SA objective 1: biodiversity, as Policy 4.28 seeks to minimise light pollution (that can have detrimental effects on flora and fauna) while Policy 4.29 seeks to protect and enhance natural features, such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.
- 5.57 Significant positive effects for Policy 4.30 were identified in relation to SA 1: **biodiversity**, as this policy seeks to enhance green infrastructure and protect and enhance open spaces that divert recreational pressure away from the sensitive Dorset Heaths network of internationally and nationally protected sites.
- 5.58 Significant positive effects for Policy 4.27: Design of New Development, Policy 4.28, and Policy 4.29 have been identified in relation to SA objective 2: **landscape**, as all three policies directly seek to conserve and enhance the landscape within East Dorset District and Policy 4.28 requires explicit consideration of Cranbourne Chase AONB and its setting.
- 5.59 Significant positive effects for Policy 4.29 were identified in relation to SA objective 3: **historic environment**, as the policy requires that developments make consideration of features of cultural, historical and heritage value. Policies 4.27 and 4.28 are likely to have indirect, minor positive effects in relation to SA objective 3: historic environment, as these policies require developments to be designed appropriately and limit light spillage respectively, which could contribute to protecting and enhancing the significance of heritage assets.
- 5.60 Policies 4.27 and 4.29 are likely to have significant positive effects for SA objective 4: **built environment**, as both policies seek to conserve and enhance local design and design quality. In addition, Policy 4.28 could have indirect, minor positive effects in relation to SA 4: built environment, as it seeks to limit inappropriate lighting and therefore could contribute to local building traditions and maintaining local distinctiveness.
- 5.61 Indirect, uncertain, minor positive effects for Policy 4.30 Open Space, Leisure and Green Infrastructure are likely in relation to SA 3: historic environment, SA 4: built environment, SA 5: efficient land use and SA 6: sustainable resources as the policy seeks to protect open spaces, which may contribute to the significance of heritage assets, may contribute to a nicer quality built environment, may prevent soil loss and contamination, and may avoid the sterilisation of minerals.
- 5.62 Policies 4.28 and 4.29 are likely to have significant positive effects for SA objective 7: **pollution**, as they both seek to minimise light pollution. Additionally, these policies are likely to have indirect, minor positive effects for SA objective 8: climate change, as by seeking to minimise light pollution they could therefore contribute to energy efficiency.
- 5.63 Significant positive effects are likely for policy 4.30 in relation to SA 10: **sustainable transport**, as this policy seeks to increase green infrastructure, including foot and cycle paths, which contribute to sustainable transport. Policy 4.30 therefore is likely to also have indirect, uncertain, minor positive effects on SA 11: services and facilities, as foot and cycle paths may also increase access to services and facilities.
- 5.64 Policies 4.28 and 4.29 are likely to have indirect, uncertain, minor negative effects for SA objective 12: safe environment, as they both seek to minimise light pollution, which may impact lighting provision and subsequently public safety. However, the supporting text for Policy 4.28 does recognise the benefits of lighting to safety.
- 5.65 Significant positive effects are likely for Policy 4.30 with regards to SA objective 13: health, as this policy seeks to protect and enhance open spaces, leisure and green infrastructure, all of which contribute to improving health and wellbeing.
- 5.66 All of the Landscape, Design & Open Spaces policies are likely to have uncertain, minor negative effects in relation to SA objectives 14: housing and 15: economy/employment. These negative effects could occur if the criteria set out in those policies were to restrict housing or commercial developments. However, in all cases the potential negative effects are uncertain depending on whether the policy criteria do in fact affect the delivery of proposals which would contribute to housing or economic growth in the District.



5.67 No likely significant negative effects on any of the SA objectives are identified for any of the Landscape, Design & Open Spaces policies.

## Section 4.6 Economic Growth

5.68 **Table 5.6** below presents the SA scores for the Economic Growth policies in the Core Policies & Development Management chapter of the East Dorset Local Plan Options consultation document:

- Draft Policy 4.31 East Dorset Employment Land Hierarchy
- Draft Policy 4.32 Alternative Uses for Employment Land Where Justified by Market Evidence
- Draft Policy 4.33 Electronic Communications Network
- Draft Policy 4.34 Conversion and Re-use of Existing Buildings for Economic Development
- Draft Policy 4.35 New Economic Development and Rural Diversification
- Draft Policy 4.36 Shops and Community Facilities in Local Centres and Villages
- Draft Policy 4.37 Tourism
- Draft Policy 4.38 Camping and Caravan Sites
- Draft Policy 4.39 Airport Safeguarding
- Draft Policy 4.40 Airport & Noise

**Table 5.8: SA Scores for the Economic Growth draft policies in Chapter 4**

SA Objectives	Policy 4.31	Policy 4.32	Policy 4.33	Policy 4.34	Policy 4.35	Policy 4.36	Policy 4.37	Policy 4.38	Policy 4.39	Policy 4.40
1. Biodiversity/geodiversity	-?	0	0	0	+	0	+	+	0	0
2. Landscape	+	0	+	+	+	0	+	+	0	0
3. Historic environment	0	0	-?	+	0	0	0	+	0	0
4. Built environment	0	0	+	+	-?	0	0	+	0	0
5. Efficient land use	+	+	0	++	+	0	+	-	0	0
6. Sustainable resource use	+/-	0	0	+	0	0	0	0	0	0
7. Pollution	+	0	0	0	+	0	+	0	0	+
8. Climate change	+	0	0	0	+	0	+	0	0	0
9. Flooding	-?	0	0	0	0	0	?	+	0	0
10. Sustainable transport	+	0	0	0	+	0	+	-	0	0
11. Services and facilities	0	0	0	+	+	++	0	0	0	0
12. Safe environment	0	0	0	0	0	0	0	0	++	0
13. Health	0	0	0	0	0	0	0	0	+	+



SA Objectives	Policy 4.31	Policy 4.32	Policy 4.33	Policy 4.34	Policy 4.35	Policy 4.36	Policy 4.37	Policy 4.38	Policy 4.39	Policy 4.40
14. Housing	0	0	0	0	0	0	0	0	0	0
15. Economy/employment	++	++	++	++	++	++	++	++	0	-?

- 5.69 Given the specific nature of the policies in the Economic Growth section of Chapter 4 of the Local Plan Options document, the likely effects identified are mainly negligible for most of the SA objectives. Where effects have been identified they are likely to be mostly positive, with some minor negative effects.
- 5.70 Significant positive effects for the Economic growth policies have been identified in relation to SA objective 15: **economy/employment**, as all of the policies except the two airport policies directly seek to facilitate economic growth and employment opportunities within East Dorset where the percentage of economically active people is already above the national and regional averages. However, minor negative effects have been identified for Policy 4.40 as the restrictions on new development sensitive to aircraft noise may restrict some employment developments.
- 5.71 Additionally, a significant positive effect is also identified for Policy 4.34 on SA objective 5: **efficient land use** as this policy seeks to re-use existing buildings to deliver economic development, which therefore contributes to the efficient use of land and reduces the need to develop on greenfield land.
- 5.72 Policy 4.36 Shops and Community Facilities in local Centres and Villages is also likely to result in a significant positive effect on SA objective 11: **services and facilities** as this Policy's aim aligns with that of the SA objective.
- 5.73 The final significant positive effect identified is for Policy 4.39 (Aerodrome Safeguarding) in relation to SA objective 12: **safe environment** because this policy relates directly to safeguarding the health and safety of the population surrounding the airport.
- 5.74 Three of the Economic Growth policies (Policies 4.35, 4.37 and 4.38) are likely to have a minor positive effect on SA objective 1: biodiversity/geodiversity as these policies contain wording that specifies that development proposals should not harm important wildlife habitats. Policy 4.31 is likely to result in minor negative but uncertain results, due to the proximity of the sites to designated biodiversity/geodiversity sites and the fact that specific environmental mitigation has not been determined at this stage.
- 5.75 Minor positive effects are identified for six of the policies in relation to SA objective 2: landscape as policies 4.33, 4.34, 4.35 and 4.38 specify that proposals should consider the landscape and minimise any adverse effects while Policy 4.37 sets out that the aims and objectives of AONB management plans will be supported. Furthermore, through Policy 4.31, development is focussed to brownfield sites, thereby helping to safeguard areas of greater landscape sensitivity elsewhere.
- 5.76 Policies 4.34 and 4.38 are likely to result in minor positive effects in relation to SA objective 3: historic environment as they directly consider the historic environment in the policy wording. A minor negative effect is identified for Policy 4.33 as electronic communications infrastructure can lead to adverse effects on heritage assets and their setting and this policy does not consider these assets in the policy wording.
- 5.77 Policies 4.33, 4.34 and 4.38 take into account the appearance and setting of development proposals in relation to their location including existing buildings and so minor positive effects are identified for SA objective 4: built environment. A minor negative effect for Policy 4.35 is expected as proposals that promote new economic development and rural diversification could lead to the construction of new buildings, yet Policy 4.35 does not require any proposals to

deliver high quality design or contribute to local building traditions. This minor negative effect is uncertain as it is unknown at this stage which proposals will come forward.

- 5.78 Four minor positive effects are likely for SA objective 5: efficient land use as Policies 4.32, 4.33 and 4.37 promote alternative uses of land if the current use is economically unviable. Furthermore, Policy 4.31 sets out development will be focussed on sites which are previously developed, thereby helping to safeguard undeveloped sites.
- 5.79 Mixed minor positive and minor negative effects are anticipated in relation to SA objective 6: sustainable resource use from Policy 4.31. This is because whilst the policy sets out that previously developed land will be the focus of high quality employment, which should safeguard resources in other locations in the District, there are some areas which are designated as mineral safeguarding areas and therefore mineral resources may be sterilised as a result. A minor positive effect is also identified for policy 4.34 on this SA objective as the re-use of buildings will help to reduce waste generation.
- 5.80 Minor positive effects are expected for Policies 4.35 and 4.37 in relation to SA objective 7: pollution, as the wording of these specifically sets out that development will be focussed to locations which can be accessed by sustainable modes of travel thereby reducing polluting effects from use of the private car. Similarly, Policy 4.31 directs development to locations with existing public transport links or on prime transport routes (which will be the focus of public transport improvements), which should also reduce pollution emissions from private vehicles, resulting in minor positive effects in relation to this SA objective. For the same reasons Policy 4.31 East Dorset Employment Land Hierarchy is also likely to result in minor positive effects in relation to SA objective 8: climate change. Also, Policies 4.35 and 4.37 Tourism specifically set out that development covered by these policies will be in sustainable locations, and are similarly likely to result in minor positive effects in relation to this SA objective by reducing emissions from private car use. Policy 4.40 Development and Aircraft Noise is also likely to have a minor positive effect in relation to SA objective 7: pollution as it seeks to specifically safeguard against noise pollution from the airport.
- 5.81 Minor negative but uncertain effects are anticipated from Policy 4.31 in relation to SA objective 9: flooding as this directs high quality employment to some locations which are designated as medium or high flood risk. The uncertainty arises from the fact that the final location, siting and design of the development is not confirmed. Policy 4.37 results in uncertain effects as it does not refer to flood risk, and therefore it is possible that tourist facilities may be allowed in areas of flood risk. Policy 4.38 refers to flood risk and as such a minor positive effect is expected in relation to SA objective.
- 5.82 Policies 4.35 and 4.37 require development proposals to be accessible by sustainable modes of transport and so minor positive effects are expected in relation to SA objective 10: sustainable transport. In addition, when establishing the East Dorset employment site hierarchy, Policy 4.31 focusses high quality employment development to existing locations, many of which are served by public transport or are located on prime transport corridors (which are to be the focus of public transport improvements). Such locations are likely to help facilitate travel by sustainable modes of transport resulting in minor positive effects in relation to this SA objective. Criterion 'c' of Policy 4.38 requires that 'any additional traffic [arising from the development proposal] can safely be accommodated on the local highway network', yet it does not mention accessibility to modes of sustainable transport. As this policy supports expansion of the already import tourism sector in East Dorset, the policy will generate additional traffic and so a minor negative effect is expected in relation to SA objective 10: sustainable travel.
- 5.83 Minor positive effects are identified for Policies 4.34 and 4.35 on SA objective 11: services and facilities as they require development proposals to support the vitality and viability of existing centres and ensure that no adverse impacts arise on existing shops respectively.
- 5.84 Policies 4.39 and 4.40 are likely to have minor positive effects in relation to SA objective 13: health, as they help to safeguard human health from accidents and more long term impacts from noise.
- 5.85 No likely significant negative effects on any of the SA objectives are identified for any of the Economic Growth policies.

## 6 Sustainability Appraisal Findings for Chapter 5 Site Allocations and Area Based Policies

### Introduction

- 6.1 This chapter presents the SA Findings for the area-based policies in Chapter 5 of the East Dorset Local Plan Review Options document. The detailed appraisal matrices are presented in **Appendix 4**.
- 6.2 The findings below reflect the principle of developing housing at the allocated sites and areas identified, based on the information provided and specific requirements set out in the draft policies within the Local Plan Review Options document. However, it is recognised that some of the allocations already have planning applications submitted (and in some cases approved), which include detailed design and mitigation proposals. Therefore, it is likely that a number of the potential negative effects identified will be avoided due to successful implementation of the mitigation required within these policies and other policies within the Local Plan Review.

### Section 5.1 Wimborne, Colehill & Corfe Mullen

- 6.3 **Table 6.1** below presents the SA scores for the Wimborne, Colehill & Corfe Mullen draft policies in the Site Allocations and Area Based Policies chapter of the East Dorset Local Plan Review Options document:
- Draft Policy 5.1: Cuthbury Allotments and St Margaret's Close New Neighbourhoods, Wimborne
  - Draft Policy 5.2: Cranborne Road New Neighbourhood, Wimborne
  - Draft Policy 5.3: South of Leigh Road New Neighbourhood and Sports Village, Wimborne
  - Draft Policy 5.4: Corfe Mullen Housing Options
  - Draft Policy 5.5: Land North of Corfe Mullen New Neighbourhood
  - Draft Policy 5.6: Leigh Park Recreation Ground
  - Draft Policy 5.7: Wimborne Minster Town Centre Vision
  - Draft Policy 5.8: Police and Magistrate's Court Site Retail Allocation

**Table 6.1: SA Scores for the Wimborne, Colehill & Corfe Mullen draft policies in Chapter 5**

SA Objectives	Policy 5.1	Policy 5.2	Policy 5.3	Policy 5.4	Policy 5.5	Policy 5.6	Policy 5.7	Policy 5.8
1. Biodiversity/geodiversity	-?	-?	-?	-?	-?	?	--?	-?
2. Landscape	--?	-?	-?	--?	-?	0	0	0
3. Historic environment	--?	--?	--?	--?	-?	0	-?	-?
4. Built environment	+/-?	+/-?	+/-?	+/-?	+/-?	0	++	++

SA Objectives	Policy 5.1	Policy 5.2	Policy 5.3	Policy 5.4	Policy 5.5	Policy 5.6	Policy 5.7	Policy 5.8
5. Efficient land use	--?	--?	--?	--?	--?	0	+?	++
6. Sustainable resource use	-	-	-	-	-	0	+?	+?
7. Pollution	+/-?	+/-?	+/-?	+/-?	+/--?	0	+/-?	+/-?
8. Climate change	+?	+?	+?	+?	+?	0	+?	+?
9. Flooding	-?	0	-?	-?	-?	-?	-?	0
10. Sustainable transport	+?	+?	+?	+?	+?	0	+?	+?
11. Services and facilities	++	++	++	++	++	+?	++	+++?
12. Safe environment	+	0	0	0	0	0	+	0
13. Health	++	++	++	++/-	++	+?	+/-	+
14. Housing	++	++	++	++	++	0	+	0
15. Economy/employment	+?	+	+	+?	+?	0	++	++

#### *Policies 5.1-5.5*

- 6.4 Policies 5.1-5.5 propose areas and sites for housing developments at Wimborne and Corfe Mullen. These policies are likely to have negative effects with regards to SA objective 1: biodiversity, SA objective 2: landscape, SA objective 3: historic environment, SA objective 5: efficient land use, and SA objective 6: sustainable resource use. This is because these sites are predominantly located on greenfield land, the development of which could cause the loss of this greenfield land and impact biodiversity sites, landscape, heritage assets, and agricultural land. Significant negative effects are likely for: Policies 5.1 and 5.4 with regard to SA 2: **landscape**, as their development could adversely affect designated landscapes; for Policies 5.1-5.4 with regard to SA 3: **historic environment**, as development could adversely affect the settings of on-site and adjacent heritage assets; and for Policies 5.1-5.5 with regard to SA 5: **efficient land use**, as development could cause the loss of Grade 3 or above agricultural land. Policies 5.1-5.5 are also likely to have minor negative effects with regards to SA objective 4: built environment, as the development of greenfield land could contribute to the suburbanisation of the countryside. However, these policies are also likely to have minor positive effects, as these policies require built development to adhere to design codes and be of a high quality. All of these effects with regard to SA objectives 1-6 are uncertain, dependent on the exact design and locations of developments that come forward.
- 6.5 Minor negative effects are likely for Policies 5.1-5.4 and significant negative effects are also likely for Policy 5.5 with regard to SA objective 7: **pollution**. These policies propose housing within groundwater Source Protection Zones, and could therefore contribute to groundwater contamination. Additionally, these policies propose housing in locations in proximity to sensitive receptors, such as existing residential properties and schools. These receptors could be adversely affected in terms of air and noise pollution resulting during construction of the development proposed in these policies and as such minor negative effects are likely for Policies 5.1-5.4, and significant negative effects are likely for Policy 5.5, which proposes development in an area surrounded by sensitive receptors. Policies 5.1-5.5 are also likely to have positive effects with regard to SA 7: pollution, SA objective 8: climate change and SA objective 10: sustainable

transport, as these policies propose housing in locations in proximity to cycle routes and bus stops, and require developments to contribute to transport improvements, which could include sustainable transport. Therefore, these policies could encourage people to use sustainable transport modes and thereby limit noise and air pollution, as well as greenhouse gas emissions. These effects are all uncertain as they depend on people's behaviour with regard to sustainable transport use.

- 6.6 Policies 5.1-5.5 are likely to have significant positive effects with regard to SA objective 11: **services and facilities** and SA objective 14: **housing** as these policies propose to deliver significant amounts of housing which will be in proximity to main settlements that provide good access to services, they also propose to deliver transport improvements, that could improve access to services, and Policies 5.2 and 5.3 propose to deliver additional on-site services. Policies 5.1-5.5 are also likely to have significant positive effects with regard to SA objective 13: **health** as they propose development in locations in proximity to open spaces, sports facilities, health care facilities, cycle routes and/or Public Rights of Way, which all have associated health benefits. Additionally, Policies 5.1 and 5.4 require open space to be provided alongside development and 5.3 requires on-site open space to be retained. Minor negative effects are also likely for Policy 5.4 in relation to SA objective 13: health as policy proposes development in an area that contains parts of open spaces and sports facilities that could be lost to development.
- 6.7 Policy 5.1 is likely to have a minor positive effect with regard to SA objective 12: safe environment, as this policy requires development to contribute to delivering a traffic light controlled system to improve safety at Julian's Bridge. Policies 5.2-5.5 are likely to have negligible effects with regard to SA objective 12: safe environment as development resulting from these will not directly impact safety.
- 6.8 Minor positive effects are likely for Policies 5.2 and 5.3 with regard to SA objective 15: economy/employment as these policies propose services as part of these developments that could provide employment opportunities. Additionally, minor positive effects are also likely for Policies 5.1, 5.4 and 5.5 as they propose residential development at main settlements, cycle paths and bus stops. Therefore, new residents resulting from development of the sites could have good access to employment opportunities, but this is uncertain dependent on whether transport links connect sites to key employment areas.

#### *Policy 5.6*

- 6.9 Policy 5.6 requires Leigh Park Recreation ground to be retained as open space, with the addition of a multi-use games area and youth club facilities, should Wimborne Rugby Club relocate. The effect of change of use of this site, and the addition of multi-use games area and youth club facilities, upon nearby designated biodiversity sites is uncertain as they will depend on the exact design of game and youth club facilities that come forward.
- 6.10 Policy 5.6 is likely to have minor negative effects with regard to SA objective 9: flooding, as the development of a surfaced multi-use games area may increase flood risk at this presently grassy site. These effects are uncertain dependent on the design of the game and youth centre facilities that come forward.
- 6.11 Minor positive effects are likely for Policy 5.6 with regard to SA objective 11: services and facilities and SA objective 13: health as the open space, with the addition of a multi-use games area and youth club facilities, could increase the range of sport and recreation opportunities offered by the site. These effects are uncertain dependent on the exact nature and design of game and youth centre facilities that come forward.
- 6.12 Policy 5.6 is not likely to have an effect on the other SA objectives.

#### *Policies 5.7 and 5.8*

- 6.13 Policy 5.7 defines the Town Centre Vision of Wimborne and Policy 5.8 allocates the Police and Magistrate's Court site for retail development. Negative effects on biodiversity are likely for these policies, as these policies propose development in areas in proximity to designated biodiversity sites that could be adversely affected by development. Significant negative effects are likely for

Policy 5.7 with regard to SA objective 1: **biodiversity** as the policy proposes residential development in an area within the Dorset Heathlands 400m-5km consultation zone.

- 6.14 Policies 5.7 and 5.8 are likely to have negligible effects with regard to SA objective 2: landscape as they could result in the redevelopment of predominantly previously developed land, and therefore their redevelopment is unlikely to affect the landscape. These policies are likely to have minor negative effects with regard to SA objective 3: heritage as they would result in development in proximity to heritage assets, and their development could change and potentially adversely affect the setting of these assets. But these effects are uncertain dependent on the design of developments that come forward.
- 6.15 As Policy 5.7 and Policy 5.8 could result in the redevelopment of predominantly previously developed land, redevelopment could enhance the existing built environment and as such significant positive effects are likely for these policies with regard to SA objective 4: **built environment**.
- 6.16 Policies 5.7 and 5.8 could result in the redevelopment of predominantly previously developed and wholly previously developed land respectively and thereby use land efficiently. As such, Policy 5.8 is likely to have significant positive effects with regard to SA objective 5: **efficient land use**, and Policy 5.7 is likely to have minor positive effects but uncertain dependent on the exact nature and locations of developments brought forward. Additionally, development resulting from these policies may be more likely to reuse old building materials and as such minor positive effects are likely for these policies with regard to SA objective 6: sustainable resource use, but these effects are uncertain dependent on the exact design of developments brought forward.
- 6.17 Minor negative effects are likely for Policy 5.7 and 5.8 with regard to SA objective 7: pollution as these policies could result in the development of sites that are in proximity to sensitive receptors that could be adversely affected by air and noise pollution resulting from their development. Also, these areas are located within groundwater Source Protection Zones and therefore development may adversely affect water quality. These policies are also likely to have positive effects with regard to SA 7: pollution, SA objective 8: climate change and SA objective 10: sustainable transport, as they could result in development in proximity to bus stops and cycle paths, and they require developments to contribute to transport improvements, which could include sustainable transport. Therefore, people visiting these sites could be encouraged to use sustainable transport modes and thereby limit noise and air pollution, as well as greenhouse gasses. These effects are all uncertain as they depend on people's behaviour with regard to sustainable transport use.
- 6.18 Policy 5.7 and 5.8 would result in the redevelopment of predominantly previously developed and wholly previously developed land respectively. As such, Policy 5.8 is unlikely to affect flood risk and 5.7 could increase flood risk, dependent on the location of developments brought forward, and as such uncertain negative effects are likely for this policy.
- 6.19 Significant positive effects are likely for Policies 5.7 and 5.8 with regard to SA objective 11: **services and facilities**. Policy 5.7 proposes the Town Centre be the focus for town centre uses including higher density residential, employment, retail, leisure and entertainment, offices, arts, culture and tourism development. By providing such services and co-locating these services and some residential development, this could increase access to services within the Main Settlement of Wimborne. Additionally, Policy 5.8 would result in the provision of retail services that are in proximity to transport links, and the policy requires contributions to be made to transport infrastructure. Therefore the effects for this policy are uncertain as they will depend on the exact locations and design of developments that come forward and people's behaviour with respect to use of transport modes.
- 6.20 Policy 5.7 is likely to have a minor positive effect with regard to SA12: safety, as this policy requires pedestrian safety to be improved. Policy 5.8 is likely to have negligible effects with regard to SA objective 12: safe environment as development resulting from this will not directly impact safety.
- 6.21 Policies 5.7 and 5.8 are likely to have minor positive effects with regard to SA objective 13: health as these policies could result in town centre developments in proximity to cycle routes and Public Rights of Way, and to Prime Transport Corridors, which are areas where funding will be focused for future improvements and enhancements to walking and cycling. Therefore, the



people visiting the town centre and retail development may be encouraged to walk or cycle, which have associated health benefits. Minor negative effects are also likely for Policy 5.7 with regard to SA objective 13: health as the Town Centre contains open space and sports facilities. Therefore, these facilities could be lost to development as a result of Policy 5.7 but this is uncertain dependent on the exact nature and locations of developments that come forward.

- 6.22 Policy 5.7 is likely to have a minor positive effect with regard to SA objective 14: housing, as this policy proposes some residential development in the town centre. Policy 5.8 does not propose housing development and as such this policy is unlikely to have an effect with regard to this SA objective.
- 6.23 Both Policy 5.7 and Policy 5.8 could result in the development of various employment opportunities and as such significant positive effects are likely with regard to SA objective 15: **economy/employment**.

## Section 5.2 Ferndown, West Parley and Longham

6.24 **Table 6.2** below presents the SA scores for the Ferndown, West Parley and Longham draft policies in the Site Allocations and Area Based Policies chapter of the East Dorset Local Plan Review Options document:

- Draft Policy 5.9: Ferndown, West Parley, Longham Housing Options
- Draft Policy 5.10: Holmwood House New Neighbourhood, Ferndown
- Draft Policy 5.11: East of New Road New Neighbourhood, West Parley
- Draft Policy 5.12: West of New Road, New Neighbourhood, West Parley
- Draft Policy 5.13: Residential development proposal at Green Worlds, Ringwood Road, Ferndown
- Draft Policy 5.14 : Ferndown Town Centre Vision
- Draft Policy 5.15: Ferndown Town Centre Retail Allocations
- Draft Policy 5.16: West Parley Enhancement Scheme
- Draft Policy 5.17: West Parley District Centre
- Draft Policy 5.18: Blunt's Farm Employment Allocation, Ferndown

**Table 6.2: SA Scores for the Ferndown, West Parley and Longham draft policies in Chapter 5**

SA Objectives	Policy 5.9	Policy 5.10	Policy 5.11	Policy 5.12	Policy 5.13	Policy 5.14	Policy 5.15	Policy 5.16	Policy 5.17	Policy 5.18
1. Biodiversity/geodiversity	-?	-?	-?	-?	-?	--?	-?	0	-?	-?
2. Landscape	-?	-?	-?	-?	-?	0	0	0	-?	-?
3. Historic environment	--?	-?	-?	-?	-?	-?	+	+	-?	-?
4. Built environment	+/-?	+/-?	+/-?	+/-?	+/-?	++	++	+++	+/-?	+/-?

SA Objectives	Policy 5.9	Policy 5.10	Policy 5.11	Policy 5.12	Policy 5.13	Policy 5.14	Policy 5.15	Policy 5.16	Policy 5.17	Policy 5.18
5. Efficient land use	--?	-?	--?	--?	-?	++?	++	++	+/-? ?	+/-?
6. Sustainable resource use	-	-	-	-	-	+?	+?	+?	+/-?	+/-?
7. Pollution	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-? ?	+?
8. Climate change	+?	+?	+?	+?	+?	+?	+?	+?	+?	+?
9. Flooding	-?	-?	-?	-?	-?	0	0	0	-?	0
10. Sustainable transport	+?	+?	+?	+?	+?	+?	+?	+?	+?	+?
11. Services and facilities	++	++	++	++	++	++	+++?	++	+	+
12. Safe environment	0	0	0	0	0	+	0	+?	0	0
13. Health	++/-	++	++	++	++	++	+	+	+	+
14. Housing	++	++	++	++	++	+	0	0	0	0
15. Economy/employment	+?	+?	+	+	+?	++	++	+?	++	++

### Policies 5.9-5.13

- 6.25 Policies 5.9-5.13 propose new neighbourhoods and sites for residential development at Ferndown and West Parley. These policies are likely to have negative effects with regards to SA objective 1: biodiversity, SA objective 2: landscape, SA objective 3: historic environment, SA objective 5: efficient land use, SA objective 6: sustainable resource use and SA objective 9: flooding. This is because these sites are predominantly located on greenfield land, the development of which could cause the loss of this greenfield land and impact biodiversity sites, landscape, heritage assets, and agricultural land. The sites are also located entirely or partially within Minerals Safeguarding Areas. Furthermore, whilst some of the sites are located in Flood Zones 2 and 3, they could all contribute to flood risk through an increase in the amount of hardstanding as a result of development. Significant negative effects are likely for Policy 5.9 with regard to SA 3: **historic environment** and SA 5: **efficient land use**, as its development could adversely affect the settings of on-site and adjacent heritage assets whilst also causing the loss of Grade 3 or above agricultural land. Policies 5.11 and 5.12 also scored significant negative effects with regard to SA 5: **efficient land use** because both sites include mainly Grade 3 or above agricultural land. Policies 5.9-5.13 are likely to have minor negative effects with regards to SA 4: built environment, as the development of greenfield land could contribute to the suburbanisation of the countryside. However, these policies are also likely to have minor positive effects as they require



built development to adhere to design codes and be of a high quality. All of the effects with regard to SA objectives 1-5 and 9 are uncertain, dependent on the exact design and locations of developments that come forward.

- 6.26 Minor negative effects are likely for Policies 5.9-5.13 with regard to SA objective 7: pollution. This is because the policies are located within close proximity to sensitive receptors, such as existing residential properties and schools. These receptors could be adversely affected in terms of air and noise pollution resulting from development proposed in these policies. Policy 5.9 is partially located within a groundwater Source Protection Zone and therefore development may affect water quality. Furthermore, two A roads pass through the area which may have an adverse effect on noise and air pollution. Policies 5.9-5.13 are also likely to have positive effects with regard to SA objective 7: pollution, SA objective 8: climate change and SA objective 10: sustainable transport, as these policies propose housing in locations in proximity to cycle routes and bus stops, and the policies require development to contribute to transport improvements, which could include sustainable transport. Therefore, these policies could encourage people to use sustainable transport modes and thereby limit noise and air pollution, as well as greenhouse gas emissions.
- 6.27 Policies 5.9-5.13 are likely to have significant positive effects with regard to SA objective 11: **services and facilities** and SA objective 14: **housing** as these policies propose to deliver significant amounts of housing which will be in proximity to main settlements that provide good access to services, and they propose to deliver transport improvements, that could improve access to services. Policies 5.9-5.13 are also likely to have significant positive effects with regard to SA objective 13: **health** as they propose development in locations in proximity to open spaces, sports facilities, health care facilities, cycle routes and/or Public Rights of Way, which all have associated health benefits. Additionally, Policies 5.9-5.11 require open space to be provided alongside development. Minor negative effects are also likely for Policy 5.9 as it proposes development in an area that contains the Dudsbury Golf Club, an open space and sports facility that could be lost to development. A minor positive effect is also expected in relation to SA objective 15: economy/employment for Policies 5.9-5.13 because the additional residential population resulting from development would have good access to a variety of employment opportunities. These effects are all uncertain as they depend on people's behaviour with regard to sustainable transport use and employment opportunities.

#### *Policies 5.14 and 5.15*

- 6.28 Policy 5.14 defines the Town Centre Vision of Ferndown whilst Policy 5.15 allocates retail development to Ferndown. Negative effects are likely for these policies with regard to SA objective 1: biodiversity, as they propose development in areas in close proximity to designated biodiversity sites that could be adversely affected by development. Significant negative effects are likely for Policy 5.7 with regard to SA objective 1: **biodiversity** as the policy proposes residential development in an area within the Dorset Heathlands 400m-5km consultation zone.
- 6.29 Policies 5.14 and 5.15 are likely to have negligible effects with regard to SA objective 2: landscape as these policies could result in the redevelopment of predominantly previously developed land that does not fall within or in close proximity to an Area of Great Landscape Value or an Area of Outstanding Natural Beauty.
- 6.30 Policy 5.14 is likely to have a minor negative effect with regard to SA objective 3: historic environment whilst 5.15 could have a minor positive effect. This is because Ferndown Town Centre is within close proximity to Conservation Areas, Listed Buildings and Scheduled Monuments, all of which could be affected by development within the Town Centre under Policy 5.14. Policy 5.15 on the other hand scores a minor positive effect because the land allocated for development includes service yards, car parks, the Library Road site, and the Victoria Road and land to the rear of Victoria Road sites, the redevelopment of which could improve their appearance and enhance the setting of the assets within proximity to the town.
- 6.31 As Policy 5.14 and 5.15 will improve the quality of the road frontages along Library Road and Victoria Road, as well as the townscape, both policies could result in the development of an enhanced built environment and a significant positive effect in relation to SA objective 4: **built environment**.

- 6.32 Policies 5.14 and 5.15 could result in the redevelopment of predominantly previously developed and wholly previously developed land respectively and thereby use land efficiently. As such, both policies are likely to have significant positive effects with regard to SA objective 5: **efficient land**. The effect for Policy 5.14 is uncertain due to the exact nature and locations of development brought forward. Additionally, development resulting from these policies may be more likely to reuse old building materials and as such minor positive effects are likely for these policies with regard to SA objective 6: sustainable resource use, but the effects are uncertain dependent on the exact design of developments brought forward.
- 6.33 Minor negative effects are likely for Policy 5.14 and 5.15 with regard to SA objective 7: pollution as these policies could result in the development of sites that are in proximity to sensitive receptors that could be adversely affected by air and noise pollution resulting from their development. These policies are also likely to have positive effects with regard to SA 7: pollution, SA 8: climate change and SA 10: sustainable transport, as they could result in development in proximity to bus stops and cycle paths, and they require developments to contribute to transport improvements, which could include sustainable transport. Therefore, people visiting these sites could be encouraged to use sustainable transport modes and thereby limit noise and air pollution, as well as greenhouse gases. These effects are all uncertain as they depend on people's behaviour with regard to sustainable transport use.
- 6.34 Significant positive effects are likely for Policies 5.14 and 5.15 with regard to SA objective 11: **services and facilities**. Policy 5.14 proposes the Town Centre be the focus for town centre uses including higher density residential, employment, retail, leisure and entertainment, offices, arts, culture and tourism development. By providing such services and co-locating these services and some residential development, this could increase access to services within the Main Settlement of Ferndown and West Parley. Additionally, Policy 5.15 would result in the provision of retail services that are in proximity to transport links, and the policy requires contributions to be made to transport infrastructure. Therefore the effects for this policy are uncertain as they will depend on the exact locations and design of developments that come forward and people's behaviour with respect to use of transport modes.
- 6.35 Policy 5.14 is likely to have a minor positive effect with regard to SA 12: safety, as it requires the townscape quality of the Town Centre to be improved to achieve a safe environment and to improve road user safety around the town. Policy 5.15 is likely to have negligible effects as development will not directly impact safety.
- 6.36 Both policies are likely to have positive effects with regard to SA 13: health, as they could result in town centre developments in proximity to cycle routes and Public Rights of Way, and town centre and retail development in proximity to Prime Transport Corridors, areas where funding will be focused for future improvements and enhancements to walking and cycling. Therefore, the people visiting the town centre and retail development may be encouraged to walk or cycle, which have associated health benefits. Policy 5.14 scored a significant positive effect in relation to SA 13: **health** because the Town Centre is also within proximity to open spaces and sports facilities, which could provide health benefits for the high density residential development supported by Policy 5.14.
- 6.37 Policy 5.14 is likely to have a minor positive effect with regard to SA objective 14: housing, as this policy proposes some residential development in the town centre. Policy 5.15 does not propose housing development and as such this policy is unlikely to have an effect with regard to this SA objective.
- 6.38 Both Policy 5.14 and 5.15 could result in the development of various employment opportunities and as such significant positive effects are likely with regard to SA objective 15: **economy/employment**.
- Policy 5.16*
- 6.39 Policy 5.16 proposes a major environmental enhancement to West Parley Centre to improve its vitality and viability. Positive effects are therefore expected in relation to SA 3: historic environment and SA 4: built environment because the environmental enhancement of the village will improve the quality of the built environment in the area, at the same time as enhancing the setting of heritage assets within and surrounding the village. The effect in relation to SA 4: **built**

**environment** is significant positive. Both effects are uncertain as they will depend on the exact design of developments that come forward.

- 6.40 Policy 5.16 could result in the redevelopment of previously developed land and thereby use land efficiently. As such, Policy 5.16 is likely to have significant positive effects with regard to SA objective 5: **efficient land use**. Additionally, development resulting from these policies may be more likely to reuse old building materials and as such minor positive effects are likely for these policies with regard to SA objective 6: sustainable resource use, but these effects are uncertain dependent on the exact design of developments brought forward.
- 6.41 Minor negative effects are likely for Policy 5.16 with regard to SA objective 7: pollution as it could result in the development of sites that are in proximity to sensitive receptors that could be adversely affected by air and noise pollution during construction. The policy is also likely to have positive effects with regard to SA objective 7: pollution, SA objective 8: climate change and SA objective 10: sustainable transport because it requires changes to be made to the Parley Crossroads which suffers from severe congestion. It is assumed that these improvements will aim to reduce congestion and thereby limit air pollution and greenhouse gas emissions. This will also improve the pedestrian environment, which may encourage walking. The provision of new facilities will also decrease the need for people to travel to such services.
- 6.42 Significant positive effects are likely for Policy 5.16 with regard to SA objective 11: **services and facilities**. Policy 5.16 states that new public spaces, shops, services and facilities are to be provided, which will increase access to services within the Main Settlement of Ferndown & West Parley. Additionally, Policy 5.16 requires changes to be made to the Parley Crossroads and associated service roads, and this relies upon new link roads to be provided. The supporting text for Policy 5.16 highlights that once the link roads and cross road improvements have been implemented this will create a much improved pedestrian environment with wider paved areas, landscaping and crossing points where people will not have to wait excessive amounts of time to cross New Road and Christchurch Road. This may therefore increase access to services.
- 6.43 Policy 5.16 is likely to have a minor positive effect with regard to SA objective 12: safety, as this policy requires pedestrian safety to be improved.
- 6.44 Policy 5.16 is likely to have a minor positive effect with regard to SA objective 13: health because the changes to Parley Crossroads and associated service roads, as well as the implementation of a much improved pedestrian environment could encourage walking and its associated health benefits. It is assumed that these improvements will aim to reduce congestion and thereby limit air pollution at this location, with associated benefits for health.
- 6.45 Policy 5.16 could result in the development of various employment opportunities and as such minor positive effects are likely with regard to SA objective 15: economy/employment.

#### *Policies 5.17 and 5.18*

- 6.46 Policy 5.17 allocates West Parley District Centre whilst Policy 5.18 allocates land to the west of Ferndown and the existing Uddens Industrial Estate for employment development. Both policies are likely to have negative effects with regards to SA objective 1: biodiversity, SA objective 2: landscape and SA objective 3: historic environment because development at both could affect a number of designated biodiversity sites (including the Dorset Heathlands internationally designated sites), at the same time also causing a loss of greenfield land which could affect the setting of heritage assets located in the area. Policies 5.17 and 5.18 are also likely to have minor negative effects with regards to SA objective 4: built environment, as the development of greenfield land could contribute to the suburbanisation of the countryside. However, these policies are also likely to have minor positive effects because they contain some existing development, the redevelopment of which could improve the built environment.
- 6.47 Significant negative effects are likely in relation to SA objective 5: **efficient land use** for Policy 5.17 because the area contains greenfield land, the development of which could result in a loss of Grade 2 agricultural land with potential for soil contamination. Policy 5.18 is likely to have a minor negative effect in relation to SA objective 5 because part of the site is on greenfield land and therefore its development could cause soil contamination. Both policies are also likely to have minor positive effects with regards to SA objective 5: efficient land use because both areas contain some existing development, the redevelopment of which would use land efficiently. The effects are uncertain as they will depend on the exact design of developments that come forward.

- 6.48 Development resulting from Policies 5.17 and 5.18 may be more likely to reuse old building materials due to the presence of existing development, and as such minor positive effects are likely for these policies with regard to SA objective 6: sustainable resource use. However, both sites contain Minerals Safeguarding Areas. Development could therefore cause the sterilisation of minerals, giving minor negative effects.
- 6.49 Minor positive effects are likely in relation to SA objective 7: pollution, SA 8: climate change and SA objective 10: sustainable transport for Policies 5.17 and 5.18 because both policies could result in development in proximity to bus stops and cycle paths, and they require developments to contribute to transport improvements, which could include sustainable transport. Policy 5.17 is also likely to have a significant negative effect in relation to SA objective 7: **pollution** because the area is surrounded by existing residential properties and residential allocations. Development in the area could therefore adversely affect these receptors in terms of air and noise pollution. These effects are all uncertain as they depend on people's behaviour with regard to sustainable transport use.
- 6.50 Policy 5.17 is likely to have a minor negative effect in relation to SA objective 9: flooding because although the area (West Parley District Centre) is located outside of Flood Zones 2 and 3 and includes some existing development, the area includes undeveloped greenfield land, the development of which could increase flood risk. The effect is uncertain because it will depend on the exact locations and nature of developments that come forward.
- 6.51 Minor positive effects are likely for Policies 5.17 and 5.18 with regard to SA objective 11: services and facilities. Policy 5.17 allocates West Parley District Centre within the Main Settlement of Ferndown & West Parley. The allocation of the District Centre would provide additional services in comparison to the existing Local Centre. The area also contains part of two Prime Transport Corridors, areas where funding will be focused for future improvements and enhancements to public transport, walking and cycling. This could increase access to these services. Policy 5.18 on the other hand requires development to include ancillary support services such as cafés, thereby increasing access to services required by employees on the site.
- 6.52 Policies 5.17 and 5.18 are likely to have minor positive effects with regard to SA objective 13: health as they contain or lie adjacent to Prime Transport Corridors, where funding will be focused for future improvements and enhancements to walking and cycling. This could encourage employees to walk and cycle to access services, which has health benefits. The allocation of the District Centre in Policy 5.17 would provide additional local services in comparison to the existing Local Centre, and therefore people may be encouraged to walk or cycle to these services rather than travel to services further away, thereby providing associated health benefits. Policy 5.18 includes a number of requirements that could improve access to health facilities and encourage more active lifestyles. It requires development to agree a comprehensive travel plan including the provision of cycle links towards Wimborne and Ferndown Centres. Blunt's Farm employment allocation is also in proximity to Wimborne, Colehill and Ferndown & West Parley. Therefore employees may be encouraged to walk or cycle to work, providing associated health benefits.
- 6.53 Both Policy 5.17 and 5.18 could result in the development of various employment opportunities and as such significant positive effects are likely with regard to SA objective 15: **economy/employment**.

## Section 5.3 Verwood, St Leonards, St Ives & West Moors

- 6.54 **Table 6.3** below presents the SA scores for the Verwood, St Leonards, St Ives & West Moors draft policies in the Site Allocations and Area Based Policies chapter of the East Dorset Local Plan Review Options document:
- Draft Policy 5.19: Verwood Housing Option
  - Draft Policy 5.20: West Moors Housing Option
  - Draft Policy 5.21: North West Verwood New Neighbourhood
  - Draft Policy 5.22: North East Verwood New Neighbourhood
  - Draft Policy 5.23: Verwood Town Centre

- Draft Policy 5.24: West Moors District Centre
- Draft Policy 5.25: Extension to West Moors Library
- Draft Policy 5.26: South of Howe Lane Education Allocation, Verwood
- Draft Policy 5.27: Matchams Stadium and House

**Table 6.3: SA Scores for the Verwood, St Leonards, St Ives & West Moors draft policies in Chapter 5**

SA Objectives	Policy 5.19	Policy 5.20	Policy 5.21	Policy 5.22	Policy 5.23	Policy 5.24	Policy 5.25	Policy 5.26	Policy 5.27
1. Biodiversity/geodiversity	--/+?	+/--?	+/--?	+/--?	0	0	0	-?	+
2. Landscape	+/-?	+/-?	+/-?	+/-?	+	+	0	-?	+
3. Historic environment	--/+?	+/-?	+/-?	+/-?	+	+	0	--?	+
4. Built environment	+/-	+/-	+/-	+	++	++	0	-	+
5. Efficient land use	-	-	-	-	+	+	+	+/-	+
6. Sustainable resource use	-	-	-	-	0	0	0	-	+/-
7. Pollution	+/-?	+/-?	+/-?	+/-?	+?	+?	+?	+/-?	+?
8. Climate change	+?	+?	+?	+?	+?	+?	+?	+?	+?
9. Flooding	-	--	0	0	0	0	0	-	0
10. Sustainable transport	+?	+?	+?	+?	+?	+?	+?	+?	+?
11. Services and facilities	++	++	+	+	++	++	++	++	0
12. Safe environment	0	0	0	0	+	+	0	0	0
13. Health	++	++	+	+	+	++	0	+/-?	0
14. Housing	++	++	++	++	0	+	0	0	0
15. Economy/employment	+	+	+	+	++	++	0	+	0

*Policies 5.19-5.22*

6.55 Policies 5.19-5.22 propose areas and sites for housing developments at Verwood and West Moors. These policies are likely to have negative effects with regards to SA objective 1: biodiversity, SA objective 2: landscape and SA objective 3: historic environment. This is because these sites are predominantly located on greenfield land, the development of which could cause the loss of this greenfield land and impact biodiversity sites, landscape and heritage assets. Significant negative effects are likely for Policies 5.19-5.22 in relation to SA objective 1: **biodiversity** because the sites adjoin or in some cases contain biodiversity designations. A significant negative effect is also likely for Policy 5.19 in relation to SA objective 3: **historic environment** because the land identified contains St Michaels Cottage which is a Grade II Listed Building.

- 6.56 Minor positive effects are likely for Policies 5.19-5.22 in relation to SA objective 4: built environment because each policy states that new development is to be provided in line with a design brief to be approved by the Council. The provision of development is also to be supported by contributions to open space provision and would also result in the provision of SANG in line with local planning policy and this is likely to further mitigate the effect of development on greenfield land. Policies 5.19-5.21 are also likely to have minor negative effects, as the development of greenfield land could contribute to the suburbanisation of the countryside. Although Policy 5.22 is mostly greenfield land it is described as being well contained in the landscape by surrounding woodland. As such, development has reduced potential to result in encroachment into the countryside and potential for suburbanisation to occur.
- 6.57 Minor negative effects are likely for Policies 5.19-5.22 in relation to SA objective 5: efficient land use and SA objective 6: sustainable resource use because each of the four sites comprise greenfield land rather than brownfield land. Furthermore, each of the sites fall partly within Minerals Safeguarding Areas, and their development could result in the sterilisation of mineral resources.
- 6.58 Minor negative effects are likely for Policies 5.19-5.22 with regard to SA objective 7: pollution. This is because these policies propose housing in close proximity to sensitive receptors, such as existing residential properties and schools. These receptors could be adversely affected in terms of air and noise pollution resulting from construction. Policies 5.19-5.22 are also likely to have positive effects with regard to SA 7: pollution, SA objective 8: climate change and SA objective 10: sustainable transport, as they propose housing in locations in proximity to cycle routes and bus stops, and they require developments to contribute to transport improvements, which could include sustainable transport. Therefore, these policies could encourage people to use sustainable transport modes and thereby limit noise and air pollution, as well as greenhouse gas emissions. These effects are all uncertain as they depend on people's behaviour with regard to sustainable transport modes.
- 6.59 Policy 5.19 scored a minor negative effect with regard to SA 9: flooding because parts of this site fall within Flood Zones 2 and 3. Policy 5.20 scored a significant negative effect with regard to SA 9: **flooding** because large parts of the site fall within Flood Zones 2 and 3.
- 6.60 Policies 5.19-5.22 are likely to have positive effects with regard to SA objective 11: services and facilities, SA objective 13: health and SA objective 14: housing as these policies propose to deliver significant amounts of housing which will be in proximity to main settlements that provide good access to services, at the same time as proposing the delivery of transport improvements that could improve access to services. Significant positive effects are likely for Policy 5.19 and Policy 5.20 in relation to SA objective 11: **services and facilities** and SA objective 13: **health** because both require a contribution as part of new development to support education, health facilities and open space. Significant positive effects are likely for Policies 5.19-5.22 in relation to SA objective 14: **housing** because each policy proposes to deliver significant amounts of housing.
- 6.61 Minor positive effects are likely for Policies 5.19-5.22 with regard to SA objective 15: economy/employment as new homes provided at this location would have nearby access to existing services and facilities. While both policies would not help to improve the number of employment opportunities in East Dorset, they would place new homes in locations which provide access to employment opportunities via existing public transport links and would require that contributions are provided towards transport infrastructure improvements.

#### *Policies 5.23-5.25*

- 6.62 Policies 5.23 and 5.24 set out aspirational visions for Verwood Town Centre and West Moors District Centre respectively and therefore are expected to have broadly positive effects in relation to the SA objectives. Given that these visions are accompanied by policy text which sets out how the respective visions are to be achieved some of the positive effects identified are expected to be significant. A lesser number of positive effects is expected in relation to Policy 5.25 reflecting its narrower scope, reserving land for extension of library services in West Moors.
- 6.63 Minor positive effects have been identified for both policies 5.23 and 5.24 in relation to SA objective 2: landscape given that they seek to improve the townscape of the respective town centres and require that development at such locations is of a high quality which respects local



character. This requirement is expected to result in a minor positive in relation to SA objective 3: historic and significant positive effect in relation SA objective 4: **built environment** for both policies.

- 6.64 Policies 5.23 and 5.24 would promote the provision of mixed use development within the town centre locations and are therefore expected to have a minor positive effect in relation to SA objective 5: efficient land use. Policy 5.25 is expected to have a similar minor positive effect as it would support the enhancement of library services in West Moors as an extension of the current library building. As Policy 5.24 would specifically allow for the provision of new residential development as part of mixed use developments at West Moors District Centre a minor positive effect is expected in relation to SA objective 14: housing for this policy only.
- 6.65 The provision of new development including services and facilities at central locations in both Verwood and West Moor is expected to help promote modal shift given that these locations will be accessible to a large number of people by alternative modes of transport. Furthermore, policies 5.23 and 5.24 provide direct support for sustainable modes of transport at the central locations of Verwood and West Moors, both of these locations are in proximity to Prime Transport Corridors (areas where funding will be focused for future improvements and enhancements to public transport, walking and cycling), and therefore minor positive effects have been recorded in relation to SA objective 7: pollution, SA objective 8: climate change and SA objective 10: sustainable transport for all three policies, but these effects are uncertain dependent on people's behaviour with respect to use of walking, cycling and sustainable transport modes. The positive effects for policies 5.23 and 5.24 in relation to SA objective 11: **services and facilities** are likely to be significant given that the overall thrust of the policy includes making services and facilities more accessible at central locations, particularly via public transport routes. As policy 5.25 would help to improve the offer of local services in West Moors, and is adjacent to a Prime Transport corridor, a significant positive effect is likely in relation to SA objective 11.
- 6.66 Policies 5.23 and 5.24 would also help to improve vulnerable road user safety which is expected to increase the perception of safety in the District and a minor positive effect is therefore expected in relation to SA objective 12: safe environment. It is also expected that the policy approach will help to encourage more journeys to be undertaken by active modes of transport, and will support provision of community facilities, meaning positive effects are likely in relation to SA objective 13: health for both policies. The positive effect expected for Policy 5.24 in relation to SA objective 13: **health** is likely to be significant because it also provides support for the retention and enhancement of doctors' surgeries in West Moors District Centre.
- 6.67 Policy 5.23 and Policy 5.24 would both help to support and promote the vitality and viability of the central locations of these settlements, for example through the protection of retail development within the Primary Shopping Areas. It is expected that this would be to the benefit of the local economy and the provision of new employment opportunities. Most importantly however both locations allow for new employment development as well as tourism and retail development, which could help to strengthen the employment offer at these settlements. A significant positive effect is therefore expected in relation to SA objective 15: **economy/employment** for both of these policies. No likely negative effects in relation to any of the SA objectives have been identified for any of these policies.

#### *Policy 5.26*

- 6.68 Policy 5.26 identifies land south of Howe Lane for educational use to enable the provision of upper school accommodation. Minor negative effects are identified in relation to SA 1: biodiversity, SA 2: landscape and SA 4: built environment. This is because the site is mainly greenfield land and its development could result in a loss of biodiversity and encroachment into the countryside. The effect is uncertain, dependent on the specific design of new development which comes forward at the location.
- 6.69 A significant negative effect is likely in relation to SA 3: **historic environment** because development of the site could affect the setting of Sandalholme Pottery Works Scheduled Monument and Oak Tree Cottage Grade II Listed Building. The effect is uncertain, dependent on the specific design of new development which comes forward.
- 6.70 Policy 5.26 is likely to have a mixed effect in relation to SA 5: efficient land use because although it contains mostly greenfield land, the policy promotes the provision of a new upper school as part

of the existing middle school which is seen as a more efficient use of land than the development of an entirely new greenfield site. Most of the land within the area's boundaries which does not already contain the existing middle school, contains part of a Minerals Safeguarding Area. As such, a minor negative effect is identified in relation to SA 6: sustainable resource use.

- 6.71 A short-term minor negative effect is likely for Policy 5.26 in relation to SA 7: pollution because the policy proposes development in a location adjacent to existing residential development and development of this site could adversely effect these receptors in terms of air and noise pollution during construction. Policy 5.26 is also likely to have positive effects with regard to SA 7: pollution, SA 8: climate change and SA objective 10: sustainable transport, as the policy proposes housing in locations in proximity to cycle routes and bus stops, and requires developments to contribute to transport improvements, which could include sustainable transport. Therefore, these policies could encourage people to use sustainable transport modes and thereby limit noise and air pollution, as well as greenhouse gas emissions. These effects are all uncertain as they depend on people's behaviour with regard to sustainable transport use and the type of transport improvements provided.
- 6.72 Policy 5.26 scored a minor negative effect in relation to SA 9: flooding because the land identified is mostly greenfield and its development may therefore result in an adverse impact in terms of increasing the risk of surface water flooding in the District.
- 6.73 A significant positive effect is likely for Policy 5.16 with regard to SA objective 11: **services and facilities** because the provision of upper school accommodation will help meet an identified requirement for upper school provision in the District. Policy 5.26 states that new public spaces, shops, services and facilities are to be provided, which will increase access to services within the Main Settlement of Ferndown & West Parley. Additionally, Policy 5.16 requires changes to be made to the Parley Crossroads and associated service roads, and this relies upon new link roads to be provided. The supporting text for Policy 5.16 highlights that once the link roads and cross road improvements have been implemented this will create a much improved pedestrian environment with wider paved areas, landscaping and crossing points where people will not have to wait excessive amounts of time to cross New Road and Christchurch Road. This may also increase access to services.
- 6.74 A mixed effect is likely for Policy 5.26 in relation to SA 13: health because the provision of new school services in close proximity to children in Verwood may help encourage more journeys to be undertaken by active modes of transport. The provision of new school development in the town may also provide local people with access to new open space as part of the school grounds however access to any such provisions would depend on the specifics of the design and maintenance of the new development. However, part of the land proposed for the school development through this policy is currently identified as an area of open space which may be lost dependent upon whether the new development would allow for its incorporation.
- 6.75 Policy 5.26 could create a small number of new jobs once the school is operational. It is also expected that improving the level of suitable and modern school services in the District would help improve educational attainment and the level of skills on offer within the local workforce. As such, a minor positive effect is likely.

#### *Policy 5.27*

- 6.76 Policy 5.27 supports improvements to facilities at Matchams Stadium provided that a number of criteria are met. The policy is likely to have a positive effect with regards to SA 1: biodiversity, SA 2: landscape and SA 3: historic environment. This is due to the fact that the policy requires positive management of the heathlands to prevent their deterioration, also stating that intensification of the land use of the site is unlikely to be acceptable due to its location in the Green Belt. Given that this approach is likely to help maintain the current level of openness of the Green Belt at the site; the policy will also protect the setting of surrounding heritage assets and prevent suburbanisation from occurring. A positive effect is also likely in relation to SA 4: built environment because maintaining the openness of the Green Belt will prevent suburbanisation from taking place. A positive effect is also likely in relation to SA 5: efficient land use because the site comprises mostly Grade 5 agricultural land and as such its redevelopment would not result in loss of access to higher value soils.



- 6.77 A mixed effect is likely in relation to SA 6: sustainable resource use because alternative use or redevelopment of the site is to be supported subject to Green Belt policy, however intensification of development is not likely to be supported. As such the policy may allow for the redevelopment of the existing site and a minor positive effect is expected in relation to this SA objective. The positive effect is likely to be combined with a minor negative effect given that most of the site is located within a Mineral Safeguarding Area and its redevelopment may limit the potential for future access to mineral resources in the District.
- 6.78 Policy 5.27 is also likely to have positive effects with regard to SA 7: pollution, SA 8: climate change and SA objective 10: sustainable transport because improvements to the facilities at Matchams Stadium would not result in a marked increase in vehicular traffic attending the site. This would have a positive effect with regards to pollution, climate change and sustainable transport but uncertain as they depend on people's behaviour with regard to sustainable transport use and the type of transport improvements provided.

## Section 5.4 Rural settlements in East Dorset

6.79 **Table 6.4** below presents the SA scores for the Rural Settlements in East Dorset draft policies in the Site Allocations and Area Based Policies chapter of the East Dorset Local Plan Review Options document:

- Draft Policy 5.28 Housing options - Alderholt
- Draft Policy 5.29 Housing options - Cranborne
- Draft Policy 5.30 Land at the Former Sawmill, Cranborne
- Draft Policy 5.31 Housing options for Edmondsham
- Draft Policy 5.32 Site of the Former Council Offices
- Draft Policy 5.33 Housing Options for Hinton Martell
- Draft Policy 5.34 Public Open Space - Shapwick
- Draft Policy 5.35 Housing Options Sixpenny Handley
- Draft Policy 5.36 Housing Options for Sturminster Marshall
- Draft Policy 5.37 Land at Station Road
- Draft Policy 5.38 Bailie Gate Employment Allocation, Sturminster Marshall
- Draft Policy 5.39 Woolsbridge Employment Allocation, Three Legged Cross
- Draft Policy 5.40 Housing Options for Wimborne St Giles

**Table 6.4: SA Scores for the Rural settlements in East Dorset draft policies in Chapter 5**

SA Objectives	Policy 5.28	Policy 5.29	Policy 5.30	Policy 5.31	Policy 5.32	Policy 5.33	Policy 5.34	Policy 5.35	Policy 5.36	Policy 5.37	Policy 5.38	Policy 5.39	Policy 5.40
1. Biodiversity/geodiversity	-?	-?	--?	-?	-?	-?	0	-?	-?	+/-?	-?	-?	-?
2. Landscape	--?	--?	--?	--?	+	--?	+	--?	--?	+/-?	--?	--?	--?
3. Historic environment	--?	--?	-?	--?	+	--?	+	--?	-?	+/-?	-?	-?	--?
4. Built environment	+	+	-?	+	+	+	0	+	+	+	+	+	+

SA Objectives	Policy 5.28	Policy 5.29	Policy 5.30	Policy 5.31	Policy 5.32	Policy 5.33	Policy 5.34	Policy 5.35	Policy 5.36	Policy 5.37	Policy 5.38	Policy 5.39	Policy 5.40
	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
5. Efficient land use	--?	--?	--?	--?	+	--?	0	--?	--?	0	--?	-?	--?
6. Sustainable resource use	-	-	-	-	+?	-	0	-	-	0	-	-	-
7. Pollution	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	0	+/-?	+/-?	+?	+?	+?	+/-?
8. Climate change	+?	+?	+?	+?	+/-?	+/-?	0	+?	+?	0	+?	+?	+/-?
9. Flooding	0?	-	-	--?	0	-	0	-?	0?	0	0?	0?	--?
10. Sustainable transport	+?	+?	+?	+?	-?	+/-?	0	+?	+?	0	+?	+?	+/-?
11. Services and facilities	+?	0?	0	-?	+/-?	+/-?	+	0?	+?	+	0	0	+?
12. Safe environment	0	0	+	0	+	0	0	0	0	0	0	0	0
13. Health	+/-?	+/-?	0	+	+?	+	+	+/-?	+/-?	+	+	+	+/-?
14. Housing	+	+	0	+	+?	+	0	+	+	0	0	0	+
15. Economy/employment	+?	+?	+	+?	+?	+/-?	0	+?	+?	0	+	+	+?

6.80 Policies 5.28-5.40 propose residential development at the rural settlements across the District. A large proportion of these policies are likely to have negative effects with regards to SA objective 1: biodiversity, SA objective 2: landscape and SA objective 3: historic environment because a number of these sites comprise greenfield land, the development of which could cause the loss of this greenfield land and impact biodiversity sites, landscape and the setting of heritage assets. One policy, 5.30, is likely to have a significant negative effect in relation to SA 1: **biodiversity** because of its location in close proximity to a number of designated biodiversity sites. A large number of significant negative effects are also likely in relation to SA 2: **landscape** and SA 3: **historic environment** because a large proportion of the sites fall within the Woodlands Area of Great Landscape Value or the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty, as well as containing heritage assets. One of the two policies (5.32) that scored a positive effect in relation to SA objectives 2 and 3 will result in the redevelopment of previously developed land which may enhance the appearance of the area. The other policy, 5.34, allocates land for public open space. Policy 5.37 scored mixed effects in relation to SA objectives 1, 2 and 3 because although it allocates open space for sports use, the policy also makes provision for a small building containing changing rooms, a pavilion and car park.

6.81 Nearly all of the policies scored a mixed effect with regard to SA objective 4: built environment because although they generally comprise greenfield land, they require development to be of a high quality, and for the density and design of development to be appropriate to a rural location. Policy 5.32 scored a minor positive effect because unlike the other policies, the development

location contains previously developed land. Policy 5.37 also scored a minor positive effect because it allocates open space for sports use. Policy 5.30 scored a minor negative effect because its development would represent suburbanisation of the countryside.

- 6.82 Many policies scored a significant negative effect with regard to SA objective 5: **efficient land use** because, as mentioned previously, they comprise mainly greenfield land. One policy, 5.23, scored a significant positive effect with regard to SA 5: **efficient land use** because it allocates the site of the former council offices for redevelopment, making efficient use of previously developed land. One of the policies (5.39) scored a minor negative effect because it allocates land at Woolsbridge Industrial Estate to be removed from the Green Belt and developed for new employment.
- 6.83 A large number of policies scored a minor negative effect in relation to SA objective 6: sustainable resource use because development at each site is unlikely to reuse building materials due to the fact each site comprises mainly greenfield land. One policy, 5.32, scored a minor positive effect because redevelopment of the former council offices will likely result in the reuse of old building materials in construction, reducing the need for mineral extraction, although the positive effect is uncertain, depending on the building design and approach to construction.
- 6.84 All of the policies except 5.34 scored a minor positive effect with regards to SA objective 7: pollution because they are all located in proximity to bus stops. Therefore, the residential population resulting from development in the proposed areas may be encouraged to use sustainable transport which would limit air and noise pollution. A number of the policies (5.28-5.33) also scored a minor negative effect in relation to SA objective 7: pollution because the allocated sites are close to sensitive receptors, such as existing residential properties and schools. These receptors could be adversely affected in terms of air and noise pollution during construction of the development proposed. Three policies (5.35, 5.36 and 5.40) scored a significant negative in relation to SA 7: **pollution** because they fall within Source Protection Zones. A large proportion of the policies also score minor positive effects with regards to SA objective 8 and SA objective 10 because of their proximity to bus stops which may encourage people to use more sustainable modes of transport and limit the amount of greenhouse gases emitted. All of the effects are uncertain because they depend on the exact location and design of developments that come forward and people's behaviour with respect to use of walking, cycling and sustainable transport modes.
- 6.85 Those policies that scored negative effects in relation to SA objective 9: flooding comprise greenfield land, the development of which could reduce surface water infiltration rates and contribute to increasing flood risk. Two policies (5.31 and 5.40) fall within Flood Zones 2 and 3 but no mitigation is suggested within the policy text, hence they are likely to have significant negative effects in relation to SA objective 9: **flood risk**.
- 6.86 Policies 5.28, 5.32, 5.33, 5.34, 5.36, 5.37 and 5.40 all score minor positive effects with regard to SA objective 11: services and facilities. Policies 5.34 and 5.37 scored significant positive effects with regard to SA objective 11: **services and facilities** because they both allocate public open space for recreation and sports use, respectively. Three of the policies, 5.31, 5.32 and 5.33, scored a minor negative effect because they allocate residential development to villages that do not have good access to services.
- 6.87 Two policies (5.30 and 5.32) scored a minor positive effect in relation to SA 12: safe environment. This is because both require improvements to road safety. The remaining policies received a negligible effect with regard to this policy.
- 6.88 All of the policies with the exception of 5.30 scored positive effects in relation to SA objective 13: health. Seven of the policies scored significant positive effects in relation to SA 13: **health** for various reasons, but mainly the fact they include requirements that could improve access to health facilities and the fact they are all located close to Public Rights of Way, open space and existing healthcare facilities. Policies 5.28, 5.29, 5.35, 5.36 and 5.40 also scored significant negative effects in relation to SA 13: **health** because they contain open space, sports facilities or healthcare facilities that could be lost to development. The effects in relation to 5.28, 5.29, 5.32, 5.35, 5.36, and 5.40 are uncertain.
- 6.89 Eight of the policies scored positive effects in relation to SA objective 14: **housing**, six of which were significant positive effects. This is because they propose a significant amount of residential

development that will contribute over 10 dwellings to the identified housing target of 8,840 houses. The remaining policies scored a negligible effect because they will not provide housing.

- 6.90 All of the policies with the exception of 5.34 and 5.37 scored positive effects in relation to SA objective 15: **economy/employment**. The policies that scored minor positive effects are housing allocations that will contribute towards transport infrastructure, as well as the provision of additional retail, health and community facilities. This could increase access to a variety of employment opportunities. Those that scored significant positive effects (5.38 and 5.39) allocate employment development and will thus result in the development of various employment opportunities. All of the effects with the exception of 5.30 and 5.38 are uncertain because access to employment opportunities will depend on whether transport links connect sites to key employment areas, as well as the nature of the non-residential development that comes forward.

## 7 Cumulative effects

- 7.1 **Table 7.1** presents a summary of the SA scores for the draft Vision, Strategic Objectives Strategic and Development Management policies and all the Site Allocation and Area Based policies in the Christchurch Local Plan Options (July 2018). The SA scores reflect the judgements made in the individual SA matrices for the policies presented in **Appendix 4**, and the grouped policy appraisals presented in **Chapter 4**. Reviewing the SA scores for each SA objective as shown in Table 7.1 enabled the following discussion of the likely cumulative effects of the Local Plan Options document as a whole on each of the SA objectives.

### SA Objective 1: Biodiversity/geodiversity

- 7.2 The large scale development proposed through the Local Plan could adversely affect biodiversity and geodiversity, particularly because some of the development is proposed on greenfield sites (although it is recognised that brownfield sites can still harbour valuable biodiversity). The loss of greenfield land could result in the loss of valuable habitat and disturbance to species, particularly during the construction phase. Additionally, several of the sites identified for housing development are located in proximity to the Dorset Heathlands internationally designated sites, which are vulnerable to a variety of pressures from nearby residential development. However, the effects of new development on East Dorset's biodiversity and geodiversity are to some extent uncertain dependent on the exact design of developments that come forward at the planning application stage.
- 7.3 While the development proposals may have some significant negative effects, many draft policies make provision for the protection and enhancement of biodiversity and geodiversity, in particular Policy 3.5: Strategic Green Infrastructure and Heathland Mitigation and Policy 4.1: Safeguarding Biodiversity and Geodiversity. In addition, Policy 4.30: Open Space, Leisure and Green Infrastructure seeks to enhance green infrastructure and protect and enhance open spaces that divert recreational pressure away from the sensitive Dorset Heaths network of internationally and nationally protected sites. Moreover, many of the site allocations and area-based policies require that new development delivers open spaces and heathland mitigation. This could result in biodiversity enhancements as well as mitigation.
- 7.4 A number of draft policies are unlikely to have an effect with regard to biodiversity and geodiversity, including those policies focussing on other unrelated development management principles.
- 7.5 The separate Habitats Regulations Assessment that has been carried out in relation to the Local Plan has concluded that the policies and site allocations within the Local Plan could have some likely significant effects on some of the European designated sites in and around East Dorset District, but these may be able to be avoided or mitigated through implementation of mitigation provided by other policies within the Local Plan. This will be considered during the appropriate assessment stage of the HRA that will be undertaken during the preparation of the Pre-Submission version of the Local Plan.
- 7.6 Overall a cumulative **mixed (minor positive and minor negative)** but uncertain effect is likely in relation to SA objective 1: biodiversity and geodiversity.

**Table 7.1: Summary of all SA scores for the East Dorset Local Plan Options Vision, Strategic Objectives and Policies**

SA Objectives	1. Biodiversity/geodiversity	2. Landscape	3. Historic environment	4. Built environment	5. Efficient land use	6. Sustainable resource use	7. Pollution	8. Climate change	9. Flooding	10. Sustainable transport	11. Services and facilities	12. Safe environment	13. Health	14. Housing	15. Economy/employment
Vision	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Objective 1	++	+	0	+	0	0	0	0	0	0	0	0	+	+	0
Objective 2	0	+	++	++	++	0	+	+	0	+	++	0	+	+	+
Objective 3	+	0	0	+	0	++	++	++	++	++	0	0	0	+	0
Objective 4	+	+	0	+	++	0	0	0	0	0	0	0	0	0	++
Objective 5	0	+	+	+	+	0	0	0	0	0	+	0	0	++	0
Objective 6	+	0	0	0	0	0	+	+	0	++	+	+	+	0	0
Objective 7	0	0	0	0	0	0	0	0	0	0	++	0	0	0	+
Policy 3.1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Policy 3.2	-?	+	-?	+/-?	+/-?	+/-?	+	+	0	+	++	0	+	++	++
Policy 3.3	+/-	-?	--?	0	--	0	0	0	--	+	0	0	0	+	+
Policy 3.4	-?	+/-?	-?	+	+/-	+/-?	+/-	+	--?	+	+	0	+	++	+
Policy 3.5	++	+	+	+	+	0	+	+	+	+	+	0	++	-?	-?
Policy 3.6	--?	+	--?	+	+	+/-	+	+	-?	+	0	0	+	+	++
Policy 3.7	-?	+/-?	-?	+	+	+/-?	+/-?	+	--?	+	++/-	+	0	0	++
Policy 3.8	0	0	0	+	0	0	+	+	0	+	+	0	0	0	+
Policy 3.9	-?	+	-?	+	+	+	+/-?	++	--?	++	++/-	+	0	+	++
Policy 3.10	-	-	-?	0	0	0	+/-	+/-	0	++/-	+	0	+/-	0	+
Policy 3.11	--	-?	-?	0	0	0	+/-	-	0	-	+	0	+/-	0	+
Policy 3.12	0	0	0	0	0	0	+	+	0	++	+	+	+	0	0
Policy 3.13	0	0	0	+	0	0	+	+	0	+/-	+	0	+/-	0	+
Policy 3.14	0	0	0	0	0	0	+	+	0	+	++	0	0	0	0
Policy 4.1	++	0	0	0	0	0	+	+	0	0	0	0	+	-	-
Policy 4.2	++	+	0	0	0	0	+	+	0	0	+	0	+	-	-
Policy 4.3	0	0	0	+	0	0	0	++	0	0	0	0	0	+/-	+/-
Policy 4.4	0	0	0	0	0	0	0	++	0	0	0	0	0	-	-
Policy 4.5	0	-	0	0	0	0	+	++	0	0	0	0	0	0	0
Policy 4.6	0	0	0	0	0	0	0	0	++	0	0	0	0	+/-	+/-
Policy 4.7	+	0	0	0	0	0	++	0	0	0	0	0	+	-	-
Policy 4.8	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0
Policy 4.9	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0
Policy 4.10	0	0	0	0	0	0	0	0	++	0	0	0	0	+/-	+/-
Policy 4.11	+	0	0	0	+	0	0	0	0	0	0	0	0	-	-
Policy 4.12	+/-?	-?	-?	0	-	0	0	0	0	0	0	0	0	-	-
Policy 4.13	-	-	--?	0	+	0	0	0	0	0	0	0	0	+	0
Policy 4.14	-	-	0	0	0	-	0	0	0	0	+	0	0	0	+
Policy 4.15	0	0	0	0	0	0	0	0	0	0	0	0	+	++	0
Policy 4.16	0	+	+	+	++	+	+	+	0	+	+	0	+	++	+
Policy 4.17	0	0	0	0	0	0	0	0	0	0	0	0	0	++/-?	0
Policy 4.18	0	-?	-?	-?	-?	0	0	0	0	0	0	0	0	++	0
Policy 4.19	+	+	+	+	+	+	+	+	0	+	+	0	+	++	0
Policy 4.20	0	0	0	0	0	0	0	0	0	0	0	0	++	++/-?	0
Policy 4.21	0	0	+	+	+	0	+	0	0	0	0	0	+	++	0
Policy 4.22	0	0	+	+	+	0	0	0	0	0	0	0	0	++	0
Policy 4.23	0	+	0	0	+	0	+	+	0	+	+	0	0	-	+
Policy 4.24	0	0	++	+	0	0	0	0	0	0	0	0	0	-?	-?
Policy 4.25	0	0	++	+	0	0	0	0	0	0	0	0	0	-?	-?
Policy 4.26	+	0	++	+	0	0	+	+	0	0	0	0	+	-?	-?
Policy 4.27	0	++	+	++	0	0	0	0	0	0	0	0	0	-?	-?
Policy 4.28	+	++	+	+	0	0	++	+	0	0	0	-?	0	-?	-?
Policy 4.29	+	++	++	++	0	0	++	+	0	0	0	-?	0	-?	-?
Policy 4.30	++	0	+	+	+	+	0	0	0	++	+	0	++	-?	-?
Policy 4.31	-?	+	0	0	+	+/-	+	+	-?	+	0	0	0	0	++
Policy 4.32	0	0	0	0	+	0	0	0	0	0	0	0	0	0	++
Policy 4.33	0	+	-?	+	0	0	0	0	0	0	0	0	0	0	++
Policy 4.34	0	+	+	+	++	+	0	0	0	0	+	0	0	0	++
Policy 4.35	+	+	0	-?	+	0	+	+	0	+	+	0	0	0	++
Policy 4.36	0	0	0	0	0	0	0	0	0	0	++	0	0	0	++
Policy 4.37	+	+	0	0	+	0	+	+	?	+	0	0	0	0	++
Policy 4.38	+	+	+	+	-	0	0	0	+	-	0	0	0	0	++
Policy 4.39	0	0	0	0	0	0	0	0	0	0	0	++	+	0	0
Policy 4.40	0	0	0	0	0	0	+	0	0	0	0	0	+	0	-?

SA Objectives	1. Biodiversity/ biodiversity	2. Landscape	3. Historic environment	4. Built environment	5. Efficient land use	6. Sustainable resource use	7. Pollution	8. Climate change	9. Flooding	10. Sustainable transport	11. Services and facilities	12. Safe environment	13. Health	14. Housing	15. Economy/ employment
Policy 5.1	-?	--?	--?	+/-?	--?	-	+/-?	+?	-?	+?	++	+	++	++	+?
Policy 5.2	-?	-?	--?	+/-?	--?	-	+/-?	+?	0	+?	++	0	++	++	+
Policy 5.3	-?	-?	--?	+/-?	--?	-	+/-?	+?	-?	+?	++	0	++	++	+
Policy 5.4	-?	--?	--?	+/-?	--?	-	+/-?	+?	-?	+?	++	0	++/-	++	+?
Policy 5.5	-?	-?	-?	+/-?	--?	-	+/-?	+?	-?	+?	++	0	++	++	+?
Policy 5.6	?	0	0	0	0	0	0	0	-?	0	+?	0	+?	0	0
Policy 5.7	--?	0	-?	++	+?	+?	+/-?	+?	-?	+?	++	+	+/-	+	++
Policy 5.8	-?	0	-?	++	++	+?	+/-?	+?	0	+?	++?	0	+	0	++
Policy 5.9	-?	-?	--?	+/-?	--?	-	+/-?	+?	-?	+?	++	0	++/-	++	+?
Policy 5.10	-?	-?	-?	+/-?	-?	-	+/-?	+?	-?	+?	++	0	++	++	+?
Policy 5.11	-?	-?	-?	+/-?	--?	-	+/-?	+?	-?	+?	++	0	++	++	+
Policy 5.12	-?	-?	-?	+/-?	--?	-	+/-?	+?	-?	+?	++	0	++	++	+
Policy 5.13	-?	-?	-?	+/-?	-?	-	+/-?	+?	-?	+?	++	0	++	++	+?
Policy 5.14	--?	0	-?	++	++?	+?	+/-?	+?	0	+?	++	+	++	+	++
Policy 5.15	-?	0	+?	++	++	+?	+/-?	+?	0	+?	++	0	+	0	++
Policy 5.16	0	0	+?	++?	++	+?	+/-?	+?	0	+?	++	+?	+	0	+?
Policy 5.17	-?	-?	-?	+/-?	+/-?	+/-?	+/-?	+?	-?	+?	+	0	+	0	++
Policy 5.18	-?	-?	-?	+/-?	+/-?	+/-?	+?	+?	0	+?	+	0	+	0	++
Policy 5.19	+/-?	+/-?	+/-?	+/-	-	-	+/-?	+?	-	+?	++	0	++	++	+
Policy 5.20	+/-?	+/-?	+/-?	+/-	-	-	+/-?	+?	--	+?	++	0	++	++	+
Policy 5.21	+/-?	+/-?	+/-?	+/-	-	-	+/-?	+?	0	+?	+	0	+	++	+
Policy 5.22	+/-?	+/-?	+/-?	+	-	-	+/-?	+?	0	+?	+	0	+	++	+
Policy 5.23	0	+	+	++	+	0	+?	+?	0	+?	++	+	+	0	++
Policy 5.24	0	+	+	++	+	0	+?	+?	0	+?	++	+	++	+	++
Policy 5.25	0	0	0	0	+	0	+?	+?	0	+?	++	0	0	0	0
Policy 5.26	-?	-?	--?	-	+/-	-	+/-?	+?	-	+?	++	0	+/-?	0	+
Policy 5.27	+	+	+	+	+	+/-	+?	+?	0	+?	0	0	0	0	0
Policy 5.28	-?	--?	--?	+/-?	--?	-	+/-?	+?	0?	+?	+?	0	++/-?	++	+?
Policy 5.29	-?	--?	--?	+/-?	--?	-	+/-?	+?	-	+?	0?	0	+/-?	++	+?
Policy 5.30	--?	--?	-?	-?	--?	-	+/-?	+?	-	+?	0	+	0	0	+
Policy 5.31	-?	--?	--?	+/-?	--?	-	+/-?	+?	--?	+?	-?	0	+	+	+?
Policy 5.32	-?	+?	+?	+?	++	+?	+/-?	+/-?	0	-?	+/-?	+	+?	+?	+?
Policy 5.33	-?	--?	--?	+/-?	--?	-	+/-?	+/-?	-	+/-?	+/-?	0	++	++	+/-?
Policy 5.34	0	+?	+?	0	0	0	0	0	0	0	++	0	++	0	0
Policy 5.35	-?	--?	--?	+/-?	--?	-	+/-?	+?	-?	+?	0?	0	++/-?	++	+?
Policy 5.36	-?	--?	-?	+/-?	--?	-	+/-?	+?	0?	+?	+?	0	++/-?	++	+?
Policy 5.37	+/-?	+/-?	+/-?	+?	0	0	+?	0	0	0	++	0	++	0	0
Policy 5.38	-?	--?	-?	+/-?	--?	-	+?	+?	0?	+?	0	0	+	0	++
Policy 5.39	-?	--?	-?	+/-?	--?	-	+?	+?	0?	+?	0	0	+	0	++?
Policy 5.40	-?	--?	--?	+/-?	--?	-	+/-?	+/-?	--?	+/-?	+?	0	++/-?	++	+?

## SA Objective 2: Landscape

- 7.7 Much of East Dorset is rural, in contrast to the towns in the south of the District which are more urban and suburban in character. In the rural areas, 45% of the land is designated as the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, while a large part of the remaining countryside in East Dorset has been identified locally as an Area of Great Landscape Value.
- 7.8 Although a number of draft policies are unlikely to have an effect with regard to landscape, many policies could contribute to protecting and enhancing the landscape. In particular, Policies 4.27 Design of New Development, 4.28 Criteria for External Lighting on Developments and 4.29 Landscape Quality and Character are likely to have significant positive effects with regard to landscape, as they directly seek to conserve and enhance the landscape within the District. Minor positive effects are also likely for other policies that could indirectly enhance landscape/townscape, such as those requiring enhanced design within town centres or the creation of new greenspaces.
- 7.9 However, the proposal of a number of new residential developments on greenfield sites around the main towns, villages and rural settlements could adversely affect the landscape character in those areas, and as such minor and some significant negative effects resulting from the plan are

also likely. However, these effects are uncertain, dependent on the design of developments brought forward.

- 7.10 Overall a cumulative **mixed (minor positive and minor negative)** but uncertain effect is identified in relation to SA objective 2: landscape.

### SA Objective 3: Historic environment

- 7.11 East Dorset District contains a number of heritage assets including Listed Buildings and Scheduled Monuments. The allocation of development sites in close proximity to or containing heritage assets are likely to have significant negative effects with regard to the historic environment, as any form of development could change and potentially adversely affect the settings of assets. Moreover, draft policy 3.3 Green Belt, which includes the release of some Green Belt land, could also significantly negatively affect the settings of heritage assets, as Green Belt land forms an important setting for many heritage assets. Other policies are likely to have minor negative effects with regard to the historic environment, as proposed developments that are not adjacent to but in proximity to heritage assets can have the potential to negatively affect their significance and settings. These effects are uncertain, dependent on the exact designs of developments that come forward.
- 7.12 However, many policies within the Local Plan Options document are also likely to have positive effects with regards to the historic environment, by contributing to protecting or enhancing the settings of heritage assets. These effects are also uncertain, dependent on the exact designs of developments that come forward. Significant positive effects are likely for the draft policies directly seeking to conserve and enhance the historic environment within East Dorset, such as Policies 4.24: Historic Environment, 4.25: Unlisted buildings in Conservation Areas and 4.26: New development in Conservation Areas.
- 7.13 Overall a cumulative **mixed (minor positive and minor negative)** but uncertain effect is likely in relation to SA objective 3: historic environment.

### SA Objective 4: Built environment

- 7.14 Although several policies within the East Dorset Local Plan Options document are unlikely to have an effect on the built environment as they do not propose development or relate to design of new development, a number of the area based policies could adversely affect the built environment and local distinctiveness within the District, as some policies allocate or allow for development on greenfield land, which could contribute to the suburbanisation of the countryside.
- 7.15 However, the majority of policies are likely to have positive effects with regards to the built environment, by requiring developments to deliver high standards of design. Significant positive effects are likely for many policies that propose development on previously developed land, and therefore redevelopment has the potential to improve the quality of built development at those sites. Additionally, Policies 4.27: Design of New Development and 4.29: Landscape Quality and Character are likely to have significant positive effects, as both policies seek to conserve and enhance local design and design quality.
- 7.16 Overall a cumulative **mixed (minor positive and minor negative)** effect is likely in relation to SA objective 4: built environment.

### SA Objective 5: Efficient land use

- 7.17 In East Dorset land in the southern and south-eastern parts of the District is classified as either 'primarily in non-agricultural use', or 'land predominantly in urban use'. There are also pockets of grade 4 and 5 land. The central to northern part of the district is mostly classified as grade 3 land (good to moderate quality), interspersed with grade 4 land (poor quality). There are also pockets of land classified as 'primarily in non-agricultural use in the north-western part of the



district. As a number of policies propose developments on previously developed land, positive effects are likely for these policies as they encourage the efficient use of land. Additionally, significant positive effects are likely for Policies 4.16: Design, layout and density of new housing development, which requires housing developments to maximise the density of development, and 4.34: Conversion and Re-use of Existing Buildings for Economic Development, which encourages the reuse of existing buildings.

- 7.18 However, a large amount of the development that is allocated by the area based policies is on higher grade agricultural greenfield land and therefore these policies are likely to have significant negative effects with regard to efficient land use. Additionally, draft policy 3.3 Green Belt, which includes the release of some Green Belt land, could also cause the loss of high grade agricultural greenfield land and therefore is also likely to have significant negative effects.
- 7.19 Overall a cumulative **mixed (significant negative and minor positive)** effect is likely in relation to SA objective 5: efficient land use.

## SA Objective 6: Sustainable resource use

- 7.20 All new development will result in the increased consumption of minerals for construction but the amount will not be influenced by the location of development sites.
- 7.21 However, the location of development sites can influence the efficient use of minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the District. In addition, the spatial distribution and layout of development can influence sustainable resource use in a broader sense, for example by utilising existing buildings, utilities and infrastructure; for example utilising existing roads, and infrastructure requires fewer resources compared to constructing new ones. Similarly, directing development to locations which are accessible by sustainable transport also reduces resource use by utilising existing infrastructure and helping to make services more efficient.
- 7.22 The East Dorset Local Plan Options document focuses a considerable amount of development to greenfield sites within the Borough, which is not as sustainable use of resources as previously developed land, and could lead to the sterilisation of mineral resources if they are not subject to prior extraction.
- 7.23 Overall, a **minor negative** cumulative effect is likely in relation to SA objective 6: sustainable resource use.

## SA Objective 7: Pollution

- 7.24 Construction of all new development has the potential to create pollution, in terms of temporary effects during construction, particularly for existing residents in proximity to the new development. Once operational, employment development can also result in pollutants such as noise, dust, odour and light and, if it involves industrial processes, potentially air and water pollution. The movement of people, particularly by the private car, can also result in air pollution.
- 7.25 The draft policies of the East Dorset Local Plan Options document provide for development to be located in areas which are likely to facilitate travel by sustainable modes. For example, most of the site allocations are within close proximity to existing public transport facilities such as bus stops, or close to a prime transport corridor, to which funding will be focused for future improvements and enhancements to public transport, walking and cycling. Therefore, many of the draft policies, including the strategic transport policies, are likely to have positive effects in relation to this objective. However, those draft policies that identify areas for development in close proximity to existing residential areas could have minor negative effects in relation to temporarily increasing pollution.
- 7.26 Overall, **mixed (minor positive and minor negative)** cumulative effects are likely in relation to SA objective 7: pollution.

## SA Objective 8: Climate change

- 7.27 New development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from properties and the increased vehicle traffic associated with population growth). However, the location of individual housing sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors would be influenced by specific design and construction methods, and whether renewable energy infrastructure is to be incorporated into the development. These matters will not be known until planning applications come forward. However, the spatial distribution of development can affect climate change, by reducing carbon emissions associated with transport and travel.
- 7.28 The spatial distribution strategy set out within the East Dorset Local Plan Options document is influenced by sustainable development opportunities. All of the areas identified for new development are within proximity of a sustainable transport facility such as bus stop or cycle route, or are located on prime transport corridors which are where funding will be focused for future improvements and enhancements to public transport, walking and cycling.
- 7.29 Overall, **minor positive** cumulative effects in relation to SA objective 8: climate change.

## SA Objective 9: Flooding

- 7.30 East Dorset lies largely within the River Stour catchment, with the eastern fringes of the district bordered in parts by the River Avon. The main areas of higher flood risk, i.e. flood zone 2 or 3 identified within the District are particularly around the tributaries of the Rivers Stour and Avon along the southern and eastern boundaries respectively.
- 7.31 Development in these locations can be affected by flooding, or may increase flood risk elsewhere by increasing the area of paved and impermeable surfaces. However, new development may offer good opportunities to incorporate SuDS, and therefore have a positive effect on reducing flood risk, and Policies 4.6: Flood management, mitigation and defence, and 4.10: Drainage and new development require this.
- 7.32 Overall, although the majority of policies are unlikely to affect flooding, **minor negative** cumulative effects are anticipated in relation to SA objective 9: flooding, as a number of the proposed areas for development include areas of flood risk. However, these minor negative effects are uncertain because the final flood risk will depend upon the final siting, layout and design of development. In addition, development must comply with the NPPF and NPPG and so flood risk mitigation is likely to be implemented as part of the design of new development.

## SA Objective 10: Sustainable transport

- 7.33 The spatial distribution of new development set out in the East Dorset Local Plan Options document is influenced by the close proximity of development to existing employment opportunities, services and facilities, or the proximity to existing sustainable transport facilities. In some cases development is located in locations which are not easily accessible by existing sustainable transport facilities, however these may be along Prime Transport Corridors, where funding will be focused for future improvements and enhancements to public transport, walking and cycling. In a very few cases, minor negative effects are identified because the development locations proposed are not near to any sustainable transport links or Prime Transport Corridors.
- 7.34 Overall, **minor positive** cumulative effects are anticipated in relation to SA objective 10: sustainable transport.

## SA Objective 11: Services and facilities

- 7.35 A lot of the development proposed through the East Dorset Local Plan Options document is to be located in and around the main settlements of Wimborne, Colehill, Corfe Mullen, Ferndown, West

Parley, Longham, Verwood, St Leonards, St Ives and West Moors where there is relatively good access to the concentration of existing services and facilities. Therefore, a number of the area-based policies are likely to have significant positive effects.

- 7.36 The Local Plan also includes a policy (3.14) seeking to ensure that there are adequate facilities and services available to support existing and future population growth. The community facilities will be concentrated in the settlements of Corfe Mullen, Wimborne Minster, Colehill, Ferndown, West Moors, Verwood, Alderholt, Cranborne, Sixpenny Handley, Three Legged Cross and Sturminster Marshall, where there is relatively good access via public transport, bike and on foot. The policy also states that some facilities will be provided in smaller settlements and in suburban areas, in innovative ways such as the provision of health care in the home.
- 7.37 Overall, a cumulative **significant positive** effect is likely in relation to SA objective 11: services and facilities.

## SA Objective 12: Safe environment

- 7.38 The vast majority of the policies in the East Dorset Local Plan Options document will not have a direct effect on this objective. However, reference is made within the Options document to highways safety. For example, Policy 3.12 states that development must be designed to provide safe access onto the existing transport network and allow safe movement of development related trips on the immediate network. This is likely to result in a safer environment for road users. The town centre policies focus development within existing urban areas which is also likely to result in benefits to the public realm by creating a busier environment with greater passive surveillance, discouraging crime.
- 7.39 Additionally, the Plan contains a policy (5.22) that seeks to ensure that radar associated with Bournemouth Airport operates effectively, allowing for safe operation of the airport.
- 7.40 Overall, a cumulative **minor positive** effect is likely in relation to SA objective 12: safe environment.

## SA Objective 13: Health

- 7.41 The East Dorset Local Plan Options document proposes some improvements to the walking and cycling network through Prime Transport Corridors, where funding will be focused for future improvements and enhancements to public transport, walking and cycling which should help to improve levels of day-to-day activity, benefitting health. The provision of green infrastructure through a number of the area-based policies but Policy 3.5 in particular will also encourage and enable people to engage in active recreation. However, at the same time the strategic transport policies propose highways improvements that could increase car use, reducing the amount of physical activity people do.
- 7.42 While the population growth that will result from the residential development proposed through the Local Plan Options document could put pressure on healthcare facilities such as existing GP surgeries, provision is made through the Plan for improvements to infrastructure to support the new development.
- 7.43 Overall a cumulative **minor positive** effect is likely in relation to SA objective 13: health.

## SA Objective 14: Housing

- 7.44 The East Dorset Local Plan Options document makes provision for the development of 8,854 new homes between the years 2013 and 2033, which would meet the District's objectively assessed housing need. In accordance with Policy 3.4, a target level of 35% affordable housing will be pursued which will help to ensure that housing is available to people on lower incomes and to address disparities between incomes and house prices. A mix of housing will also be provided in accordance with Policy 4.15, which should reflect the needs of the Strategic Housing Market

Assessment. Reference is also made to the provision of specialist accommodation for the elderly (Policy 4.21) and vulnerable (Policy 4.20).

- 7.45 Overall, a cumulative **significant positive effect** is likely in relation to SA objective 14: housing.

## SA Objective 15: Economy/employment

- 7.46 The East Dorset Local Plan Options document provides for development of 46 hectares of employment land to meet local needs and to ensure that there are jobs available to meet the needs of the growing population. Most of this employment land will be located at the Blunts Farm site (30 hectares) and existing industrial estates, which should mean that the jobs created are accessible for most people and can be reached via public transport. The allocation of this employment land should encourage inward investment and result in the delivery of jobs to meet the needs of the growing population.
- 7.47 All employment allocations will be developed in accordance with other plan policies relating to standards for design and construction, so it is assumed that they will be of high quality, increasing their attractiveness to investors.
- 7.48 While the number of policies with minor positive effects is slightly higher, given the majority of positive effects identified for the Local Plan Options document, overall, a **significant positive** effect is likely in relation to SA objective 15: economy and employment.

## 8 Monitoring

- 8.1 The SEA Regulations require that “the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action” and that the environmental report should provide information on “a description of the measures envisaged concerning monitoring”. Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.
- 8.2 Monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken. Where possible, the indicators proposed draw from those in the monitoring framework prepared by East Dorset District Council and presented in the Local Plan. Therefore, monitoring measures will be proposed in this SA Report in relation to all of the SA objectives in the SA framework for which likely (or uncertain) significant positive or negative effects have been identified at the Regulation 19 stage of preparing the East Dorset Local Plan, once the monitoring framework for the Local Plan has been developed.
- 8.3 The data used for monitoring in many cases will be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can also be used as a source of indicators. It is therefore recommended that EDDC continues the dialogue with statutory environmental consultees and other stakeholders that has already been commenced, and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

## 9 Conclusions

- 9.1 The draft Vision, Strategic Objectives, Key Strategy, Development Management and Area-based policies in the East Dorset Local Plan Options document have been subject to a detailed appraisal against the SA objectives. In general, the policy approaches and spatial options that have been included in the Local Plan Options document perform positively against the SA objectives. As described in this SA report, the Local Plan Options document includes a number of policies that should help to mitigate the potential negative effects of proposals within the Local Plan, as they require specific mitigation measures to be included within the design and construction of new developments.
- 9.2 The East Dorset Local Plan Options document proposes a substantial amount of housing, employment and other development across East Dorset to meet the future needs of the District; therefore the SA has identified the potential for significant negative effects on the environmental objectives including biodiversity, cultural heritage, efficient land use and flooding. However, the Local Plan also includes a wide range of development management style policies that aim to protect and enhance the economic, social and environmental conditions of the District. These should go a long way towards mitigating the potential negative effects of the overall scale of development proposed, although some significant effects, such as loss of high quality agricultural land are likely to remain.
- 9.3 The fact that the Local Plan Options document directs most new development to the main settlements, district centres and suburban centres and will have a range of benefits in terms of directing development towards the settlements with the greatest range of jobs and service provision in the District, and co-locating the majority of new residential and employment development, particularly through the delivery of new sustainable neighbourhoods. It should also mean that there are good opportunities for people to make use of sustainable modes of transport, travelling over shorter distances, and will enable more people to access the jobs created.

### Next Steps

- 9.4 This SA Report will be available for consultation alongside the East Dorset Local Plan Options document between July and August 2018.
- 9.5 Following this consultation the Pre-Submission Draft Local Plan and accompanying SA Report will be prepared ready for the Regulation 19 consultation before it is submitted to the Secretary of State for Examination.

LUC  
July 2018