

Joint Local Plan Review for West Dorset, Weymouth and Portland

Summary of the Sustainability Appraisal

Issues and Options

February 2017



Sustainability Appraisal Summary Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

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1 Introduction

- 1.0.1 This document presents a summary of the Sustainability Appraisal of the alternatives which are currently being considered during the 'Issues and Options' consultation for the review of the West Dorset, Weymouth and Portland Local Plan ('Local Plan Review').
- 1.0.2 The purpose of the Sustainability Appraisal, which is statutory for Local Plans, is to identify the reasonable alternatives for the Local Plan Review, highlight the potential environmental, social and economic impacts of each, and evaluate their overall performance in terms of sustainability. This helps to inform the decision-making process and produce more sustainable policies, as the overall objective of the Sustainability Appraisal process is to ensure that the Local Plan Review achieves 'sustainable development'.
- 1.0.3 Please note that this document provides a summary of the Sustainability Appraisal of Issues and Options. For more details, please refer to the full Sustainability Appraisal document.

2 Methodology for the Sustainability Appraisal of Alternatives

- 2.0.1 The sustainability appraisal of alternatives involves assessing the performance of the alternatives against the following sustainability objectives, each with decision-making criteria, to assist in making a judgement about the likely effects of an option.

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

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

2.0.2 The type and magnitude of the impact is measured by considering the baseline environmental, economic and social characteristics of the area, the likely situation if the Local Plan were not to be adopted (both of which are presented in the Sustainability Appraisal Scoping Report), and by using professional opinion and the information provided in the evidence base.

2.0.3 The type and magnitude of the impact is classified using the following system.

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

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

Length of impact	Definition
Short term	Up to 5 years from the time of assessment (up to 2021)
Medium term	At the end of the plans duration (2031)
Long term	50 years from the time of assessment (2066), beyond the plan period.

2.0.5 The permanent or temporary nature of the impacts was also assessed. The permanent impacts are those that are considered reasonably irreversible, and the temporary impacts are those that may be reasonably reversed.

3 A Vision for the Area

- 3.0.1 The vision of the local plan sets out the aspirational, long term aim for the future of the plan area.
- 3.0.2 The adopted Local Plan has separate visions for West Dorset and Weymouth & Portland, produced independently to reflect the characteristics and priorities of each local authority.
- 3.0.3 The Local Plan review provides the opportunity to produce a single vision for the plan area, amending the vision to recognise the potential for growth and investment.
- 3.0.4 The following alternatives were considered by the sustainability appraisal:
- A. Retaining the current separate visions for West Dorset and Weymouth & Portland**
 - B. Applying a single combined vision for the plan area which reflects the potential for growth and investment**

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

- 3.0.5 Option A aims to retain ‘*the variety of natural habitats*’ in West Dorset, but the vision for Weymouth & Portland does not mention biodiversity. Since Weymouth & Portland contains large areas of international importance for wildlife, there remains the potential for significant adverse biodiversity impacts from this approach.
- 3.0.6 Option A aims to regenerate key sites and infrastructure in Weymouth and Portland which may be degraded, derelict and contaminated, resulting in an improvement in soil quality. Option B aims to regenerate sites more extensively, across the entire plan area, resulting in a greater improvement in soil quality.
- 3.0.7 Option A aims to retain the maritime heritage within the communities of Weymouth & Portland, helping to retain the distinctiveness and character of these areas. However, the vision for West Dorset does not protect against impacts upon the historic environment, which contains many heritage assets of international importance.

4 Level of Growth - Housing

- 4.0.1 Policy SUS 1 of the adopted Local Plan suggests that provision will be made to deliver approximately 15,500 new homes over the plan period, at an average of 775 per annum. This is based upon the 2001/2007-based projections.
- 4.0.2 The level of housing growth will be re-examined in the Local Plan review as new and more up to date population and housing projections have been published, including the 2014-household projections which suggests an average annual growth rate of 589 dwellings.
- 4.0.3 The following options for housing growth were considered by the sustainability appraisal:
- A. Provide 589 dwellings per year**
 - B. Provide 775 dwellings per year**

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

4.0.4 The 2014 household projections (option A) include periods of recession or lower economic growth, would only provide sufficient growth for a period of restricted economic activity, failing to meet the housing needs of the community or businesses.

4.0.5 Option B is based upon the period of economic growth and accordingly would provide the workforce to support business growth and meet housing needs for a period of higher economic activity. A stronger and more prosperous local economy may increase opportunities for work, and access to services and facilities.

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

5 Distribution of Development

5.0.1 The location of future development has a great influence in determining whether the review of the Local Plan helps to achieve more sustainable development.

5.1. ACCOMMODATING GROWTH WITHIN THE SETTLEMENT HIERARCHY

5.1.1 Policy SUS 2 of the adopted Local Plan aims to promote *'the vitality of our main urban areas'* and *'sustainable development in rural areas'* by establishing a settlement hierarchy which focuses development towards the larger, more sustainable settlements.

5.1.2 The Local Plan Review provides the opportunity to reconsider the alternative approach of directing some growth towards rural areas with defined development boundaries. The following reasonable alternatives were therefore identified:

A. Focus development towards the eight major settlements;

B. Focus some development at settlements with populations of more than 1,000;

C. Focus some development at settlements with populations of more than 600; or

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D. Focus some development at settlements with a defined development boundary.

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

5.1.3 The environmentally sensitive areas are distributed across the plan area and therefore adverse environmental impacts will occur irrespective of whether development is focussed towards the main settlements or smaller settlements.

5.1.4 Development has the potential to cause air quality issues, particularly in Dorchester and Bridport where exceedances in nitrogen dioxide have been previously recorded.

5.1.5 Development may result in the loss of productive agricultural land. However, development at the main settlements may result in the regeneration of derelict, degraded, and contaminated land, the majority of which are within the main settlements.

5.1.6 Focussing development at the main settlements will provide residents with access to services and facilities by sustainable modes of transport. Directing development towards smaller settlements may provide restricted access to some essential services and facilities.

5.1.7 Development at the main settlements (option A) may lead to town centre regeneration and encourage vibrant town centres.

5.2. DEFINED DEVELOPMENT BOUNDARIES

5.2.1 Policy SUS2 indicates that within DDBs residential, employment and other developments will normally be permitted and that development outside DDBs will be 'strictly controlled'.

5.2.2 The local plan review will consider the following reasonable alternatives:

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

B. Relax control of development outside defined development boundaries.

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

5.2.3 Option A is likely to result in development in more sustainable locations which avoids many environmental impacts and provides residents with access to essential services and facilities, and encourages more vibrant, regenerated town centres.

5.2.4 Option B is likely to bring forward more development, helping to meet housing needs. However, the more remote, less sustainable location of this development is likely to result in widespread environmental impacts, provide only restricted access to services and facilities, and not support the establishment of vibrant, regenerated town centres.

5.3. DEVELOPMENT “AT AN APPROPRIATE SCALE TO THE SIZE OF THE SETTLEMENT”

5.3.1 Policy SUS2 states that development in rural areas will be “*at an appropriate scale to the size of the settlement*”. There is little explanation of what this phrase means. Therefore, a series of factors to take into account in making a judgement on whether a scheme is of an ‘appropriate scale’ have been established, resulting in the following options:

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

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

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

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

5.3.2 Both options will ensure that development which comes forward is unlikely to be of a scale to result in significant environmental and social effects. However, option A will ensure that housing and infrastructure meets community needs, and that local character and setting is preserved, impacting positively upon the landscape and historic environment.

5.4. NEWLY DEFINED DEVELOPMENT BOUNDARIES IN NEIGHBOURHOOD PLANS

5.4.1 Criterion ii of policy SUS 2 states that development within DDBs which meet the needs of the local area will normally be permitted.

5.4.2 The settlements with DDBs listed in the adopted Local Plan have populations of greater than 200. However, since the adoption of the Local Plan, new DDBs have been established through neighbourhood plans in settlements with very small populations of less than 200. The Local Plan Review will consider amending Policy SUS 2 to ensure that development in rural areas is sustainable. The following reasonable alternatives were therefore identified:

A. Development inside all DDBs will normally be permitted;

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

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

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- 5.4.3 Limiting the scale of growth within DDBs introduced through neighbourhood plans (option B) will restrict inappropriately large scale development in settlements with small populations, decreasing the number of people who suffer from limited opportunities to access services and facilities and reducing the risk of rural isolation.
- 5.4.4 Environmentally sensitive areas are located across both larger and smaller settlements and so both approaches may result in adverse impacts upon these environmentally receptors.

5.5. SETTLEMENT HIERARCHY AND PORTLAND

5.5.1 Portland falls within the second tier of the settlement hierarchy provided in policy SUS2, identifying it as a ‘market and coastal town’. However, ‘Portland’ is not a town but a collection of eight settlements. The Local Plan currently lists five settlements within Portland. The Local Plan Review will therefore consider the following:

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

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

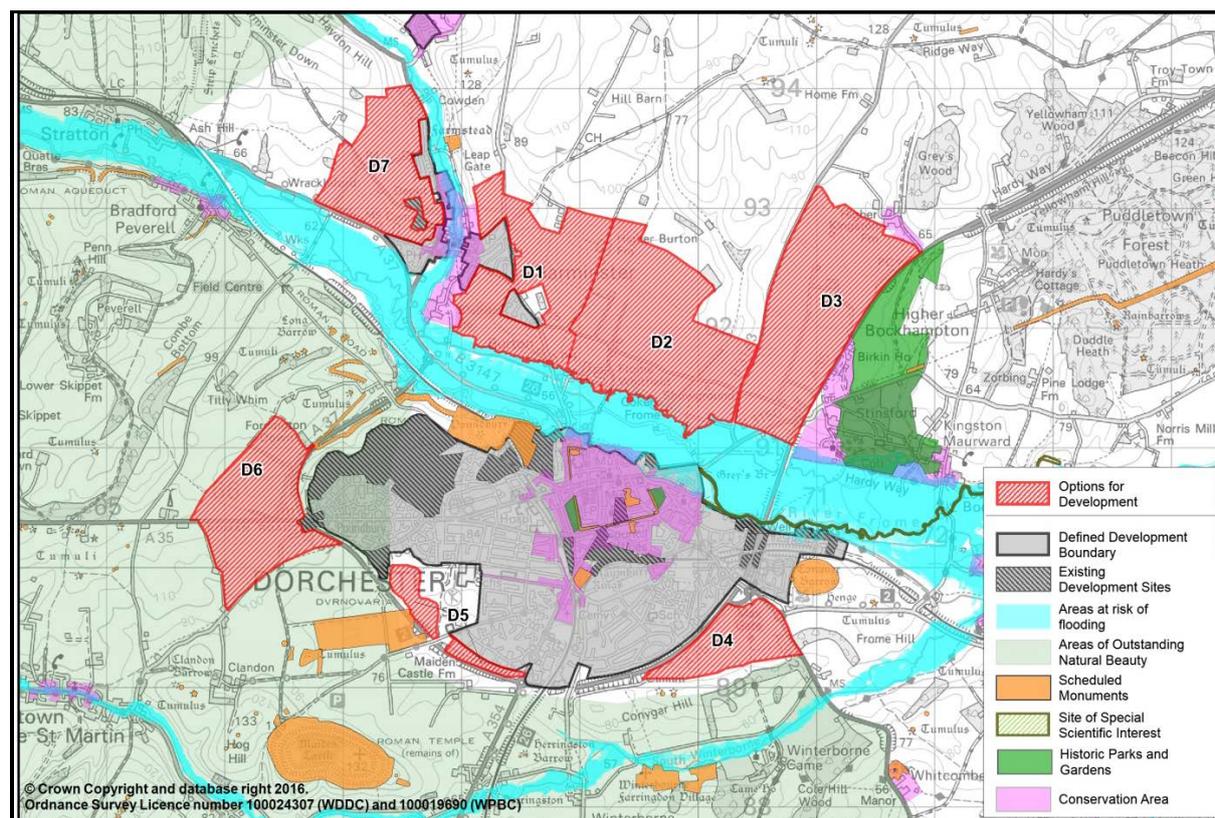
5.5.2 Since neither approach is suggesting a change to the defined development boundaries around the settlements on Portland, the impact of the way in which the settlements on Portland are listed in the Local Plan review is considered to be negligible.

6 Development at Dorchester

6.0.1 The options for development in Dorchester are shown in the following map.

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6.0.2 The sustainability impacts of delivering development in each of these sites around Dorchester are shown in the following table.

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

6.0.3 Development at the sites to the north of Dorchester (Options D1 to D3, and D7) may potentially result in significant impacts upon water quality due to the close proximity of the river and associated flood plain immediately to the south of the site, the coverage of groundwater source protection zones and areas of ‘high potential’ for groundwater

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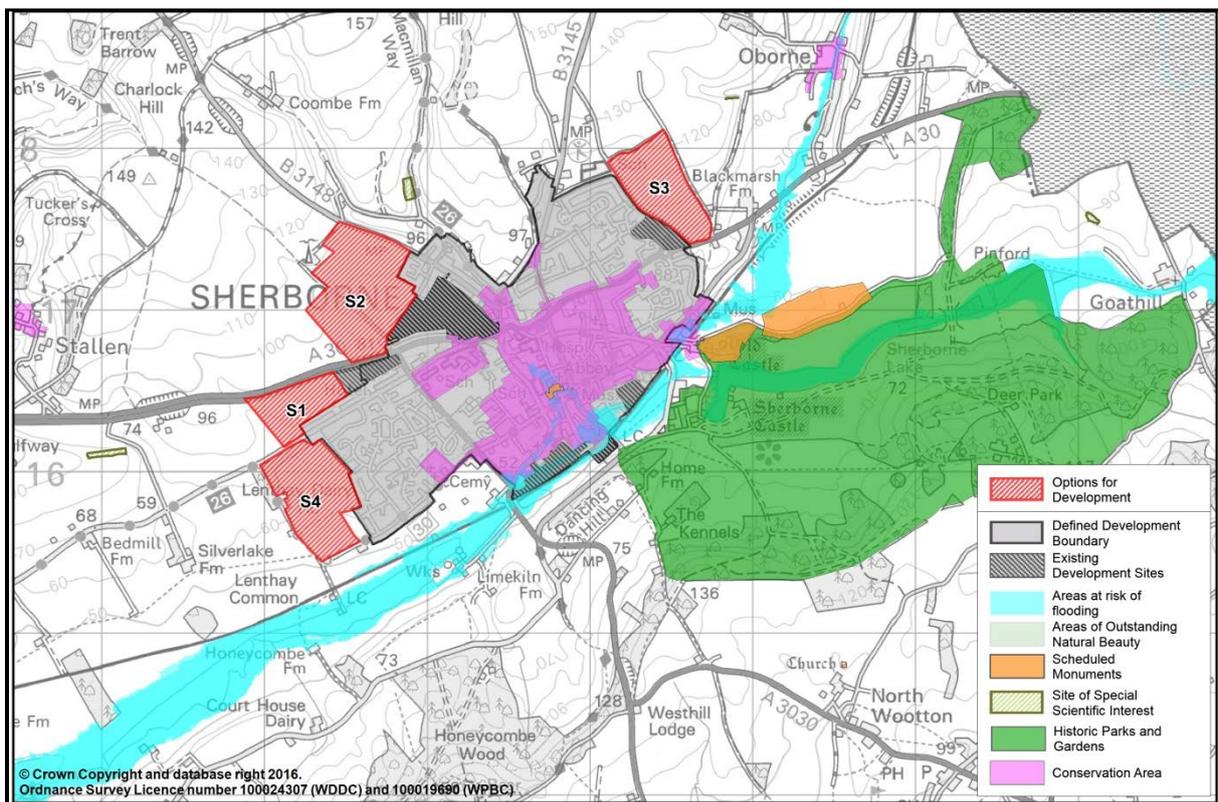
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inundation of the foul water sewer. There are potential flooding issues for development at sites to the north of Dorchester in the long term as the effects of climate change are realised. Development in these areas may also restrict access to the essential services and facilities in Dorchester town centre by sustainable modes of transport, encouraging the use of motor vehicles to access Dorchester town centre, leading to increased emissions contributing to climate change and air quality areas in the Air Quality Management Zone in Dorchester Town Centre. Development in these areas is also unlikely to encourage vibrant town centres or regeneration in these areas.

6.0.4 The areas surrounding Dorchester are sensitive from a landscape perspective, with sites to the south of Dorchester (D4 to D6) within or close to the Dorset AONB, and land to the north of Dorchester rising steeply to the north, making development in these areas highly visible. The exception is development to the west of Charminster (D7), where the landscape impacts are likely to be more localised.

7 Development at Sherborne

7.0.1 The options for development in Sherborne are shown below.



7.0.2 The sustainability impacts of delivering development in each of these sites around Sherborne are shown in the following table.

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

7.0.3 Option S2 and S3 are located in areas of local landscape importance, on land rising to the north, resulting in potential significant landscape impacts.

7.0.4 Furthermore, option S3 has the potential for impact on the historically important landscape, with the Scheduled Monuments, Grade I Listed Buildings, Conservation Area, and Historic Park and Garden to the south of the site.

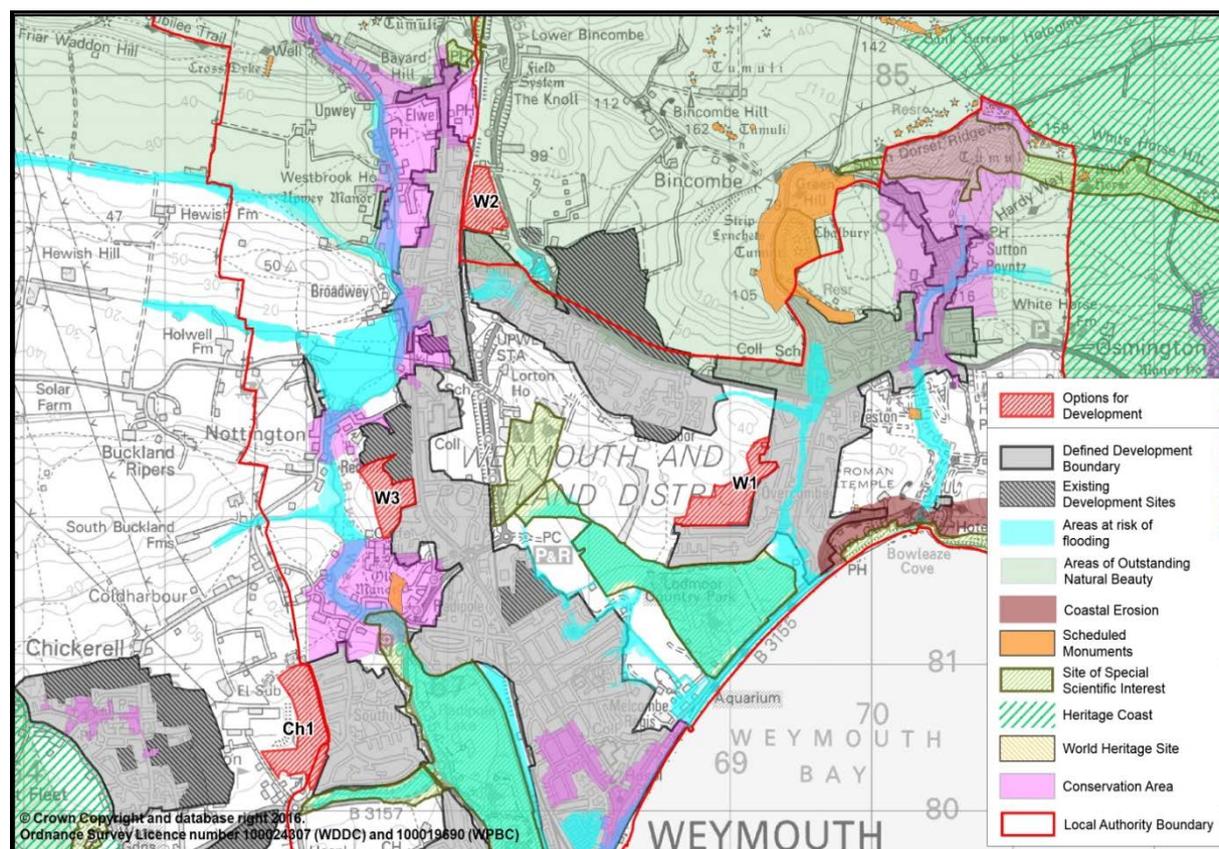
7.0.5 All sites are within a groundwater source protection zone, indicating a high sensitivity to pollution incidents in these areas.

8 Development at Weymouth

8.0.1 The options for development around Weymouth are shown in the following map.

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8.0.2 The sustainability impacts of delivering development in each of these areas around Weymouth is shown in the following table.

Sustainability Objective	W1			W2			W3		
	Short	Med	Long	Short	Med	Long	Short	Med	Long
Biodiversity	--	--	--	0	0	0	0	0	0
Soil	0	0	0	+	+	+	0	0	0
Water	-	-	-	0	0	0	0	0	0
Air	-	-	-	-	-	-	-	-	-
Climate Change	-	-	-	-	-	-	-	-	-
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0
Landscape	--	--	--	--	--	--	--	--	--
Historic Environment	0	0	0	-	-	-	-	-	-
Community	0	0	0	0	0	0	0	0	0
Housing	+	+	+	+	+	+	+	+	+
Economy	00	0	0	0	0	0	0	0	0

8.0.3 Option W1 may affect the adjacent wildlife designations and decrease the corridor between the the sites and open countryside, resulting in significant effects upon biodiversity.

8.0.4 Option W2 may result in the remediation of contaminated land adjacent to the railway.

8.0.5 Option W2 is located within the Dorset AONB and options W1 and W3 may compromise the Important Open Gaps, potentially resulting in significant landscape impacts.

8.0.6 Development at Options W2 and W3 has the potential for adverse impacts upon heritage assets due to their proximity to the Upwey and Radipole Conservation Areas, respectively.

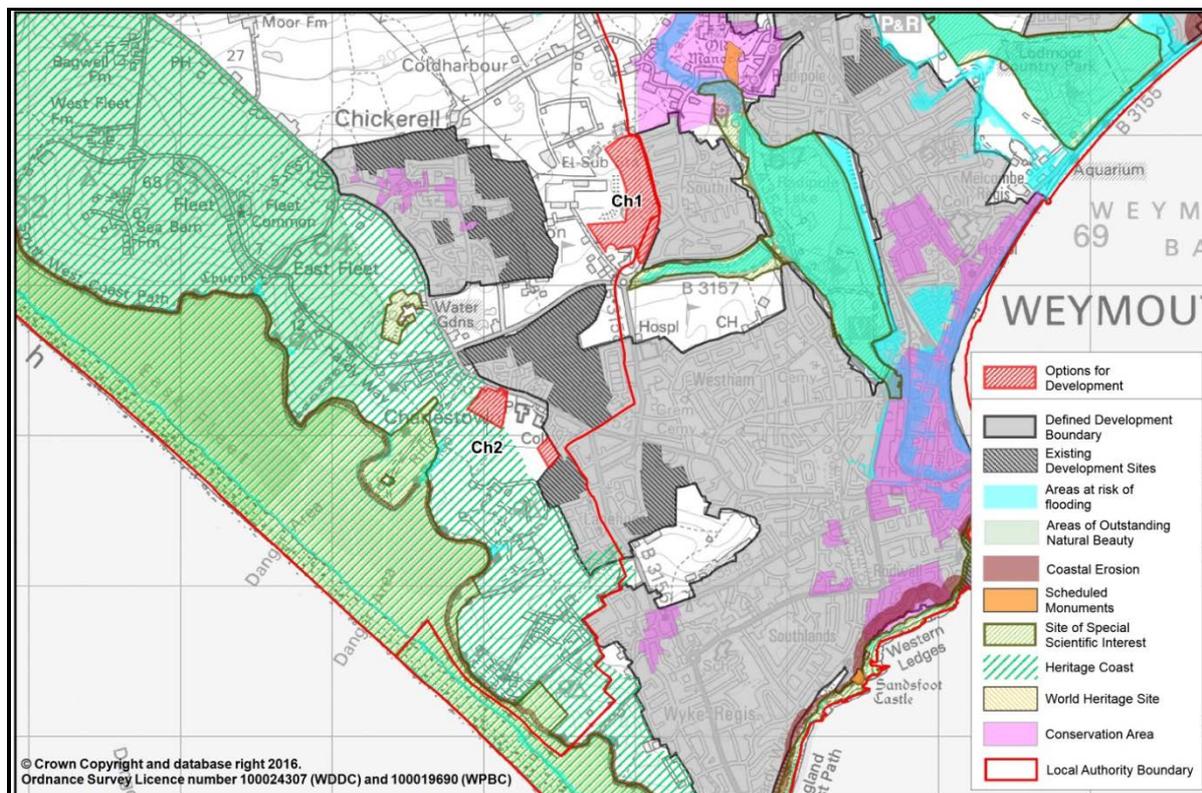
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8.0.7 The options around Weymouth are remote from services and facilities, encouraging motor vehicle usage thus increasing emissions to air and contributing to climate change.

9 Development at Chickerell

9.0.1 The options for development around Chickerell are shown in the following map.



9.0.2 The sustainability impacts of delivering development in each of these areas around Chickerell is shown in the following table.

Sustainability Objective	Ch1			Ch2		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	--	--	--	--	--	--
Soil	0	0	0	0	0	0
Water	-	-	-	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	0
Landscape	0	0	0	-	-	-
Historic Environment	-	-	-	0	0	0
Community	++	++	++	++	++	++
Housing	+	+	+	+	+	+
Economy	+	+	+	+	+	+

9.0.3 Option Ch1 may increase recreational pressure upon the Radipole Lake SSSI and Option Ch2 may affect the Chesil and the Fleet European Site to the south.

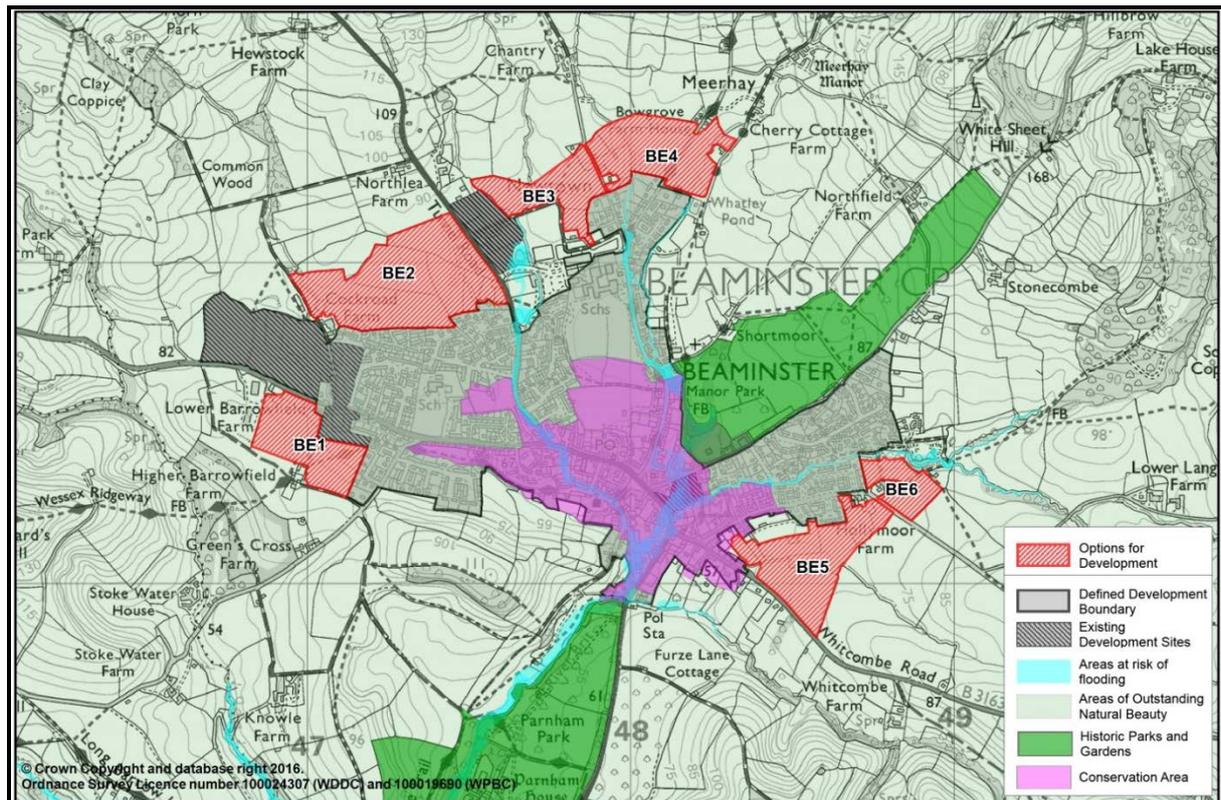
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- 9.0.4 Option Ch1 may affect the heritage assets at the adjacent Radipole Conservation Area.
- 9.0.5 Option Ch2 may adversely affect the World Heritage Site and Dorset AONB to the west.
- 9.0.6 Both options would provide residents with access to services and facilities and encourage town centre regeneration and vibrant town centres within Chickerell and Weymouth.

10 Development at Beaminster

10.0.1 The options for development around Beaminster are shown in the following map.



10.0.2 The sustainability impacts of delivering development in each of these areas around Beaminster is shown in the following table.

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	BE1			BE2			BE3			BE4			BE5			BE6		
	Short	Medium	Long															
Biodiversity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	-	-	-	-	-	-	-	-	-	0	0	0	-	-	-
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	0	0	0	-	0	0	-	0	0	-	0	0	0	0	0	-
Landscape	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Historic Environment	--	--	--	0	0	0	0	0	0	-	-	-	--	--	--	0	0	0
Community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

10.0.3 Development at those sites closer to surface water features (Options BE2 to BE4, and BE6) may potentially adversely impact upon water quality and expose people and property to risk of flooding.

10.0.4 Since Beaminster and surrounding areas are designated as Dorset AONB, development in these areas may compromise the special qualities of this landscape designation and therefore result in significant landscape impacts.

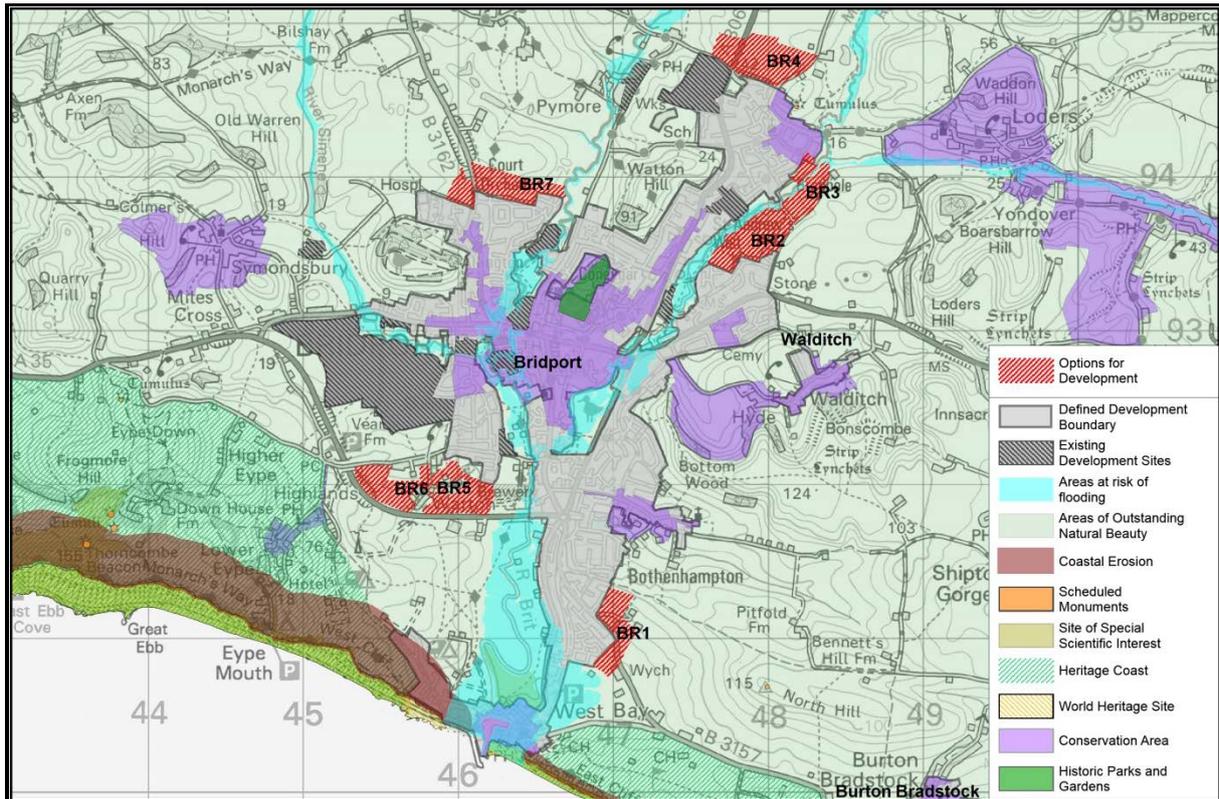
10.0.5 Development of Option BE5 may result in significant impacts upon the Beaminster Conservation Area adjacent and to the north of the site. Development of Option BE4 may have a degree of impact upon the Historic Park and Garden at Beaminster Manor.

11 Development at Bridport

11.0.1 The options for development around Bridport are shown in the following map.

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11.0.2 The sustainability impacts of delivering development in each of these areas around Bridport is shown in the following table.

	BR1			BR2			BR3			BR4			BR5			BR6			BR7		
	Short	Medium	Long																		
Biodiversity	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-
Soil	-	-	-	0	0	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-
Water	0	0	0	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	-	-	-
Air	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	0	0	-	0	0	-	-	-	-	0	0	0	0	0	0	0	0	0	-	-	-
Landscape	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Historic Environment	0	0	0	-	-	-	-	-	-	-	-	-	0	0	0	-	-	-	0	0	0
Community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Housing	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

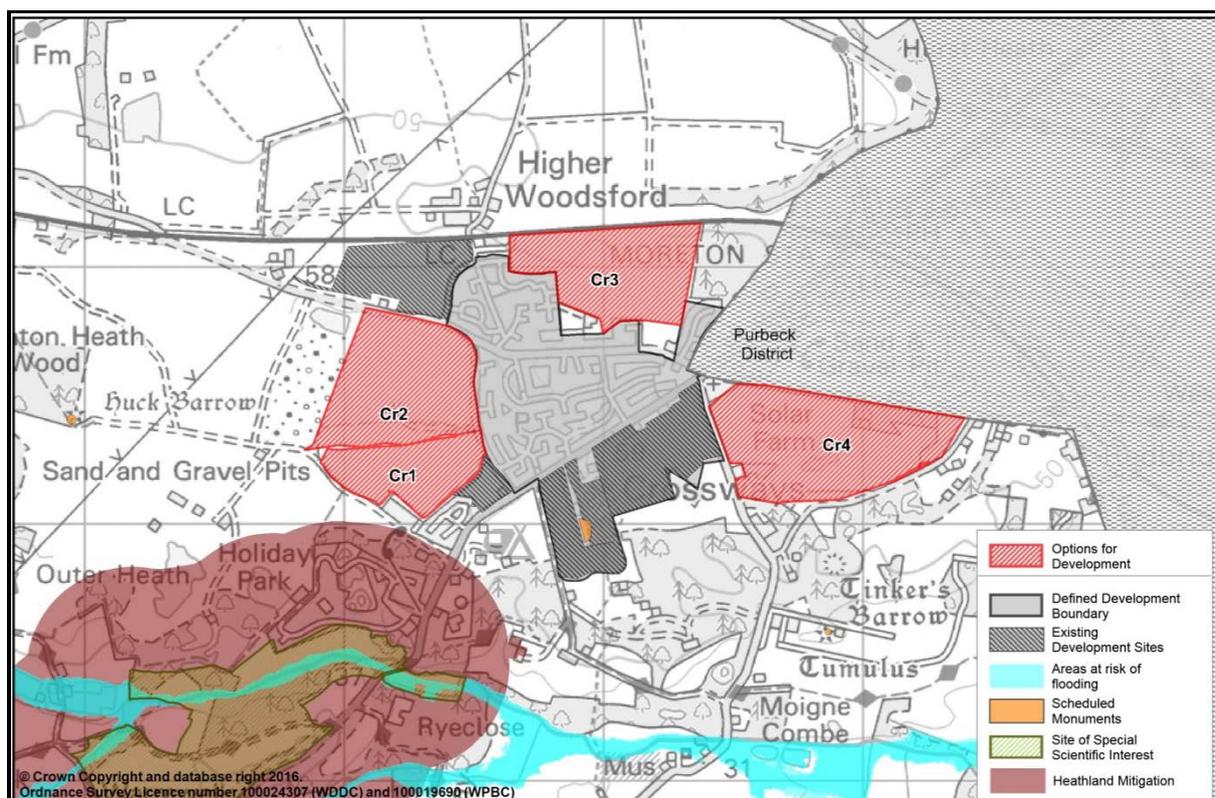
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- 11.0.3 Development at Options BR1 and BR7 has the potential to result in significant adverse effects on biodiversity as a result of potential impacts upon the Wanderwall Quarry and Pymore Mill Sites of Nature Conservation Interest, respectively.
- 11.0.4 Development of Options BR4 to BR7, on the eastern side of Bridport, would result in the loss of the highest grade agricultural soils.
- 11.0.5 The additional traffic resulting from development in Bridport may contribute to the air quality issues in East Street, Bridport.
- 11.0.6 A flood zone occupies part of Options BR3 and BR7, potentially exposing future residents and property to flooding at these sites.
- 11.0.7 Bridport is situated within the Dorset AONB and therefore the development of all options surrounding Bridport may compromise the special qualities of this designation.
- 11.0.8 Development of Options BR2 to BR4 and BR6 may result in impacts upon the setting of Conservation Areas.

12 Development at Crossways

- 12.0.1 The options for development around Crossways are shown in the following map.



- 12.0.2 The sustainability impacts of delivering development in each of these areas around Crossways is shown in the following table.

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Sustainability Objective	CR1			CR2			CR3			CR4		
	Short	Medium	Long									
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-
Soil	0	0	0	0	0	0	0	0	0	0	0	0
Water	0	0	0	-	-	-	-	-	-	-	-	-
Air	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0	-	0	0
Flooding & Coastal Change	0	0	0	0	0	0	0	0	0	0	0	0
Landscape	0	0	0	0	0	0	0	0	0	0	0	0
Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0
Community	++	++	++	++	++	++	++	++	++	++	++	++
Housing	+	+	+	++	++	++	+	+	+	++	++	++
Economy	+	+	+	+	+	+	+	+	+	+	+	+

12.0.3 Development in the areas surrounding Crossways would be within the 5km buffer zone around the Dorset Heathlands site. However, it is likely that new development would introduce Suitable Alternative Natural Greenspace which mitigates the impact of the additional recreational activity due to the development upon the international wildlife designation.

12.0.4 There are surface water features in Options CR2 to CR4 and development in these areas may result in impacts upon water quality.

12.0.5 Development within area C would lead to the loss of the solar park renewable energy installation, which has permission for 25 years.

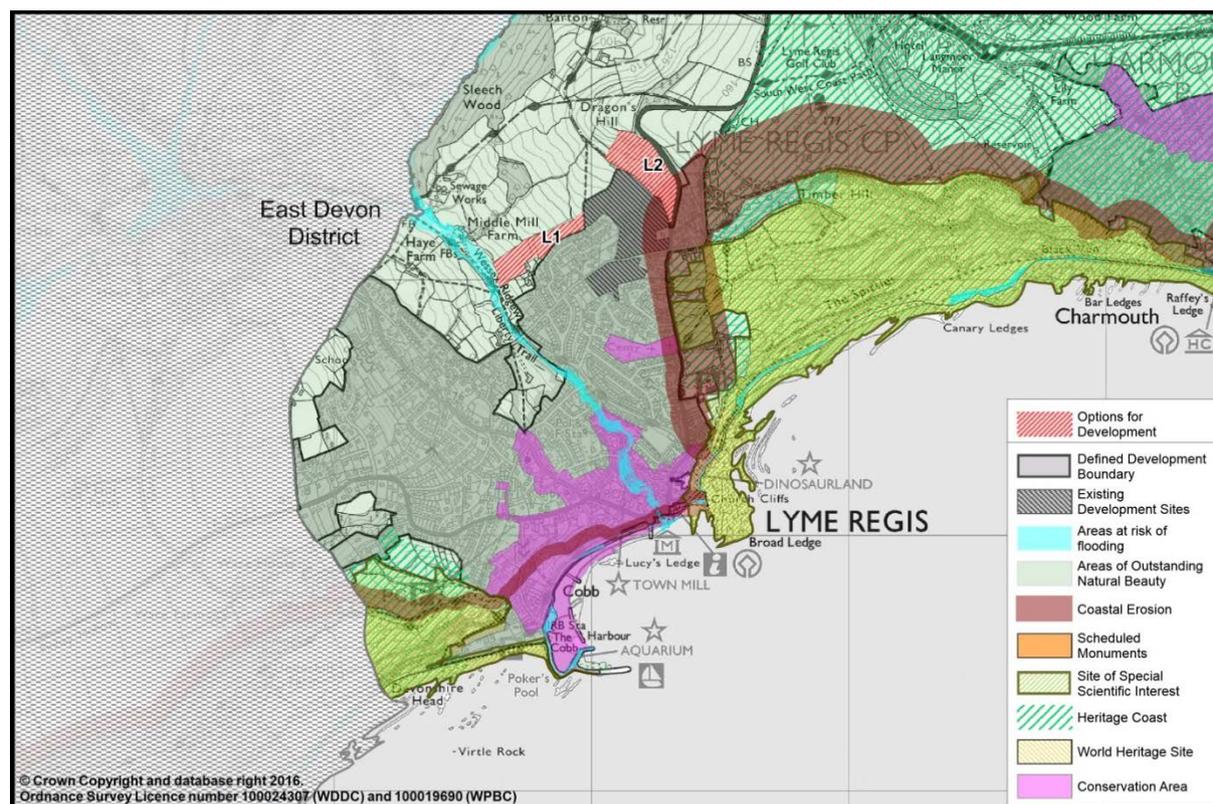
12.0.6 Options CR2 and CR4 have the potential to contribute more housing than Options CR1 and CR3.

13 Development at Lyme Regis

13.0.1 The options for development around Lyme Regis are shown in the following map.

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13.0.2 The sustainability impacts of delivering development in each of these areas around Lyme Regis is shown in the following table.

Sustainability Objective	L1			L2		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	--	--	--
Soil	0	0	0	--	--	--
Water	-	-	-	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	-	--	--	--
Landscape	--	--	--	--	--	--
Historic Environment	0	0	0	0	0	0
Community	++	++	++	+	+	+
Housing	+	+	+	+	+	+
Economy	+	+	+	+	+	+

13.0.3 Development at Option L2 has the potential to result in significant impacts upon biodiversity and geodiversity due to the close proximity of the designations of international importance to the south of the site. This area is subject to coastal change also.

13.0.4 Development at Option L1 is close to a river, and development may result in an adverse impact upon water quality and in the long term, also flooding.

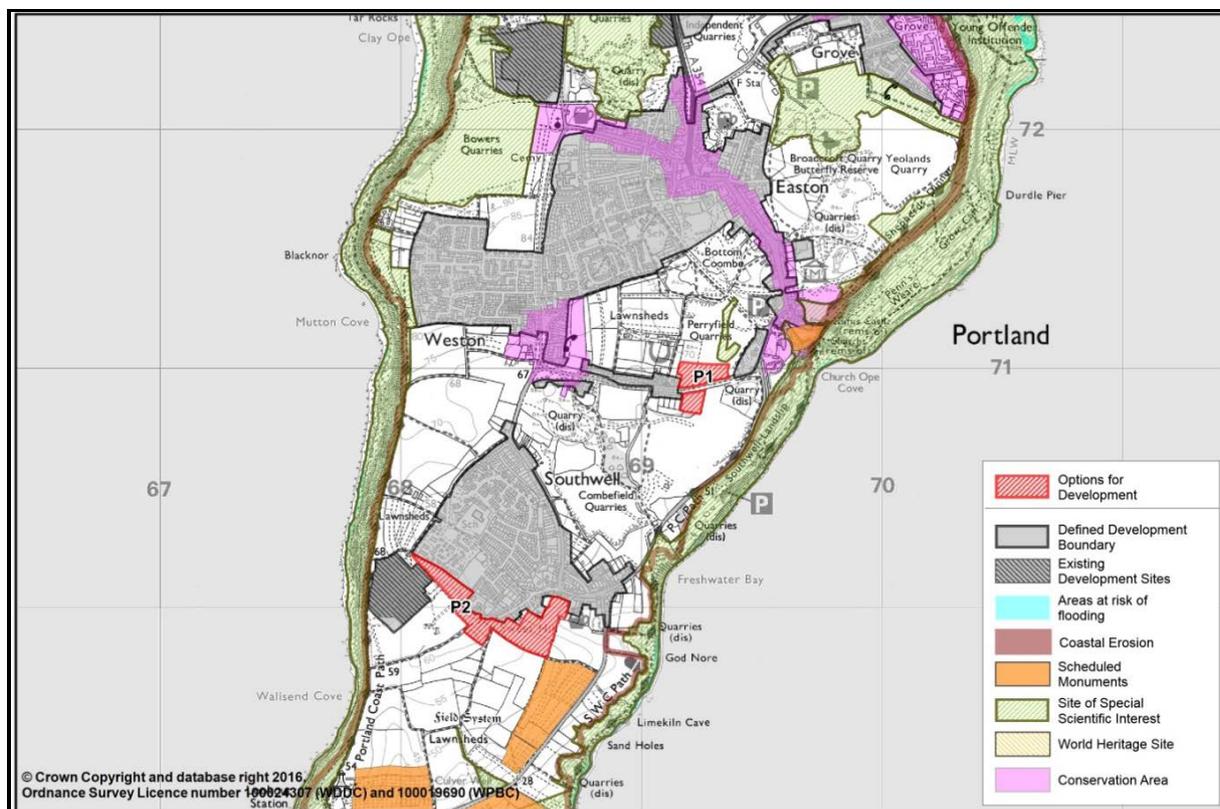
13.0.5 Lyme Regis is within the Dorset AONB and development around Lyme Regis may result in significant landscape impacts.

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14 Development on Portland

14.0.1 The options for development around Portland are shown in the following map.



14.0.2 The sustainability impacts of delivering development in each of these areas around Portland is shown in the following table.

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

14.0.3 Development at all three of the options at Portland has the potential to result in significant impacts upon biodiversity and geodiversity in light of the close proximity of the Isle of Portland SSSI.

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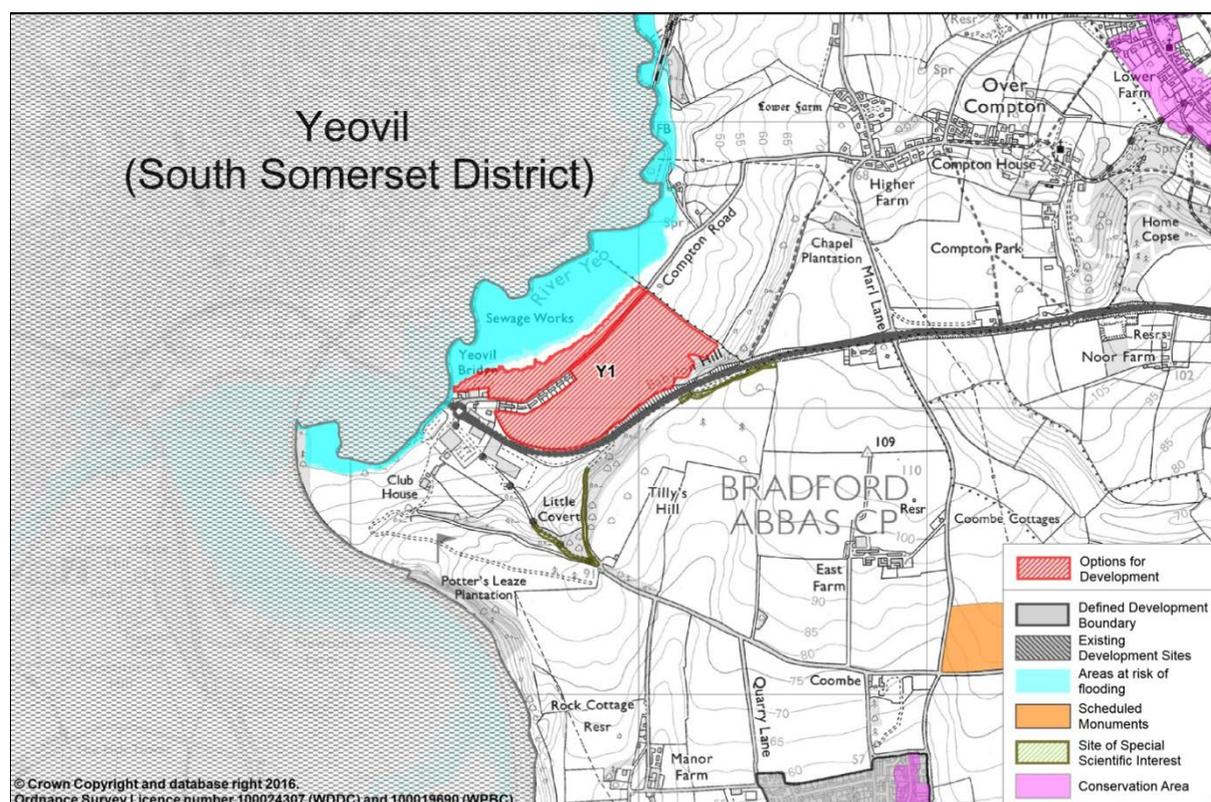
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14.0.4 Option P1 is located within a designated Important Local Gap and development in these areas may potentially result in significant landscape impacts. The landscape impacts from development upon Option P2 is considered to be less significant.

14.0.5 Development at Options P1 and P2 may result in adverse impacts upon the Historic Environment in light of Conservation Areas and Scheduled Monuments being positioned adjacent to these sites.

15 Development on the edge of Yeovil (in Bradford Abbas parish)

15.0.1 The options for development around Yeovil are shown in the following map.



15.0.2 The sustainability impacts of delivering development at option Y1 is shown below.

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

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- 15.0.3 Development at Option Y1 may result in potential impacts upon soil quality due to the loss of 'excellent' grade agricultural land. There is also potential for development at Y1 resulting in impacts upon the Babylon Hill SSSI, designated for its geological importance. Development may also result in the remediation of the contaminated land associated with the heap of unknown material which forms a bank adjacent and to the south of the site, which has been identified as having medium risk of contaminated land by the Council.
- 15.0.4 Option Y1 is adjacent to the river system, and development may result in impacts upon water quality. Furthermore, the site is within a zone 2 groundwater source protection zone in light of the sensitivity of the groundwater in the area. Due to the location of the areas adjacent to the river system and flood zone, there may be potential flooding issues in the long term as rainfall and the frequency of extreme weather events continue to increase as a result of climate change.

16 Affordable Housing

- 16.0.1 Despite the Local Plan being adopted relatively recently, there have been some significant changes in national policy which has major implications for the way that affordable housing should be delivered through the Local Plan. These policies must be updated to reflect the changes to national policy and legislation and ensure legal compliance.

16.1. THE OPTIONAL THRESHOLD OF 5 UNITS IN 'RURAL AREAS'

- 16.1.1 National policy dictates that there is no requirement for developers to provide affordable housing contributions for residential development of 10 units or less units and where floor space is less than 1,000 square metres. National policy also allows councils to apply a lower 5 unit threshold in designated 'rural areas', which includes the entire plan area except Weymouth, Dorchester and Sherborne.

- 16.1.2 Two reasonable alternatives were identified:

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

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

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- 16.1.3 Option A will result in more schemes paying financial contributions for affordable housing, resulting in the provision of more affordable housing once sufficient money is collected. The additional affordable housing would enable people of a working age to live within the plan area, avoiding skills depletion and providing a skilled workforce for local businesses.
- 16.1.4 The affordable housing is likely to be on exception sites which are often less sustainable, more rural locations. This may result in adverse environmental effects, reduced accessibility to services and facilities by sustainable transport and rural isolation issues.
- 16.1.5 Maintaining the 10 unit threshold is unlikely to result in any significant changes in the environmental, social and economic baseline should the Local Plan Review not be adopted.

16.2. MEETING THE NEED FOR OTHER FORMS OF AFFORDABLE HOUSING ALONGSIDE ‘STARTER HOMES’

- 16.2.1 The Government have suggested that 20% of homes in residential development of 10 units or more should be ‘starter homes’, which are new homes for first time buyers under the age of 40 available at more than 20% below market value with a price cap of £250,000.
- 16.2.2 If the Government introduces these starter home requirements, the affordable housing targets in HOUS 1 of the Local Plan would become 20% starter homes and 5% other forms of affordable housing in Portland and 20% starter homes and 15% other forms of affordable housing in Weymouth and West Dorset. This raises the issue of what the ‘other forms of affordable housing’ should be. The following reasonable options were identified:
 - A. Focus the ‘other types of affordable housing’ on affordable housing to rent;**
 - B. Focus the ‘other types of affordable housing’ on affordable housing to buy/part-buy;**
 - C. Focus the ‘other types of affordable housing’ on meeting the needs of particular groups (such as the elderly, key workers, people with specialised needs)**

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

- 16.2.3 Evidence suggests that affordable housing for rent would satisfy the requirements of those on the housing register and so option A is likely to have a positive effect upon housing.

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- 16.2.4 Option B may not result in new affordable housing to rent, failing to satisfy the housing needs of those on the housing register and causing skills depletion as those of a working age struggle to purchase housing, thus not providing a workforce to meet business needs.
- 16.2.5 Option C is likely to deliver housing for members of the community with specialist housing needs and provide housing for key workers, providing a workforce for local businesses.

16.3. MARKET HOUSING ON AFFORDABLE HOUSING EXCEPTION SITES

16.3.1 Grant funding for affordable housing has recently decreased. The Local Plan Review will consider whether market housing should cross-subsidise affordable housing on exception sites, providing that a 100% affordable housing scheme would not be viable or made viable through grant funding or financial contributions, and that the amount of market housing is the minimum necessary to make the scheme viable. There are two reasonable options:

A. allow market homes to cross-subsidise the provision of affordable housing on exception sites; or

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

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

- 16.3.2 Option A is likely to provide a small amount of affordable housing in the absence of grant funding as the financial benefits of cross subsidising are not particularly attractive to developers. This approach will also provide a skilled workforce for local businesses.
- 16.3.3 Those affordable housing schemes cross-subsidised by market housing are likely to be larger than otherwise and upon 'rural exception sites', resulting in development which is isolated from services and facilities, potentially causing rural isolation issues. Furthermore, larger developments in rural locations may result in adverse environmental impacts.
- 16.3.4 It is unlikely that affordable housing development in rural areas would occur without market housing cross-subsidising affordable housing. Therefore, option B may result in affordable housing needs not being met, preventing those of a working age from living in the area, causing skills depletion and denying local businesses of a skilled workforce.

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17 Self Build Housing

17.0.1 The Government has passed legislation to deliver more self and custom build housing.

17.1. SELF BUILD HOUSING

17.1.1 The Council have identified four reasonable alternatives to promoting the provision of serviced plots of land for self build and custom building which reflect the Government's possible approaches outlined in the Right to Build: Supporting Custom and self build consultation document and the findings of a vanguard scheme. These are:

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

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

17.1.2 There are currently over 100 permissions for single dwellings within the plan area, indicating that the current approach (option A) is supporting the self build housing need.

17.1.3 Option B is likely to result in a small number of larger sites coming forward for self and custom build housing. The Council would only put forward its land or purchase land which would be appropriate for development, and therefore there are unlikely to be significant adverse environmental impacts associated with this approach.

17.1.4 Option C is likely to bring forward self and custom build housing over a wide geographical area. Furthermore, development would come forward in areas which have been identified as suitable for development, which are likely to be more sustainable locations resulting in positive impacts upon some environmental receptors, the community and housing.

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17.1.5 Option D is may result in more self and custom build housing but in remote and less sustainable locations, resulting in adverse environmental and social impacts.

17.2. LOW IMPACT DWELLINGS

17.2.1 Most low impact dwellings are developed by those building their own home. Currently, low impact dwellings are considered under the same policy framework as conventional dwellings. There may be scope to increase the supply of self-build plots by adopting a more permissive approach to low impact dwellings. The following options were considered:

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

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

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

17.2.2 Option A may bring forward more low impact and self build dwellings. However, the more permissive approach may result in housing in remote, less sustainable areas resulting in environmental impacts. The provision of low impact dwellings is likely to decrease energy consumption, reduce greenhouse gas emissions, and increase renewable energy uptake.

17.2.3 Option B is unlikely to bring forward a significant amount of low impact dwellings. As a result, the impacts of this approach is considered negligible.

18 Level of Growth – Employment Land

18.0.1 Policy SUS 1 of the adopted Local Plan suggests that 60.3ha of employment land will be delivered in West Dorset, Weymouth & Portland between 2011 and 2031.

18.0.2 Since the Local Plan adoption, the Workspace Strategy has been revised and plans for an increase in Gross Value Added (GVA) of 2.4% per annum for Dorset, equating to a requirement for employment land of between 62 and 65 hectares from 2013 to 2036. The Local Plan review therefore considers the following options:

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

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

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

18.0.3 The local plan allocates 85.5ha of employment land, and therefore the need for employment land for both of these options is significantly below the amount allocated. Therefore, either option is unlikely to have a significant impact upon the amount of employment land which comes forward through the Local Plan review and there are unlikely to be any demonstrable impacts.

19 Protection of Employment Sites

19.0.1 Policy ECON 2 identifies “key employment sites” which are protected for B class uses and other employment uses. It is important that only those sites performing a very important role in the local economy are identified as “key” to prevent constraining the ability of a site to respond to demand and future viability. The following alternatives were considered:

A. Give more employment sites the status of key employment site;

B. Apply the list of key employment sites set out in policy ECON 2; and

C. Remove some sites from the list of key employment sites.

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

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- 19.0.2 Option A is likely to bring forward more industrial development resulting in increased emissions to air, water and soil, with subsequent environmental impacts.
- 19.0.3 Option A is likely to result in some sites remaining vacant in the absence of interest from a business perspective, judging by current levels of interest in these sites. This approach would result in a decrease in the land available for housing, including affordable housing.
- 19.0.4 Options B and C are likely to result in the loss of important employment sites to housing and other non employment uses. Whilst this may deliver a degree of housing, it would result in the loss of important sites for the local economy and for providing work locally.

20 Retail and Town Centres

- 20.0.1 Policy ECON 4 of the adopted Local Plan requires a sequential approach to retail and town centre development, directing proposals towards larger centres, then edge of centre locations, and finally out of the town centre if no suitable sites are available.
- 20.0.2 However, the terms within this hierarchy are not defined, and therefore the Local Plan Review proposes a list of which settlements fall under which definition.
- 20.0.3 The following alternatives were considered by the sustainability appraisal:
- A. Move settlements up the hierarchy so they're listed as larger centres than currently indicated**
 - B. Apply the list of settlements suggested in the Issues and Options document**
 - C. Move settlements down the hierarchy so they're listed as smaller centres than currently indicated**

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

- 20.0.4 Option A may result in inappropriately large retail and town centre development in smaller settlements. Whilst this may result in greater access to services and facilities in rural areas, this approach may prevent the establishment of vibrant town centres and town centre regeneration in the larger settlements, compromising business growth and the establishment of a strong, stable and prosperous economy.

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- 20.0.5 Option B will play a role in ensuring that an appropriate scale of retail and town centre development comes forward for the settlement in question, providing services and facilities for the local community and supporting local businesses.
- 20.0.6 Option C may result in larger settlements not receiving sufficient retail and town centre development, restricting access to services and facilities for local communities, discouraging vibrant town centres or town centre regeneration. Smaller settlements may not benefit from the retail and town centre development needed to meet local needs, restricting access to essential shopping facilities and discouraging local businesses growth.

21 Green Infrastructure

- 21.0.1 Introducing a Green Infrastructure Network for the plan area will assist in meeting national policy requirements and plan positively for green infrastructure.
- 21.0.2 The Council have developed the categories which fall within green infrastructure network. The Council believe that the key elements of this green infrastructure network meets national planning policy requirements, and it is not considered a reasonable alternative to do otherwise. However, the Issues and Options consultation asks whether there are any elements missing. This sustainability appraisal may assist in this judgement.

Sustainability objective	Short	Medium	Long
Biodiversity	++	++	++
Soil	+	+	+
Water	++	++	++
Air	0	0	0
Climate Change	+	+	+
Flooding & Coastal Change	++	++	++
Landscape	++	++	++
Historic Environment	++	++	++
Community	++	++	++
Housing	0	0	0
Economy	+	+	+

- 21.0.3 The categories of areas protected under the green infrastructure network would provide a high level of environmental protection, preserving areas of importance for biodiversity and geodiversity, and retaining wildlife corridors.
- 21.0.4 Applying these categories would result in positive social benefits by providing additional opportunities for community and recreational facilities, helping to encourage social inclusion and prevent rural isolation.
- 21.0.5 Whilst this approach is likely to restrict the land available for development, it is still likely that sufficient will be available to meet present and future housing needs. The categories may drive economic growth through the creation of high quality environments.

22 Design

- 22.0.1 The adopted Local Plan does not require new development to achieve the 'enhanced

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optional standards' relating to access and water efficiency. The Local Plan Review provides an opportunity to examine whether enhanced optional standards should be applied.

- 22.0.2 The Local Plan Review also provides the opportunity to explore whether the Nationally Described Space Standards, which aim to ensure that homes provide adequate space to undertake typical day to day activities, and avoid the health and social costs that arise where space is inadequate, should be applied.

22.1. ACCESS

- 22.1.1 The access element of the enhanced option standards comprises two topics: Accessibility and Adaptable Housing and Wheelchair Accessible Housing.

ACCESSIBILITY AND ADAPTABLE HOUSING

- 22.1.2 Accessibility and Adaptable Housing standards require new dwellings to make reasonable provision for most people to access the dwelling, incorporating features that make it potentially suitable for those with reduced mobility, older people, and some wheelchair users. There are three possible options regarding Accessibility and Adaptable Housing:

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

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

- 22.1.3 Option A will provide housing which meets the needs of those who are less mobile, particularly in the long term as the ageing population increases mobility issues, resulting in a greater need for accessible housing. However, by providing this housing in 'all locations', there is the potential for less mobile residents to be living in areas where they are unable to access essential services and facilities, potentially leading to rural isolation.
- 22.1.4 Option B may provide housing which meets the needs of residents, particularly in the long term with the ageing population and a likely increase in mobility issues. The accessible

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housing which is provided through this approach will be in areas which enable access to essential services and facilities, reducing rural isolation.

- 22.1.5 Option C would result in housing which potentially doesn't meet the need for properties to be suitable for less mobile residents. This approach will result in less mobile residents being located across the plan area. In the long term, as the number of less mobile residents increases with the ageing population, this may result in more people not being able to access essential services and facilities.

WHEELCHAIR ACCESSIBLE HOUSING

- 22.1.6 Wheelchair Accessible Housing must make reasonable provision for a wheelchair user to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of other occupants.

- 22.1.7 The following three reasonable alternatives were identified with respect to Wheelchair Accessible Housing:

A. To apply the Wheelchair Accessible Housing standard (applying to all housing where the local authority nominates someone to live in the house);

B. To provide a proportion of Wheelchair Accessible Housing (applying to all housing where the local authority nominates someone to live in the house) with new development; and

C. Do not apply the Wheelchair Accessible Housing standard.

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

- 22.1.8 Option A would ensure that the housing needs of wheelchair users are met, and would provide a safe and accessible environment for all wheelchair users.

- 22.1.9 Option B delivers housing suitable for wheelchair users and provide a safe and accessible environment for wheelchair users.

- 22.1.10 Option C would result in wheelchair users not having access to housing which meets their needs or a safe and accessible environment.

22.2. WATER EFFICIENCY

22.2.1 Data provided by the Environment Agency shows that the water companies serving the region (Wessex Water and South West Water) are under Medium Stress, both under the current and future scenarios. This evidence strongly suggests that there is not a need for the enhanced optional standard relating to water efficiency, and indicates that the current approach of applying national standards for water efficiency in West Dorset and Weymouth & Portland is adequate. Therefore, there is not considered to be a reasonable alternative to the approach to water efficiency in the local plan.

22.3. NATIONALLY DESCRIBED SPACE STANDARDS

22.3.1 The Nationally Described Space Standards provide the minimum gross internal floor areas and storage depending on the number of bedrooms, bed spaces, and storeys to ensure that rooms are able to accommodate a basic set of furniture, fittings, activity and circulation space appropriate for each room. The reasonable options are:

A. To apply the Nationally Described Space Standards; and

B. Not to apply the Nationally Described Space Standards

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

22.3.2 Applying the standard will result in housing being produced of a standard which helps to meet the housing needs of present and future generations. However, not applying the standard is likely to result in housing which isn't suitable for residents, since housing may be produced which doesn't provide the appropriate amount of space.

22.4. MODULAR HOUSING

22.4.1 The Local Plan Review will consider modular housing, which consists of housing which has been manufactured off-site before being transported and assembled on site, as a way of meeting housing need. Two reasonable alternatives have therefore been identified:

A. To encourage modular housing; or

B. Not to encourage modular housing

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

22.4.2 Option A may result in a degree of additional housing, helping to meet community needs, but is unlikely to be of a scale or nature to cause significant social or environmental effects.

22.4.3 Option B is unlikely to bring forward additional housing and therefore there are unlikely to be appreciable social or environmental impacts resulting from this approach.

23 Coastal Change

23.0.1 A large proportion of the coastline within the plan area is considered susceptible to coastal change, with the coastline evolving in response to natural processes.

23.1. COASTAL CHANGE MANAGEMENT AREAS (CCMAS)

23.1.1 The Coastal Risk Planning Guidance (CRPG) for West Dorset, Weymouth & Portland (2014) identifies coastal risk in 33 zones, recommending that 29 of the zones should become CCMAs with the exceptions being the existing defended areas in Weymouth Town Centre, West Bay and Lyme Regis Harbours. Two reasonable alternatives were identified:

- A. To designate 29 CCMAs within the plan area in accordance with the CRPG; or**
- B. To designate fewer CCMAs.**

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

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- 23.1.2 Option A would be a step towards ensuring coastal change and the loss of housing, infrastructure and services and facilities is managed appropriately in all unprotected areas of the coast. This approach would provide a safer environment for coastal communities where quality of life is not undermined and future development does not put residents at risk. A large amount of coastal land in West Dorset, Weymouth & Portland is of high ecological and geological importance and establishing CCMA is likely to ensure that the effects of coastal change on these areas is managed. The East Devon and Dorset World Heritage Site is also likely to benefit from managed coastal change.
- 23.1.3 Option B will result in a lack of coastal change management, causing uncertainty with the safety of coastal communities and potentially the loss of housing, infrastructure, and services and facilities, particularly in the medium to long term as the effects of climate change are realised. Allowing development in areas at risk from coastal erosion will perpetuate the problem resulting in more properties being at risk and result in adverse effects upon biodiversity, geodiversity and the East Devon and Dorset World Heritage Site.

23.2. APPROPRIATE DEVELOPMENT WITHIN COASTAL CHANGE MANAGEMENT AREAS

- 23.2.1 The CRPG recommends that only time-limited planning permissions should be allowed in those areas at greatest risk of erosion. Within the medium (20-50 years) and long-term (up to 100-year) risk areas, a wider range of time-limited development is considered appropriate. Permanent new residential development is not considered appropriate within the CCMA and therefore two reasonable alternatives have been identified:

A. To restrict development in CCMA according to the recommendations in the CRPG

B. To prevent all development in CCMA

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

- 23.2.2 Option A would restrict development in coastal areas but enable some services, facilities, businesses and infrastructure which require a coastal location in appropriate areas. Whilst new residential development will not be permitted in CCMA, the housing needs of coastal communities may be met through residential development outside the CCMA.
- 23.2.3 Option B may result in coastal communities suffering from development not being permitted in coastal areas, as access to essential and facilities which require a coastal

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setting will be restricted leading to coastal communities becoming socially isolated. The local economy may be adversely affected by the development restrictions also, as businesses which require a coastal setting would be prevented from locating themselves in coastal areas, and the infrastructure required by coastal businesses would not be provided.

23.2.4 There are many existing commercial and social assets across the coastline which will be affected by coastal change and in many cases, it may not be economically viable or environmentally sustainable to protect all development at risk. A potential solution is to facilitate the relocation of affected property further inland through roll back policies which seek to provide flexibility within the planning system to enable development that would not normally be permitted in undeveloped coastal locations, in a sustainable manner. Two reasonable alternatives have been identified:

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

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

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

23.2.5 Option A provides a proactive approach to coastal change management, protecting coastal communities from coastal change. This approach would provide a safer environment for the community, ensuring that assets are relocated rather than lost to coastal change, providing coastal communities with access to services and facilities, housing and employment opportunities, and supporting businesses which require a coastal location. The effects upon the community, housing and the economy are likely to be greater in the long term, as more development becomes at risk of coastal erosion due to climate change.

23.2.6 Option B would result in coastal change not being adequately managed, compromising the safety of coastal communities and restricting access to essential services and facilities. Access to housing may be reduced and businesses and infrastructure may be lost as areas become unsafe due to coastal erosion. This is particularly true in the long term, as more areas become susceptible to coastal erosion due to climate change.

23.2.7 In some undefended areas, the rate of coastal erosion may result in the loss of residential properties, roads and commercial premises. A possible approach is to allocate land during

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the Local Plan Review for the relocation of these assets which are affected by coastal change. The alternative approach is not to allocate areas for the relocation of these assets.

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

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

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

23.2.8 Option A is likely to provide stronger guidance and greater security to the rollback of development resulting in relocation in the short term. Whilst businesses and infrastructure that must be located by the sea would be relocated to coastal areas, this is unlikely to result in appreciable environmental impacts. However, it would ensure that community facilities, housing and coastal businesses are relocated providing coastal communities with services and facilities, housing, and coastal business with land and infrastructure. This is particularly important in the long term as community facilities, housing and coastal businesses come under threat from coastal erosion as the effects of climate change are realised.

23.2.9 Option B is unlikely to support the rollback of development affected by coastal change in the short term. However, in the medium and long term, this approach is likely to result in a degree of relocation of essential services and facilities, housing, and coastal business, with resulting adverse environment impacts and positive community and economic impacts.

24 Wind Farms

24.0.1 The NPPF states that local planning authorities should “*consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources.*” Therefore, the Council’s consider there to be two reasonable alternatives for wind energy development:

A. Identify suitable areas for wind energy development; or

B. Do not identify suitable areas for wind energy development

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

24.0.2 Option A is likely to result in a greater degree of wind energy development in the short term. The use of renewable energy technologies would reduce greenhouse gas emissions, mitigating against climate change. This approach is likely to result in significant impacts upon biodiversity as a result of potential impacts upon migratory bird species, some of which are the reason for the designation of European wildlife sites, landscape, and heritage assets due to the visually intrusive nature of wind energy development.

24.0.3 For option B, it is assumed that a degree of wind energy development would come forward in the medium to long term perhaps through Neighbourhood Planning in the medium and long term resulting in reduced greenhouse gas emissions, helping to mitigate against climate change. Whilst there are environmental impacts associated with wind energy development, once again upon biodiversity, landscape and heritage assets, development on this scale is unlikely to cause significant environmental effects.