

SUSTAINABILITY CHECKS

Although the District Council have confirmed that, based on the above selection of sites, the environmental constraints that apply across much of the area and the likely quantity of development, the Neighbourhood Plan is unlikely to have a significant environmental affect, sustainability checks have still been carried out to ensure that the Plan will ultimately contribute towards sustainable development. The following table highlights the sustainability objectives used and how sites were considered:

Objective	Assessment basis for site allocations
Ecology – safeguard and where possible enhance ecological interests	Is there likely to be protected species / habitats on site, or potential for enhancement?
Landscape – Ensure development respects and reinforces the area’s rural character	Is the site likely to be particularly visible in public views, especially from the AONB, does it contain local landscape features that could be harmed, and are there opportunities for enhancement?
Heritage – Protect the area’s heritage assets, and where opportunities arise, enhance the historic character of the area	Is the site likely to cause harm to any heritage assets, and are there opportunities for enhancement?
Pollution – Ensure development does not result in an unacceptable risk of pollution.	Are there any existing industries or other nearby uses that may give rise to noise / emissions?
Flooding – Reduce flood risk	Is the site at risk of flooding or may cause flood risk to increase off-site?
Local Needs – Provide housing, employment and community facilities to help meet local needs	How much housing could be provided (or might be lost) including affordable homes, and could the site to accommodate new jobs or community facilities?
Safe Access – Ensure safe access and a pedestrian-friendly environment	Is the site safe and accessible, taking into account vehicular access and walking routes to facilities?

All sites were scored as follows:

++ significant positive effect	-- significant negative effect
+ positive effect	- negative effect
0 neutral effect	? uncertain effect

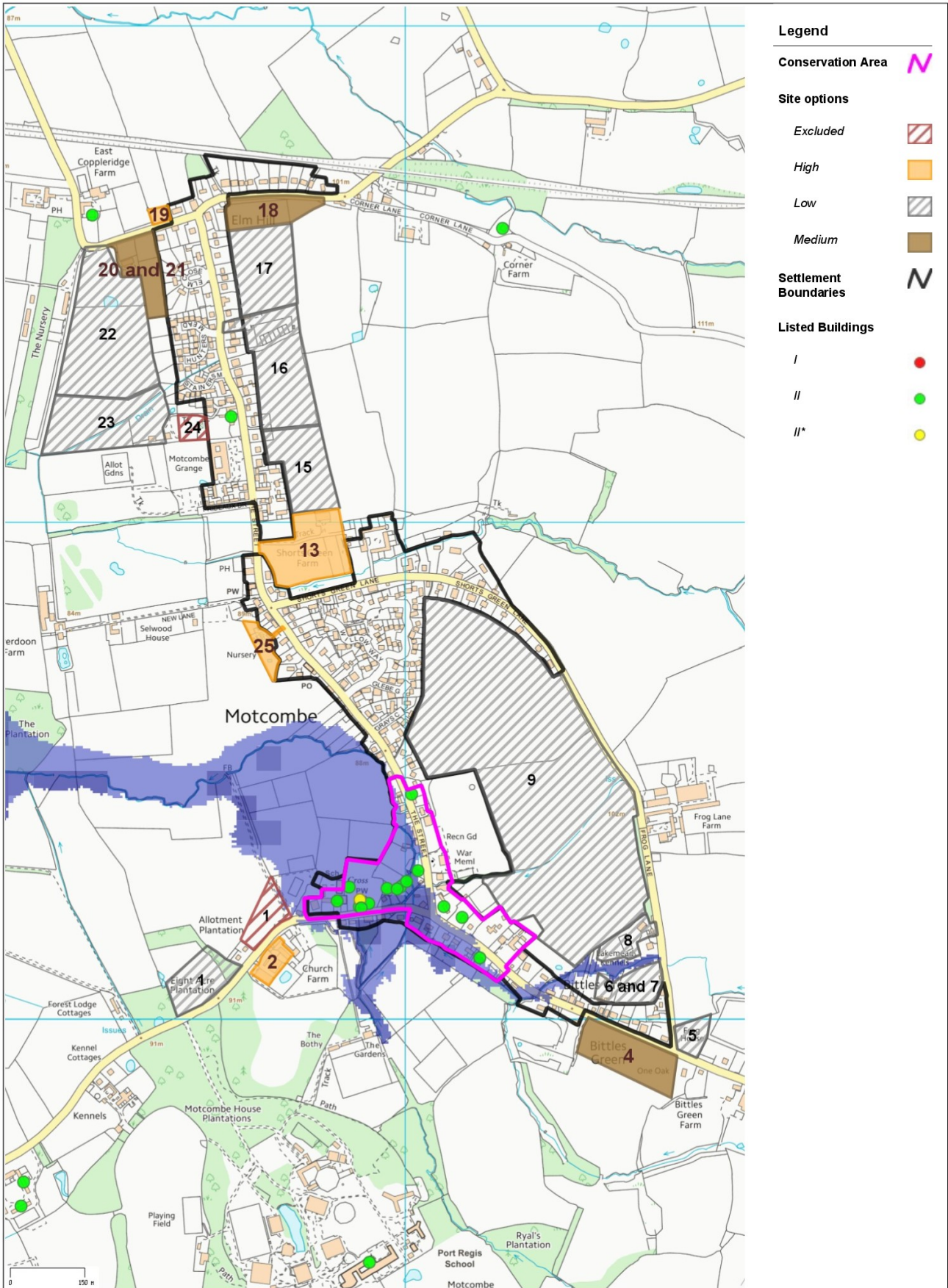
An explanation of the scores is provided in the following sections, with the ‘overview’ shown in the table below (in the order the sites are displayed).

Objective ⇒ Site ↓	Ecology	Land- scape	Heritage	Pollution	Flooding	Local Needs	Safe Access
2 Church Farm Barns	?	+	+	?	?	+	-
13 Shorts Green Farm	?	0	0	0	?	++	++
19 Garden at Sunset Ridge	?	0	0	0	0	+	-
25 The Nursery	?	+	0	0	0	+	+
4 Adj Shire Meadows	?	0	0	0	0	++	-
18 Elm Hill (SE)	?	0	0	0	0	+	-
20 / 21 Elm Hill (SW)	?	0	0	0	0	++	-

The following map shows the location of the remaining sites and the main environmental constraints (as available mapped).



Motcombe CP



SUSTAINABILITY SUMMARY TABLES:

++	significant positive effect	--	significant negative effect
+	positive effect	-	negative effect
0	neutral effect	?	uncertain effect

Site 2: Church Farm Barns

Topic	Scoring	Key findings
Ecology	?	Farm buildings may provide possible bat / bird roosts. Ecology walkover survey required, mitigation should be possible
Landscape	+	Primarily visible from adjoining road. The removal of the large-scale farm buildings should be beneficial if design and landscaping specified
Heritage	+	Sensitive development should lead to an enhanced setting of the former orchard (undesigned heritage asset)
Pollution	?	Brownfield site – however no specific risks identified.
Flooding	?	Possible risk of extensive surface water flooding requires further investigation.
Local Needs	+	Provision of housing but not sufficient to guarantee affordable housing, and may require relocation of farming units
Safe Access	-	No major safety issues although no existing footway to school / into village – some mitigation may be possible

Site 13: Shorts Green Farm, The Street

Topic	Scoring	Key findings
Ecology	?	Hedgerows and stream may provide possible habitats for protected species. Ecology walkover survey required, mitigation should be possible
Landscape	0	Primarily visible from adjoining road. No specific benefits noted.
Heritage	0	No impacts likely on heritage assets
Pollution	0	Greenfield site – no specific risks identified.
Flooding	?	Possible risk of extensive surface water flooding requires further investigation.
Local Needs	++	Provision of housing including affordable housing
Safe Access	++	Centrally located site with no major safety issues – provision of footway along site frontage likely benefit

Site 19: Garden at Sunset Ridge

Topic	Scoring	Key findings
Ecology	?	No notable habitats / wildlife areas. Ecology walkover survey required, mitigation should be possible
Landscape	0	Not a prominent site, no notable landscape features other than hedgerow boundaries.
Heritage	0	No impacts likely on heritage assets.
Pollution	0	Greenfield site – no specific risks identified.
Flooding	0	No significant flood risk issues identified
Local Needs	+	Provision of housing but not sufficient to guarantee affordable housing.
Safe Access	-	No major safety issues subject to improved access. No existing footway into village – some mitigation may be possible

Site 25: The Nursery (The Street)

Topic	Scoring	Key findings
Ecology	?	No notable habitats / wildlife areas. Ecology walkover survey required, mitigation should be possible
Landscape	+	Primarily visible from bridleway. Potential landscape benefits to brownfield sites.
Heritage	0	No impacts likely on heritage assets.
Pollution	0	Brownfield site – no specific risks identified.
Flooding	0	No flood risk issues identified.
Local Needs	+	Provision of housing but not sufficient to guarantee affordable housing, and may result in loss of business
Safe Access	+	Centrally located site with no major safety issues.

Site 4: Beside Shire Meadows, Motcombe Rd

Topic	Scoring	Key findings
Ecology	?	Hedgerows provide possible habitats for protected species. Ecology walkover survey required, mitigation should be possible
Landscape	0	Primarily visible from adjoining road, also from footpath to west / south. No specific benefits noted.
Heritage	0	No impacts likely on heritage assets
Pollution	0	Greenfield site – no specific risks identified.
Flooding	0	No significant flood risk issues identified
Local Needs	++	Provision of housing including affordable housing
Safe Access	-	No major safety issues although no existing footway to school / into village – some mitigation may be possible

Site 18: Elm Hill (SE) – land off Knapp Hill

Topic	Scoring	Key findings
Ecology	?	Hedgerows provide possible habitats for protected species. Ecology walkover survey required, mitigation should be possible
Landscape	0	Primarily visible from adjoining road. No specific benefits noted.
Heritage	0	No impacts likely on heritage assets
Pollution	0	Greenfield site – no specific risks identified.
Flooding	0	No significant flood risk issues identified
Local Needs	+	Provision of housing – site size likely to limit affordable housing but self-build plots may be possible
Safe Access	-	No major safety issues subject to improved access. No existing footway into village – some mitigation may be possible

Sites 20 and 21: Elm Hill (SW) - land west of Highfields

Topic	Scoring	Key findings
Ecology	?	Hedgerows provide possible habitats for protected species. Ecology walkover survey required, mitigation should be possible
Landscape	0	Primarily visible from adjoining road, also from footpath to west. No specific benefits noted. Loss of mature trees to be avoided.
Heritage	0	No impacts likely on heritage assets
Pollution	0	Greenfield site – no specific risks identified.
Flooding	0	No significant flood risk issues identified
Local Needs	++	Provision of housing including affordable housing
Safe Access	-	No major safety issues subject to improved access. No existing footway into village – some mitigation may be possible