

STRATEGIC ENVIRONMENTAL ASSESSMENT OPTIONS STAGE ENVIRONMENTAL REPORT

BROADWINDSOR AREA NEIGHBOURHOOD PLAN

Prepared by: Dorset Planning Consultant Ltd, on behalf of Broadwindsor Group Parish Council

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Non-Technical Summary

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Prepared on behalf of Broadwindsor Group Parish Council

BROADWINDSOR AREA NEIGHBOURHOOD PLAN NOVEMBER 2017

This non-technical summary explains the scope and main findings of the Strategic Environmental Assessment (SEA) of the Broadwindsor Area Neighbourhood Plan, at its site options assessment stage.

The assessment has been undertaken to comply with the SEA Regulations. It is subject to consultation with the Environment Agency, Natural England and Historic England, the public and any other interested parties. It considers the likely effects of the plan on the environment, and its evaluation includes an assessment of reasonable alternatives. It also considers appropriate mitigation and monitoring measures.

As a first step, various plans and programmes were reviewed and information collected on the environmental characteristics of the Neighbourhood Plan Area. The review included an appraisal of the National Planning Policy Framework, the adopted West Dorset Local Plan, and key documents that informed the scope of the Local Plan's own sustainability appraisal. The views of the Environment Agency, Natural England and Historic England were also sought on the proposed scope of the SEA.

The key environmental issues that may be relevant for the SEA were identified as:

- **Biodiversity, geology, flora and fauna** - the potential for development to harm significant ecological interests is limited as development is unlikely to harm nationally or internationally designated sites. However all sites have potential for biodiversity interest that could be harmed by development and as such their ecological interest and possible presence of protected species should be considered, and opportunities to enhance biodiversity could be identified.
- **Landscape** – Much of the area is part of the Dorset AONB, a nationally important landscape. Major development is likely to be harmful, and all sites have potential to harm features of local landscape character. The scale of development proposed and sensitivity of the landscape to change will need to be taken into account in any site selection process, and policies identifying and protecting key landscape features may be something that can be usefully identified in the Neighbourhood Plan.
- **Cultural heritage** – there is potential for development to harm the significance of heritage assets, particularly Listed Buildings which may adjoin a development site, the setting of the scheduled monuments and the Broadwindsor Conservation Area. There are also opportunities to improve the Conservation Area through improvements to the streetscape and appropriate design guidance. The Conservation Team at the District Council and the Historic Environment team at the County Council should be involved in the site selection process, and policies identifying and protecting undesigned heritage assets may be something that can be usefully included in the Neighbourhood Plan.
- **Soil, Water, Air, Material Assets and Climatic Factors** – there are flooding issues within the Neighbourhood Plan Area, largely related to the network of streams and local soils and topography, and the avoidance of flood risk should therefore be a key consideration. The presence of any contamination from historic sites use within the vicinity of the site should also be checked with the

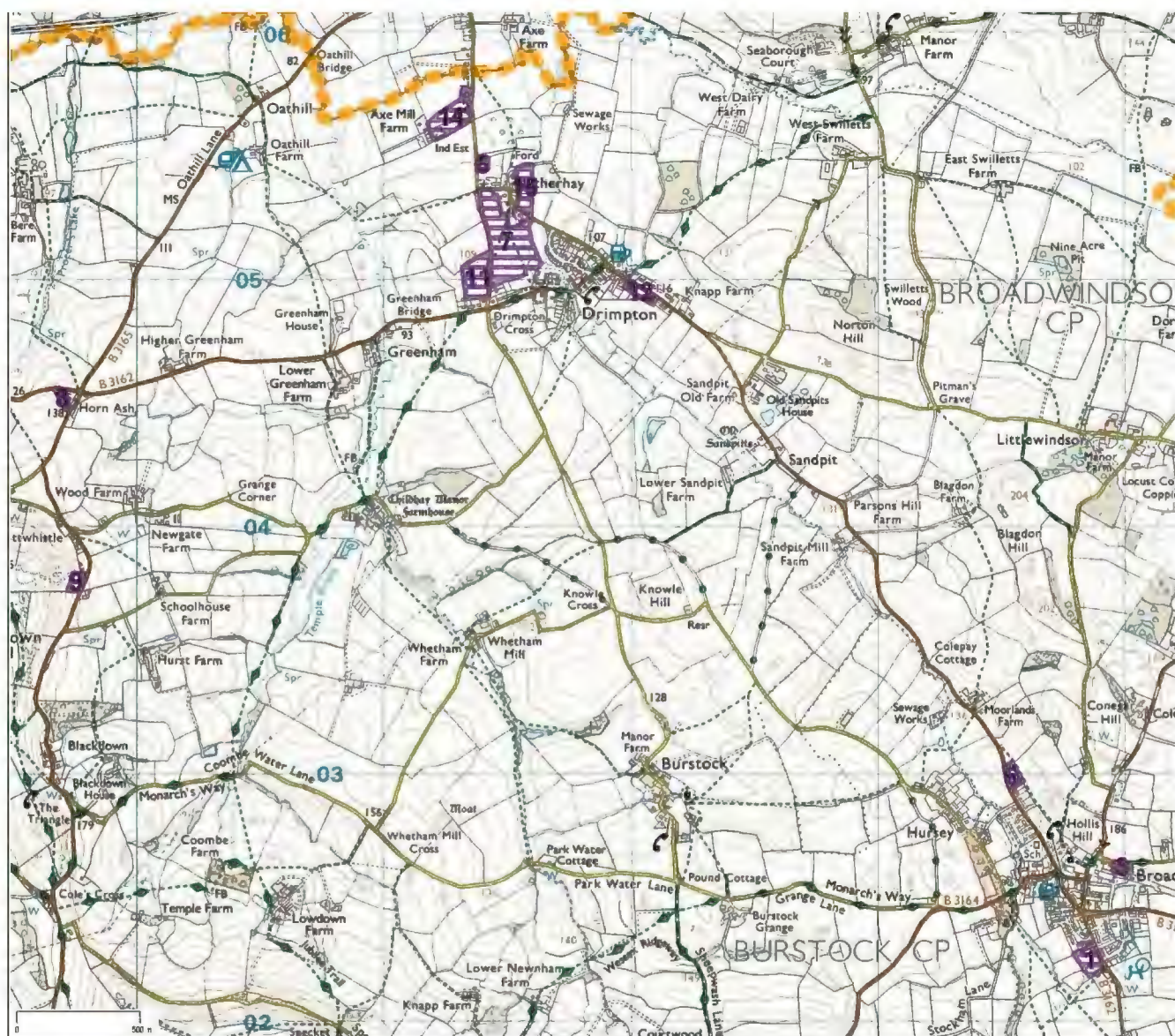
appropriate authorities. The grade of agricultural land should also be considered on sites where there may be a significant loss of productive farmland. The possible sterilisation of minerals resources should also be checked with the appropriate authorities.

→ **Population and Human Health** - there is a need to provide sufficient opportunities to meet local needs for housing, employment and community facilities in locations that are safe and accessible.

These issues formed the basis of the sustainability objectives.

A 'call for sites' was run in April 2017. Some 15 sites were submitted as part of this process, amounted to about 17 hectares (42 acres) of land. Members of the neighbourhood plan working group, together with their planning advisor, visited all of the sites, and took notes of possible issues. Technical expertise was also sought from the District and County Councils and the AONB team. Four sites were assessed as highly unlikely to meet the tests set out in national and local planning guidance due to their isolated nature and likely degree of landscape impact, and the landowners withdrew these sites from consideration.

Reasonable Alternatives Assessed (Possible Site Allocations)



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The site options are listed below:

– **Broadwindsor / Hursey area**

- Site 1 – Land south of Fullers, Broadwindsor
- Site 3 – Land at Manor Farm, Common Water Lane, Broadwindsor
- Site 6 – Land North of Hillside, Drimpton Road, Broadwindsor

– **Drimpton / Netherhay area**

- Site 5 – Land at Brent Paddock, Axe Lane, Netherhay
- Site 7 – Land east of Netherhay Lane, between Drimpton and Netherhay
- Site 11 – Land west of Netherhay Lane, Drimpton
- Site 12 – Land west of Manor Farm, Bridport Road, Drimpton
- Site 14 – Land at Axe Mill Industrial Estate, Netherhay
- Site 15 – Land at Beck's Field, Netherhay

– **Blackdown area**

- Site 8 – Barn to rear of Ashleigh, Horn Ash crossroads
- Site 9 – Land south of the Mill House, Kittwhistle.

Sustainability Assessment – Overview of Potential Impacts

Topic↓ and Site→	1	3	6	5	7	11	12	14	15	8	9
Ecology	?	?	?	?	?	?	?	?	?	?	?
Landscape	-	0	0	0	-	-	-	-	-	0	-
Heritage	0	-	0	0	-	0	0	0	-	0	0
Pollution	0	0	0	0	0	0	0	?	0	0	?
Flooding	0	0	0	0	0	0	0	0	0	0	0
Soils / Minerals	-	0	0	-	--	-	0	--	-	0	-
Local Needs	++	+	+	+	++	++	++	++	+	+	+
Safe Access	0	0	0	-	0	0	0	0	-	-	-

Key:	++	significant positive impact likely	-	adverse impact likely
	+	positive impact likely	--	significant adverse impact likely
	0	neutral impact likely	?	impact uncertain

The assessment of the various site options showed the potential benefits and harm in respect of each options, and topics where further assessment would be required to understand the likely nature of any impact. Potential significant adverse impacts at this stage relate to the loss of a sizeable area of Grade 2 farmland through the development of site 7 (Land east of Netherhay Lane, between Drimpton and Netherhay) and site 14 (Land at Axe Mill Industrial Estate, Netherhay). Sites 9 (Land south of the Mill House, Kittwhistle) and 15 (Land at Beck's Field, Netherhay) also perform poorly with a number of topic areas where possible harm has been identified, compared to limited benefits, which suggests that these may be less suitable for allocation compared to some of the available alternatives.

Additional more detailed checks will be required. Potential mitigation measures will need to be considered further in regard to allocating sites, at the next stage, to help maximise environmental benefits and minimize the potential for harm.

This report will be updated at the next stage of the plan (which will be consultation on the pre-submission draft). More detailed assessment of the proposed site allocations will be undertaken at that stage, together with an appraisal of the other policies contained in the plan.

Comments are welcome on this report, as part of the options consultation.

1. Introduction

- 1.1 The Localism Act 2011 has given local communities the ability to produce neighbourhood development plans setting out planning policies for their area.
- 1.2 All such plans are required to have appropriate regard to national policy, be in general conformity with the strategic policies in the development plan for the local area, contribute to the achievement of sustainable development and be compatible with EU obligations.
- 1.3 The Neighbourhood Planning (General) Regulations 2012, which were updated in January 2015, make clear that an environmental report should be prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 unless the need for such an environmental assessment has been screened because it is clear that it is unlikely to have significant environmental effects (and a statement of reasons for this determination should then be prepared).
- 1.4 The Broadwindsor Area Neighbourhood Plan area was designated by West Dorset District Council in September 2015. It follows the parish boundaries of Broadwindsor, Seaborough and Burstock, as shown below.

Map 1 - the Neighbourhood Plan area



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- 1.5 A screening request was made to West Dorset District Council in July 2017, based on the proposed scope and emerging (draft) vision and objectives.
- 1.6 West Dorset District Council, as the Local Planning Authority, consulted on their draft screening opinion in August 2017. Neither Historic England nor the Environment Agency initially disagreed with the Local Planning Authority's draft conclusions that a Strategic Environmental Assessment was not necessary, although Historic England had made clear that any decision may need to be reviewed as the plan progresses. Natural England's response had been that, in their view, "due to the sensitivities of the AONB location of this plan, an SEA would be a suitable way in which to

ensure the locations and numbers proposed are not detrimental to, but rather enhance and strengthen the special qualities of the AONB and landscape character of this area”. They also noted that “While the NP area has no national sites of a biological interest, it has many SNCI and an SEA would be a useful way in which to ensure adverse impacts are avoided and any opportunities for enhancement are recognised as an early stage”. Historic England also gave a further view in response to the scoping consultation, supporting a full SEA on the basis that the Broadwindsor Neighbourhood Plan was likely to allocate sites for development.

- 1.7 On the basis of the consultation responses, the screening decision as finalized by West Dorset District Council on 26 October 2017 concluded that “an SEA will be completed alongside the Broadwindsor Neighbourhood Plan to ensure that the potential for significant environmental impacts is fully addressed throughout the development of the plan.”
- 1.8 This document forms the environmental report for the site options assessment of the Broadwindsor Area Neighbourhood Plan. This environmental report has been prepared by Jo Witherden BSc(Hons) DipTP DipUD MRTPI of Dorset Planning Consultant Ltd, on behalf of Broadwindsor Group Parish Council. The Parish Council is the qualifying body authorised to act in preparing a neighbourhood development plan in relation to the parishes of Broadwindsor, Burstock and Seaborough.

2. Broadwindsor Area Neighbourhood Plan – the story so far

The Parishes of Broadwindsor, Burstock and Seaborough

- 2.1 The recorded population for the Neighbourhood Plan area at the last Census (2011) was 1,498 ‘usual residents’ in 662 dwellings (a further 82 dwellings had no usual residents). Three communal residential establishments (such as care homes) were also recorded within the area.
- 2.2 The main settlements in what is an extensive rural area are Broadwindsor (estimated to account for about 40% of the population), Drimpton (estimated to account for just under 25% of the population) and the relatively small hamlets of Blackdown, Seaborough, Burstock, Netherhay and Kittwhistle (accounting for about 15% of the population in total), with the remaining proportion (about 20%) in the wider countryside.
- 2.3 The area has a good range of facilities, including a primary school, community shop, two pubs, three village halls and a garage with a petrol filling station.
- 2.4 Of those working, 30% work from home, with a further 9% working within 5km of home. About 15% typically commute more than 20km to work and back each day.

The Local Plan Context

- 2.5 The Local Plan for West Dorset was adopted in October 2015 (and its review has now commenced). The Local Plan’s spatial strategy focuses the majority of new development on the main towns, including Beaminster and Bridport. The Local Plan identifies Broadwindsor as a larger village, which should be the focus for growth to meet the local needs of the surrounding rural areas “at an appropriate scale to the size of the settlement”. Within the defined development boundaries residential, employment and other development to meet the needs of the local area will normally be permitted. Outside defined development boundaries, development “will be strictly controlled, having particular regard to the need for the protection of the countryside and environmental constraints.”

In these locations the focus will be on meeting local (rather than strategic) needs. The Local Plan makes clear that local communities can review settlement boundaries and allocate sites through their neighbourhood plans.

- 2.6 Neighbourhood plans are able to make significant changes to the approach taken in the Local Plan, so long as they do not undermine its strategic objectives and approach. Examples given include:
- Extending existing defined development boundaries, or adding them to settlements that do not currently have a boundary;
 - Allowing open market housing on rural exception sites;
 - Encouraging self-build homes or low impact dwellings where these would not currently be allowed;
 - Identifying specific sites for new development.
- 2.7 There are no specific housing or employment land targets for the Neighbourhood Plan area or Broadwindsor in the Local Plan. Policy SUS5 states that neighbourhood plans should set out how they will promote sustainable development in their area at the same level or over and above that which would otherwise be delivered through the local plan, and that they should have due regard to information on local need for new homes, jobs and facilities, for their plan area and any outlying areas which they may serve.

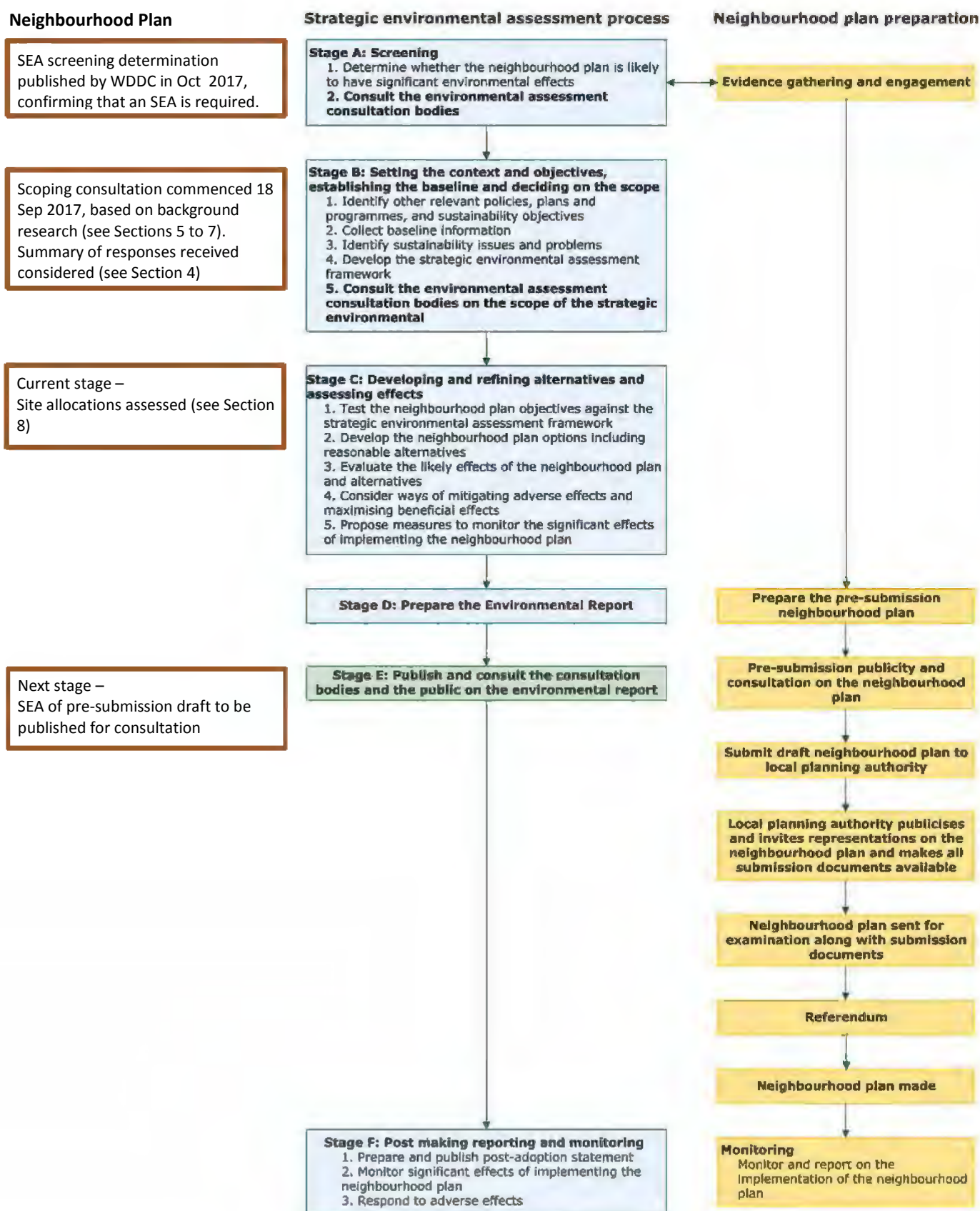
Deciding on the scope of the Neighbourhood Plan

- 2.8 Having undertaken some initial consultation on the issues that matter the most to local residents, the likely scope of the plan was identified as follows. Work is now underway gathering evidence and assessing possible options.
- **Setting out the location, amount and type of new housing and employment development to be accommodated in the plan period to 2031.** Initial analysis of population projections and past build rates indicated a possible need for about 60 new homes for the period 2016-31, including those already consented. The Local Plan identifies Broadwindsor as one of the larger and more sustainable villages, and therefore this was considered likely to be the focus for development. Drimpton is a settlement of 200+ population and therefore may be appropriate for more limited growth. Although there was no evidence of any significant need for additional employment, sites put forward through the call for sites as possible employment locations would be assessed, but otherwise the plan could rely on the Local Plan policies for employment.
 - **Ensuring the retention and enhancement of community facilities – what is needed for the local population.** Service provider interviews undertaken to date have identified that most services would benefit from increased population. The primary school is broadly at capacity but a significant proportion of its pupils come from outside the local catchment area.
 - **Setting out design standards relating to reinforcing local character and highlighting important features of local character that should be protected.** This would include identifying important green spaces and views, and other features of local importance, as well as general design guidance potentially covering matters such as appropriate styles, materials, density etc.

3. Strategic Environmental Assessment process

- 3.1 The key stages of neighbourhood plan preparation and their relationship with the strategic environmental assessment process are described in national planning policy guidance as reproduced in Figure 1, with commentary on how this relates to this Neighbourhood Plan.

Figure 1: SEA Process



4. Strategic Environmental Assessment scoping consultation

- 4.1 The Environment Agency, Historic England and Natural England were consulted on the scope of the Strategic Environmental Assessment. The consultation commenced on 18 September 2017, for the statutory 5 weeks, in line with the requirements set out in the Environmental Assessment of Plans and Programmes Regulations 2004.
- 4.2 The scoping consultation request included information on the potential scope of the plan as identified at that time. The results of this stage were used to inform the scope and methods used in this environmental assessment. The responses to the consultation and how these were acted upon are summarised below:

Table 1: Scoping Consultation Outcomes

Respondent	Summary of response	Actions taken
Environment Agency (23 Sep 2017)	We consider that the scoping document has identified the appropriate plans and programmes and the relevant issues, objectives and assessment criteria for the plan area.	Noted - no changes required
Historic England (24 Sep 2017)	<p>If the community intends that the Plan will allocate sites for development we would definitively confirm our view that an SEA should be pursued.</p> <p>Sections 2 & 5 of the Report refers to Environmental Issues but apart from identifying the potential for development to harm the significance of heritage assets (p11) no other heritage issues are identified. While there may be no assets on the national Heritage At Risk Register are there other designated or non-designated heritage assets which possess issues worth highlighting? Are there issues associated with the Conservation Area which the Appraisal has identified for example?</p> <p>We would highlight the importance of the robustness of the assessment exercise to ensure that evidence appropriately substantiates any conclusions as to site suitability</p>	<p>Noted - no changes required</p> <p>The Conservation Area Appraisal highlights the following problems that may be relevant:</p> <ul style="list-style-type: none"> → Urban spaces / junctions could be enhanced with planting, better surfacing materials and removal of wires / posts; → The introduction of uPVC windows and doors on a number of unlisted buildings of some individual and group value that, by not following traditional detailing and proportions, detract from the interest of the buildings. <p>These are added to the issues assessment that follows.</p> <p>Noted - no changes required</p>
Natural England (24 Sep 2017)	The SEA scoping covers those aspects of the plan's potential impacts for which we had some concern, principally biodiversity and landscape and would meet our expectations.	Noted - no changes required

5. Potential environmental issues

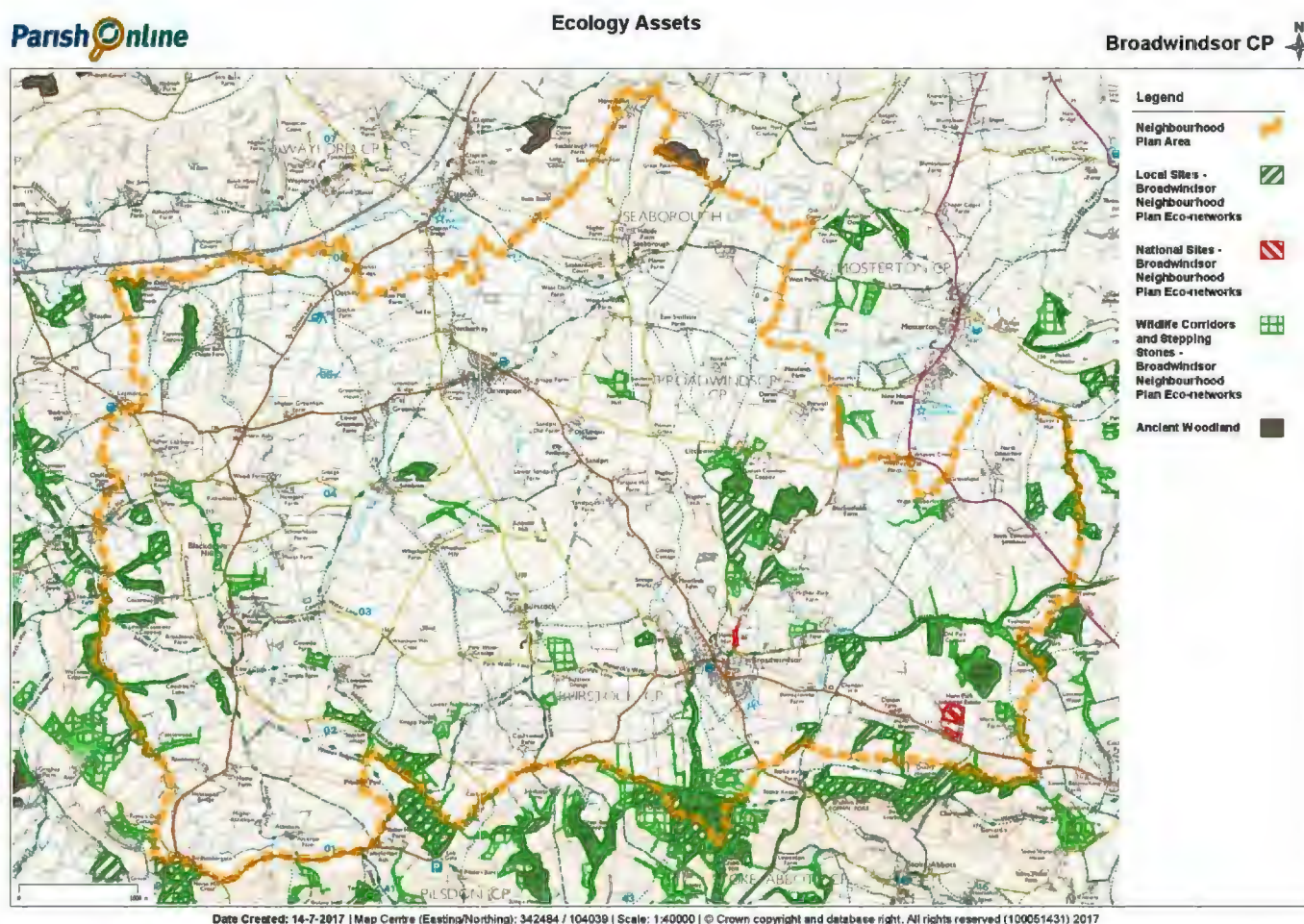
- 5.1 The significance of the effect of a Neighbourhood Plan on the environment does depend on the proposals within the plan, and the environmental sensitivity of the area.
- 5.2 In appraising the need for a Strategic Environmental Assessment, the environmental problems relevant to the plan area, together with the value and vulnerability of the area likely to be affected due to:
- the effects on areas or landscapes which have a recognised national, or higher levels of protection
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values, and intensive land-use

all need to be taken into account. The following therefore provides an overview of the potential environmental issues relevant to Neighbourhood Plan area. Links to maps showing the extent of coverage are provided, where available.

Biodiversity and Geodiversity

- 5.3 Two Sites of Special Scientific Interest have been designated in the area, noted for their geological formations (Horn Park Quarry and Conegar Road cutting). There is a much more extensive network of locally important nature conservation sites, as shown on the following map.
- 5.4 There are no locally designated geological sites.

Map 2: Ecological Networks as recorded by DERC



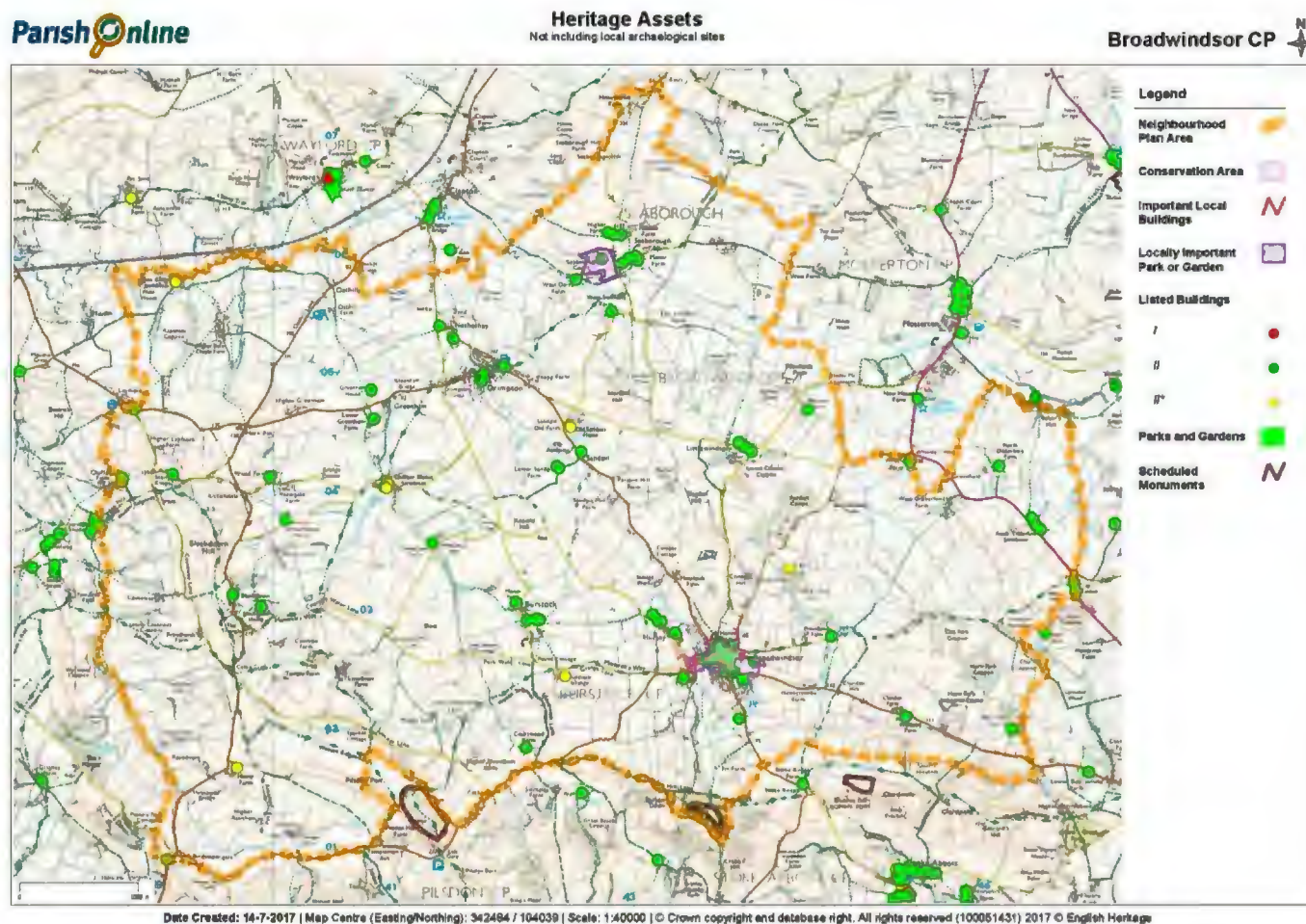
- 5.5 There are nearly 150 different protected or notable species recorded by the Dorset Environmental Record Centre in or close to the Neighbourhood Plan area. These include various birds (Black Kite, Red Kite, Short-eared Owl, Kingfisher), various species of Bat, and mammals such as the Hazel Dormouse, Water Vole, European Otter, Eurasian Badger and Polecat..

Landscape

- 5.6 The Plan area sits largely within the undulating wooded hills of the Axe Valley. Much of the area (with the exception of the north-western part) lies within the Dorset Area of Outstanding Natural Beauty – a nationally valued landscape. Key characteristics include:
- Narrow lanes with deep hedgebanks
 - Largely open and undeveloped skylines
 - Contribution of trees, woodland and hedgerows on lower ground
 - Historic interest – hillforts, parkland, historic bridges, lime kilns, watermills, traditional finger post signing
- 5.7 Detrimental features include:
- Historic loss of traditional orchards around settlements.
 - Fragmentation of hedgerows and loss and decline in hedgerow trees.
 - Depleted mature tree stock due to historic loss of elm to Dutch Elm Disease.
 - Unnatural appearance of conifer plantations and some game coverts.
- 5.8 There is an extensive network of public rights of way and unclassified roads criss-crossing the area, and Hursey Common (west of Broadwindsor) and the area of Burstock Down within the parish below Lewesdon Hill are registered commonland. For a map see:
<http://explorer.geowessex.com/?layers=11705,51,48,4785,10986,4765,4805,511&basemap=26&x=342697.66&y=103163.98&epsg=27700&zoom=13>
- 5.9 The area enjoys dark skies and a general lack of light pollution as shown at
<https://nightblight.cpre.org.uk/maps/>.

Cultural Heritage

- 5.10 There are 95 Listed buildings or structures within the Neighbourhood Plan area, 10 of which are Grade II*.
- 5.11 Broadwindsor Conservation Area was designated in 1993 and a Conservation Area Appraisal prepared in 2007. This provides a detailed description of the character of the area including locally important buildings, spaces and views. The Conservation Area Appraisal highlights the following problems that may be relevant:
- Urban spaces / junctions could be enhanced with planting, better surfacing materials and removal of wires / posts;
 - The introduction of uPVC windows and doors on a number of unlisted buildings of some individual and group value that, by not following traditional detailing and proportions, detract from the interest of the buildings.

Map 3: Heritage Assets (accept sites of local archaeological importance)

- 5.12 Lewesdon Hill Fort is the only scheduled monument in the plan area, and Pilsdon Pen and Waddon Hill lie just outside the area to the south. There are also a number of locally listed monuments noted, including the Deer Park to the north of Broadwindsor and also at Horn Park (north of Horn Park Quarry).
- 5.13 There are no registered historic parks or gardens in or close to the area, however Seaborough Court is a locally listed garden, identified by the Dorset Garden Trust. Just outside the area Stock Gaylord Park is a locally listed parkland - the probable involvement of Harold Peto, and the alteration and incorporation of an earlier landscape into a Victorian scheme, are both of significance.
- 5.14 There are no heritage assets on the national “at risk” register. One Listed Building (the barn adjacent to Hayes Cottage) is noted in the Conservation Area Appraisal as being in poor condition.

Soils, Water and Air

- 5.15 The farmland is mainly Grade 3 (moderate) and areas of Grade 4 (poor) but there is a significant area of Grade 2 quality farmland in the area around Broadwindsor and surrounding Drimpton and Netherhay (according to the South West Region 1:250 000 Series Agricultural Land Classification map).
- 5.16 There are no designations relating to water pollution such as nitrate vulnerability or groundwater source protection currently operating in the area.
- 5.17 There are two relatively small historic landfill sites recorded for the area on the Environment Agency records. These are Folly Cottage, Bridport Road, Broadwindsor, Beaminster, Dorset (Inert

waste 1992/3) and Little Oak Farm, Clandon Hill, Beaminster, Dorset (closed). A more detailed check of the contaminated land register can be undertaken as part of any site assessment process.

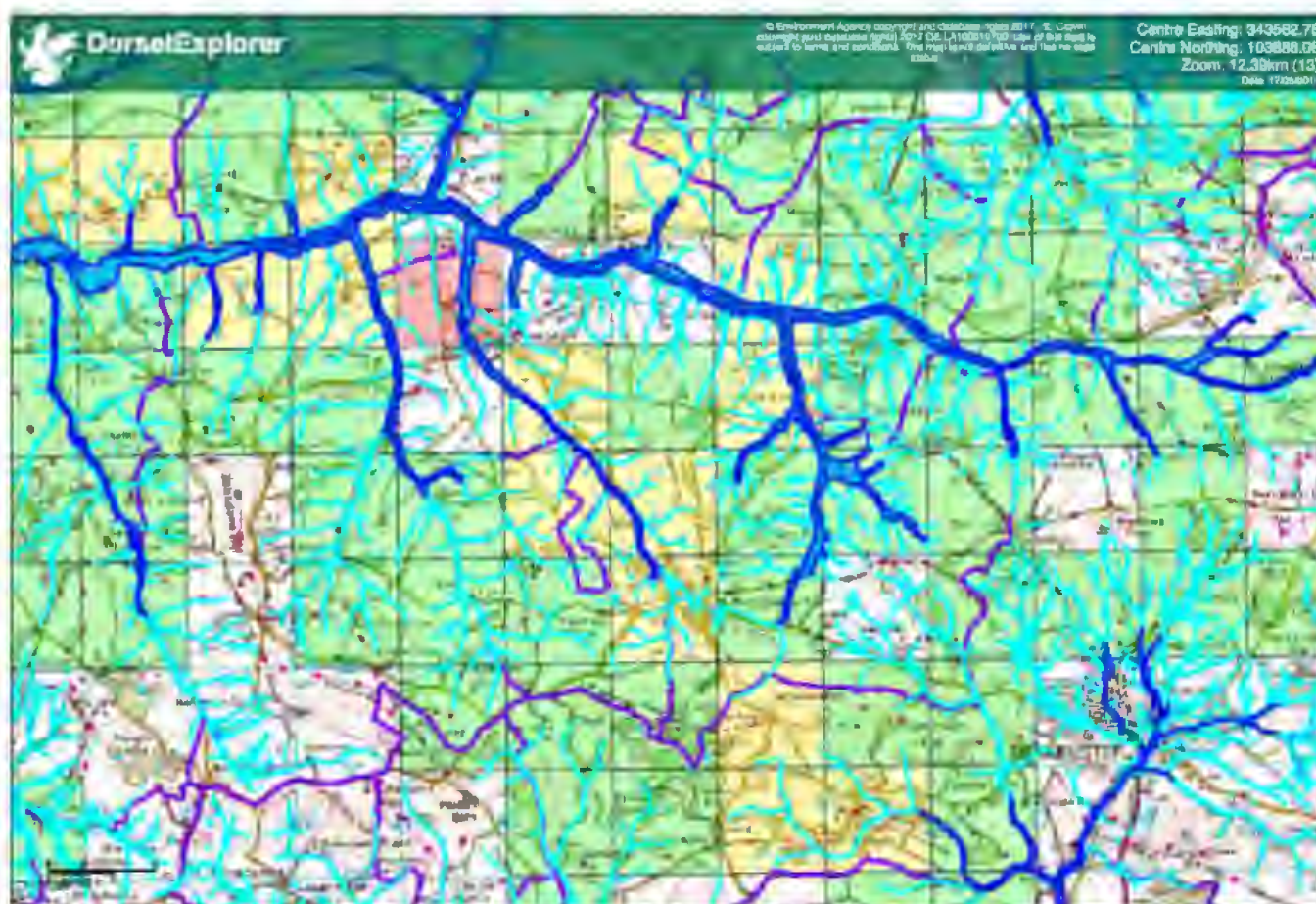
5.18 South West Water have not defined any odour consultation zones in proximity to sewage treatment works, but advise that residential dwellings should not be built any closer to a public sewage treatment works than the nearest existing dwelling. There is a sewage treatment works approximately 420m NW of Broadwindsor, south of the Drimpton Road opposite the entrance to the Dairy House, Moorlands Farm.

5.19 There are no Air Quality Management Areas in the area.

Climatic Factors, including Flood Risk

5.20 The main area at risk from flooding relates to the River Axe and its tributaries, that drain northwards before running west along the northern edge of the area and down to Axminster. In the area around Netherhay, and to a lesser extent around Sandpit and Broadwindsor there is potential for groundwater flooding due to the underlying soils and geology.

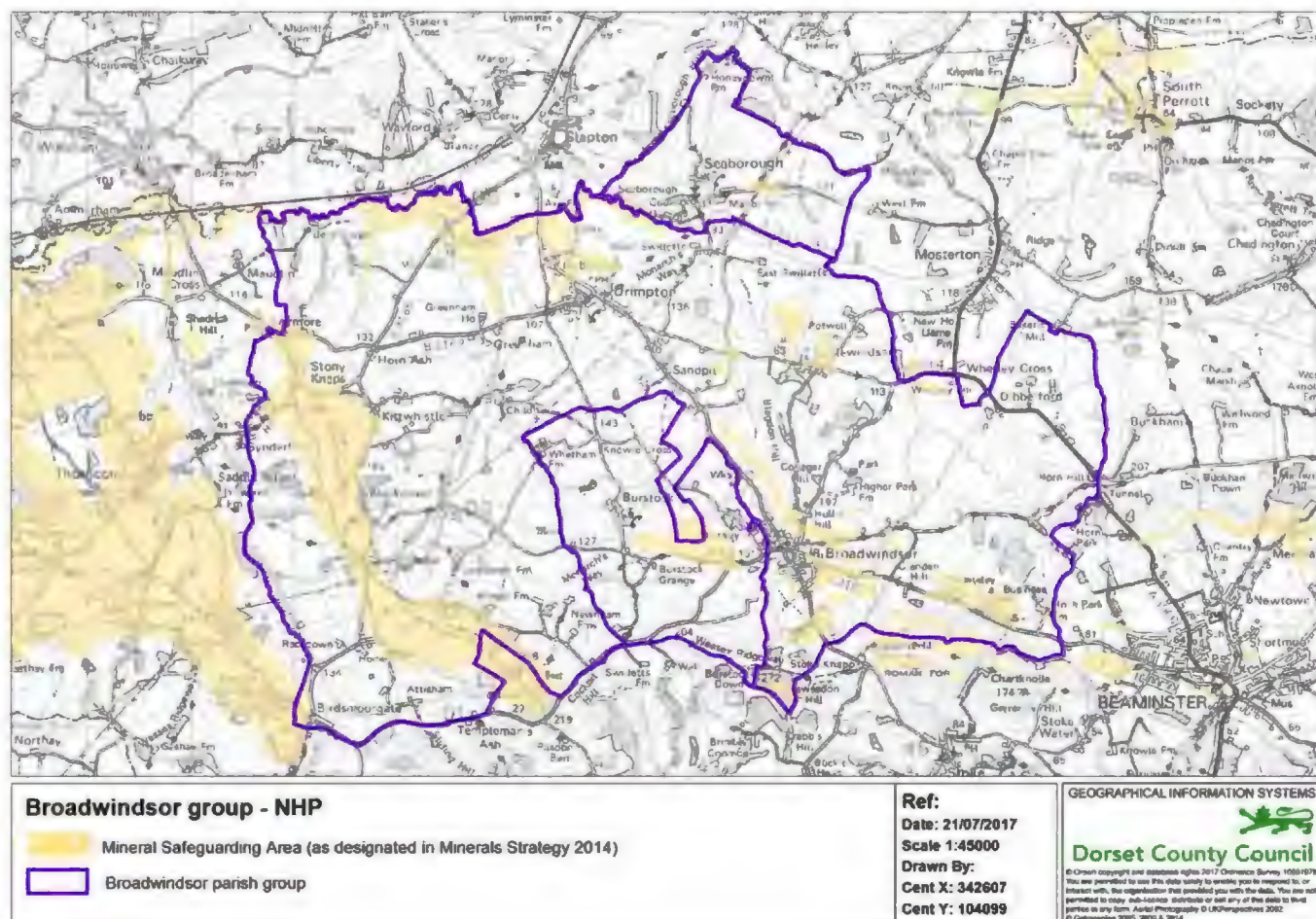
Map 4: Flood risk map courtesy of Dorset County Council



Minerals and Waste Proposals

5.21 There are Minerals Safeguarding Areas defined that cover parts of the Neighbourhood Plan area.

Map 5: Minerals Safeguarding Area map courtesy of Dorset County Council



6. Relevant Plans, Programmes and Objectives

6.1 Based on the above appraisal, the following plans and programmes have been identified as potentially relevant, and the issues they highlight identified for consideration.

Table 2: Relevant Plans, Programmes and Objectives

Topic	Plans and Programmes	Key Objectives
Biodiversity, geology, flora and fauna	<p>EU Biodiversity Strategy to 2020 (2011), EU Habitats Directive and Birds Directive (92/43/EEC and 79/409/EEC as amended)</p> <p>EU Water Framework Directive (2000/60/EC)</p> <p>The National Planning Policy Framework (NPPF) (2012) and Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)</p> <p>Dorset Biodiversity Strategy (Mid Term review) (2010)</p> <p>Dorset Biodiversity Protocol West Dorset, Weymouth and Portland Local Plan (2015)</p>	<p>Seek to protect and conserve habitats and wild flora and fauna and avoid adverse effects upon nature conservation sites, including terrestrial and water environments</p> <p>Take into account legal protection of species in developing policies relating to biodiversity and habitat protection.</p> <p>Identify and map components of the local ecological networks</p> <p>Where development takes place, buffers should be provided to environmental assets to improve their biodiversity value and facilitate adaptation to climate change, mitigation achieved and biodiversity enhancements secured.</p>

Topic	Plans and Programmes	Key Objectives
Landscape	European Landscape Convention (2000) The National Planning Policy Framework (NPPF) (2012) West Dorset, Weymouth and Portland Local Plan (2015) Dorset Area of Outstanding Natural Beauty: a Framework for the Future: AONB Management Plan 2014 – 2019	Recognise landscapes as an essential component of people's surroundings, their cultural and natural heritage, and a foundation of their identity. Protect and enhance valued landscapes - including the statutory duty on all 'relevant authorities' to have regard to the purpose of conserving and enhancing natural beauty when discharging any function affecting land in AONBs, which includes their setting, dark night skies, tranquillity and undeveloped rural character. The landscape character of the District will be protected through retention of the features that characterise the area.
Cultural heritage	The National Planning Policy Framework (NPPF) (2012) West Dorset, Weymouth and Portland Local Plan (2015) Broadwindsor Conservation Area Appraisal (2007)	Conserve and enhance heritage assets in a manner appropriate to their significance Any development proposal affecting a heritage asset (including its setting) should sustain and enhance its significance and secure a viable use consistent with its conservation.
Soil, Water, Air, Material Assets and Climatic Factors	Nitrates Directive (91/676/EEC), EU Air Quality Directive (2008/50/EC), Water Framework Directive (2000/60/EC) U.K Climate Change Act (2008) The National Planning Policy Framework (NPPF) (2012) South West River Basin Management Plan Safeguarding our Soils: A strategy for England (2009) Dorset County Council Local Flood Risk Management Strategy (2014) Bournemouth, Dorset & Poole Minerals Strategy (2014) West Dorset, Weymouth and Portland Local Plan (2015) Bournemouth, Dorset and Poole Energy Efficiency Strategy (2009) and Renewable Energy Strategy (2013) West Dorset Strategic Flood Risk Assessment (2008) West Dorset Climate Change Strategy (2009)	Reduce water pollution caused by nitrogen from agricultural sources and prevent such pollution in the future Promote the sustainable use of water and prevent further deterioration of surface and groundwaters. Tackle the environmental and health problems relating to air quality Steer development away from areas of highest flood risk, apply sequential & exceptions test, seek opportunities to relocate development to more sustainable locations. Improve the quality of soils and safeguard their ability to provide essential services for future generations. Prevent harm to geological conservation interests. Prevent the unnecessary sterilisation of valuable mineral resources and negative impacts of incompatible development on existing minerals operations or facilities. Reduce vulnerability to the impacts of climate change, and mitigate against further climate change by reducing carbon emissions. Reduce carbon emissions to meet the UK target and move towards a low carbon economy
Population and human health	European Sustainable Development Strategy (2006) The National Planning Policy	Promote a prosperous local economy, create the conditions for enterprise to flourish Identify the size, type, tenure and range of housing

Topic	Plans and Programmes	Key Objectives
	Framework (NPPF) 2012	to reflect local demand, to boost the supply of housing and ensure everyone can live in a good quality home
	Transforming Dorset - Strategic Economic Plan 2014-21	Meet identified local and essential rural needs
	Bournemouth Dorset and Poole Workspace Strategy (2016)	Contribute towards the creation of mixed and balanced communities that are socially inclusive
	Bournemouth, Poole and Dorset Local Transport Plan (2011-2026)	Promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
	Dorset Sustainable Community Strategy 2010-2020 (2010)	Promote good public health, access to healthcare and opportunities for healthy, active and independent lifestyles
	West Dorset, Weymouth and Portland Local Plan (2015)	Ensure that the necessary infrastructure is put in place to support growth
	West Dorset Community Plan 2010-26 (2013)	Provide opportunities to reduce car use; improve safety; ensure convenient and appropriate public transport services; and seek greater network efficiency for pedestrians, cyclists and equestrians and better access to services for everyday needs.
	West Dorset District Council & Weymouth and Portland Borough Council Joint Housing Strategy 2014-19	

7. The main issues in relation to the Neighbourhood Plan and its effect on the environment

7.1 From the above assessment of environmental issues and relevant plans, programmes and objectives, the following are considered to be the important issues that should be included in the assessment of options and alternatives, if it is determined that a Strategic Environmental Assessment is required:

- **Biodiversity, geology, flora and fauna** - the potential for development to harm significant ecological interests is limited as development is unlikely to harm nationally or internationally designated sites. However all sites have potential for biodiversity interest that could be harmed by development and as such their ecological interest and possible presence of protected species should be considered, and opportunities to enhance biodiversity could be identified.
- **Landscape** – Much of the area is part of the Dorset AONB, a nationally important landscape. Major development is likely to be harmful, and all sites have potential to harm features of local landscape character. The scale of development proposed and sensitivity of the landscape to change will need to be taken into account in any site selection process, and policies identifying and protecting key landscape features may be something that can be usefully identified in the Neighbourhood Plan.
- **Cultural heritage** – there is potential for development to harm the significance of heritage assets, particularly Listed Buildings which may adjoin a development site, the setting of the scheduled monuments and the Broadwindsor Conservation Area. There are also opportunities to improve the Conservation Area through improvements to the streetscape and appropriate design guidance. The Conservation Team at the District Council and the Historic Environment team at the County Council should be involved in the site selection process, and policies identifying and protecting undesigned heritage assets may be something that can be usefully included in the Neighbourhood Plan.

- **Soil, Water, Air, Material Assets and Climatic Factors** – there are flooding issues within the Neighbourhood Plan Area, largely related to the network of streams and local soils and topography, and the avoidance of flood risk should therefore be a key consideration. The presence of any contamination from historic sites use within the vicinity of the site should also be checked with the appropriate authorities. The grade of agricultural land should also be considered on sites where there may be a significant loss of productive farmland. The possible sterilisation of minerals resources should also be checked with the appropriate authorities.
- **Population and Human Health** - there is a need to provide sufficient opportunities to meet local needs for housing, employment and community facilities in locations that are safe and accessible.

7.2 As a result, the following sustainability objectives and basis for assessing the site specific allocations were identified for use in the more detailed appraisal of the potential impact of the plan.

Table 3: Sustainability Objectives and Assessment Method

SEA topic areas	Objective	Assessment basis for site allocations
Biodiversity, geology, fauna and flora	Ensure no ecological interests would be harmed by development, and where opportunities arise, enhance habitats and biodiversity	Options Stage: record proximity to nature conservation designations and consider possible presence of protected species / habitats and whether development could include ecological benefits eg connecting wildlife corridors, inviting responses from DCC Natural Environment team Pre-Submission Stage: all sites >0.1ha proposed for inclusion in the plan will be subject to an ecological walkover survey to identify the likely harm and any potential mitigation
Landscape	Ensure development respects and reinforces the area's rural landscapes and character	Options Stage: record location and scale in relation to Dorset AONB, and through site visits assess visibility in views from public areas and potential harm to features that contribute positively to the local landscape character, inviting responses from AONB team Pre-Submission Stage: any sites identified as likely to be harmful to the AONB proposed for inclusion in the plan will be subject to a landscape impact assessment to identify the likely harm and any potential mitigation
Cultural heritage	Protect the area's heritage assets, and where opportunities arise, enhance the historic character of the area	Options Stage: record proximity to existing heritage designations and consider potential harm to these assets including their setting and significance, inviting responses from WDDC conservation team. Pre-Submission Stage: where assessment or WDDC conservation team / DCC historic environment team highlight potential harm, sites proposed for inclusion in the plan will be subject to a heritage impact assessment to identify the likely harm and any potential mitigation
Soil, Water and Air Pollution and Material assets	Ensure development does not result in an unacceptable risk of pollution.	Options Stage: identify any relevant records of contamination, inviting responses from WDDC Environmental Health team, and consider whether the site lies close to the sewage treatment works.

SEA topic areas	Objective	Assessment basis for site allocations
		Pre-Submission Stage: where assessment highlights potential harm, sites proposed for inclusion in the plan will be subject to further assessment as advised by WDDC / South West Water
	Ensure development does not result in sterilisation of high grade agricultural land or minerals resources	Options Stage: assess scale of loss of productive farmland (including grade where known), and record whether the site is within a minerals safeguarding area Pre-Submission Stage: where sites would lose > 0.5ha productive farmland assess grade and quantity. Where sites are within a minerals safeguarding area liaise with DCC regarding potential mitigation measures
Climatic Factors including Flooding	Reduce flood risk	Options Stage: record proximity to existing flood risk zones (as mapped) and local knowledge of flooding incidences, inviting responses from the DCC Flood Risk Management team. Pre-Submission Stage: where assessment or liaison with DCC / EA highlights potential harm, sites proposed for inclusion in the plan will be subject to flood risk assessment to confirm the level of risk and any potential mitigation
Population and human health	Provide housing, employment and community facilities to help meet local needs	Options Stage: Assess quantity of houses that could be provided (or might be lost) including affordable housing, and the potential for the site to accommodate new jobs or community facilities Pre-Submission Stage: check whether any viability issues are likely through liaison with landowner / developer
	Ensure safe access and a pedestrian-friendly environment	Options Stage: consider whether the site is safe and accessible, inviting responses from DCC as Highways Authority Pre-Submission Stage: where assessment or liaison with DCC highlights potential harm, sites proposed for inclusion in the plan will be subject to further assessment to confirm the level of risk and any potential mitigation

8. Testing of the Site Options - Options Stage

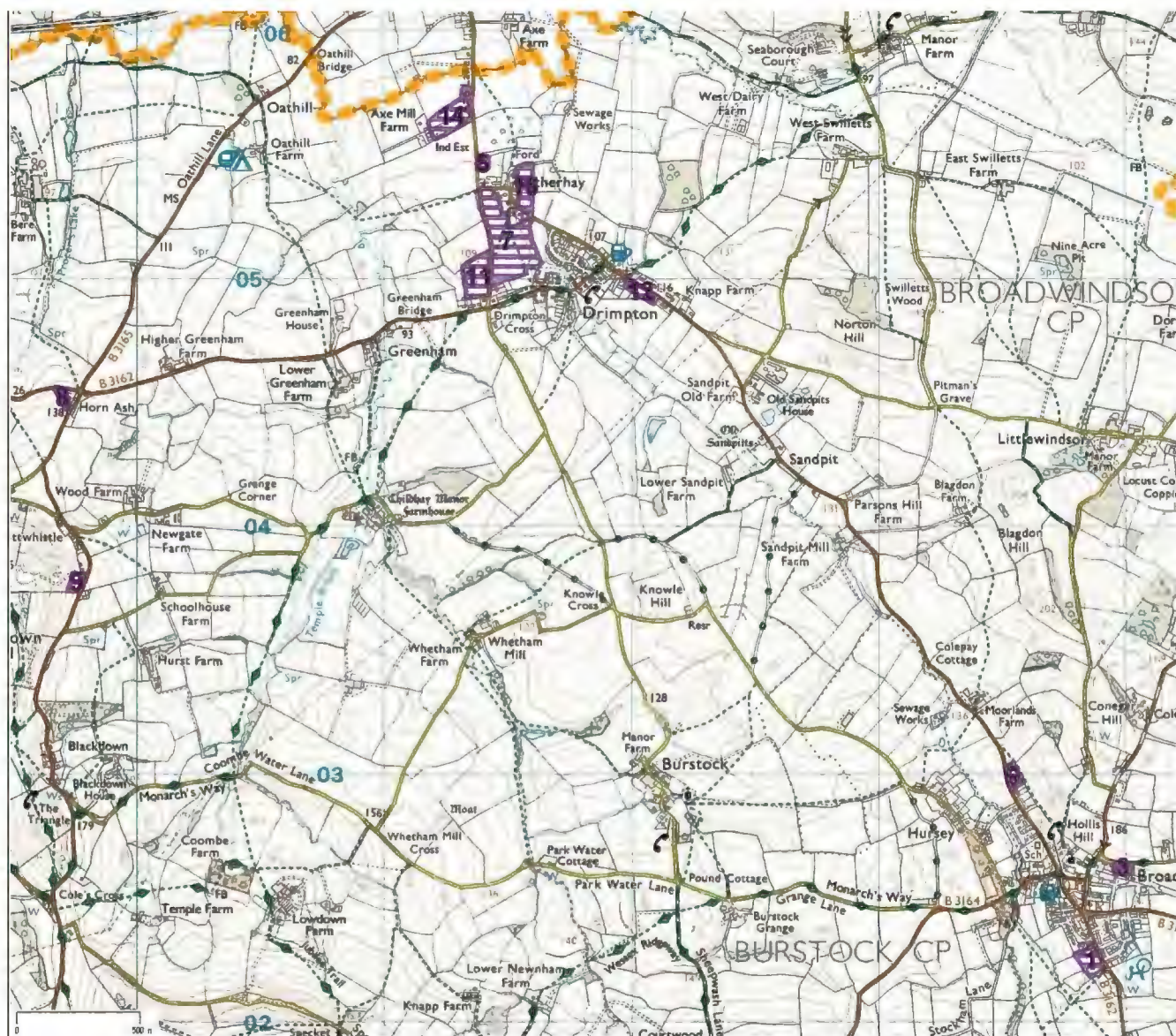
8.1 This section provides a summary of the sustainability impacts associated with the potential site allocations being considered (at this stage of the assessment process). It has primarily been based on a combination of site visits, information search of constraints that is publically available (such as published flood risk maps and nature conservation designations). More detailed technical studies and expert input will be required at the next stage, as outlined in Table 4 in the preceding section. Please note that the assessment should not be taken to provide the level of detail that may be required with planning applications

Site options - identification of reasonable alternatives

8.2 To establish what sites local landowners would be prepared to put forward for possible development, an initial 'call for sites' was run in April 2017. Some 15 sites were submitted as part of this process, amounted to about 17 hectares (42 acres) of land. Given that this would provide enough land for about 350 new homes (at a relatively modest density of 20 dwellings per hectare) it was clear that only a small proportion of these sites is likely to be needed.

- 8.3 Members of the neighbourhood plan working group, together with their planning advisor, visited all of the sites, and took notes of possible issues. Technical expertise was also sought from the District and County Councils and the AONB team regarding landscape, heritage, highways, flooding, contaminated land. The findings are shown in **Appendix 2**.
- 8.4 As part of this process, four sites were identified as highly unlikely to meet the tests set out in national and local planning guidance due to their isolated nature and likely degree of landscape impact, and further discussions took place with the landowners, who withdrew their sites from consideration. In addition, a site included as having potential in the District Council's Strategic Housing Land Availability Assessment (SHLAA), known as "WD/BROA/003 - Land west of B3162, Broadwindsor", has not been assessed as the relevant landowners (of the site and site access) have confirmed that they have no intention of making the site available for development within the Neighbourhood Plan period. Excluded SHLAA sites (none of which were submitted to the Neighbourhood Plan call for sites) have similarly been rejected.

Map 6: Site Options Put Forward for Consideration



Date Created: 24-10-2017 | Map Centre (Easting/Northing): 341852 / 105159 | Scale: 1:25000 |

- 8.5 The site options are listed below:

– **Broadwindsor / Hursey area**

- Site 1 – Land south of Fullers, Broadwindsor
- Site 3 – Land at Manor Farm, Common Water Lane, Broadwindsor
- Site 6 – Land North of Hillside, Drimpton Road, Broadwindsor

– **Drimpton / Netherhay area**

- Site 5 – Land at Brent Paddock, Axe Lane, Netherhay
- Site 7 – Land east of Netherhay Lane, between Drimpton and Netherhay
- Site 11 – Land west of Netherhay Lane, Drimpton
- Site 12 – Land west of Manor Farm, Bridport Road, Drimpton
- Site 14 – Land at Axe Mill Industrial Estate, Netherhay
- Site 15 – Land at Beck's Field, Netherhay

– **Blackdown area**

- Site 8 – Barn to rear of Ashleigh, Horn Ash crossroads
- Site 9 – Land south of the Mill House, Kittwhistle.

8.6 The following table summarises the extent to which the various options perform against the sustainability criteria (for details of assessments see **Appendix 2**).

Table 4: Sustainability Assessment – Overview of Potential Impacts

Topic↓ and Site→	1	3	6	5	7	11	12	14	15	8	9
Ecology	?	?	?	?	?	?	?	?	?	?	?
Landscape	-	0	0	0	-	-	-	-	-	0	-
Heritage	0	-	0	0	-	0	0	0	-	0	0
Pollution	0	0	0	0	0	0	0	?	0	0	?
Flooding	0	0	0	0	0	0	0	0	0	0	0
Soils / Minerals	-	0	0	-	--	-	0	--	-	0	-
Local Needs	++	+	+	+	++	++	++	++	+	+	+
Safe Access	0	0	0	-	0	0	0	0	-	-	-

Key:	++	significant positive impact likely	-	adverse impact likely
	+	positive impact likely	--	significant adverse impact likely
	0	neutral impact likely	?	impact uncertain

- 8.7 The above assessment indicates the potential benefits and harm (subject to more detailed testing) in respect of the various site options, and topics where further assessment is required to understand the likely nature of any impact. The ecological assessment will depend on the findings of a walkover survey, but none of the sites are in close proximity to designated wildlife sites. Potential adverse impacts have been identified, but the assessment does not suggest that there will be significant harm arising from any one site, with the possible exception of site 7 (Land east of Netherhay Lane, between Drimpton and Netherhay) and site 14 (Land at Axe Mill Industrial Estate, Netherhay) where the assessment has identified the potential loss of a sizeable area of Grade 2 farmland. where potential harm has been noted for sites that may be included within the draft plan. Sites 9 (Land south of the Mill House, Kittwhistle) and 15 (Land at Beck's Field, Netherhay) also perform poorly with a number of topic areas where possible harm has been identified, compared to limited benefits, which suggests that these may be less suitable for allocation compared to some of the available alternatives.
- 8.8 Additional more detailed checks will be required. Potential mitigation measures will need to be considered further in regard to allocating sites, at the next stage, to help maximise environmental benefits and minimize the potential for harm.

9. Next Steps

- 9.1 At a basic level the main purpose of a Strategic Environmental Assessment is to identify ways of avoiding or minimising any negative impacts of the Neighbourhood Plan on the environment, and maximizing potential benefits. As such, consideration should be given to the findings of this report in deciding on the contents of the final plan.
- 9.2 If the plan is taken forward which includes a site option likely to cause harm, then justification will need to be included as to why this option was preferred over less harmful reasonable alternatives. At this stage it is clear that many of the sites overall have potentially positive, negative and uncertain impacts, and with further consideration there may be variations or improvements that could be made to options to provide a better outcome.
- 9.3 This report will be updated at the next stage of the plan (which will be consultation on the pre-submission draft). More detailed assessment of the proposed site allocations will be undertaken on the proposed site allocations at that stage, together with an appraisal of the other policies contained in the plan. The environmental report will include an explanation of how the impacts of the proposals in the plan were considered (including any related impacts such as cumulative effects of short-term issues related to construction), the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment, and also how any significant effects will be monitored. Monitoring is likely to be done by the District Council as they will be responsible for making the plan. Consideration will be given to using existing monitoring information where this may be relevant locally.
- 9.4 Comments are welcome on this report, as part of the options consultation.

Appendix 1: SEA screening determination – conclusion

5. CONCLUSION

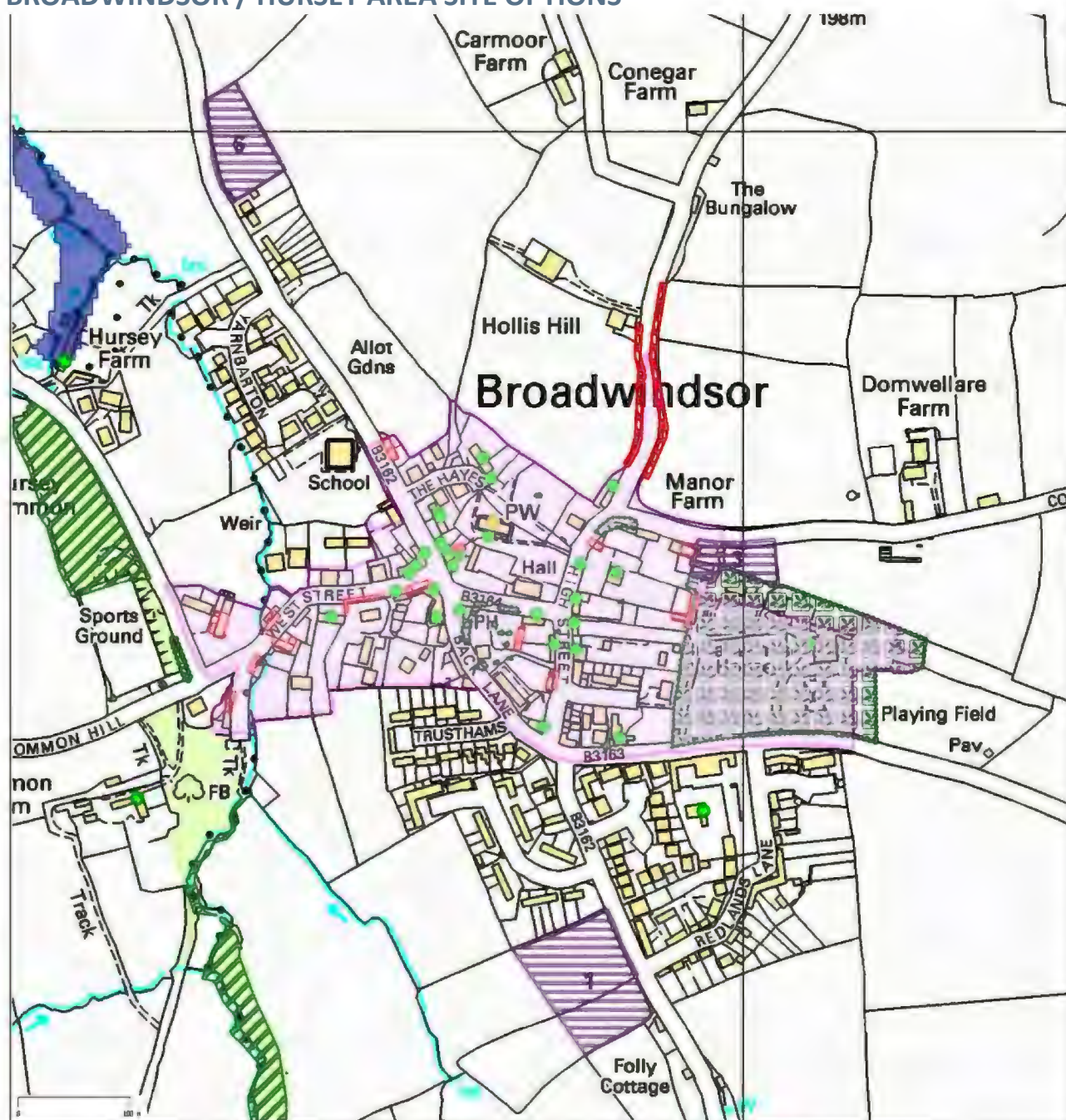
The SEA screening report considered the environmental sensitivity of the plan area and the scope of the Broadwindsor Neighbourhood Plan, including the scale of the development which is likely to come forward. The SEA screening concluded, in August 2017, that it is unlikely that the Broadwindsor Neighbourhood Plan will have significant effects on the environment.

However, the views of the statutory consultees (the Environment Agency, Natural England, and Historic England) on the findings of the report were sought in August 2017, in accordance with the SEA Directive. Responses were received from all three consultees, which are presented in Appendix A.

Whilst the Environment Agency concurred with the view that SEA was not required, Natural England's response to the consultation concluded that an SEA should be completed due to the potential for significant adverse impacts upon the environment. Historic England also recommended SEA on the basis that the Broadwindsor Neighbourhood Plan will allocate sites for development.

In light of these views, it is concluded that an SEA will be completed alongside the Broadwindsor Neighbourhood Plan to ensure that the potential for significant environmental impacts is fully addressed throughout the development of the plan.

Appendix 2: Site Assessments

BROADWINDSOR / HURSEY AREA SITE OPTIONS

Date Created: 15-7-2017 | Map Centre (Easting/Northing): 343821 / 102763 | Scale: 1:5000 | © English Heritage © Environment Agency 2017

Site 1 – Land south of Fullers – part of previously included SHLAA site and also subject to live outline planning application for the erection of up to 32 dwellings WD/D/17/000800. The larger area has not been put forward for consideration at the current time.

Site 3 – Land at Manor Farm, Common Water Lane is a newly identified site, and would include the replacement or re-use of existing buildings, with some new buildings to the east.

Site 6 – Land North of Hillside, Drimpton Road is a newly identified greenfield site

The Craft Centre was an identified SHLAA site within the defined development boundary and has gained planning consent.

Land west of B3162 was an identified SHLAA site, but the landowner has confirmed that do not intend to make the site available for development at the current time.

BROADWINDSOR Site 1: Land south of Fullers**SITE DESCRIPTION**

Two relatively flat fields that begin to slope further away from the road, used for agriculture / rough grazing. Adjoins residential areas to north and east. Site size (entire area): 0.86ha

PROPOSED USE

Housing

ACCESS

Existing access from B3162 is inadequate for an increase in vehicular traffic, with poor visibility and no pavements. There should be scope to provide an improved vehicular access onto the road and pedestrian safety along the B3162.

DCC comments: just inside the 20mph limit; there is an existing agricultural access, visibility would need improving to provide 2.4m x 25m. There is no footway for quite a stretch and no scope to provide one (any significant development would require traffic calming scheme)

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Potentially prominent site within the Dorset AONB, visible from lower slopes of Lewesdon Hill and wider footpath network to the south-west. Hedges along site boundaries worthy of retention and enhancement. Further landscaping likely to be required to soften visual impact.

AONB comments: In principle, this site may be acceptable, but careful consideration of density and a high quality design are needed. Overdevelopment of the site is likely to result in an adverse visual impact affecting receptors of the footpaths between Broadwindsor and Lewesdon Hill

Conservation Team comments: no significant heritage impacts identified

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified. Sloping nature of site could result in run-off. Partly within Minerals Safeguarding Area. Agricultural grade could be Grade 2. Domestic-scale pylons along road frontage.

DCC FRM comments: No modelled fluvial or pluvial risk, however, nearby springs suggest that ground water may be high - which may prevent the use of soakaways, although BGS layers suggest that the ground may support infiltration subject to ground water levels. There is no access to a watercourse for discharge purposes.

WDDC comments: no potential contamination issues identified

PROPOSED MITIGATION

Limit development to northernmost field's road frontage (part area) with landscaped edge to S side. Provide traffic calming / safe pedestrian links to existing pavement on B3162

SEA ASSESSMENT CONCLUSIONS:

Topic	Scoring	Key findings
Ecology	?	No sites within 200m. Potential grassland and hedgerow habitats.
Landscape	-	Site lies within the AONB and is potentially prominent in views but may be acceptable with careful consideration of density and a high quality design
Heritage	0	No heritage assets identified as likely to be impacted
Pollution	0	No potential contamination issues identified
Flooding	0	No potential flooding issues identified, subject to surface water drainage
Soils / Minerals	-	Partly within safeguarding area. Agricultural grade tbc but could be G2.
Local Needs	++	Scope to provide >5 houses securing some affordable housing provision
Safe Access	0	Subject to securing improvements to access and B3162 pedestrians

BROADWINDSOR Site 3: Land at Manor Farm, Common Water Lane

SITE DESCRIPTION

Farmhouse and outbuildings with garden / orchard area. The site slopes down from the road. Adjoins residential areas to south and west.

Site size (entire area): 0.23ha

PROPOSED USE

Housing, including redevelopment of outbuildings and new dwelling/s to east

ACCESS

Existing vehicular access from Common Water Lane poor, narrow rural lane with no pavements. There should be scope to improve access and incorporate adequate on-site parking within the site.

DCC comments: in a 40mph limit; no possibility for any safe pedestrian routes. Visibility of 2.4m x 79m would need to be achieved

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Site lies within the Dorset AONB and partly within the Broadwindsor Conservation Area. Intimate and busy in character, opening out to wider countryside to east. Potentially visible in distant views from higher ground to the south. Area Tree Preservation Order covers land immediately to the south. Possible wildlife habitats (compost heap and hedgerow boundary). Existing buildings intended for re-use / redevelopment do not appear to be of historic merit. Unlikely to impact on setting of nearby Listed Buildings due to intervening development, however Manor Farmhouse is considered a Locally Important Building as a mid C19 stone and slate, coped gables, replacement windows, of group value with converted barns and the Mews further to the south, and such the context of these buildings will need to be respected. The Conservation Area Appraisal notes key view / vista from the eastern extremities of the Conservation Area along Common Water Lane and the B3163 towards the hills behind Beaminster. Stone boundary wall may be worthy of retention.

AONB comments: this is a sensitive 'backwater' location, which is relatively elevated in the landscape. However, the visual impact of developing here may be quite localised due to the trees to the south of the site. I would suggest that there may be limited capacity, but that extending the site further to the east is likely to be problematic due to access and potential visual impact.

Conservation Team comments: Existing buildings intended for re-use/redevelopment do not appear to be of historic merit, and would be unlikely to impact on setting of nearby Listed Buildings due to intervening development. Manor Farmhouse is a Locally Important Building of group value with converted barns and the Mews further to the south, and the context of these buildings will need to be respected. There is a grade II Listed building (Old Manor House/Vicarage) in close proximity to the proposed site and its setting may be affected if the existing buildings on-site are replaced or increased in height. The Conservation Area Appraisal notes key view / vista from the eastern extremities of the Conservation Area along Common Water Lane and the B3163 towards the hills behind Beaminster. The stone boundary wall should be retained.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified. Sloping nature of site could result in run-off and potential for over-looking / loss of privacy.

DCC FRM comments: No obvious theoretical flood risk, however, there appears to be no obvious receiving system to discharge into. The ground may support infiltration based on BGS mapping, but subject to ground investigation.

WDDC comments: no potential contamination issues identified

PROPOSED MITIGATION

Height of buildings not to exceed current height of development and designed to avoid overlooking / loss of privacy. Retain rural character of lane. Parking to be provided on-site. Provide safe pedestrian links into centre.

SEA ASSESSMENT CONCLUSIONS

Topic	Scoring	Key findings
Ecology	?	Geological site within 75m. No identified ecology sites within 200m. Potential compost and hedgerow habitats.
Landscape	0	Site lies within the AONB but not considered likely to be prominent in views
Heritage	-	Within Conservation Area and potential impact on Locally Important Buildings and character of and views along Common Water Lane.
Pollution	0	No potential contamination issues identified
Flooding	0	No potential flooding issues identified, subject to surface water drainage
Soils / Minerals	0	Just outside minerals safeguarding area. No potential issues identified
Local Needs	+	Scope to provide up to 5 houses unlikely to secure affordable housing
Safe Access	0	Subject to securing off-road parking and safe access for pedestrians

BROADWINDSOR Site 6: Land north of Hillside, Drimpton Road**SITE DESCRIPTION**

Sloping market garden / grazing land rising up from the road, with residential to south. Site size (entire area): 0.44ha

PROPOSED USE

Housing.

ACCESS

Existing vehicular access onto B3162, visibility splay partly obscured by hedge. No pavements at this point on B3162. Public right of way runs along top of site in adjoining field provides alternative route into the village.

DCC comments: this is just inside 20mph limit as you have come around a bend; visibility would need improving. There is only a short distance to pedestrian links

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Potentially prominent and open site within the Dorset AONB, higher ground likely to be visible in distant views from Lewesdon Hill and Pilsdon Pen, whereas road frontage would be much less prominent. Wooded boundary to north and strong hedgerows. Likely wildlife interest (grassland and hedgerows). No heritage or other features noted.

AONB comments: This is a peripheral location, although adjacent to the settlement boundary and reasonably in keeping with the pattern of development. I would therefore consider there to be some scope in this location.

Conservation Team comments: no significant heritage impacts identified

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified. Sloping nature of site could result in run-off. Agricultural grade could be Grade 2, but site area low.

DCC FRM comments: No obvious flood risk, however, there appears to be no obvious system to drain into and infiltration will therefore be relied upon. Should the ground not support infiltration then it will likely prove difficult to drain this site.

WDDC comments: no potential contamination issues identified

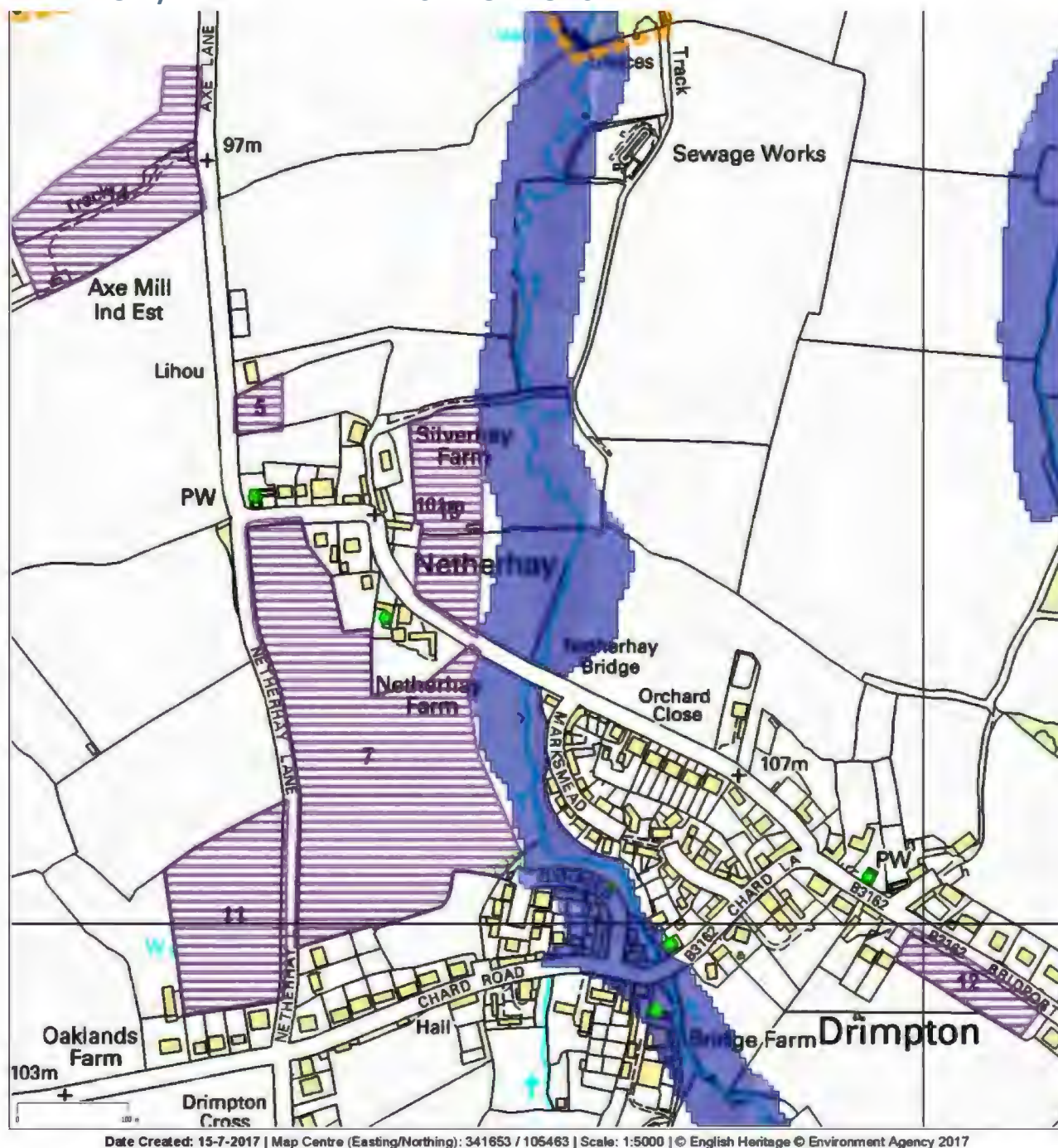
PROPOSED MITIGATION

Limit built development to lower corner adjoining existing entrance. Improve visibility splay, retain / strengthen hedgerows and trees along boundaries. Provide safe pedestrian links into centre.

SEA ASSESSMENT CONCLUSIONS

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Potential grassland and hedgerow habitats.
Landscape	0	Site lies within the AONB, but lower ground not considered likely to be prominent in views, subject to strengthening tree / hedgerow boundary
Heritage	0	No heritage assets identified as likely to be impacted
Pollution	0	No potential contamination issues identified, subject to condition regarding unexpected contamination
Flooding	0	No potential flooding issues identified, subject to surface water drainage
Soils / Minerals	0	No mineral safeguarding issues. Agricultural land take relatively small.
Local Needs	+	Scope to provide up to 5 houses unlikely to secure affordable housing
Safe Access	0	Subject to securing improvements to access and for pedestrians

DRIMPTON / NETHERHAY AREA SITE OPTIONS



Site 5 – Land at Brent Paddock, Axe Lane, Netherhay is a newly identified greenfield site.

Site 7 – Land east of Netherhay Lane, between Drimpton and Netherhay – is an included SHLAA site (area closest to Drimpton previously excluded) and part of which is being investigated as the preferred site for the Community Land Trust.

Site 11 – Land west of Netherhay Lane, Drimpton, is a newly identified greenfield site.

Site 12 – Land west of Manor Farm, Bridport Road, Drimpton, is a newly identified greenfield site

Site 14 – Land at Axe Mill Industrial Estate, Netherhay, is a newly identified site promoted for employment and housing. The previous employment consent lapsed.

Site 15 – Land at Beck's Field, Netherhay, is a newly identified greenfield site.

NETHERHAY Site 5: Land at Brent Paddock, Axe Lane**SITE DESCRIPTION**

Level paddock fronting onto road, with residential to either side and agricultural land opposite. Site size (entire area): 0.17ha

PROPOSED USE

Housing.

ACCESS

Potential to share existing vehicular access or create new access onto road frontage. No pavements at this point onto C43 Axe Lane, but not heavily trafficked. No public rights of way crossing or adjoining site.

DCC comments: in national speed limit, but is close to 30mph limit; hedging would need cutting back to be able to achieve visibility, 2.4m x 151m for 60mph. No pedestrian route

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Low-lying site of modest character within the Dorset AONB with limited visibility - mainly from hills to north. Hedgerow boundary with occasional trees. Likely wildlife interest (grassland and hedgerows).

Methodist church to south (far side of) Grade II Listed - however setting unlikely to be affected given intervening development. No local features noted.

AONB comments: This site would be a form of infill between the older property and new dwelling. I do not consider that the use of this site would have a significant impact on the AONB.

Conservation Team comments: no significant heritage impacts identified

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified. Low level pylons / cables across site.

DCC FRM comments: No flood risk concern and BGS mapping suggests that infiltration may prove viable.

WDDC comments: no potential contamination issues identified

PROPOSED MITIGATION

Access to avoid root zone of mature trees. Retain mature trees and hedgerows (subject to access provision).

SEA ASSESSMENT CONCLUSIONS

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Potential grassland / hedgerow habitats.
Landscape	0	Site lies within the AONB, but not prominent in views
Heritage	0	No heritage assets identified as likely to be impacted
Pollution	0	No potential contamination issues identified
Flooding	0	No potential flooding issues identified
Soils / Minerals	-	Rear portion of site within a minerals safeguarding area. ALC likely G2
Local Needs	+	Scope to provide 2-5 houses unlikely to secure affordable housing
Safe Access	-	Difficulty securing improvements for pedestrians, but not a significant risk

DRIMPTON / NETHERHAY Site 7: Land east of Netherhay Lane**SITE DESCRIPTION**

Gently sloping, large agricultural field, with residential to three sides and agricultural land across Netherhay Lane to west. Site size (entire area): 4.9ha excluding flood risk area

PROPOSED USE

Housing, including CLT (Community Land Trust) affordable housing scheme being progressed.

ACCESS

Potential to create access points onto road frontage (D road). No pavements, but not heavily trafficked. Public rights of way cross site, linking to Chard Road, Netherhay Lane and Axe Lane.

DCC comments: in national speed limit, depending on where access is could be ok as long as visibility could be achieved (2.4m x 151m); no safe pedestrian routes, but possibility of connecting through site

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Open, calm landscape character within the Dorset AONB with moderate visibility - mainly from Blagdon / Seaborough hills. Hedgerow boundaries with occasional trees. Likely wildlife interest (hedgerows and river corridor). Field provides separation between Drimpton and Netherhay infilling of entire gap would remove this historic distinction. There are two Listed buildings visible from the site - most notably Methodist church to north Grade II Listed that faces onto the site, Old Netherhay c17 farmhouse Grade II Listed to NE, whose setting would be affected. No other local features noted.

AONB comments: This is a large area, crossed by footpath. Need to maintain a significant gap between the two settlements, however, there may be some very limited capacity.

Conservation Team comments: development within this site would likely affect the setting of both listed buildings within Netherhay, and infill the historic gap between Drimpton and Netherhay.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified, area by stream prone to waterlogging, however within flood plain excluded from site. Agricultural grade could be Grade 2.

DCC FRM comments: No flood risk identified. With respect to drainage there is a nearby watercourse flowing south to north, which likely takes greenfield runoff from this site. There may also be some scope for infiltration since the site is mapped to sit on sandstone bedrock according to BGS layers.

WDDC comments: no potential contamination issues identified

PROPOSED MITIGATION

Retain significant gap between Drimpton and Netherhay as informal recreation area. Development to respect the setting of chapel and Old Netherhay. Provide safe vehicular access, access points and layout to retain hedgerows and boundary trees as far as possible. Footpaths to be made all-weather standard.

SEA ASSESSMENT CONCLUSIONS

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Potential hedgerow habitats.
Landscape	-	Site lies within the AONB, moderately visible in views. Would need to retain sufficient gap between Drimpton and Netherhay.
Heritage	-	Potential impact on setting of 2 Grade II Listed buildings, and impact on important historic gap, which could be moderated by layout and design
Pollution	0	No potential contamination issues identified
Flooding	0	No potential flooding issues identified, subject to avoiding flood risk areas
Soils / Minerals	--	Part of site within a minerals safeguarding area. ALC likely G2 and significant area could be affected
Local Needs	++	Scope to secure affordable housing and possible recreation benefits
Safe Access	0	Subject to securing improvements to pedestrian links

DRIMPTON Site 11: Land west of Netherhay Lane**SITE DESCRIPTION**

Rolling agricultural field, sloping down to west, with residential to south. Site size (entire area): 1.6ha

PROPOSED USE

Housing.

ACCESS

Potential to create access point onto Netherhay Lane (D road). No pavements at this point, but not heavily trafficked. Chard Road (B3162) provides access into Drimpton, but no pavements and would require improvement to be a safe pedestrian route.

DCC comments: in national speed limit, no safe pedestrian routes and visibility could be an issue (2.4m x 151m).

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Open, curving and calm landscape within the Dorset AONB with moderate visibility (increasing towards western edge) - from Blackdown Hillas and also Pilsden Pen. Hedgerow boundaries with strong tree line along eastern boundary. Likely wildlife interest (hedgerows and grassland). No notable heritage assets likely to be affected. No other local features noted.

AONB comments: Strong rural character of the site and its environs, and relatively detached and peripheral nature, suggests this site may not be suitable. Would as a minimum require the retention of the mature trees along the site boundaries and limiting developable area, scale and density.

Conservation Team comments: no significant heritage impacts identified

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified, sewage drain noted along southern boundary.

DCC FRM comments: Limited prevailing risk, however, any developer would need to ensure that infiltration functions here, since there does not appear to be any receiving system to drain into.

WDDC comments: no potential contamination issues identified

PROPOSED MITIGATION

Access point to retain hedgerows and boundary trees as far as possible - removal of a significant number of mature trees would not be acceptable. Avoid western portion of site and ensure layout and scale also minimise visual impact in wider views. Provide alternative safe pedestrian link (potentially via Site 7) to Chard Road or traffic calming measures

SEA ASSESSMENT CONCLUSIONS

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Potential hedgerow / grassland habitats.
Landscape	-	Site lies within the AONB, moderately visible in views and development here would need to retain mature trees and avoid westwards spread.
Heritage	0	No heritage assets identified as likely to be impacted
Pollution	0	No potential contamination issues identified
Flooding	0	No potential flooding issues identified
Soils / Minerals	-	No minerals safeguarding issues. ALC likely G2, moderate site area
Local Needs	++	Scope to secure affordable housing if 6+ units provided
Safe Access	0	Subject to securing improvements to pedestrian links

DRIMPTON Site 12: Land west of Manor Farm, Bridport Road**SITE DESCRIPTION**

Broadly flat meadow, with residential to either side, farmland to rear. Site size (entire area): 0.45ha

PROPOSED USE

Housing.

ACCESS

Existing field access point has poor visibility to west, potential to create new access point onto Bridport Road (B3162). No pavements at this point, and relatively narrow, so footpath would also be needed to provide safe pedestrian route.

DCC comments: in 30mph speed limit, visibility of 2.4m x 43m could probably be achieved; no safe pedestrian routes. Would suggest 6-10 units.

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Open, exposed and unusually regular shaped field within the Dorset AONB with moderate to high visibility from Blackdown Hills, Pilsden Pen, Wayford. Hedgerow boundaries to roadside, post and wire fence to south. Likely wildlife interest (hedgerows and grassland). No notable heritage assets likely to be affected - the Yews (Grade II Listed) approx 60m to NW with surrounding buildings forming its setting. No other local features noted.

AONB comments: In principle this site appears acceptable, although careful consideration as to scale/form of dwellings would be required.

Conservation Team comments: no significant heritage impacts identified

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified.

DCC FRM comments: Limited prevailing risk, however, any developer would need to ensure that infiltration functions here, since there does not appear to be any receiving system to drain into.

WDDC comments: no potential contamination issues identified within the site. The adjoining site to the east has been identified as having a medium risk of contamination due to its previous use for the maintenance and repair of motor vehicles. This use ceased and the site and the workshop was converted to ancillary living accommodation (approved October 2000)

PROPOSED MITIGATION

Improved vehicle access, retention of hedgerow and creation of new pedestrian link. Landscaping scheme to southern edge to minimise wider views from within AONB

SEA ASSESSMENT CONCLUSIONS

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Potential hedgerow / grassland habitats.
Landscape	-	Site lies within the AONB, moderate to highly visible in views, but could be moderated by suitable landscaping and scale / form of dwellings.
Heritage	0	No heritage assets identified as likely to be impacted
Pollution	0	No potential contamination issues identified
Flooding	0	No potential flooding issues identified
Soils / Minerals	0	No minerals safeguarding issues. ALC likely G2, but very limited site area
Local Needs	++	Scope to secure affordable housing
Safe Access	0	Subject to securing improved vehicular access and footpath

NETHERHAY Site 14: Land at Axe Mill Industrial Estate

SITE DESCRIPTION

Flat agricultural land adjoining industrial units at Axe Mill and surrounding farmland. Access widened for employment use, but previous consent for larger industrial estate has lapsed. Site size (entire area): 1.75ha

PROPOSED USE

Employment and housing.

ACCESS

Existing access onto C43 Axe Lane has been upgraded to serve industrial units. No pavements at this point, no safe pedestrian routes into nearby settlements, but not heavily trafficked.

DCC comments: in national speed limit. The existing access is fine and would suggest business rather than residential.

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Open, regular shaped fields within the Dorset AONB with moderate visibility from hills to north and east. Hedgerow boundaries with occasional trees. Likely wildlife interest (hedgerows and grassland). No notable heritage assets likely to be affected. No other local features noted.

AONB comments: there may be some scope for further small scale employment uses to the east of the existing facilities.

Conservation Team comments: no significant heritage impacts identified

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified. Could be Grade 2 agricultural land.

DCC FRM comments: Limited prevailing risk, however, any developer would need to ensure that infiltration functions here, since there does not appear to be any receiving system to drain into.

WDDC comments: no potential contamination issues identified

PROPOSED MITIGATION

Employment only - retention of trees / hedgerows and depending on scale may require traffic impact assessment.

SEA ASSESSMENT CONCLUSIONS

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Potential hedgerow / grassland habitats.
Landscape	-	Site lies within the AONB, moderately visible in views.
Heritage	0	No heritage assets identified as likely to be impacted
Pollution	?	No potential contamination issues identified, but will depend on nature of business use given groundwater vulnerability (major aquifer) and potential for mitigation
Flooding	0	No potential flooding issues identified
Soils / Minerals	--	Part of site within a minerals safeguarding area. ALC likely G2 and significant area could be affected
Local Needs	++	Scope to secure employment provision
Safe Access	0	Subject to employment only use

NETHERHAY Site 15: Land at Beck's Field, Netherhay**SITE DESCRIPTION**

Gently rolling grassland with residential to west and south. Site size (entire area): 1.10ha (excluding flood risk area to east)

PROPOSED USE

Housing.

ACCESS

Existing access onto C43 Axe Lane relatively poor visibility. No pavements at this point, but not heavily trafficked. Opposite existing public right of way linking to Chard Road (across site 7).

DCC comments: in 30mph speed limit, no safe pedestrian routes; visibility could be an issue, would need to be able to achieve 2.4m x 43m visibility splay.

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Calm and intimate character within the Dorset AONB with relatively low visibility - possibly visible from Seaborough hills to NE. Hedgerow boundaries with occasional trees including mature oaks. Likely wildlife interest (hedgerows and grassland, plus streamside margins). Field provides separation between Drimpton and Netherhay, infilling of entire gap would remove this historic distinction. Opposite Old Netherhay c17 farmhouse Grade II, whose setting would be affected. No other local features noted. AONB comments: there may be some limited capacity where site 15 has its interface with the public highway provided this would not appear as a disjointed form of development.

Conservation Team comments: the field provides separation between Drimpton and Netherhay - infilling of entire gap would remove this historic distinction. The site is opposite Old Netherhay c17 farmhouse which is Grade II Listed, whose setting would be affected. No other local features noted.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified. Sewage treatment works approximately 240m to north. Could be Grade 2 agricultural land.

DCC FRM comments: The current fluvial flood maps do not appear to extend to the site, but this may vary with climate change and local knowledge could help verify typical extents. Discharge into the river may be possible. Drainage via infiltration may prove difficult if the river's flood plain results in raised ground water, which might hinder the effective functioning of any soakaway or infiltration basin.

WDDC comments: no potential contamination issues identified

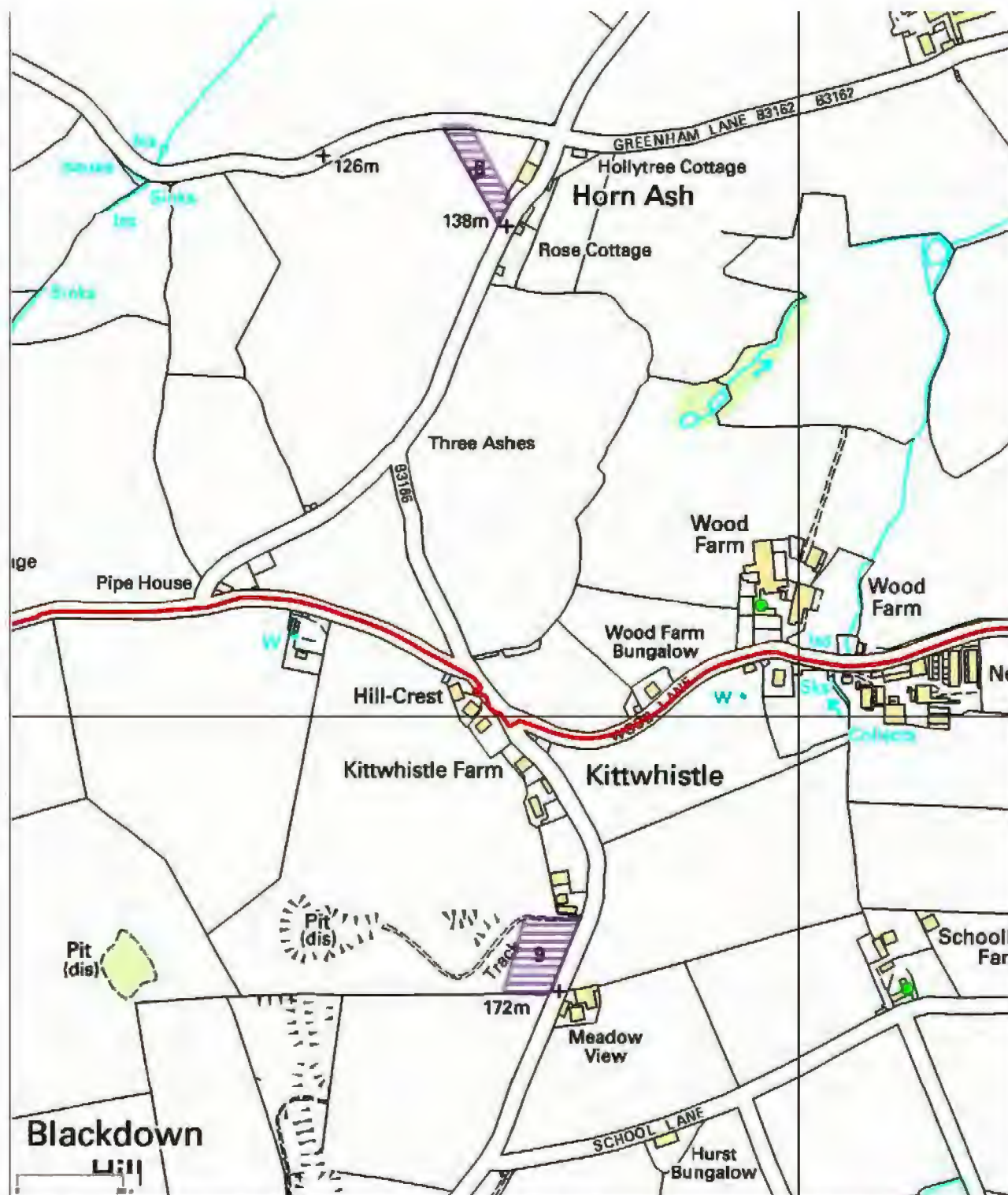
PROPOSED MITIGATION

Improved vehicular access, retention of mature oaks / hedgerows, limit development to southern part of site. Restrict further building within the important gap - provide informal recreation space to east

SEA ASSESSMENT CONCLUSIONS

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Potential hedgerow / grassland habitats.
Landscape	-	Site lies within the AONB, development here would need to retain sufficient gap to define separate identities of Drimpton and Netherhay.
Heritage	-	Potential impact on setting of 2 Grade II Listed building and diminishment of important historic gap, could be moderated by layout and design
Pollution	0	No issues identified, subject to avoiding northern area closest to STW
Flooding	0	No issues, subject to avoiding flood risk areas and confirming discharge
Soils / Minerals	-	Adjoins minerals safeguarding area. ALC likely G2, moderate area affected
Local Needs	+	Unlikely to secure affordable housing, possible recreation benefits.
Safe Access	-	Difficulty securing improvements for pedestrians, but not significant risk

BLACKDOWN AREA SITE OPTIONS



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Site 8 – Barn to rear of Ashleigh, Horn Ash crossroads - outside of the Dorset AONB (boundary runs as shown east - west along Wood Lane).

Site 9 – Land south of the Mill House, Kittwhistle.

A further site to the south, at Coombe Lake Farm, was also submitted but has not been included as a reasonable alternative due to its likely environmental impacts and degree of isolation.

HORN ASH Site 8: Barn to rear of Ashleigh, Horn Ash crossroads**SITE DESCRIPTION**

Barn on relatively level paddock associated with residential use of Ashleigh. Residential to east, farmland to remaining sides. Site size (entire area): 0.20ha (NB assessment based solely on conversion / replacement potential and no additional new build)

PROPOSED USE

Housing (barn conversion / replacement).

ACCESS

Existing access onto B3165 has poor visibility, potential to create new access further to south. No pavements and any trips would be vehicle-reliant.

DCC comments: in national speed limit, although there is an existing access, visibility could be an issue. No safe pedestrian routes.

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Intimate character outside the Dorset AONB with relatively low visibility / potential for impact. Possible wildlife interest (potential for bats). No other local features noted as likely to be impacted.

AONB comments: it is unlikely that conversion would result in significant impact on the AONB.

Conservation Team comments: no significant heritage impacts identified

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified.

DCC FRM comments: Limited prevailing risk, however, any developer would need to ensure that infiltration functions here, since there does not appear to be any receiving system to drain into.

WDDC comments: no potential contamination issues identified

PROPOSED MITIGATION

Improve vehicular access to provide safe access. Re-use or replacement of barn within existing footprint and scale.

SEA ASSESSMENT CONCLUSIONS

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Possible bat roosts (barn).
Landscape	0	Site lies outside of the AONB, no notable impact from re-use / replacement of existing barn.
Heritage	0	No heritage assets identified as likely to be impacted
Pollution	0	No potential contamination issues identified
Flooding	0	No potential flooding issues identified
Soils / Minerals	0	Outside any minerals safeguarding area. No loss of agricultural land.
Local Needs	+	Unlikely to secure affordable housing.
Safe Access	-	Location would require dependency on private motor car. Subject to improvements to access

KITTWHISTLE Site 9: Land south of the Mill House, Kittwhistle**SITE DESCRIPTION**

Relatively steeply sloping field, agricultural and part scrap storage. Residential to south, diagonally opposite garage, farmland to remaining sides. Site size (entire area): 0.33ha (exact extent dependent on where boundary is drawn)

PROPOSED USE

Housing

ACCESS

Existing access onto B3165 has poor visibility. No pavements and any trips would be vehicle-reliant. DCC comments: in national speed limit, very steep gradient and visibility could be an issue. No safe pedestrian routes.

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Open, exposed hillside character with high visibility from most directions including Pilsden Pen and Lewesdon Hill. Roadside hedgerow with occasional mature trees (ash) screens existing storage.

Possible wildlife interest (hedgerows / grassland habitats). No other local features noted.

AONB comments: relative isolated location and would require special circumstances to be supported.

Conservation Team comments: no significant heritage impacts identified

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

Current use may potentially have given rise to contamination. Gravel pits (disused) noted to west. Due to the steeply sloping nature of the site the general advice from DCC's Flood Risk Management team regarding possible sheet runoff during intense storms may apply, and layouts should consider exceedance routing away from new development. Could be Grade 3 agricultural land.

DCC FRM comments: Whilst there appears to be no mapped risk, the site is surrounded by steep slopes, during intense storms there is a risk that sheet runoff will run into the back of any development at this location, if levels and exceedance routing is not considered. In addition, there are no mapped receiving systems to discharge into, although the presence of sandstone may allow for some infiltration.

WDDC comments: no potential contamination issues identified in relation to the site itself. There is a low risk contaminated land site approximately 20m to the west, which is unknown filled ground.

PROPOSED MITIGATION

Introduction of speed limit or other road safety measures to provide safe access, site cleared of scrap, retention of hedgerow and boundary trees.

SEA ASSESSMENT CONCLUSIONS

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Possible hedgerow / grassland habitats.
Landscape	-	Site lies within the AONB, highly visible in views. Potential mitigation through removal of scrap, retention and strengthening of hedgerow / trees and modest scale and limiting development to lowest site level
Heritage	0	No heritage assets identified as likely to be impacted
Pollution	?	Impact of existing scrap storage to be considered
Flooding	0	No potential flooding issues identified, subject to advisory regarding possible sheet run-off
Soils / Minerals	-	Within minerals safeguarding area. ALC likely G3 and limited area affected.
Local Needs	+	Unlikely to secure affordable housing.
Safe Access	-	Location would require dependency on private motor car. Subject to improvements to access