

# STRATEGIC ENVIRONMENTAL ASSESSMENT PRE-SUBMISSION STAGE ENVIRONMENTAL REPORT

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## BROADWINDSOR AREA NEIGHBOURHOOD PLAN

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

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## Contents

<b>Non-Technical Summary .....</b>	<b>1</b>
<b>1. Introduction .....</b>	<b>1</b>
<b>2. Broadwindsor Area Neighbourhood Plan – the story so far .....</b>	<b>2</b>
The Parishes of Broadwindsor, Burstock and Seaborough .....	2
The Local Plan Context.....	2
Deciding on the Neighbourhood Plan’s scope, vision and objectives .....	3
Testing options .....	4
Plan drafting .....	4
<b>3. Strategic Environmental Assessment process .....</b>	<b>4</b>
<b>4. Strategic Environmental Assessment scoping consultation .....</b>	<b>6</b>
<b>5. Potential environmental issues .....</b>	<b>7</b>
Biodiversity and Geodiversity .....	7
Landscape .....	8
Cultural Heritage.....	8
Soils, Water and Air .....	9
Climatic Factors, including Flood Risk.....	10
Minerals and Waste Proposals .....	11
<b>6. Relevant Plans, Programmes and Objectives .....</b>	<b>11</b>
<b>7. The main issues in relation to the Neighbourhood Plan and its effect on the environment.....</b>	<b>13</b>
<b>8. Testing of the Site Options - Options Stage.....</b>	<b>15</b>
Site options - identification of reasonable alternatives .....	15
<b>9. Options Stage Consultation .....</b>	<b>18</b>
<b>10. Testing of the Plan’s policies.....</b>	<b>21</b>
The Landscape and Heritage of the Area (Policies BGNP1-6) .....	21
Community Facilities and Transport Infrastructure (Policy BGNP7) .....	23
Housing and Employment needs – general (Policies BGNP8, 9, 13 and 18).....	23
Site specific allocations (Policies BGNP10-12 and 14-17) .....	24
<b>11. Cumulative and other effects of the Neighbourhood Plan’s policies .....</b>	<b>26</b>
<b>12. Overall conclusions: Likely Significant Impacts .....</b>	<b>27</b>
<b>13. Proposed Monitoring of Significant Impacts .....</b>	<b>28</b>
<b>14. Next Steps.....</b>	<b>29</b>

## Maps and Tables

Map 1 - the Neighbourhood Plan area .....	1
Table 1: Scoping Consultation Outcomes .....	6
Map 2: Ecological Networks as recorded by DERC .....	7
Map 3: Heritage Assets (accept sites of local archaeological importance).....	9
Map 4: Flood risk map courtesy of Dorset County Council.....	10
Map 5: Minerals Safeguarding Area map courtesy of Dorset County Council.....	11
Table 2: Relevant Plans, Programmes and Objectives.....	11
Table 3: Sustainability Objectives and Assessment Method.....	14
Map 6: Site Options Put Forward for Consideration.....	16
Table 4: Sustainability Assessment – Overview of Potential Impacts .....	17

## Non-Technical Summary

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Prepared on behalf of Broadwindsor Group Parish Council

## BROADWINDSOR AREA NEIGHBOURHOOD PLAN MARCH 2018

This non-technical summary explains the scope and main findings of the Strategic Environmental Assessment (SEA) of the Broadwindsor Area Neighbourhood Plan, at its pre-submission draft plan 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)*





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. The assessments were subject to consultation in November 2017, and the feedback considered and acted upon.

The next stage was to assessing the draft Neighbourhood Plan policies, including the more generic policies, policies safeguarding particular features and policies allocating land for development. Ecology surveys were undertaken on most of the sites proposed for inclusion in the draft plan, and the site assessments updated in light of this additional evidence, the refinement of the proposed site areas and policy criteria, and the feedback received as part of the earlier consultation. The following table summarises the main findings in terms of likely environmental impacts.

### ***Sustainability Assessment – Pre-submission Plan Policies***

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water & air pollution	Agriculture and minerals	Flood Risk	Meeting local needs	Safe and accessible
Policy BGNP1. Local Landscape Features	✓	✓✓	✓	-	-	-	-	✗
Policy BGNP2. Dark Skies	✓	✓✓	✓	-	-	-	-	-
Policy BGNP3. Local Green Spaces	✓	✓	✓	-	-	-	✓	-
Policy BGNP4. Green Way / Common Water Ln	✓	✓	✓	-	-	-	-	✓
Policy BGNP5. Important Gaps	-	✓	✓	-	-	-	-	-
Policy BGNP6. Built character	-	✓	✓	-	-	-	-	-
Policy BGNP7. Important community facilities	-	-	-	-	-	-	✓	✓
Policy BGNP8. Meeting housing needs	*	*	*	*	*	*	✓✓	*
Policy BGNP9. Meeting employment needs	-	✓	✓	-	-	-	✓✓	-
Policy BGNP10. Land south of Fullers	-	✗	-	-	✗	-	✓✓	-
Policy BGNP11. Land at Manor Farm	-	-	✗	-	-	-	✓	✎
Policy BGNP12. Land North of Hillside	-	-	-	-	-	-	✓	✎
Policy BGNP13. Small-scale exception sites	-	-	-	-	-	-	✓	-
Policy BGNP14. Land East of Netherhay Lane	-	-	-	-	✗	-	✓✓	-
Policy BGNP15. Land East of Manor Farm	✎	✗	-	-	-	-	✓✓	-
Policy BGNP16. Land at Brent Paddock	✗	-	-	-	-	-	✓	✗
Policy BGNP17. Land at Axe Mill, Netherhay	-	✗	-	-	✗✗	-	✓✓	-
Policy BGNP18. Rural Conversions	-	-	-	-	-	-	✓	✗
* assessed under related policies on the location of new development								

The main potential adverse impact identified is in relation to the potential loss of productive farmland, primarily through the proposal for an employment site at Axe Mill in the western part of the Neighbourhood Plan area, but also to a lesser degree through some of the housing site allocations. Given that other policies with the Local Plan could further increase the loss of productive agricultural land, it would be appropriate to monitor this specific issue and may be appropriate to include an

additional policy in the Neighbourhood Plan to reduce incremental losses (for example, by requiring special justification for the permanent loss of large amounts of productive agricultural land, other than that allocated through the Neighbourhood Plan).

Overall most of the policies should secure significant positive benefits particularly in terms of securing opportunities for further housing to meet local needs (including a significant proportion of affordable homes), in a manner that should respect and reinforce the areas' local landscape character, biodiversity and heritage. The assessment process has helped identify the need to highlight and mitigate against potential adverse impacts, and although the site allocations may cause some cumulative landscape harm, this is not considered to be significant and will be mitigated to some extent by the policies protecting specific areas and requiring good design appropriate to the character of the area. The alternative options for development do not perform better in terms of their overall sustainability or reduced landscape harm, and therefore there is no reason for these to be included in preference to the chosen options.

Comments are welcome on this report, as part of the consultation on the pre-submission draft neighbourhood plan.

## 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 At the current time there are no specific housing or employment land targets for the Neighbourhood Plan area or Broadwindsor in the adopted Local Plan. Neither have specific targets been suggested in the Issues and Options consultation as part of the Local Plan Review (although with the proposed changes to National Planning Policy a target may be included in the next stage of the review). Policy SUS5 of the adopted plan 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 Neighbourhood Plan's scope, vision and objectives

- 2.8 Following initial launch events in early 2016, followed by a household questionnaire in October 2016, the main planning issues that local residents felt it would be useful to influence were identified as:
- the location, amount and type of new housing and employment development to be accommodated in the plan period to 2031.
  - the retention and enhancement of community facilities
  - design being sympathetic to, and reinforcing, local character
- 2.9 The proposed Neighbourhood Plan vision and objectives were tested as part of the options consultation in November 2017. These were:
- **Objective 1: Care for the Area of Outstanding Natural Beauty**
    - Maintain, protect and enhance the beautiful landscape, built heritage, rural character and environmental diversity of the Neighbourhood Plan Area.
    - Ensure that all sites identified and needed for development preserve the Area of Outstanding Natural Beauty.
  - **Objective 2: Plan for enough suitable and environmentally friendly homes**
    - Provide the types of housing that the community needs, in appropriate locations.
    - Support development which is undertaken to recognised environmental and sustainability standards.
  - **Objective 3: Support local services and employment**
    - Support the vitality of the local economy and extend opportunities for established local and appropriate new businesses, including: agriculture, arts, cafes, crafts, equestrian, horticulture, leisure, offices, pubs, restaurants, shops, small businesses, and tourism.
  - **Objective 4: Encourage the improvement of transport and communications**

- Seek opportunities to improve access for residents and visitors, particularly through increased passing places and improved safety for all road users.
- Promote access to high quality telecommunications, for residents, business and visitors.
- **Objective 5: Support the quality of social life and community spirit**
  - Protect, support and improve community facilities including allotments, common land, playing fields and play grounds, the school, village halls and the village stores.

### Testing options

- 2.10 In addition to testing the vision and objectives, the options consultation in November 2018 focused on the potential new development sites that had been submitted by landowners, together with green spaces and important open gaps. The development sites each had an assessment in line with the proposed method set out in the SEA scoping report.

### Plan drafting

- 2.11 Work begun on the drafting of the plan in late 2017, with the contents based on the research undertaken to date and the results of the options consultation and SEA. A meeting was held with the Neighbourhood Plan link officer from West Dorset District Council in February 2018, who provided informal feedback on the emerging draft plan.

## 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

**Neighbourhood Plan**

SEA screening determination published by WDDC in Oct 2017, confirming that an SEA is required.

Scoping consultation commenced 18 Sep 2017, based on background research (see Sections 5 to 7). Summary of responses received considered (see Section 4)

Site allocations assessed (see Section 8) with technical input from the District and County Councils and the AONB team regarding landscape, heritage, highways, flooding, contaminated land. SEA report of options stage published for consultation alongside site options (see Section 9).

Site ecology surveys undertaken of proposed site allocations. SEA of pre-submission draft plan drafted.

Current stage – SEA of pre-submission draft plan (now encompassing all policies) published for consultation.

**Strategic environmental assessment process****Stage A: Screening**

1. Determine whether the neighbourhood plan is likely to have significant environmental effects
2. Consult the environmental assessment consultation bodies

**Stage B: Setting the context and objectives, establishing the baseline and deciding on the scope**

1. Identify other relevant policies, plans and programmes, and sustainability objectives
2. Collect baseline information
3. Identify sustainability issues and problems
4. Develop the strategic environmental assessment framework
5. Consult the environmental assessment consultation bodies on the scope of the strategic environmental

**Stage C: Developing and refining alternatives and assessing effects**

1. Test the neighbourhood plan objectives against the strategic environmental assessment framework
2. Develop the neighbourhood plan options including reasonable alternatives
3. Evaluate the likely effects of the neighbourhood plan and alternatives
4. Consider ways of mitigating adverse effects and maximising beneficial effects
5. Propose measures to monitor the significant effects of implementing the neighbourhood plan

**Stage D: Prepare the Environmental Report****Stage E: Publish and consult the consultation bodies and the public on the environmental report****Stage F: Post making reporting and monitoring**

1. Prepare and publish post-adoption statement
2. Monitor significant effects of implementing the neighbourhood plan
3. Respond to adverse effects

**Neighbourhood plan preparation****Evidence gathering and engagement****Prepare the pre-submission neighbourhood plan****Pre-submission publicity and consultation on the neighbourhood plan****Submit draft neighbourhood plan to local planning authority****Local planning authority publicises and invites representations on the neighbourhood plan and makes all submission documents available****Neighbourhood plan sent for examination along with submission documents****Referendum****Neighbourhood plan made****Monitoring**

Monitor and report on the implementation of the neighbourhood plan

#### 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)	If the community intends that the Plan will allocate sites for development we would definitively confirm our view that an SEA should be pursued.	Noted - no changes required
	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?	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. These are added to the issues assessment that follows.
	We would highlight the importance of the robustness of the assessment exercise to ensure that evidence appropriately substantiates any conclusions as to site suitability	Noted - no changes required
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

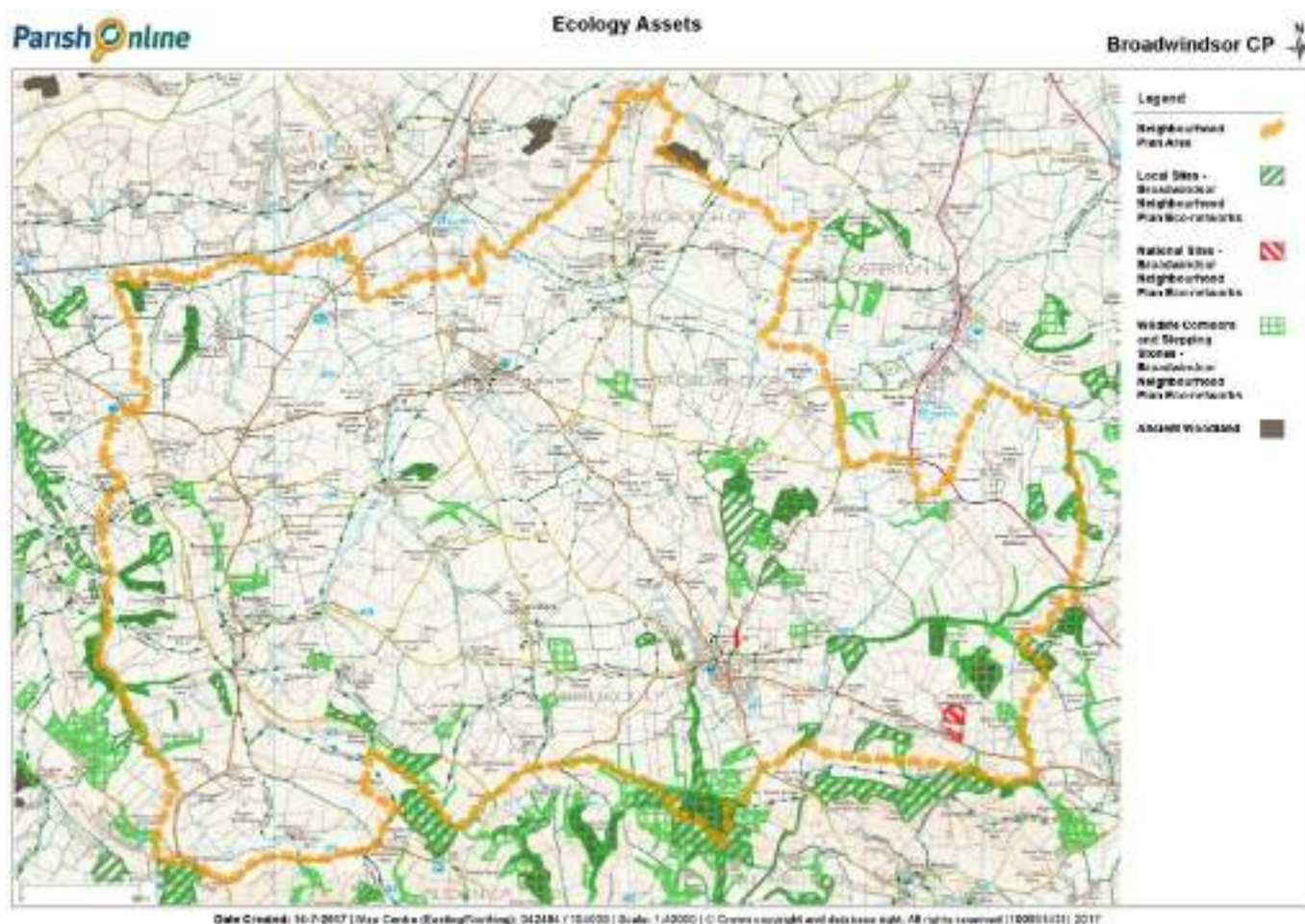
- 5.1 The significance of the effect of a Neighbourhood Plan on the environment does depend on the proposals within the plan, and the environmental sensitivity of the area.
- 5.2 In appraising the need for a Strategic Environmental Assessment, the environmental problems relevant to the plan area, together 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.
- 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.

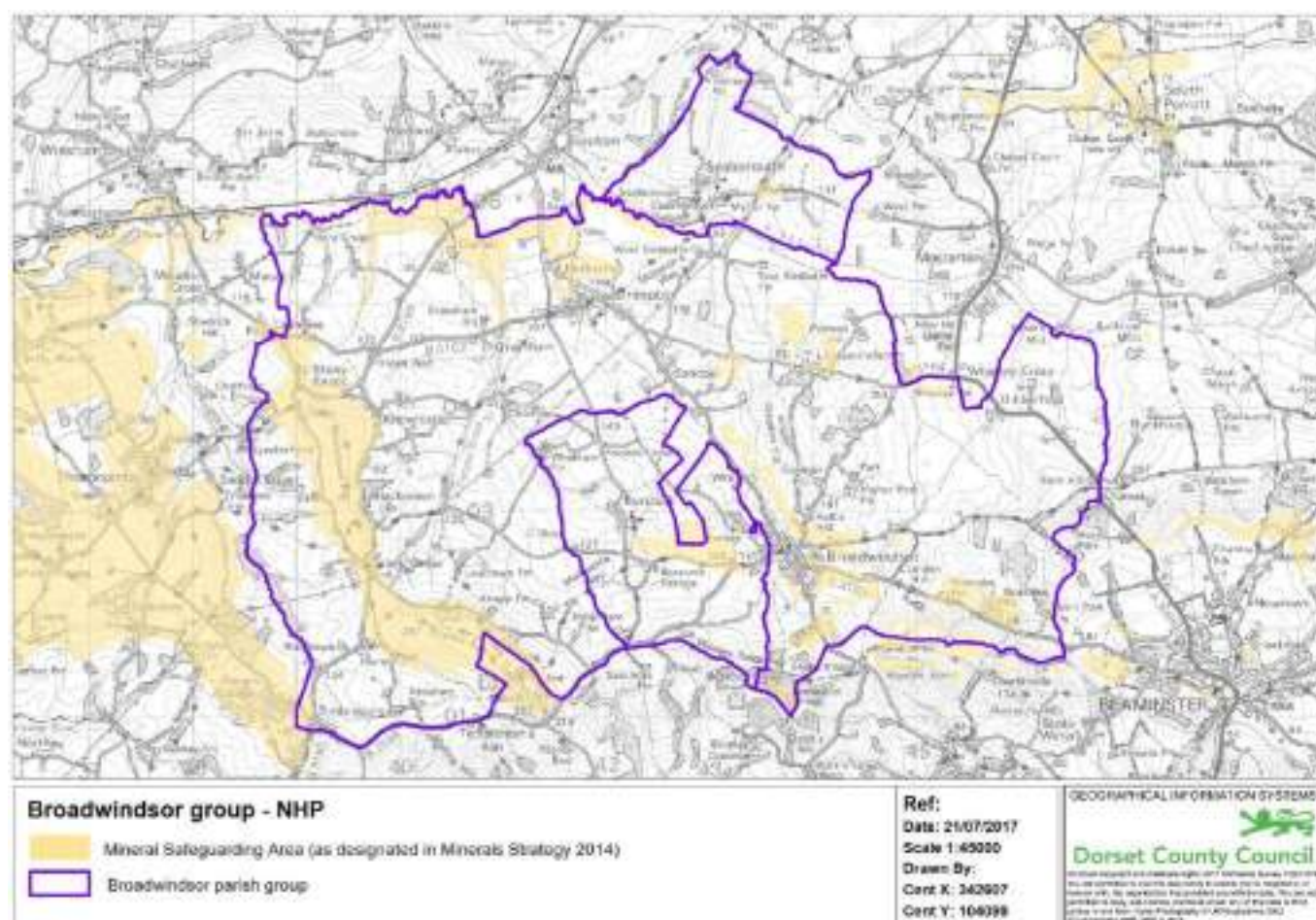
*Map 4: Flood risk map courtesy of Dorset County Council*



## 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>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</p>



Topic	Plans and Programmes	Key Objectives
	Dorset Biodiversity Protocol West Dorset, Weymouth and Portland Local Plan (2015)	biodiversity enhancements secured.
<b>Landscape</b>	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.
<b>Cultural heritage</b>	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.
<b>Soil, Water, Air, Material Assets and Climatic Factors</b>	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



Topic	Plans and Programmes	Key Objectives
Population and human health	<p>European Sustainable Development Strategy (2006)</p> <p>The National Planning Policy Framework (NPPF) 2012</p> <p>Transforming Dorset - Strategic Economic Plan 2014-21</p> <p>Bournemouth Dorset and Poole Workspace Strategy (2016)</p> <p>Bournemouth, Poole and Dorset Local Transport Plan (2011-2026)</p> <p>Dorset Sustainable Community Strategy 2010-2020 (2010)</p> <p>West Dorset, Weymouth and Portland Local Plan (2015)</p> <p>West Dorset Community Plan 2010-26 (2013)</p> <p>West Dorset District Council &amp; Weymouth and Portland Borough Council Joint Housing Strategy 2014-19</p>	<p>Promote a prosperous local economy, create the conditions for enterprise to flourish</p> <p>Identify the size, type, tenure and range of housing to reflect local demand, to boost the supply of housing and ensure everyone can live in a good quality home</p> <p>Meet identified local and essential rural needs</p> <p>Contribute towards the creation of mixed and balanced communities that are socially inclusive</p> <p>Promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion</p> <p>Promote good public health, access to healthcare and opportunities for healthy, active and independent lifestyles</p> <p>Ensure that the necessary infrastructure is put in place to support growth</p> <p>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.</p>

## 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 undesignated 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
<b>Biodiversity, geology, fauna and flora</b>	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
<b>Landscape</b>	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
<b>Cultural heritage</b>	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

SEA topic areas	Objective	Assessment basis for site allocations
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. 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 considered at the options 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).

### 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*



- 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 east 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 performed 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 indicated the potential benefits and harm (subject to more detailed testing) in respect of the various site options. A more detailed ecological assessment would be undertaken prior to allocating sites, but none of the sites are in close proximity to designated wildlife areas. 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 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. Options Stage Consultation

- 9.1 The Environment Agency, Historic England and Natural England were consulted on the Strategic Environmental Assessment of the site options, together with the adjoining parishes, the District and County Council (and the adjoining Councils for South Somerset), and the Dorset AONB landscape advisor and local utility infrastructure providers. The consultation commenced on 01 November 2017. A provisional deadline of 01 December 2017 was given, although any late responses were also considered. The responses to the consultation and how these were acted upon are summarised below:

*Table 5: Options Consultation Outcomes*

Respondent	Summary of response	Actions taken
Dorset AONB (29 Nov 2017)	I do not intend to comment further at this stage. My advice regarding the potential sites is reflected in the consultation document and I would be happy to have further input once the outcome of this round of public consultation has been considered.	Noted - no changes required
Dorset County Council (30 Nov 2017)	Phase 1 ecological survey should be carried out on all proposed housing sites at the earliest opportunity. Existing ecological data should be sought from DERC to inform these surveys.	Ecology surveys have now been undertaken by DERC to cover the proposed site allocations in the plan
	Mention in the Neighbourhood Plan should be made of the Dorset Biodiversity Appraisal Protocol and the Dorset Biodiversity Compensation Framework.	Noted – this has been included in relation to the site allocations in the draft plan
	We would also encourage the Parish Council to make use of the Ecological Network maps which identify important greenspace which helps support existing wildlife sites and therefore helps steer proposed development away from areas which would, if developed, have a greater impact on the wider ecological network.	Noted – these have been considered in both reviewing the impact of possible site allocations and assessing potential local green spaces, but are largely remote from existing settlements. No further changes required
	Information regarding local flood risk should be included within the plan. The NP may wish to consider requiring betterment i.e. a reduction in pre-development peak runoff rates to help protect properties adjacent this River Axe tributary. For the more rural settlements, we note that the surrounding catchments are often steep and this can give rise to sheet runoff once the ground is saturated. The plan should make reference to this risk and require or suggest that applicants carefully consider exceedance routing away from new development.	Noted – the information provided by the FRM team was included in the site options assessments (see Appx 2) and where relevant has been included in relation to the site allocations in the draft plan.
	Whilst your reasons for wishing to protect the playing field are understandable, we have concerns about its designation as a “Local Green	Noted – the area in question is instead shown as a community facility, to enable

Respondent	Summary of response	Actions taken
	Space” where the construction of new buildings is normally considered inappropriate as this could limit the ability to develop the school further in future years.	such changes to be managed.
<b>Environment Agency (01 Dec 2017)</b>	We note that the plan has acknowledged local flood risks and that the Lead Local Flood Authority have provided advice. We would highlight that surface water run-off should be controlled as near to its source as possible with sustainable drainage systems (SuDS) eg soakaways, infiltration trenches, permeable pavements, grassed swales, ponds etc. SuDS can also increase groundwater recharge, improve water quality and provide amenity opportunities.	Noted - no changes required.
	We support the planting of trees within catchments, especially headwaters, to reduce surface water runoff. Therefore, opportunities for increasing the amount of tree planting, in appropriate locations, is considered beneficial.	Noted – this can be mentioned in the supporting text.
	You should also consider the foul drainage network in the area to understand if there may be existing capacity constraints on the system.	Noted – South West Water have been consulted but not raised this as an issue. On the recent planning application on land south of Fullers (WD/D/17/000800) they confirmed that they had no capacity concerns on the impact of that proposal
	The Neighbourhood plan has acknowledged the need for green spaces to be preserved and enhanced to improve the rich biodiversity of the area. Please ensure that it includes wetlands or water bodies (e.g. rivers, streams, ditches) as these provide ecological interest and diversity. Opportunities to enhance any wetland feature should be identified and delivered through development, as this approach is promoted in the National Planning Policy Framework and is desired outcome of the Water Framework Directive.	Noted – the plan includes the Little Axe river corridor as it relates to Drimpton as a local green space to be protected. The river corridor through Broadwindsor is less publicly accessible and not therefore as locally valued, although it does form part of an important gap. The rivers, streams and ditches are noted as an important local landscape characteristic.
	We would recommend that Natural England are consulted if any proposed developments may impact on any conservation designations and / or protected species.	Natural England have been consulted.
<b>Historic England</b>	We are pleased to note that the conservation	Noted - no changes required.







Respondent	Summary of response	Actions taken
(04 Dec 2017)	team at West Dorset District Council appears to have been involved in the site assessment process. We are happy to defer to their advice.	
	What is unclear is how the level of harm has been determined in that layout and design are deemed capable of providing satisfactory moderation to an impact which would seem to relate to allocation in principle. We would therefore encourage your community to review its assessment of impacts and suitable responses with officers of the District Council to ensure that conclusions and proposed moderation/mitigation measures are an appropriate response to those identified in nature and degree.	The provisional scores and mitigation measures were all shared with the WDDC Conservation team for their input prior to finalising the options assessment paper. No changes required.
Natural England	No response received.	Noted - no changes required.
West Dorset District Council (30 Nov 2017)	There are 3 statutory requirements in the SEA regulations when considering options: 1. Identify reasonable options; 2. Appraisal of the impacts; and 3. Reasons for selecting and rejecting the options The report meets part 1 (paragraphs 8.2) and part 2 (paragraphs 8.5 to 8.8) of the statutory requirements. Please ensure that part 3 of the statutory requirements is met once the decision regarding which sites to take forward has been made.	Noted – reasons for selecting and rejecting the options has been included in this report.
Wessex Water (29 Nov 2017)	We have undertaken a desktop study of the preferred allocations set out within the plan. These focus upon the network capacity available for new water supply connections to serve the planned development. Site 1 capacity available. Existing 8" main crosses through development land. Potential diversion may be necessary Site 3 high probability of mains reinforcement required to provide satisfactory service levels. Site viability may be at risk Site 5 capacity available Site 6 mains extension will be required to serve new development Site 7 no local mains available. Network reinforcement may be necessary Sites 8, 9, 11, 12 and 15 capacity available We hope the above information will assist with the plan. If any further information is required at this stage please advise.	Where issues have been highlighted these have been incorporated into the draft plan.

## 10. Testing of the Plan's policies

10.1 This section provides a summary of the sustainability impacts associated with each policy area in the pre-submission draft Neighbourhood Plan. The results of the analysis of each policy or policy area (where several policies are covering similar issues) are provided in table format. For ease of assessment, the assessment of the plan's policies have been grouped under the following headings, aligning with the draft plan's structure.

- The Landscape and Heritage of the Area (Policies BGNP1-6)
  - Policy BGNP1. Local Landscape Features
  - Policy BGNP2. Dark Skies
  - Policy BGNP3. Local Green Spaces
  - Policy BGNP4. Green Way Community Path and Common Water Lane
  - Policy BGNP5. Important Gaps
  - Policy BGNP6. Built character
- Community Facilities and Transport Infrastructure
  - Policy BGNP7. Important community facilities
- Housing and Employment needs – general (Policies BGNP8, 9, 13 and 18)
  - Policy BGNP8. Meeting the area's housing needs
  - Policy BGNP9. Meeting the area's employment needs
  - Policy BGNP13. Small-scale exception sites adjoining Broadwindsor and Hursey
  - Policy BGNP18. Rural Conversions
- Site specific allocations (Policies BGNP10-12 and 14-17)
  - Policy BGNP10. Land south of Fullers, opposite Redlands Lane, Broadwindsor
  - Policy BGNP11. Land at Manor Farm, Common Water Lane, Broadwindsor
  - Policy BGNP12. Land North of Hillside, Drimpton Road, Broadwindsor
  - Policy BGNP14. Land East of Netherhay Lane, adjoining Drimpton
  - Policy BGNP15. Land East of Manor Farm, Bridport Road, Drimpton
  - Policy BGNP16. Land at Brent Paddock, Netherhay
  - Policy BGNP17. Land at Axe Mill, Netherhay

10.2 The policies have been assessed in terms of their likely environmental impact against each sustainability objectives in Table 3, and graded as follows:

Key:		significant positive impact likely
		positive impact likely
		neutral impact likely
		adverse impact likely
		significant adverse impact likely
		impact uncertain but unlikely to be significant

### The Landscape and Heritage of the Area (Policies BGNP1-6)

10.3 The Landscape and Heritage policies deal primarily with the plan's objective to care for the Area of Outstanding Natural Beauty. The policies supplement existing Local Plan policies, providing a greater level of detail than could be contained in a Local Plan. No reasonable alternatives were identified for further assessment under this section (consideration was given to how the important open gaps and local green space were drawn and how far these were extended, but the potential variations were not considered significant to be deemed alternatives). The fall-back position has been used as the base-line in assessing the main impacts of the policies.

**Table 6a: Summary Assessment of Policies BGNP1-6**

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water & air pollution	Agriculture and minerals	Flood Risk	Meeting local needs	Safe and accessible
Policy BGNP1. Local Landscape Features	✓	✓✓	✓	-	-	-	-	x
Policy BGNP2. Dark Skies	✓	✓✓	✓	-	-	-	-	-
Policy BGNP3. Local Green Spaces	✓	✓	✓	-	-	-	✓	-
Policy BGNP4. Green Way / Common Water Ln	✓	✓	✓	-	-	-	-	✓
Policy BGNP5. Important Gaps	-	✓	✓	-	-	-	-	-
Policy BGNP6. Built character	-	✓	✓	-	-	-	-	-

**Notes / explanation of assessment**

- 10.4 **BGNP1. Local Landscape Features:** seeks to safeguard important local landscape features that contribute to the distinct character of the area. A potential adverse impact in terms of safe access and a pedestrian-friendly environment is noted in relation to the retention of the narrow lanes with deep hedgebanks, and the however the need to consider alternative locations or provide mitigation is highlighted in the supporting text.
- 10.5 **BGNP2. Dark Skies:** seeks to reduce the impact of external lighting schemes - the dark night skies are an important characteristic of the AONB. The text makes clear that this does not suggest the prohibition of lighting, particularly where there may be safety concerns, but instead seeks to minimise light spillage and glare. Reference is also made to the design to ensure it is appropriate to the rural character of the area – referencing the use of heritage designs. More controlled lighting should in turn reduce energy consumption and minimize wildlife disturbance.
- 10.6 **BGNP3. Local Green Spaces:** safeguards some important habitats, landscape and built historic features, that contribute to the distinct character of the area, and some of which provide opportunities for public recreation. The policy would not prohibit development that would support their continued use and enjoyment. Sites where some development or a land-swap could be considered are safeguarded separately under Policy BGNP7.
- 10.7 **BGNP4. Green Way Community Path and Common Water Lane:** is similar to BGNP3 in that it safeguards some particularly valued rural tracks and footpaths which have strong recreation, wildlife, landscape and cultural connections. It ensures that safe access is retained to enjoy these local trails. Although it may prevent major development in these locations, sites for general growth have been identified that would not conflict with this policy, and therefore no adverse impact on population and human health is considered likely.
- 10.8 **BGNP5. Important Gaps:** safeguards gaps where a very limited amount of development could potentially undermine the feeling of separation between two historically distinct settlements, and also highlights the need to consider major development in the larger gaps where coalescence is less of a risk. Although this policy would prevent development, sites for general growth have been identified that would not conflict with this policy, and therefore no adverse impact on population and human health is considered likely.
- 10.9 **BGNP6. Built character:** provides design guidance regarding building scale, form and materials to ensure that new development respects and reinforces local character, including reference to the guidance in the Conservation Area appraisal. Although the guidance may result in less intensive use of land (and therefore place more pressure on greenfield sites to meet local needs) and higher



development costs (as the cheapest materials or designs may not be appropriate), the policy has been written to allow flexibility in how the guidance is met, and is not dissimilar to the overarching policy in the Local Plan (ENV12) which requires that the siting, alignment, design, scale, mass, and materials used complements and respects the character of the surrounding area or would actively improve legibility or reinforce the sense of place.

### Community Facilities and Transport Infrastructure (Policy BGNP7)

- 10.10 There is only one policy in this section, that adds detail to the generic policies in national policy and the Local Plan protecting important community facilities. No reasonable alternatives were identified for further assessment under this section. The fall-back position has been used as the base-line in assessing the main impacts of the policies.

**Table 6b: Summary Assessment of Policies BGNP8**

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water & air pollution	Agriculture and minerals	Flood Risk	Meeting local needs	Safe and accessible
Policy BGNP7. Important community facilities	-	-	-	-	-	-	✓	✓

### Notes / explanation of assessment

- 10.11 **BGNP7. Important community facilities:** identifies the existing community facilities that should be protected, and supports their improvement. The Neighbourhood Plan and Local Plan contain other policies that should safeguard against adverse impacts on the environment and residential amenity, and this is made clear in the supporting text.

### Housing and Employment needs – general (Policies BGNP8, 9, 13 and 18)

- 10.12 The general housing and employment needs policies deal primarily with the plan's two objectives of planning for enough suitable and environmentally friendly homes and supporting employment, setting out the amount, type and distribution of housing to meet local needs, and how sufficient employment land will be made available. Site specific policies are dealt with in the following section. Consideration of reasonable alternatives is explained in the notes that follow.

**Table 6c: Summary Assessment of Policies BGNP8, 9, 13 and 18**

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water & air pollution	Agriculture and minerals	Flood Risk	Meeting local needs	Safe and accessible
Policy BGNP8. Meeting housing needs	*	*	*	*	*	*	✓✓	*
Policy BGNP9. Meeting employment needs	-	✓	✓	-	-	-	✓✓	-
Policy BGNP13. Small-scale exception sites	-	-	-	-	-	-	✓	-
Policy BGNP18. Rural Conversions	-	-	-	-	-	-	✓	✗
* assessed under related policies on the location of new development								

*Notes / explanation of assessment*

- 10.13 **BGNP8. Meeting the area's housing needs:** sets out the amount of housing to be delivered to meet the indicative needs as assessed, and what mix of housing is needed as part of this. No reasonable alternatives have been considered in terms of the amount of housing growth, as a higher level of delivery is not justified by need, and reducing the amount of housing proposed would only be justified if there is a lack of suitable sites (which is assessed separately under the proposed site allocations). The focus of this policy's assessment is therefore on the mix of dwelling types. Again, no reasonable alternatives have been considered as the policy reflects the assessment of need. The assessment therefore scores highly against objective of providing housing to help meet local needs.
- 10.14 **BGNP9. Meeting the area's employment needs:** is broadly aligned with the Local Plan policies ECON1-3 but made specific to the Neighbourhood Plan area, particularly in terms of how "within or on the edge of a settlement" should be interpreted. No reasonable alternatives were identified for further assessment, with the fall-back position being based on the Local Plan. The main impact relates to employment sites of the edge of settlement applying to any of the villages and hamlets, but modified to make clear that such sites should be small-scale and in keeping with the character of that settlement (hence the policy is assessed as positive against the landscape and heritage objectives). The supporting text clarifies that in all cases, further detailed consideration of the impact of development on the local area, such as flood risk, heritage assets, traffic impacts etc will be required at planning application stage.
- 10.15 **BGNP13. Small-scale exception sites adjoining Broadwindsor and Hursey:** is broadly aligned with the Local Plan policy of rural exception sites, but allowing the inclusion of some open market housing to encourage sites to come forward in or near to the main settlement of Broadwindsor. In considering whether there may be reasonable alternatives (other than the Local Plan policy) consideration was given to defining a development boundary for Hursey, but this was not pursued due to the complex nature and relationship between the dwellings and garden areas and likelihood that this would deliver primarily open market dwellings if drawn too extensively, and rule out potential sites if drawn too narrowly. The policy includes specific references to avoiding areas designated for specific protection, and being of a character, scale and design appropriate to the location. It also highlights the issues regarding drainage and surface water run-off that apply to much of the area due to the topography around the village.
- 10.16 **Policy BGNP18. Rural Conversions:** is broadly aligned with the Local Plan policy residential re-use of buildings outside defined development boundaries, but removes the specific clause that requires such properties to be tied to the wider holding / main property outside of Broadwindsor or Drimpton. The removal of this tie should allow more properties to come forward to meet housing needs, away from the main settlements. The policy includes the requirement that the proposed form, bulk and design will make a positive contribution to the local character, negating the likelihood of adverse landscape and heritage impacts. Although this may result in properties in locations that will be car-dependent, the policy includes a clause that should rule out particularly remote locations with no suitable or safe road access.

**Site specific allocations (Policies BGNP10-12 and 14-17)**

- 10.17 The potential sites (as submitted by landowners in response to the call for sites run by the Neighbourhood Plan group) were subject to detailed assessments at the Options stage (as replicated in **Appendix 2**). These assessments included technical expert's advice from the District and County Councils and the AONB team regarding landscape, heritage, highways, flooding, contaminated land. The site options assessment and SEA were subject to consultation.

10.18 Following this, ecology surveys were undertaken of the sites proposed for inclusion in the draft plan (with the exception of site East of Manor Farm, where the surveyor was unable to access the site at that time, and land south of Fullers where an ecology survey had already been provided as part of a planning application). The site assessments have therefore been updated in light of this additional evidence, the refinement of the proposed site areas and policy criteria, and the feedback received as part of the earlier consultation. The options not taken forward as site allocations are included and discussed below.

**Table 6d: Summary Assessment of Policies BGNP10-12 and 14-17**

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water & air pollution	Agriculture and minerals	Flood Risk	Meeting local needs	Safe and accessible
Policy BGNP10. Land south of Fullers	-	x	-	-	x	-	✓✓	-
Policy BGNP11. Land at Manor Farm	-	-	x	-	-	-	✓	⚠
Policy BGNP12. Land North of Hillside	-	-	-	-	-	-	✓	⚠
Policy BGNP14. Land East of Netherhay Lane	-	-	-	-	x	-	✓✓	-
Policy BGNP15. Land East of Manor Farm	⚠	x	-	-	-	-	✓✓	-
Policy BGNP16. Land at Brent Paddock	x	-	-	-	-	-	✓	x
Policy BGNP17. Land at Axe Mill, Netherhay	-	x	-	-	xx	-	✓✓	-
<i>Alternative options:</i>								
- Land E of Netherhay Lane (N end), Netherhay	⚠	x	x	-	xx	-	✓✓	-
- Land west of Netherhay Lane, Drimpton	⚠	x	-	-	x	-	✓✓	-
- Land at Beck's Field, Netherhay	⚠	x	x	-	x	-	✓	x
- Land South of Mill House, Kittwhistle	⚠	x	-	⚠	x	-	✓	x

10.19 A detailed explanation for the site scores is provided in the options stage assessment (Appendix 2) but where these have been modified an explanation is provided below.

10.20 **BGNP10. Land south of Fullers, opposite Redlands Lane, Broadwindsor:** ecology survey findings indicate potential impact from removal of hedgerow and grassland that could represent a minor biodiversity impact, and may include potential biodiversity gain. Reduction of site area and limitation of building heights and landscaping should ensure against a significant adverse landscape impact, particularly in views from footpaths accessing Lewesdon Hill, and the loss of a more substantial area of agricultural land. The area of land proposed also largely avoids the minerals safeguarding area.

10.21 **BGNP11. Land at Manor Farm, Common Water Lane, Broadwindsor:** ecology survey findings indicate the hedgerow bordering Common Water Lane is likely to be an old hedgerow under the Hedgerow Regulations and the policy seeks its retention as far as practical and the provision of biodiversity mitigation to secure a net biodiversity gain. No details are available in terms of securing safe pedestrian access from the site into the village – however further development along this lane is unlikely in the context of Policy BGNP4 and any harm is likely to be limited.

10.22 **BGNP12. Land North of Hillside, Drimpton Road, Broadwindsor:** ecology survey notes that the where hazel is present this can provide suitable habitat for the dormouse, and the policy requires that a landscape scheme is secured to strengthen the screening provided by the hedgerows and trees along the site boundaries in long distant views, and the provision of biodiversity mitigation to secure a net biodiversity. The proposed site area does not extend to the northern or eastern

site field boundaries. No details are available in terms of securing safe pedestrian access from the site into the village – however the site lies within a 20mph zone and harm is likely to be limited.

**10.23 BGNP14. Land East of Netherhay Lane, adjoining Drimpton:** the ecology survey identifies that the road hedgebank supports a varied flora)although the hedgerow itself is patchy with only small sections with shrubs. The policy requires the retention and enhancement of the existing hedgerow boundaries and mature trees as far as practical, and the provision of biodiversity mitigation to secure a net biodiversity gain. The reduced site area is not considered to intrude into the important open gap or impact on the nearby heritage assets that relate more to the northern section of the larger field. The area of land proposed largely avoids the minerals safeguarding area, although will still result in the loss of some productive agricultural land.

**10.24 BGNP15. Land East of Manor Farm, Bridport Road, Drimpton:** no updates to options stage assessment

**10.25 BGNP16. Land at Brent Paddock, Netherhay:** the ecology survey identifies that there is an active badger sett in the roadside hedge, and suitable habitat does exist for nesting birds. The hedgerows may qualify as important and if they are to be affected by the proposed developed will need to be assessed under the regulations. The policy therefore requires the retention of the existing hedgerow boundaries and mature trees, sufficient clearance from the badger sett to avoid disturbance, and the provision of biodiversity mitigation to secure a net biodiversity gain. The reduced site area largely avoids minerals safeguarding area, and would not have a notable impact on agricultural land.

**10.26 BGNP17. Land at Axe Mill, Netherhay:** the ecology survey identifies that the hedgerows are of potential wildlife interest, and the policy secures their retention as far as practical, and the provision of biodiversity mitigation to secure a net biodiversity gain. If B2 uses are permitted the policy requires the inclusion of suitable mitigation to avoid adverse impacts on the environment.

**10.27 Rejected alternative options:** the alternative options assessed do not appear to be preferable to the selected site options when considered against the sustainability objectives, and were generally less supported by local residents in their consultation responses.

## 11. Cumulative and other effects of the Neighbourhood Plan's policies

**11.1** While some of the policies may individually have a relatively minor impact on the environmental, social and economic characteristics of the parish, collectively this impact could be much more significant. So as part of this appraisal, the combined impacts of the policy proposals have been considered, by reviewing the potential impacts in one table, and considering the potential for synergies that may make this impact more significant than the sum of these impacts alone.

**Table 7: Sustainability Assessment – Cumulative Impacts**

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water & air pollution	Agriculture and minerals	Flood Risk	Meeting local needs	Safe and accessible
Policy BGNP1. Local Landscape Features	✓	✓✓	✓	-	-	-	-	✗
Policy BGNP2. Dark Skies	✓	✓✓	✓	-	-	-	-	-
Policy BGNP3. Local Green Spaces	✓	✓	✓	-	-	-	✓	-
Policy BGNP4. Green Way / Common Water Ln	✓	✓	✓	-	-	-	-	✓
Policy BGNP5. Important Gaps	-	✓	✓	-	-	-	-	-



Policy BGNP6. Built character	-	✓	✓	-	-	-	-	-
Policy BGNP7. Important community facilities	-	-	-	-	-	-	✓	✓
Policy BGNP8. Meeting housing needs	*	*	*	*	*	*	✓✓	*
Policy BGNP9. Meeting employment needs	-	✓	✓	-	-	-	✓✓	-
Policy BGNP10. Land south of Fullers	-	✗	-	-	✗	-	✓✓	-
Policy BGNP11. Land at Manor Farm	-	-	✗	-	-	-	✓	✎
Policy BGNP12. Land North of Hillside	-	-	-	-	-	-	✓	✎
Policy BGNP13. Small-scale exception sites	-	-	-	-	-	-	✓	-
Policy BGNP14. Land East of Netherhay Lane	-	-	-	-	✗	-	✓✓	-
Policy BGNP15. Land East of Manor Farm	✎	✗	-	-	-	-	✓✓	-
Policy BGNP16. Land at Brent Paddock	✗	-	-	-	-	-	✓	✗
Policy BGNP17. Land at Axe Mill, Netherhay	-	✗	-	-	✗✗	-	✓✓	-
Policy BGNP18. Rural Conversions	-	-	-	-	-	-	✓	✗
* assessed under related policies on the location of new development								

11.2 This analysis indicates that although the site allocations may cause some cumulative landscape harm, this will be mitigated to some extent by the policies protecting specific areas and requiring good design appropriate to the character of the area.

11.3 The cumulative loss of productive agricultural land is highlighted in this appraisal. Given the concentration of higher grade land around the two larger settlements of Broadwindsor and Drimpton, and lack of previously developed land, the alternative options of reducing the site allocations in these locations would either not deliver the development needed or result in a less accessible and more scatter distribution of development. It is noted that the Local Plan SEA recommendation on this point

*ECON 8 - Farm Diversification - It is recommended that this policy should include scope to prevent the loss of significant amounts of productive agricultural land from the development or reuse of farmland to mitigate potentially adverse impacts upon resilience to climate change and soil quality.*

was not taken forward in the adopted plan. It may therefore be appropriate to consider whether an additional policy should be added to the Neighbourhood Plan to supplement Policy ENV8 which simple steers built development towards areas of poorer quality agricultural land where this is available and consistent with other policy and sustainability considerations, by including a policy that requires special justification for the permanent loss of large amounts of productive agricultural land, other than that allocated through the Neighbourhood Plan.

11.4 The analysis also flags up the potential cumulative impact of development in more remote locations where access will be primarily via narrow rural lanes which do not cater for safe pedestrian movements. Given the rural nature of the area this is perhaps not a significant change from the status quo, but could be monitored using the road traffic collision data for the Neighbourhood Plan area (excluding those accidents relating to the A3066 which passes through the north-eastern part of the plan area).

11.5 The potential for secondary (indirect) impacts – such as changes to the flood regime impacting on wildlife habitats – has also been taken into account in the assessment of policies.

## 12. Overall conclusions: Likely Significant Impacts

12.1 The only likely significant adverse impact identified as a result of the assessment of individual policies is in relation to the potential loss of productive farmland, through the proposal for an employment site at Axe Mill in the western part of the Neighbourhood Plan area. The absence of

brownfield sites and benefits of providing local employment opportunities are considered to potentially justify this impact. Some harm to landscape and the difficulty in providing safe and accessible developments (particularly on foot) is also noted. However more sustainable development site options were not readily identifiable in what is an inherently rural area.

- 12.2 Overall most of the policies should secure significant positive benefits particularly in terms of securing opportunities for further housing to meet local needs (including a significant proportion of affordable homes), in a manner that should respect and reinforce the areas' local landscape character, biodiversity and heritage. The assessment process has helped identify the need to highlight and mitigate against potential adverse impacts, and although the site allocations may cause some cumulative landscape harm, this is not considered to be significant and will be mitigated to some extent by the policies protecting specific areas and requiring good design appropriate to the character of the area. The alternative options for development do not perform better in terms of their overall sustainability or reduced landscape harm, and therefore there is no reason for these to be included in preference to the chosen options.
- 12.3 The cumulative loss of productive agricultural land is highlighted and it may be appropriate to consider whether an additional policy should be included in the Neighbourhood Plan to reduce incremental losses, by requiring special justification for the permanent loss of large amounts of productive agricultural land, other than that allocated through the Neighbourhood Plan.

### **13. Proposed Monitoring of Significant Impacts**

- 13.1 The significant effects of plans should be monitored. The main significant impacts identified for this Neighbourhood Plan are in relation to the delivery of housing and affordable housing, employment land, and potential loss of productive agricultural land and road safety.
- 13.2 In regard to the above the existing monitoring arrangements included in the monitoring reports for West Dorset include:
- Amount of land developed for employment by type and proportion on allocated sites
  - Employment land supply (permissions, allocations and under construction)
  - Loss of employment land/premises to non employment uses
  - Annual housing completions
  - The number of affordable housing units by size and tenure secured on-site through open market housing development
  - The number of affordable housing units completed on exception sites
- 13.3 There is no current monitoring of the loss of productive agricultural land undertaken by the Local Planning Authority consideration should be given as to whether this needs to be monitored in relation to the Neighbourhood Plan area, taking into account the wider Local Plan policies that could also removal agricultural land from productive use.
- 13.4 There is no current monitoring of road traffic collision data undertaken by the Local Planning Authority in relation to the Local Plan, and consideration should be given as to whether this needs to be monitored in relation to the Neighbourhood Plan area.
- 13.5 The above monitoring, if made available in relation to the Neighbourhood Plan area, should enable the significant effects of the plan to be monitored.

## 14. Next Steps

- 14.1 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, 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.
- 14.2 Comments are welcome on this report, as part of the pre-submission 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.

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## Appendix 2: Site Assessments

### BROADWINDSOR / HURSEY AREA SITE OPTIONS



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

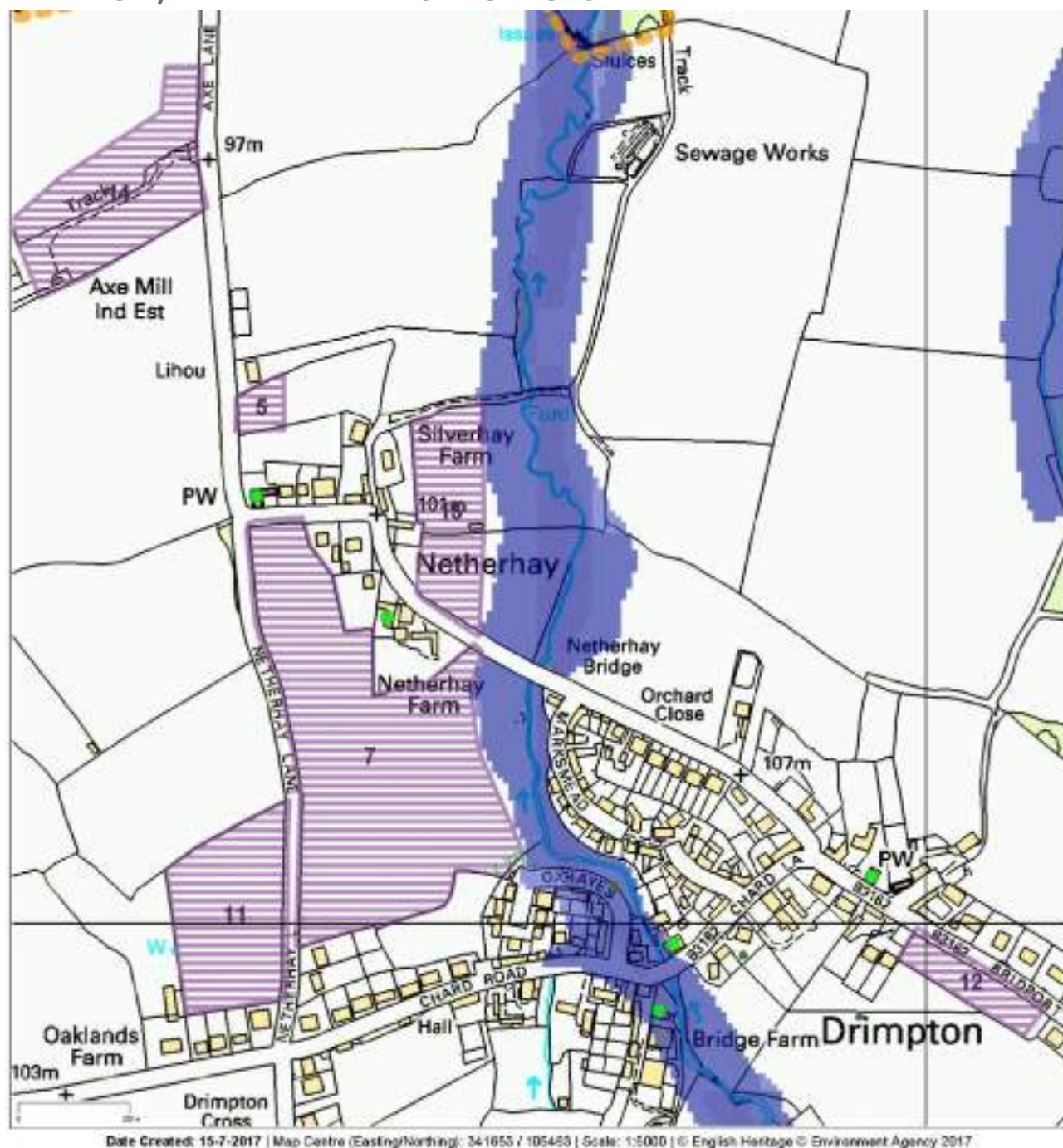
**PROPOSED MITIGATION**

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





**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 east 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

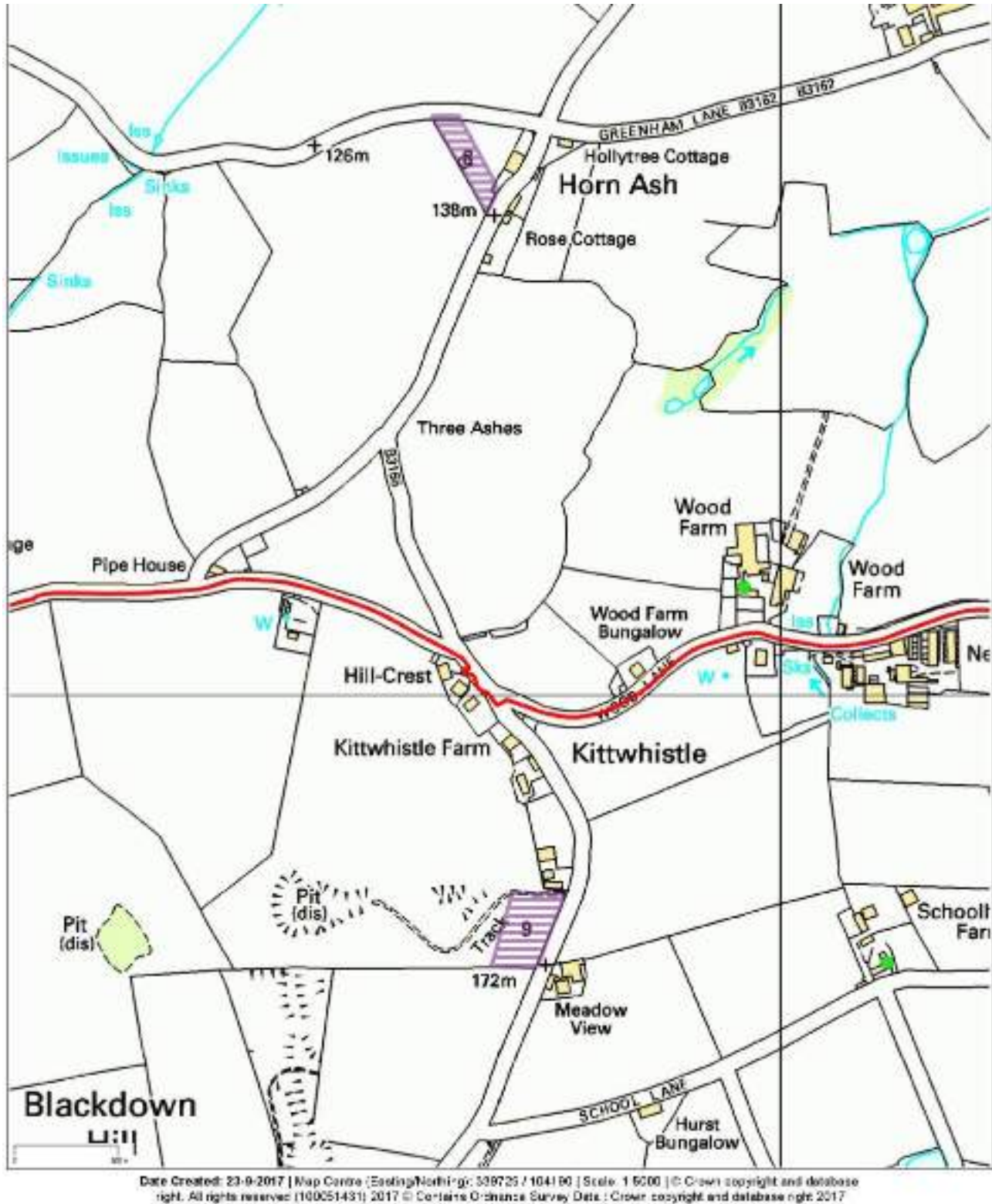
**PROPOSED MITIGATION**

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



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