

STRATEGIC ENVIRONMENTAL ASSESSMENT SUBMISSION STAGE ENVIRONMENTAL REPORT

Prepared on behalf of Milborne St Andrew Parish Council

MILBORNE ST ANDREW NEIGHBOURHOOD PLAN AREA
OCTOBER 2018

Prepared by: Dorset Planning Consultant Ltd, on behalf of Milborne St Andrew Parish Council

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Non-Technical Summary

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Prepared on behalf of Milborne St Andrew Parish Council

MILBORNE ST ANDREW NEIGHBOURHOOD PLAN AREA OCTOBER 2018

This non-technical summary explains the scope and main findings of the Strategic Environmental Assessment (SEA) of the Milborne St Andrew Neighbourhood Plan.

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 North 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.

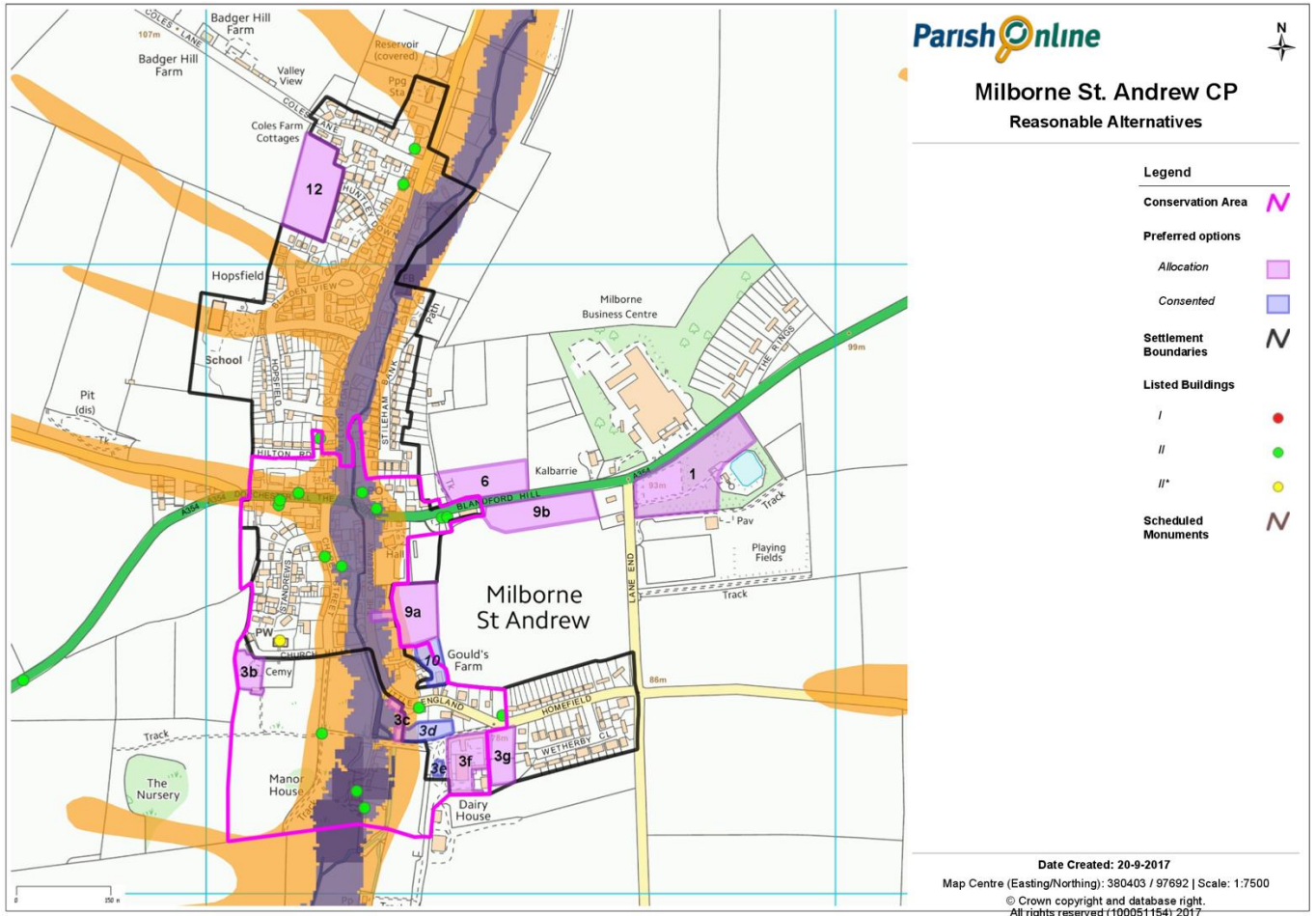
The key environmental issues that may be relevant for the SEA were identified as:

- all sites have potential for biodiversity interest that could be harmed by development.
- all sites have potential to be unduly prominent in the landscape or harm features of local landscape character
- potential for development to harm the significance of heritage assets, most notably the Conservation Area, Listed Buildings and Scheduled Monuments. The setting and significance of designated assets is not usually defined in their listing, and there may also be non-designated heritage assets potentially affected by development
- potential for harm as a result of re-using contaminated sites, or through new uses which could give rise to pollution.
- potential for flood risk to new or existing development as a result of siting within a flood risk area or increased run-off
- potential impact on health and wellbeing, in terms of opportunities for housing, employment, education and training, healthcare, shopping and leisure activities, with safe access and within walking distance of people's homes

These issues formed the basis of the sustainability objectives.

A call for sites was run in early 2016. The sites put forward amounted to just over 42 hectares. All the sites were visited by the Neighbourhood Plan Group and assessed against the plan's 7 objectives (to support a working, active village; to promote a walkable village; to retain important green spaces; to strengthen the village form and character; to create attractive places to live; to minimise flood risk; and to minimise the risk of traffic problems), and from this the reasonable alternatives at that stage were identified for further assessment.

Reasonable Alternatives Assessed (Possible Site Allocations) – Options Stage



Sustainability Assessment – Site Options Stage

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air pollution	Climatic factors: flooding	Housing, jobs and community	Safe and accessible	Minerals safeguarding
Site 1 - land opposite Camelco					--		--	--
Site 3b - land at the top of Church Hill				--	--			--
Site 3c - Old Allotment Site, Little England				--			--	
Site 3f - Farmyard adjoining Dairy House				--	--			--
Site 3g - Paddock adjoining Dairy House		--		--	--		--	--
Site 6 - Blandford Hill - North side		--		--	--			--
Site 9a - land to rear Orchard Villa / Hurdles			--		--		--	--
Site 9b - Blandford Hill - South side (Homefield)		--		--	--			--
Site 12 - land at top of Huntley Down		--	--	--	--		--	--

Key:

- significant positive impact likely
- positive impact likely
- neutral impact likely
- adverse impact likely
- significant adverse impact likely
- impact uncertain

The assessment of the various site options did not suggest that significant harm would arise from any one site, with the possible exception of site 3c where a range of adverse impacts, though none significant in their own right, have been identified. Additional more detailed checks would be required where potential harm has been noted for sites that may be included within the draft plan. Site 3c performed the least strongly, which suggested it would not be suitable for allocation in light of the alternatives. The same applied, albeit to a lesser extent, to sites 3b, and 9a. Site 3f is likely to be dependent on site 3g for access, and therefore the impacts of both sites should be considered together.

The sites that emerged as the preferred options in terms of responses from local residents were:

- Site 1 - Land Opposite Milborne Business Centre / Camelco
- Site 6 and 9B - The Blandford Hill Group - the field uphill from Southview and the strip of Home Field adjoining the A354
- Site 12 - The field at the top of Huntley Down, off Milton Road.

From the initial appraisal these appeared to perform well against the sustainability criteria, although further checks are needed to confirm this due to the number of uncertainties. These sites were therefore identified as the reasonable alternatives for further assessment, with Site 1 being the preferred option. None of the other sites performed more favourably (with the only other site without adverse impacts being Site 3f, which is dependent on site 3g for access). The Blandford Hill Group was also considered as two separate alternatives encompassing larger portions of each field (as the prospective landowners had indicated that they do not consider limiting the development to the road frontage to be desirable).

This Environmental Report has now appraised all the policies included in the pre-submission plan, to provide a more holistic overview of the plan’s likely environmental impact. A fairly limited number of suggestions have been made as part of this latest review, all of which have now been included in the draft Plan.

No significant adverse impacts were identified in regard to the policies proposed for inclusion in the draft Neighbourhood Plan. The alternative options considered did not perform better in terms of their overall sustainability. The collective (cumulative) impact of the plan was also considered, by reviewing the potential impacts in one table (shown below).

Sustainability Assessment – Overall Impacts, Pre-Submission Stage

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air pollution	Climatic factors:	Housing, jobs and community	Safe and accessible	Minerals safeguarding
MSA1. Amount & location of new development	✓	✓	✓	✎	✎	✓✓	✓✓	--
MSA2. Dwelling Types	--	--	--	--	--	✓✓	--	--
MSA3. Meeting Employment Needs	✎	✎	✎	--	✎	✓✓	✘	--
MSA4. Supporting Community Facilities	--	--	--	--	--	✓✓	✓	--
MSA5. Development of the Camelco Site	✓	✓	✓	✎	--	✓✓	✓✓	--
MSA6. Settlement Boundary	--	--	✓	--	✓	--	--	--
MSA7. Creating safer roads & pedestrian routes	✓	✓	--	--	--	✎	✓✓	--
MSA8. Parking Provision	--	--	--	--	--	--	✓✓	--
MSA9. Reinforcing Local Landscape Character	✓	✓✓	✓	--	--	--	--	--
MSA10. Protecting Local Wildlife	✓✓	✓	--	--	--	--	--	--

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air pollution	Climatic factors:	Housing, jobs and community	Safe and accessible	Minerals safeguarding
MSA11. Local Green Spaces	✓	✓	✓	--	--	--	--	--
MSA12. Improving Recreation Opportunities	✓	✓	--	--	--	✓✓	✓	--
MSA13. Locally important character features	--	✓	✓✓	--	--	--	--	--
MSA14. Character and Design Guidance	--	✓	--	--	--	--	✓	--
MSA15. Minimising Flood Risk	--	--	--	--	✓✓	--	--	--

This analysis indicates there are no likely significant adverse impacts arising from the Plan. Overall the policies should secure positive benefits particularly in terms of securing opportunities for further housing to meet local needs (including a significant proportion of affordable homes and community infrastructure), in a manner that should respect and reinforce the areas' local landscape character, biodiversity and heritage.

The main changes to the Neighbourhood Plan policies made as a result of the pre-submission consultation feedback were in regard to Policies MSA3, MSA5 and MSA12. Having reviewed the changes made, it is considered that this does not impact on the overall conclusions on this assessment or those specific policies.

It is also suggested that the monitoring arrangements are based on the following indicators:

- Overall provision of new dwellings
- Number of affordable homes approved per annum
- Monitor and report on Dorset heathland projects (audit trail)
- Recorded road safety accidents (annual)
- Number of objections raised by Conservation Team or Landscape Officer in relation to areas of hardstanding
- Net gain / improvement in infrastructure provision
- Net gain / loss in employment land

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 In June 2017, North Dorset District Council, as the Local Planning Authority, issued a Screening Determination (see **Appendix 1**) following the necessary consultation with the statutory consultation bodies. This confirmed that, having considered the consultation responses, and taking into account the criteria specified in Schedule 1 to the regulations as required by Regulation 9(2)(a), the District Council were of the view that an SEA of the Milborne St Andrew Neighbourhood Plan was required for the following reasons:
 - The Plan is likely to allocate land for 45 to 60 dwellings;
 - The plan area includes a large number of heritage assets.
- 1.5 The District Council also consulted Natural England as to the requirement for a habitats regulation assessment. Natural England's response was to confirm that in their view the plan is unlikely to harm any Site of Special Scientific Interest (SSSI), or Special Area of Conservation (SAC), Special Protection Area (SPA), or Ramsar Site and is not likely to significantly affect the interest features for which they are notified.
- 1.6 This document forms the environmental report for the site options assessment of the Milborne St Andrew Neighbourhood Plan. This environmental report has been prepared by Jo Witherden BSc(Hons) DipTP DipUD MRTPI of Dorset Planning Consultant Ltd, on behalf of Milborne St Andrew Parish Council. The Parish Council is the qualifying body authorised to act in preparing a neighbourhood development plan in relation to the parish of Milborne St Andrew.

2. Milborne St Andrew Neighbourhood Plan context

The Parish

- 2.1 At the time of the 2011 Census there were 1,062 people living in Milborne St Andrew parish, forming 453 households in a parish of 472 dwellings.
- 2.2 The village has a good range of facilities, including a post office and shop, first school and pre-school, pub, village hall and playing fields. Of those working, just under a third (29%) work at or within 5km of home, the majority (55%) commute 10 - 30km.
- 2.3 The A354 bisects the village, connecting to the main towns of Blandford Forum and Dorchester. The road carries approximately 6,600 vehicles / day.
- 2.4 The parish is in Abbey ward (in North Dorset 008A LSOA) and is amongst the 40% least deprived neighbourhoods in the country.

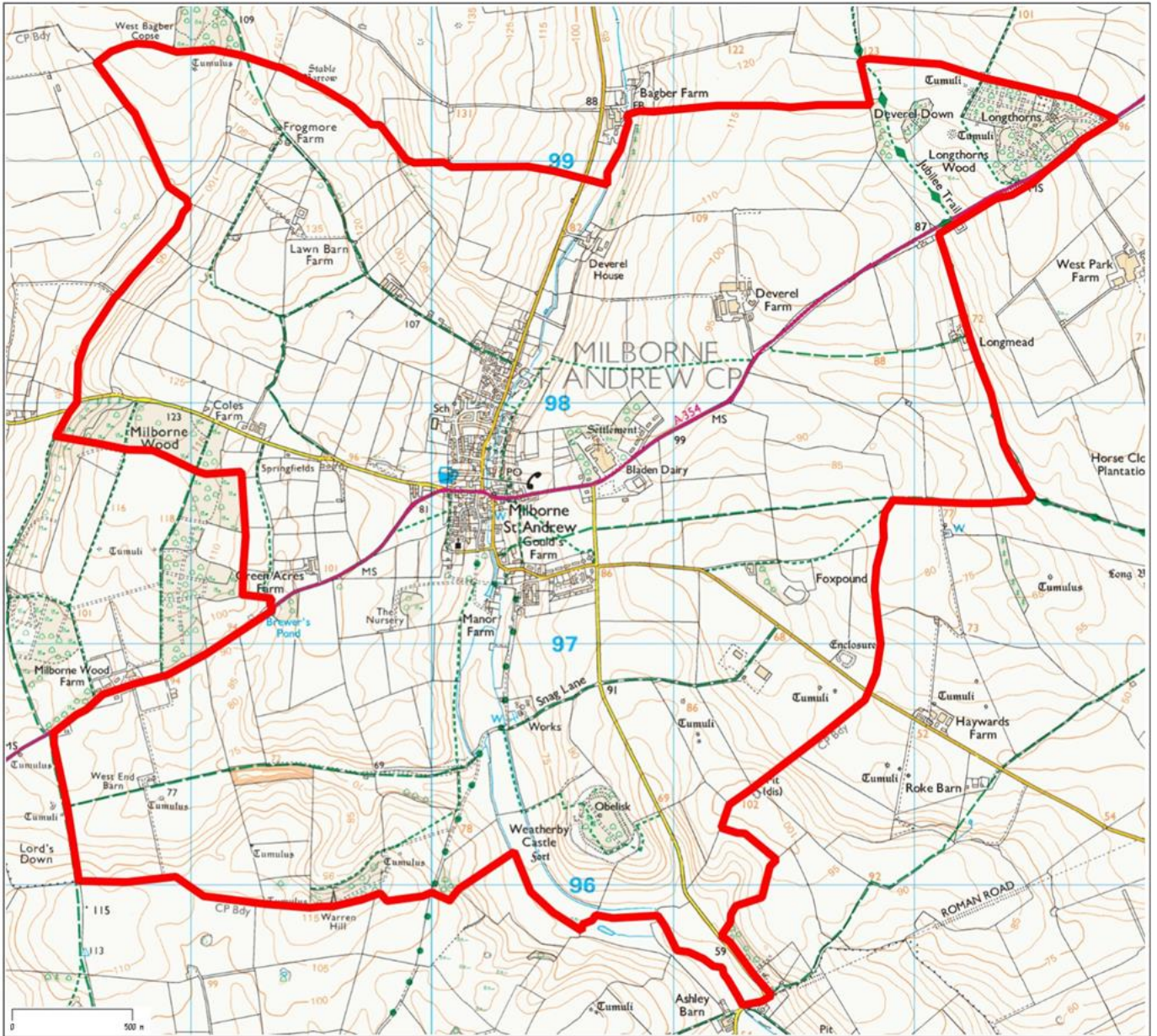
2.5 The Milborne St Andrew Neighbourhood Plan area was designated by North Dorset District Council in June 2014. It follows the parish boundary.

Map 1: Neighbourhood Plan Area



Milborne St Andrew parish

Milborne St. Andrew CP



Date Created: 10-2-2017 | Map Centre (Easting/Northing): 380597 / 98604 | Scale: 1:25000 | © Crown copyright and database right. All rights reserved (100051154) 2017

The Local Plan Context

2.6 The Local Plan for North Dorset was adopted in January 2016 (and its review has now commenced). The Local Plan’s spatial strategy (Policy 2) identifies Stalbridge and eighteen larger villages (including Milborne St Andrew) as the focus for growth to meet the local needs outside of the four main towns. 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.

- 2.7 Although there are no specific targets for Milborne St Andrew, Policy 6: Housing Distribution refers to the provision of at least 825 dwellings in the countryside (including Stalbridge and the villages) during the period 2011 – 2031. The latest needs evidence for the housing market area includes a higher housing requirement for the district, which suggests that this target may well be increased through the review. The Local Plan identifies that there is a significant surplus of employment land available in the rural area, but Policy 11: The Economy makes clear that economic development in the countryside (including villages such as Milborne St Andrew) may be supported by enabling rural communities to plan meet their own local needs, particularly through neighbourhood planning.
- 2.8 The Local Plan recognises that through Neighbourhood Plans, local communities can decide whether they want to lead on defining sites for development and reviewing detailed policies. A number of areas are specifically highlighted as issues that could be usefully considered through the Neighbourhood Plan process. The overall message being that the Neighbourhood Plan can help a community explain its “vision” and objectives for the area, identify local needs that should be met and consider options to meet these needs. Changes to policies could include:
- Reviewing the settlement boundary or establishing a new settlement boundary
 - Allocating sites for development
 - Developing more detailed policies relating to infilling
 - Considering proposals for heritage-led regeneration
 - Including proposals for the reuse of buildings in the countryside
 - Addressing the provision and retention of community facilities
 - Reviewing the Important Open and Wooded Area (IOWA) designations
 - Designating areas as a Local Green Space
 - Identifying non-designated heritage assets
 - Influencing what new buildings should look like, through local guidelines on character

Deciding the Neighbourhood Plan area and scope

- 2.9 Having undertaken some initial consultation on the issues that matter the most to local residents, the likely scope of the plan was identified as follows. Work is now underway gathering evidence and assessing possible options.

Table 1: Scope and Plan Progress

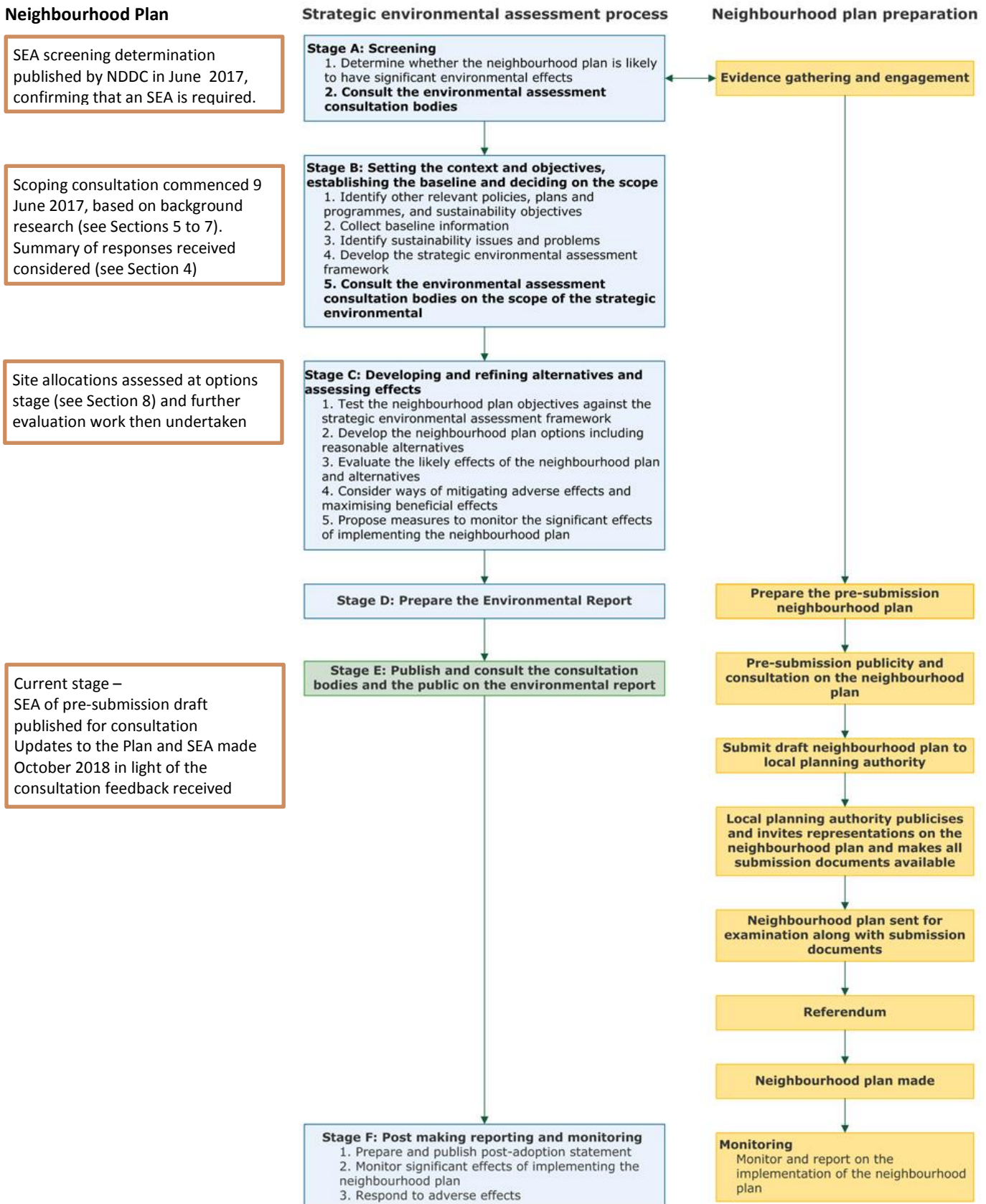
SCOPE	Progress to date
Setting out the amount and type of new housing and employment development to be accommodated in the plan period to 2031.	<p>Initial analysis of population projections and past build rates would indicate a possible range of between 45 – 60 new homes for the period 2011-31, and potential benefit from having a limited amount of additional employment land.</p> <p>Further work on a housing needs assessment, considering available data on housing need, local demographics, findings from a household survey and review of data held on the current stock, is also underway.</p>
Setting out the location of new development – finding the best places for new development around the village (or possibly in the wider parish) that will have	<p>A call for sites was run in early 2016. The sites put forward amounted to just over 42 hectares. All the sites were visited by the Neighbourhood Plan Group and assessed against the following plan objectives and criteria:</p> <p>1. Supporting a working, active village (would the development of the site support the improvement or continued use of key community</p>

<p>the most positive and least negative impacts.</p>	<p>facilities and/or provide opportunities to work locally?)</p> <p>2. Promoting a walkable village (would most of the main amenities (shop, school, pub, village hall) be in safe and easy walking distance of the site?)</p> <p>3. Retaining important green spaces (would the site use previously developed land, and would it avoid the loss of an important view or local landscape features?)</p> <p>4. Strengthening the village form and character (is the site well related to the built-up area of the village and not notably prominent in the wider landscape?)</p> <p>5. Creating attractive places to live (could the site be developed to contribute positively to the character of the village, and avoid overlooking of private properties?)</p> <p>6. Minimising flood risk (is the site outside any known flood risk area and could surface water run-off be minimised or reduced?)</p> <p>7. Minimising the risk of traffic problems (would the site avoid causing or adding to existing traffic problems, and could it provide solutions to reduce existing problems?)</p> <p>Local residents were also asked to give their opinion on the suitability of the various sites, through a consultation in the summer of 2017.</p>
<p>Ensuring the retention and enhancement of community facilities – what is needed for the local population</p>	<p>Initial analysis has identified those facilities that are particularly valued by the local community, and also a number of potential improvements that may be enabled through the neighbourhood plan, namely</p> <ul style="list-style-type: none"> – Doctor’s surgery (to replace the existing out-reach resource) – Pre-school provision (to provide an alternative to the village hall which has availability and other constraints) – Parking for the church <p>Work is also underway to identify measures to enhance recreation / walking routes and improve the physical environment of the village (particularly focusing on solving problems related to walking along / across the main road).</p>
<p>Setting out design standards relating to character, parking and flood risk avoidance</p>	<p>In terms of character, this is likely to cover appropriate styles, materials, density etc suitable for the village and its conservation area status</p> <p>Parking requirements may vary from the county standards based on a better understanding of current needs, to ensure there is sufficient provision to avoid creating / adding to on-street clutter.</p> <p>Flood prevention measures are likely to be included to ensure development does not add to the existing flood problems in the village.</p>

3. Strategic Environmental Assessment process

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

Figure 1: SEA Process



4. Strategic Environmental Assessment scoping consultation

- 4.1 The Environment Agency, Historic England and Natural England were consulted on the scope of the Strategic Environmental Assessment, as well as North Dorset District Council and Dorset County Council. The consultation commenced on 9 June 2017, for in excess of 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 2: Scoping Consultation Outcomes

Respondent	Summary of response	Actions taken
Environment Agency (11 July 2017)	We would recommend that the site-specific allocations are the focus of the environmental report, but we would expect that all policies put forward have due consideration to the relevant plans and programmes	Noted - no changes required
	We are satisfied that the appropriate plans and programmes have been identified	Noted - no changes required
	We are satisfied that the objectives and assessment are sufficient for the scope of the neighbourhood plan and conform with the local and national policy	Noted - no changes required
Historic England (29 June 2017)	The initial criteria used to refine site allocation options includes strengthening the village form and character. While I appreciate that necessary formal consideration of designated heritage assets will apply to those sites which have broadly satisfied these criteria there is still a need to demonstrate with evidence how conclusions have been arrived at. In the absence of a Conservation Area Appraisal and Management Plan the availability of relevant historic environment advice from the District (and possibly County) Council will be very desirable. It will be important to determine initially their in-principle suitability for development before considering the form and quantum they may be capable of accommodating without causing harm.	The proposed objectives for the SEA include protecting the area's heritage assets, and where opportunities arise, enhance the historic character of the area. At this (options) stage is made of the proximity to existing heritage designations and consideration given to the potential for development to impact to their setting and significance. NDDC conservation team and DCC historic environment team will be consulted, and at the next stage any sites proposed for inclusion in the plan that may give rise to harm will be subject to a heritage impact assessment. No changes required.
	Section 3.3 on Heritage Assets doesn't	The scoping report did reference that

Respondent	Summary of response	Actions taken
	<p>include any issues. Are there issues associated with the conservation area for example which the community might wish the Plan to try to tackle – such as through linking them directly to development or including them in a schedule of possible CIL projects. Similarly, there may be entries on the national Heritage At Risk Register, or on a local equivalent if the Council has one.</p> <p>The table of sustainability objectives refers to the need to record the proximity of sites to existing heritage designations. It is worth taking this opportunity to highlight that being some distance away or out of sight does not necessarily mean that the setting and thereby the significance of assets doesn't have the potential to be affected</p>	<p>many of the scheduled monuments on arable land are at risk from cultivation. The 'at risk' categorisation of the scheduled monuments has been clarified in this report. Contact was made with the relevant HE advisor in relation to these sites, and their advice is summarised. The identification of issues notes that there is potential for development to harm the significance of heritage assets - this has been updated to clarify the point that the assessment of the setting and significance should be based on a wide range of factors, including views from, of, across, or including that asset, as well townscape and urban design considerations attaining to the perceptual and associational attributes of that asset.</p>
<p>Natural England (14 July 2017)</p>	<p>Dorset Rights of Way Improvement Plan 2011-2021 (July 2007) may be relevant. The village is well connected to the network of public footpaths, and the risk to these amenity assets should be assessed in the SEA. The Local Plan makes specific mention that neighbourhood plans should consider measures to assist in delivery of key green infrastructure benefits and the designation of local green space.</p> <p>North Dorset District Council's Open Space Audit & Assessment of Local Need may also be a relevant plan to consider</p>	<p>A review of the Dorset Rights of Way Improvement Plan highlights the following key points: Ensure that PRoW / sites are protected and enhanced in building and road development and effectively incorporated into the LDF process as essential green infrastructure. Seek opportunities to develop networks of paths and public outdoor space consisting of attractive, safe off-road routes enabling people of all ages, needs and abilities to walk/ride safely in and around their village/town, out to neighbouring settlements and into and about the wider countryside. This will be reflected in an update to Table 3 and the sustainability assessment method relating to the objective of ensuring safe access and a pedestrian-friendly environment</p> <p>The Local Plan now refers to the Fields in Trust Standards in terms of standards for open space provision - therefore it is not considered necessary to refer to the earlier assessment.</p>

Respondent	Summary of response	Actions taken
	<p>Natural England welcome the acknowledgement that all sites have the potential for biodiversity interest and the proposed use of the Dorset Environmental Records Centre to obtain species information. Given the position and previous use of the Old Allotment Site, Little England (the only site <0.1ha), recommend that all sites be subject to an ecological walkover survey.</p>	<p>Noted - reference to sites size for ecology assessment has been removed.</p>
	<p>The environmental report should take the entire plan area into consideration and not focus each of the proposed allocated sites in isolation, to give a holistic view of the natural environment and the potential for impacts and meaningful enhancements</p>	<p>Noted - this will be done at pre-submission stage where the whole plan and cumulative impacts will be assessed.</p>
	<p>A section of the Bere Stream downstream of Milborne St Andrew is designated as a SSSI (Bere Stream SSSI) and the river discharges into Poole Harbour SSSI, SPA and Ramsar which is known to have issues with high nutrient levels. Our advice is that new developments need to be Nitrogen neutral - refer to Nitrogen reduction in Poole Harbour Supplementary Planning Document. The assessment should take into consideration the risk and potential impacts of run-off (including associated pollution) on the water quality of the Bere Stream and Poole Harbour.</p>	<p>Noted - the section on potential environmental issues has been updated to refer to the Bere Stream / Poole Harbour under biodiversity and water quality, and taken through to the next section as a potential environmental issue. The assessment method for site allocations has been updated to include consideration of potential for impact (and mitigation of these impacts) on the water quality of the Bere Stream / Poole Harbour by way of run-off and sewage disposal, and to the important heathlands by way of recreational pressures to be mitigated.</p>
<p>Dorset County Council (14 July 2017)</p>	<p>The biodiversity issues mentioned are those relevant to the Plan and have been identified in the report. Consider mention of the Dorset Biodiversity Appraisal scheme and the Dorset Compensation Framework to address issues of biodiversity loss through development</p>	<p>Noted - reference to Dorset Biodiversity Appraisal scheme and the Dorset Compensation Framework will be considered at pre-submission stage following the formulation of draft policies.</p>
<p>North Dorset District Council (14 July 2017)</p>	<p>Reference to the 'rural housing target' should mirror the wording set out in the policy – ie a minimum target over the plan period</p>	<p>Amended to refer to 'at least'</p>
	<p>With regard to flood risk, the Council has commissioned a Strategic Flood Risk Assessment which will provide an up to</p>	<p>Noted - not yet available for review</p>

Respondent	Summary of response	Actions taken
	date summary of flood risk for the district. Whilst the document is primarily at a district level, the guidance regarding the consideration of climate change may be of particular relevance for the NP group and SEA considerations	
	It is important that all options are appraised within the SEA in order to inform the preparation of the Neighbourhood Plan. The group should then review the evidence provided in the SEA alongside the other considerations in order to identify and later refine preferred options.	The options assessed will be the reasonable alternatives. These are defined as those that (a) will, or sensibly may, achieve the objectives of the plan and (b) are potentially environmentally preferable or equal (as explained in R (RLT Built Environment Ltd) v Cornwall County Council [2016] EWHC 2817). The rejected options are not reasonable alternatives as they were assessed as performing poorly against the objectives.
	Where specific issues are raised through the scoping stage these should inform the level of detail required in the SEA – in this case heritage considerations may be a particular area of focus following the advice from Historic England	Noted - the advice of the statutory consultees has been used to update the objectives and assessment methods.

5. Potential environmental issues

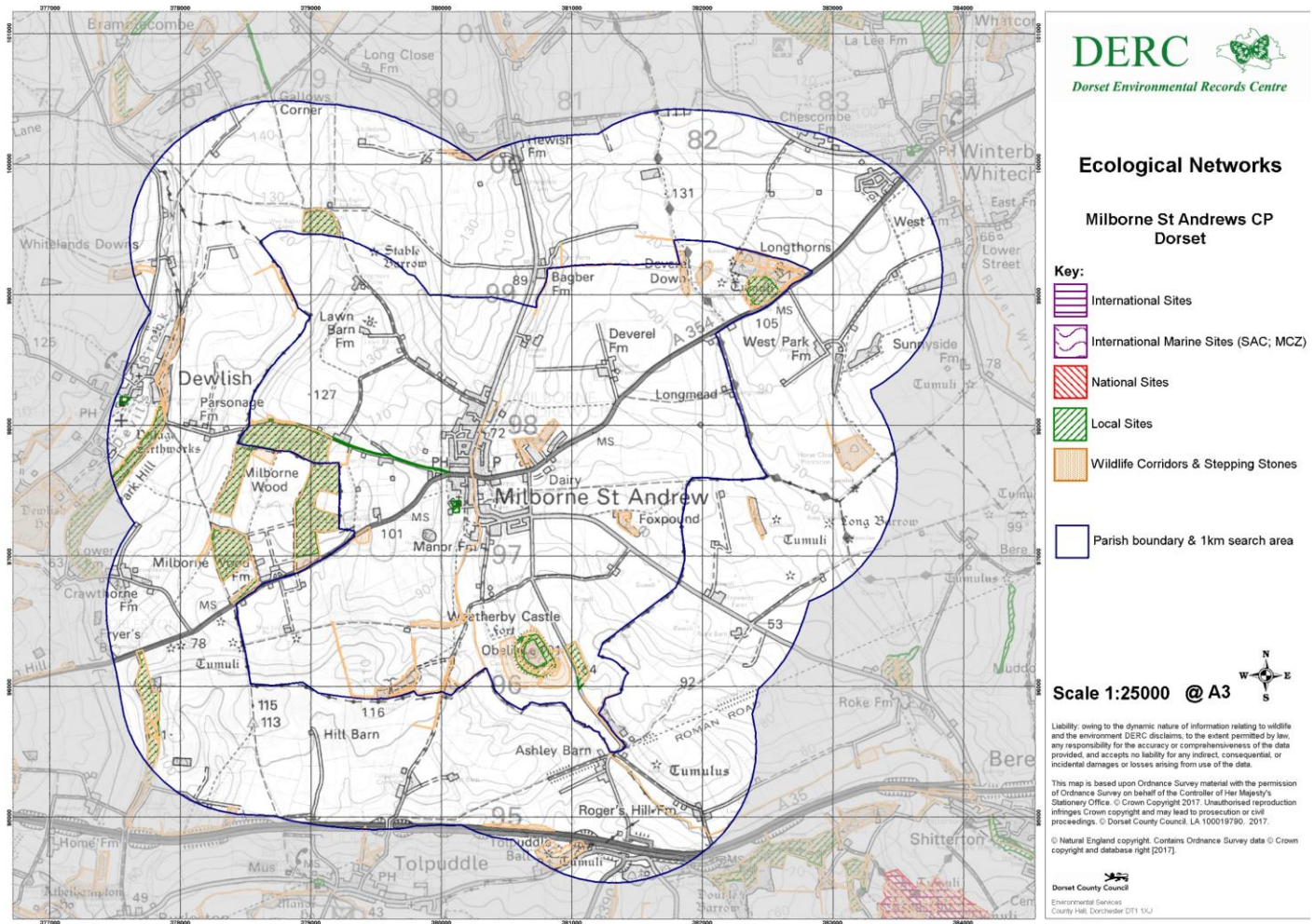
- 5.1 The significance of the effect of a Neighbourhood Plan on the environment does depend on the proposals within the plan, and the environmental sensitivity of the area.
- 5.2 In appraising the need for a Strategic Environmental Assessment, the environmental problems relevant to the plan area, together 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 There are no nationally designated wildlife or geological sites (SSSI) within 2km of the neighbourhood plan area.

Map 2: Ecological Networks



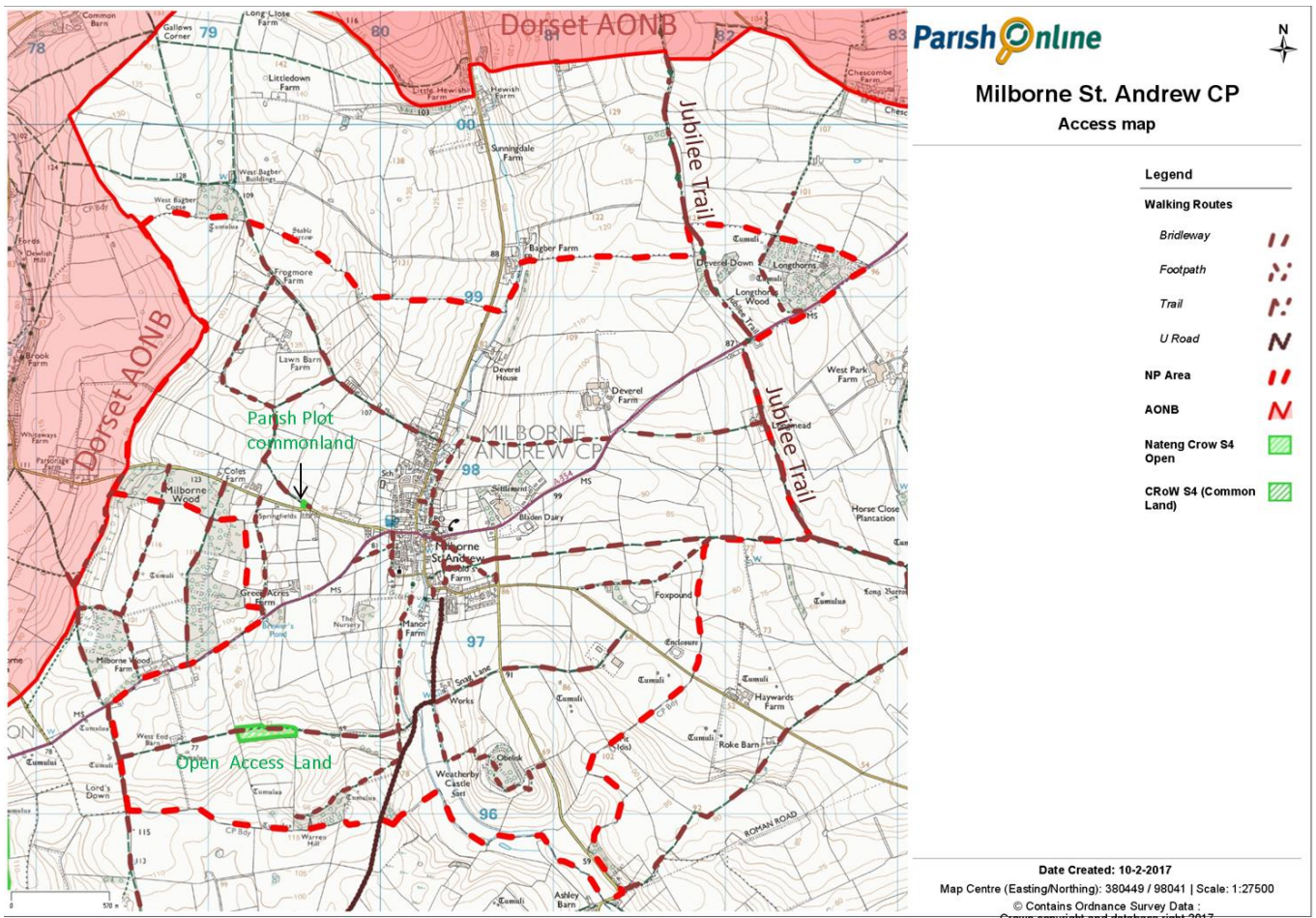
- 5.4 However the village of Milborne St Andrew is within 5km of Black Hill (which lies to the south of Bere Regis in Purbeck) which is a Dorset Heathlands SAC, Dorset Heathlands SPA, and Dorset Heathlands Ramsar site. The adopted Local Plan policy is for contributions to be made from developments within 5km of the heathland designations towards the sustainable management of the heathland sites or provision of alternative accessible recreation space to reduce recreational pressure on these sensitive heathlands.
- 5.5 A section of the Bere Stream downstream of Milborne St Andrew is designated as a SSSI (Bere Stream SSSI) and the river discharges into Poole Harbour SSSI, SPA and Ramsar which is known to have issues with high nutrient levels, and therefore any impacts on water quality that will discharge into the Bere Stream also need to be considered. The adopted Local Plan policy is for developments within the harbour catchment to be nitrogen neutral to avoid increasing nitrogen inputs into Poole harbour. Contributions may be made towards a package of measures including upgrade of sewage treatment works or through the transfer of land from intensive agricultural use to less intensive grassland or woodland uses.
- 5.6 There are sites of local nature conservation importance - shown on Map 2, and include Longthorns Wood and Milborne Wood (both ancient woodland), Dewlish Lane (Conservation verge), Weatherby Castle and the Bere stream.
- 5.7 Since 2011 records of protected species within the parish include Adonis Blue butterfly, Brown Long-eared Bat, Cuckoo, Dingy Skipper butterfly, Eurasian Badger, European Water Vole, Soprano Pipistrelle and Wall butterfly, plant species including Bluebell, Divided Sedge, Field Scabious, Quaking-grass and Wild Strawberry.

Landscape

5.8 The Plan area sits within the open chalk downland associated with South Blandford Downs Landscape Character Area, with the Lower Milborne chalk valley running cutting through from north to south. Key characteristics include:

- An undulating open chalk downland landscape with medium to large scale fields bounded by low, straight and clipped hedgerows
- Intensively farmed and arable landscape.
- Flat valley floor with a narrow defined stream corridor often lined with willows and alders and farmed up to its edges.
- Some important groups of trees on the side valley slopes and following the stream corridor itself.
- Regular-shaped small plantation woodlands dot the landscape, some important woodland copses and plantations. Milborne Wood is a key feature
- Narrow, widely spaced out straight lanes are bounded by continuous clipped hedgerows with the occasional hedgerow trees.
- A distinctive network of straight bridleways and paths, some of historic importance.
- Weatherbury Castle is a key feature, surrounded by a more intimate valley landscape as it becomes tighter and constricted by topography and corresponding reduction in field size. There are several tumuli and barrows across the area.
- The Jubilee Trail, which passes along the eastern side of the parish, is a key feature.

Map 3: Access Map



- 5.9 The character assessment also notes that the road network and settlement pattern follow the valley floor, and where the urban settlement edges have developed up the side slopes of the downland over time these can form detracting features in places.
- 5.10 The Dorset Area of Outstanding Natural Beauty runs along the parish boundary with Dewlish (to the north-west), and wraps around the northern part of the parish about 1km from the parish boundary. As such it may be possible that development would be visible from the AONB, and may impact on the enjoyment of this nationally valued landscape.
- 5.11 There is an extensive network of public rights of way criss-crossing the area, a small area of registered commonland (known as The Parish Pit) off the Dewlish Road opposite Popes Farm, and an area of open access land adjoining the bridleway that runs westwards from Snag Lane towards West End Barn.
- 5.12 The area enjoys dark skies and a general lack of light pollution, however the area around the Milborne Business Centre is notably brighter. The CPRE dark skies map can be accessed [here](#).

Cultural Heritage

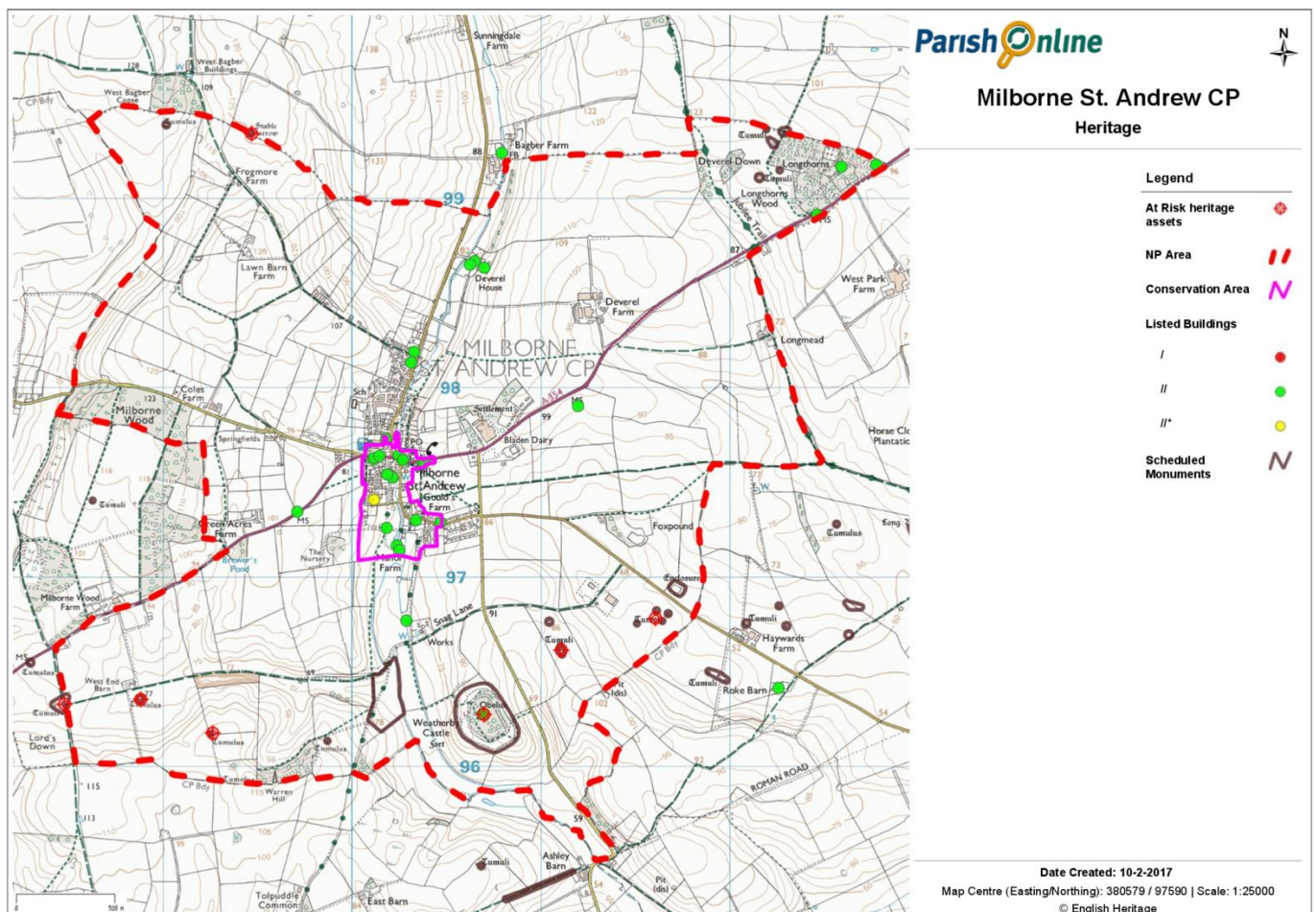
- 5.13 There are 40 Listed buildings or structures within the neighbourhood plan area, most of which are Grade II with the exception of the Parish Church (Grade II*).
- Parish Church of Saint Andrew, Church Hill
 - 36, Blandford Hill
 - 37, Blandford Hill
 - Barn about 400 metres south of manor farm
 - Barn at Manor Farm immediately SE of the farmhouse, Little England
 - Deverel Farm House, Milton Road and (Listed separately) stables immediately east of Deverel Farm House, Milton Road
 - Deverel Mill House and Mill, Milton Road
 - Frogmore House, Milton Road
 - Heathcote, Dorchester Hill, and (Listed separately) the Front boundary wall to Heathcote, east of the House, Dorchester Hill
 - Home Farm House, Chapel Street
 - Little England, Little England
 - Longthornes Lodge, Longthornes
 - Longthornes, Longthornes
 - Manor Farm House, Little England, and (separately Listed) Gatepiers to the former Milborne House 45m north-north-east of Manor Farm House, Little England
 - Milborne Farm House, The Square
 - 3 Milestones (all separately Listed) at SY 812979, 797974 and 825988 on the A354
 - Obelisk on Weatherbury Castle
 - Staddlestones, Milton Road
 - The Cottage, Little England
 - The Nest, Milton Road
 - The Retreat, Chapel Street
 - The Royal Oak, Dorchester Hill
 - Woodville, Blandford Hill
- 5.14 The Conservation Area was designated in 1995. There is no current conservation area appraisal or management plan, however in assessing the impact of a major wind turbine scheme in March 2013 the following observations were made by the Conservation Officer:

The Milborne St. Andrew Conservation Area was designated in 1995 and includes the historic core of the village together with its open parkland and former Milborne House to the south the latter of which not only reflects its former status but also its role in providing a setting for particular buildings and the village when viewed from the south, south east and south west

The history of the settlement is complex and to a degree obscure. The former St. Andrew’s parish comprised two distinct areas north and south of the Blandford to Dorchester Road and comprising Deverel and St. Andrew. The village as we know it now comprises a mix of buildings from at least the 17th century onwards and which comprise both buildings reflecting the vernacular traditions of the county as well as more polite, high status buildings, the latter including the parish church and remnants of Milborne House (now Manor Farm) to the south with their associated structures and settings

...its character and appearance [is that of] a typical rural village with its range of vernacular, polite secular and ecclesiastical buildings

Map 4: Designated Heritage Assets



5.15 There are 12 scheduled monuments in the plan area, the most notable being Weatherby Castle, an Iron Age hillfort 1020m north west of Ashley Barn Farm *. There are a range of barrows and earthworks, as listed below, and the remains of a Medieval settlement 800m south of Manor Farm

- Bowl barrow 420m north west of Frogmore Farm
- Bowl barrow 480m south east of West End Barn *
- Bowl barrow 70m south east of West End Barn *
- Bowl barrow 850m west of Weatherby Castle hillfort

- Earthwork SE of Foxpound
- Three bowl barrows 380m west of West End Barn *
- Three bowl barrows on Milborne Down 520m and 585m north east of obelisk on Weatherby Castle hillfort *
- Two bowl barrows and two ring ditches 450m north west of Haywards Farm *
- Stable Barrow 230m NNE of Frogmore Farm *
- Round barrow cemetery on Deverel Down 380m west of Longthorns

5.16 Many of these heritage assets (* asterisked) are scheduled monuments on arable land which are at risk from cultivation, and have been placed on the 'at risk' register held by Historic England. Contact with Historic England has confirmed that most of the sites in the parish have not been subject to recent assessments by Historic England or other heritage professionals, however sites that are still under cultivation usually continue to be at risk even where they appear ploughed flat. Advice from Historic England is that one of the most common ways to deal with rural monuments at risk from threats such as ploughing, is through one of the countryside stewardship schemes administered by Natural England. This therefore falls outside the normal remit of a Neighbourhood Plan. Historic England have indicated that they would be interested in talking to the landowners who own these sites.

5.17 There are also sites included on the Historic Environment Records held by Dorset County Council, To see locally noted sites please click [here](#).

5.18 There are no registered historic parks or gardens in or close to the area, or locally listed parks or gardens.

Soils, Water and Air

5.19 The farmland is mainly Grade 3 (moderate) quality across the parish according to the South West Region 1:250 000 Series Agricultural Land Classification map.

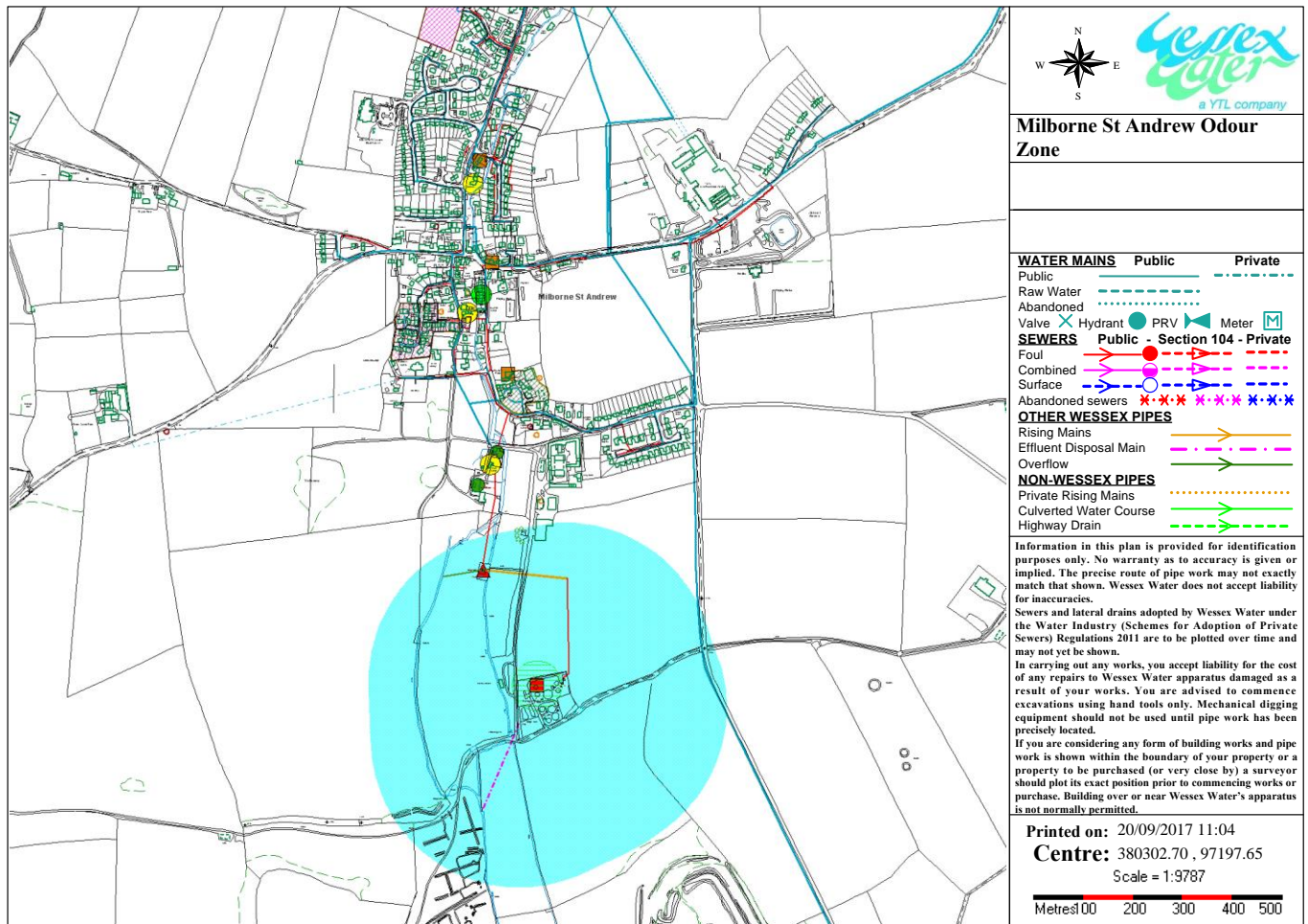
5.20 The area lies within the groundwater source protection zone, which highlights the need to consider potential risk of contamination to drinking water from any activities that might cause pollution in the area. It is also within a Nitrate Vulnerable Zone, given the potential harm to the ecological interests of Poole Harbour Special Protection Area and Ramsar site from increases in nitrates within the catchment of the Piddle. A section of the Bere Stream downstream of Milborne St Andrew is designated as a SSSI (Bere Stream SSSI) and the river discharges into Poole Harbour SSSI, SPA and Ramsar which is known to have issues with high nutrient levels, and therefore water quality is also relevant to biodiversity.

5.21 There are no historic or current authorised landfill sites recorded for the area. The District Council hold records of contaminated land, which will be checked in considering potential development sites. There have been no major or significant major polluting incidences recorded in the past 5 years. Permission has been granted for a storage lagoon on land west of the village, south of the A354 (ref 2/2014/0529/PLNG).

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

5.23 There is a sewage treatment works south of the village, for which an odour consultation zone has been designated by Wessex Water to avoid potential development being adversely impacted by odours.

Map 5: Odour Consultation Zone



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Climatic Factors, including Flood Risk

- 5.24 The main area at risk from fluvial (river) flooding relates to the Bere Stream that runs north to south through the centre of the village and ultimate flows into the River Piddle and Poole Harbour.
- 5.25 There is potential surface water flood risk draining along the valley parallel to and north of Coles Lane, that flows into the stream from west of the pumping station on Milton Road, and also some surface water flood risk just west of Green Acres Farm. Flood alerts are also issues in connection with run-off from the land above the school site, and along Dewlish Road and the A354 into the village.
- 5.26 Milborne St Andrew has also had incidences of groundwater flooding following prolonged rainfall when the underlying aquifer has filled up. Groundwater ingress affects sewer performance as groundwater enters the drainage network, and Wessex Water have an asset survey planned within the village for the winter of 2017/2018 to inform future infiltration sealing works.
- 5.27 Information on whether the area at risk of groundwater flooding is known is being checked with the various flood authorities. The following map shows the river (fluvial) flood risk zones (in blue) and flood warning areas (in orange) that consider surface and groundwater flood risk.

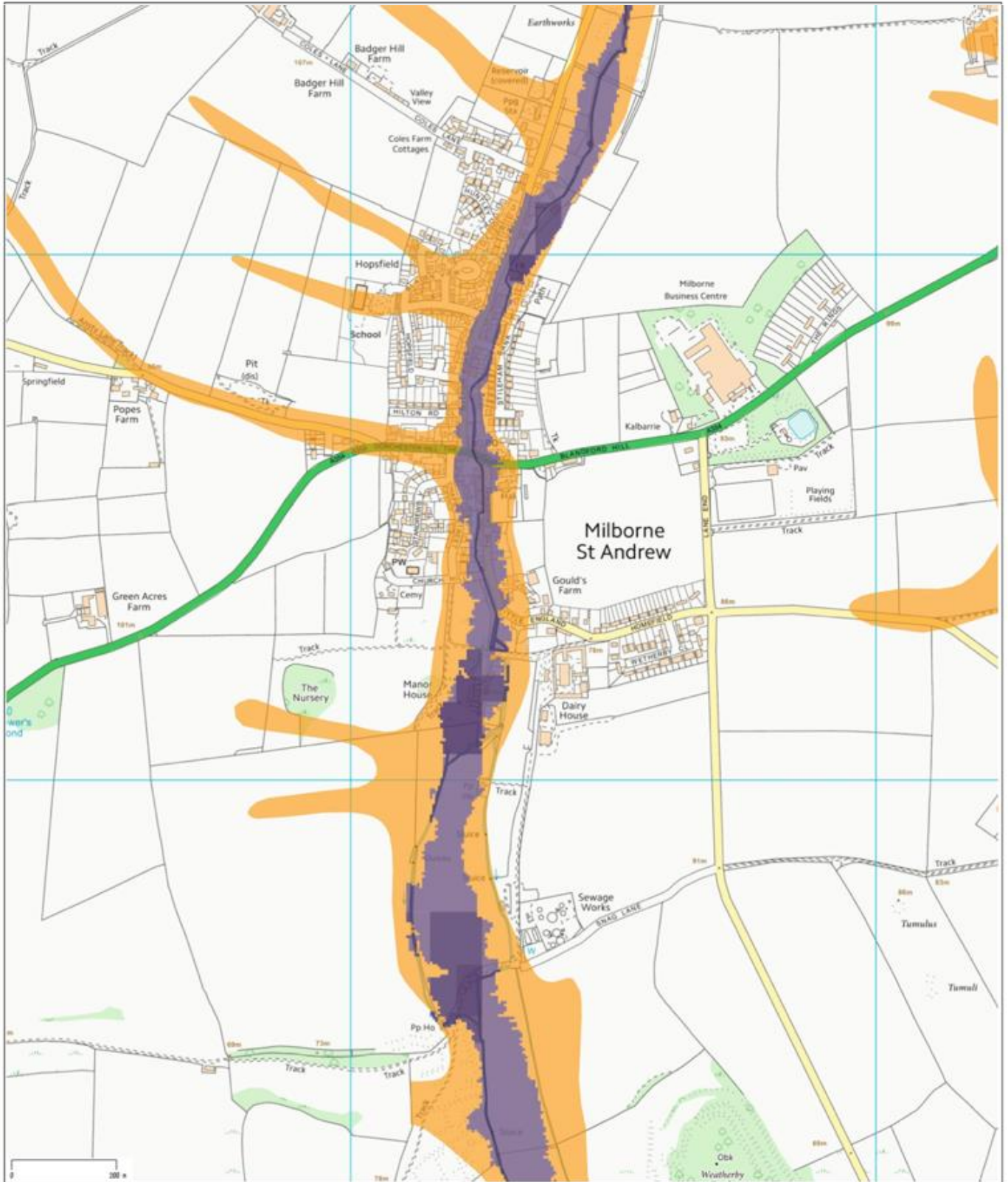
Map 6: Flood Risk



Flood Risk

Fluvial Flood Risk and Flood Warning Areas

Milborne St. Andrew CP

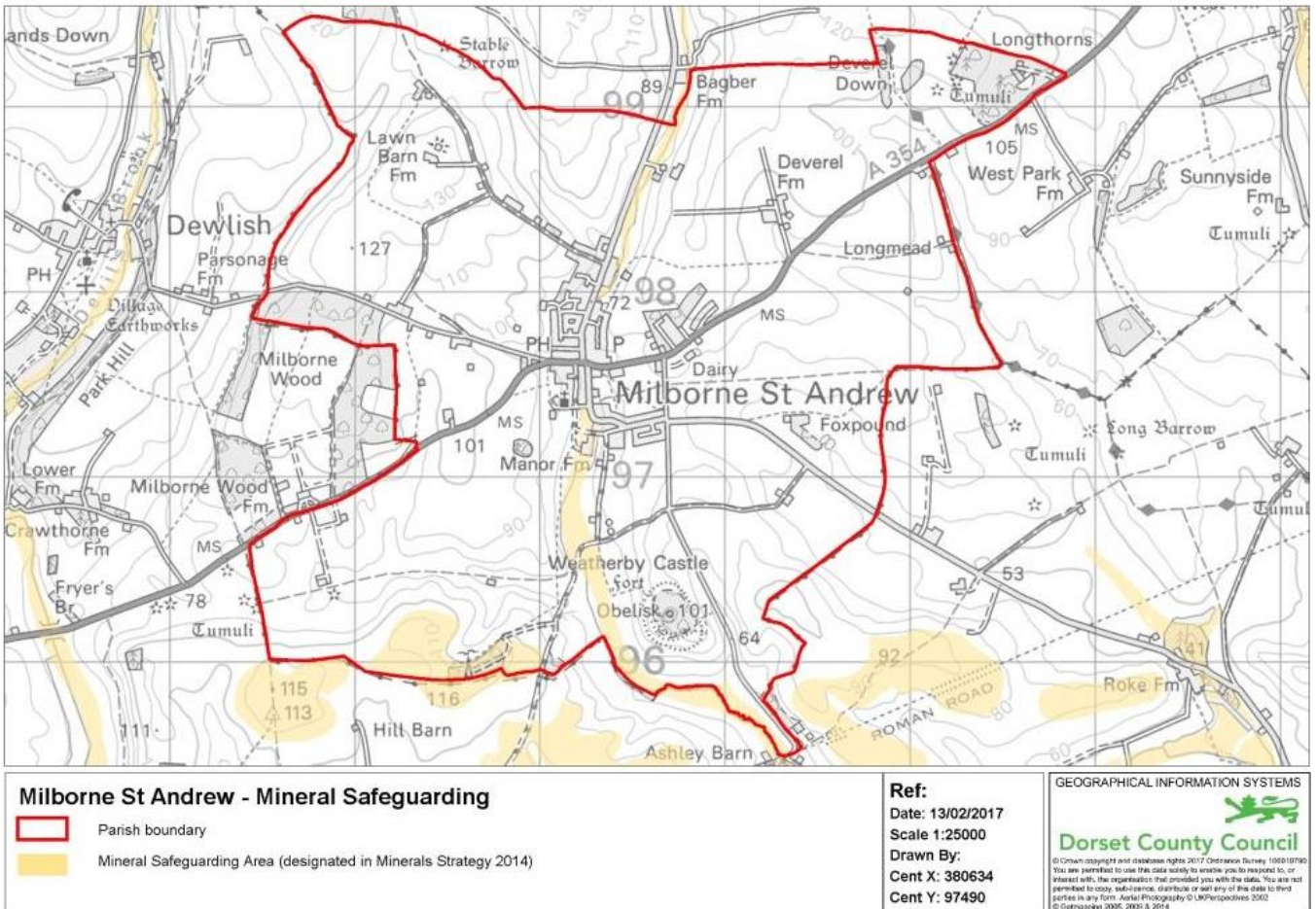


Date Created: 9-6-2017 | Map Centre (Easting/Northing): 380288 / 97525 | Scale: 1:10000 | © Crown copyright and database right. All rights reserved (100051154) 2017 © Environment Agency 2017

Minerals and Waste Proposals

5.28 There is a small amount of safeguarded sand & gravel in the southern sector of the parish west of Weatherby Castle (likely to be river terrace gravel), and also a thin sliver running north to south through the centre of the parish largely within the flood risk zone associated with the river

Map 7: Mineral Safeguarding Areas



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 3: Relevant Plans, Programmes and Objectives

Topic	Plans and Programmes	Key Objectives
Biodiversity, geology, flora and fauna	<p>EU Biodiversity Strategy to 2020 (2011), EU Habitats Directive and Birds Directive (92/43/EEC and 79/409/EEC as amended)</p> <p>EU Water Framework Directive (2000/60/EC)</p> <p>The National Planning Policy Framework (NPPF) 2012 and Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)</p> <p>Dorset Biodiversity Strategy (Mid Term review) (2010)</p> <p>Dorset Biodiversity Protocol</p> <p>North Dorset Local Plan 2016</p>	<p>Seek to protect and conserve habitats and wild flora and fauna and avoid adverse effects upon nature conservation sites, including terrestrial and water environments</p> <p>Take into account legal protection of species in developing policies relating to biodiversity and habitat protection.</p> <p>Identify and map components of the local ecological networks</p> <p>Where development takes place, buffers should be provided to environmental assets to improve their biodiversity value and facilitate adaptation to climate change, mitigation achieved and biodiversity enhancements secured.</p>
Landscape	<p>European Landscape Convention (2000)</p> <p>The National Planning Policy Framework (NPPF) 2012</p> <p>North Dorset Local Plan 2016</p> <p>Dorset Area of Outstanding Natural Beauty: a Framework for the Future: AONB Management Plan 2014 – 2019</p>	<p>Recognise landscapes as an essential component of people's surroundings, their cultural and natural heritage, and a foundation of their identity.</p> <p>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.</p> <p>The landscape character of the District will be protected through retention of the features that characterise the area.</p>
Cultural heritage	<p>The National Planning Policy Framework (NPPF) 2012</p> <p>North Dorset Local Plan 2016</p>	<p>Conserve and enhance heritage assets in a manner appropriate to their significance</p> <p>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.</p>
Soil, Water, Air and Climatic Factors	<p>Nitrates Directive (91/676/EEC), EU Air Quality Directive (2008/50/EC), Water Framework Directive (2000/60/EC)</p> <p>U.K Climate Change Act (2008)</p> <p>The National Planning Policy Framework (NPPF) 2012</p> <p>South West River Basin</p>	<p>Reduce water pollution caused by nitrogen from agricultural sources and prevent such pollution in the future</p> <p>Promote the sustainable use of water and prevent further deterioration of surface and groundwaters.</p> <p>Tackle the environmental and health problems relating to air quality</p> <p>Steer development away from areas of highest</p>

Topic	Plans and Programmes	Key Objectives
	<p>Management Plan</p> <p>Safeguarding our Soils: A strategy for England (2009)</p> <p>Dorset County Council Local Flood Risk Management Strategy (2014)</p> <p>North Dorset Local Plan 2016</p> <p>North Dorset Strategic Flood Risk Assessment (SFRA) (2008) <i>(being updated)</i></p> <p>Bournemouth, Dorset and Poole Energy Efficiency Strategy (2009) and Renewable Energy Strategy (2013)</p>	<p>flood risk, apply sequential & exceptions test, seek opportunities to relocate development to more sustainable locations.</p> <p>Improve the quality of soils and safeguard their ability to provide essential services for future generations</p> <p>Prevent harm to geological conservation interests</p> <p>Reduce vulnerability to the impacts of climate change.</p> <p>Reduce carbon emissions to meet the UK target and move towards a low carbon economy</p>
<p>Material assets, population and human health</p>	<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 Rights of Way Improvement Plan 2011-2021 (2007)</p> <p>Dorset Sustainable Community Strategy 2010-2020 (2010)</p> <p>Bournemouth, Dorset & Poole Minerals Strategy (2014)</p> <p>North Dorset Local Plan 2016</p>	<p>Promote a prosperous local economy and reduce poverty</p> <p>Meet identified local and essential rural needs</p> <p>Ensure there are employment sites and healthy town centres</p> <p>Boost the supply of housing and ensure everyone can live in a good quality home</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>Ensure that PRoW / sites are protected and enhanced as essential green infrastructure, and seek opportunities to develop networks of paths and public outdoor space consisting of attractive, safe off-road routes enabling people of all ages, needs and abilities to walk/ride safely in and around their village/town, out to neighbouring settlements and into and about the wider countryside</p> <p>Prevent the unnecessary sterilisation of valuable mineral resources and negative impacts of incompatible development on existing minerals operations or facilities.</p> <p>Provide an integrated transport system and better accessibility 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 important issues that should be included in the assessment of options and alternatives:
- Although the potential for development to harm significant ecological interests is limited as development is unlikely to harm nationally or internationally designated sites, subject to appropriate mitigation measures being provided in relation to the potential indirect impacts on Poole Harbour (through increased nutrients impacting on water quality) and on the Heathlands (through increased recreational pressures), all sites have potential for biodiversity interest that could be harmed by development.
 - Although the potential for development to harm nationally important landscapes is unlikely (other than in the northern part of the parish where views from and the setting of the Dorset AONB could be harmed), all sites have potential to be unduly prominent in the landscape or harm features of local landscape character
 - There is potential for development to harm the significance of heritage assets, most notably the Conservation Area, Listed Buildings and Scheduled Monuments. The setting and significance of designated assets is not usually defined in their listing, and there may also be non-designated heritage assets potentially affected by development
 - There is potential for harm as a result of re-using contaminated sites, or through new uses which could give rise to pollution.
 - There is potential for flood risk to new or existing development as a result of siting within a flood risk area or increased run-off
 - There is potential impact on health and wellbeing, in terms of opportunities for housing, employment, education and training, healthcare, shopping and leisure activities, with safe access and within walking distance of people’s homes
- 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 4: Sustainability Objectives

SEA topic areas	Objective	Assessment basis for site allocations
Biodiversity, geology, fauna and flora	Ensure no ecological interests would be harmed by development, and where opportunities arise, enhance habitats and biodiversity	Options Stage: record proximity to nature conservation designations and consider possible presence of protected species / habitats and whether development could include ecological benefits eg connecting wildlife corridors. Consider potential for impact on the water quality of the Bere Stream / Poole Harbour by way of run-off and sewage disposal, and to important heathlands by way of recreational pressures. Pre-Submission Stage: all sites proposed for inclusion in the plan will be subject to an ecological walkover survey to identify the likely harm and any potential mitigation. Mitigation measures should also be assessed in relation to any identified impact in relation to the Bere Stream / Poole Harbour and to nearby internationally designated heathlands

SEA topic areas	Objective	Assessment basis for site allocations
Landscape	Ensure development respects and reinforces the area's rural landscapes and character	Through site visits assess visibility in views from the key landmarks and public areas, and potential impacts on features of local landscape character (eg notable trees / woodland, boundary features, river corridors, locally important buildings) to identify the likely harm and any potential mitigation
Cultural heritage	Protect the area's heritage assets, and where opportunities arise, enhance the historic character of the area	Options Stage: record proximity to existing heritage designations and consider potential impact to their setting and significance. The assessment should not be based on distance and grading alone but should include factors such as views from, of, across, or including that asset, townscape and urban design considerations attaining to the perceptual and associational attributes of that asset. Pre-Submission Stage: where assessment or NDDC conservation team / DCC historic environment team highlight potential harm, sites proposed for inclusion in the plan will be subject to a heritage impact assessment to identify the likely harm and any potential mitigation
Soil, Water and Air Pollution	Ensure development does not result in an unacceptable risk of pollution.	Options Stage: record proximity to existing contaminated land sites and odour consultation zones. Pre-Submission Stage: where assessment highlights potential harm, sites proposed for inclusion in the plan will be subject to further assessment as advised by NDDC / Wessex Water
Climatic Factors including Flooding	Reduce flood risk	Options Stage: record proximity to existing flood risk zones (as mapped) and local knowledge of flooding incidences. Pre-Submission Stage: where assessment or liaison with DCC / EA / Wessex Water 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 amount of housing 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: confirm above in terms of viability with landowners
	Ensure safe access and a pedestrian-friendly environment	Options Stage: consider whether the site is or could be made safe and accessible on foot and by vehicle, and also potential benefits in terms of improvements to the PRoW network. Pre-Submission Stage: liaison with the Highways Authority to confirm likely harm and identify appropriate mitigation, if possible. Confirm potential delivery of any PRoW benefits with landowners
Material assets	Ensure development does not result in an unacceptable loss of key resources	Options Stage: record whether the site is within a minerals safeguarding area. Pre-Submission Stage: where sites are within a minerals safeguarding area liaise with DCC regarding potential mitigation measures

7.3 Consideration should take into account the likely impact compared to the absence of a Neighbourhood Plan, where the policy basis for decisions will then be primarily based on the North Dorset Local Plan. This includes the Local Plan’s spatial strategy, together with its general policies on the natural and historic environment, climate change etc (refer to section 2 for Local Plan context).

8. Testing of the Site Options - Options Stage

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

Site options - identification of reasonable alternatives

8.2 A call for sites was run in early 2016. The sites put forward amounted to just over 42 hectares, significantly more than likely to be required. All the sites were visited by the Neighbourhood Plan Group and assessed against the plan’s 7 objectives. The objectives are broadly aligned to the sustainability objectives, as shown in the following table.

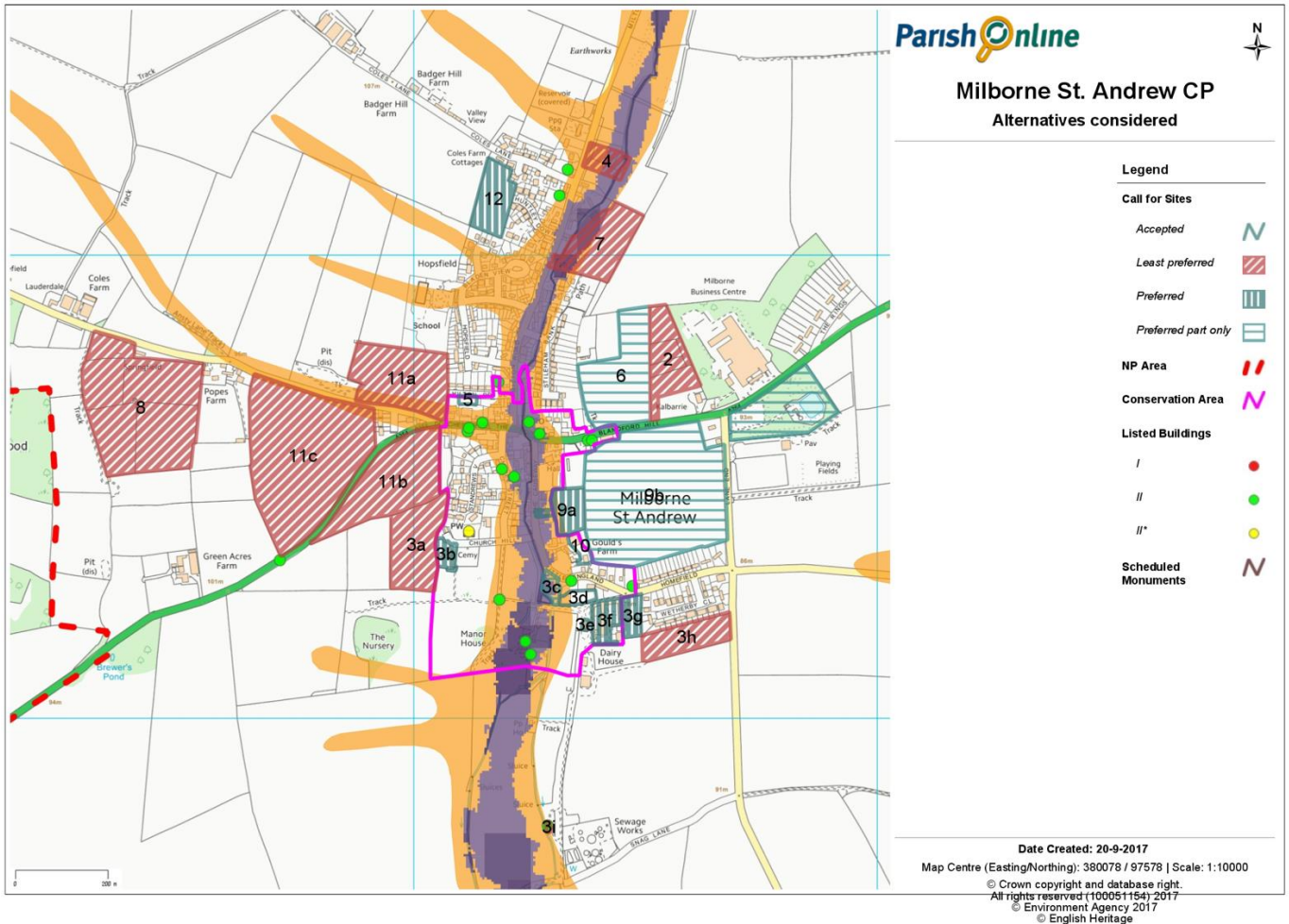
Table 5: Sustainability Assessment – Plan Objectives

SEA objective	Biodiversity	Landscape	Cultural heritage	Soil, water and air	Climatic factors	Population / health	Safe and accessible	Material Assets	Notes
1. Supporting a working, active village (supporting key community facilities and/or opportunities to work locally)	☞	--	--	☞	--	✓✓	✓	--	Potential business uses should not generate pollution / heavy traffic
2. Promoting a walkable village (focusing development within safe and easy walking distance of facilities)	--	--	--	✓	☞	✓	✓✓	--	This criteria should not over-ride flood risk considerations
3. Retaining important green spaces (using brownfield sites, and avoiding harm to views and landscape features)	✓	✓✓	✓	☞	--	--	--	--	Brownfield sites will need to be checked for possible contamination
4. Strengthening the village form and character (fit within the general form and not prominent in the landscape)	☞	✓✓	☞	--	--	--	✓	--	This criteria should not over-ride biodiversity or heritage consideration
5. Creating attractive places to live (avoiding harm to neighbouring uses and historic / village character)	✓	✓	✓	✓	--	✓	--	--	
6. Minimising flood risk (avoiding known flood risk area and reducing surface water run-off)	--	--	--	--	✓✓	--	✓	✓	Minerals resources are generally aligned with the flood risk areas

7. Minimising the risk of traffic problems (avoiding causing or adding to traffic problems)	--	✎	✎	--	--	--	✓✓	--	Improved access points could impact on landscape and heritage features
--	----	---	---	----	----	----	----	----	--

<p>Key:</p> <ul style="list-style-type: none"> ✓✓ significant positive impact likely ✓ positive impact likely -- neutral impact likely 	<ul style="list-style-type: none"> ✘ adverse impact likely ✘✘ significant adverse impact likely ✎ impact uncertain
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Map 8: Site Options Put Forward for Consideration



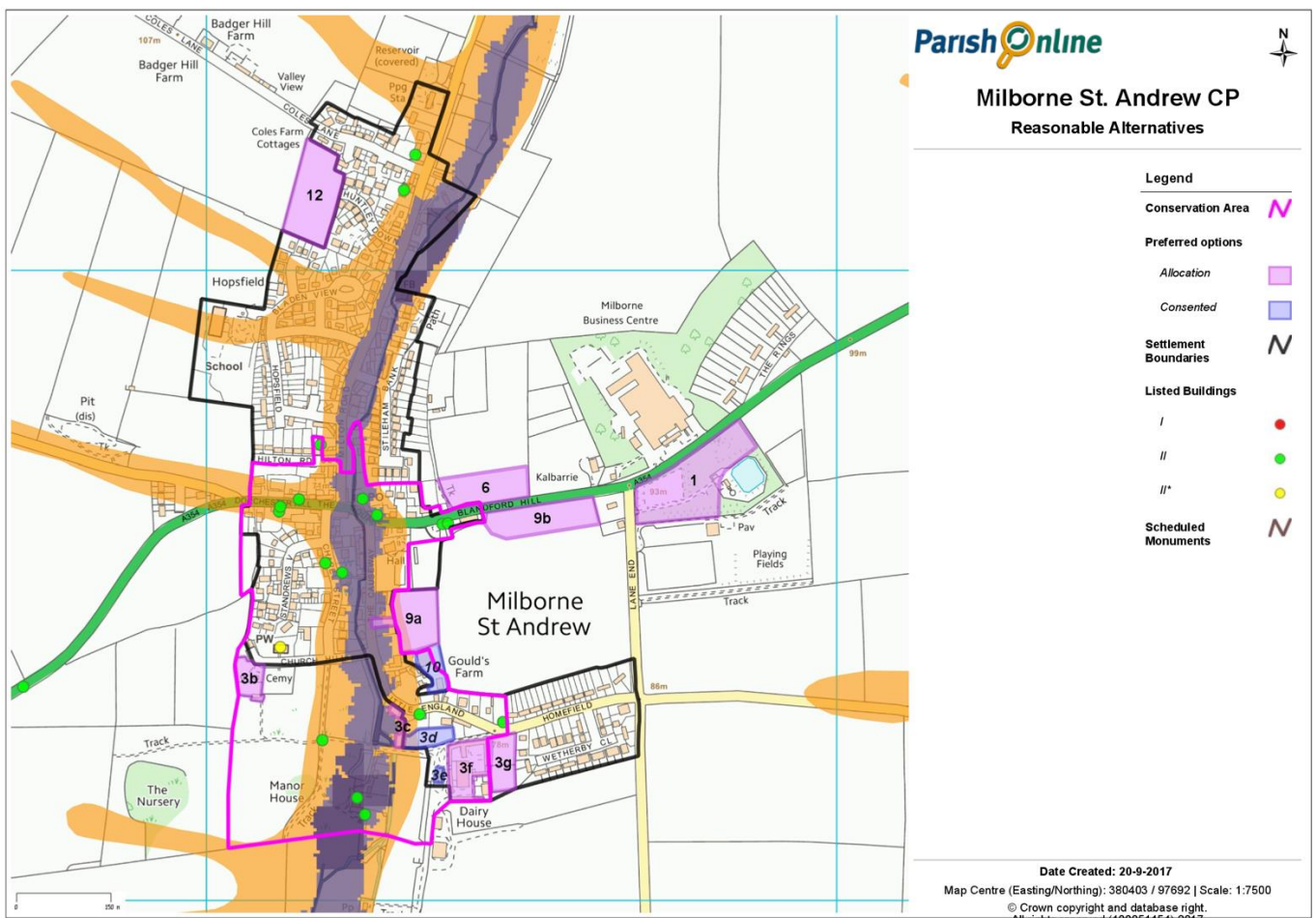
8.3 Table 5 shows the possible issues where sites that broadly align with the plan’s objectives (the preferred sites) could potentially still have adverse environmental impacts. For example, sites that score well against the ‘supporting a working, active community’ could potential include business uses that would generate pollution / heavy traffic (albeit that this would score poorly against the other objectives). However it is reasonable to assume that the least preferred sites (those that scored poorly against the plan’s objectives), are also unlikely to have been environmentally preferable given that the two sets of objectives are broadly aligned. As such, the least preferred sites as mapped are not ‘reasonable alternatives’ for the purpose of this assessment.

8.4 It is also worth noting that sites 3d, 3e and 10 all have existing planning consents for development, and therefore have not been assessed as their allocation through the Neighbourhood Plan is no longer necessary to enable them to be developed. Similarly small sites within the currently defined settlement boundary have not been assessed, as the principle of development within this boundary is accepted through the Local Plan and there is no need to allocate such sites for them to come forward. A general assumption on the likely level of windfall development may be included in the Neighbourhood Plan, provided that does not assume that all identified sites will be

permitted. The assessment has covered sites 3f and 3g, given their more substantive size and complexity (site 3g as an Important Open or Wooded Area (Local Plan saved policy) and any significant level of development within site 3f is likely to be dependent on securing an access via site 3g.

8.5 The site areas assessed for sites 1, 6 and 9b, shown on Map 8 as ‘preferred part only’, are likely to be adjusted following further discussion with the landowners, to avoid the higher ground associated with sites 6 / 9b (focusing development to a reduced area fronting onto the main road) and to avoid the lagoon area associated with site 1 (unless the removal of the lagoon would be a positive mitigation measure). The assessment of these options at this stage has therefore been based on the modified site area, as shown on Map 9. The total site area of the consented and possible allocation options is in the region of 6.3 hectares - which if developed at 20dpa would result in more than 120 new dwellings (far in excess of what is likely to be required).

Map 9: Reasonable Alternatives Assessed (Possible Site Allocations)



8.6 The following table summarises the extent to which the various options perform against the sustainability criteria.

Table 6: Summary Assessment of Site Options

Objective	Options Stage Assessment	Notes
Biodiversity, flora and fauna	Record proximity to nature conservation designations and consider possible presence of protected	None of the sites are in close proximity to sites designated for their nature conservation importance. Sites visits highlighted the possible presence of protected species / suitable habitats:

Objective	Options Stage Assessment	Notes
	species / habitats and whether development could include ecological benefits eg connecting wildlife corridors. Consider potential for impact on the water quality of the Bere Stream / Poole Harbour by way of run-off and sewage disposal, and to important heathlands by way of recreational pressures	<p>Site 1 - hedgerows and overgrown areas of land / lagoon</p> <p>Site 3b - hedgerow boundaries</p> <p>Site 3c - hedgerow boundaries and river corridor</p> <p>Site 3f - bat roosts in old barns</p> <p>Site 3g - hedgerows and unimproved grass</p> <p>Site 6 - hedgerow boundaries</p> <p>Site 9a - unimproved grassland</p> <p>Site 9b - hedgerow boundaries</p> <p>Site 12 - hedgerow boundaries</p> <p>Further assessment is required to verify the above and suggest appropriate mitigation. Given the larger areas associated with sites 1, 6 and 9b, there may be potential to provide accessible natural greenspace as part of any development scheme, to reduce recreation pressures. It is likely in all cases that some degree of compensatory measures will be required in relation to indirect impacts on European sites.</p>
Landscape	Through site visits assess visibility in views from the key landmarks and public areas, and potential impacts on features of local landscape character (eg notable trees / woodland, boundary features, river corridors, locally important buildings) to identify the likely harm and any potential mitigation	<p>In all cases existing or new hedgerows and boundary trees can assist in integrating the site within the landscape. High quality design will also be important where the sites are clearly visible. These mitigation measures are therefore assumed for the purpose of this assessment.</p> <p>Site 1 - Potentially prominent site, with vestiges of its previous use, visible from approach from south / Wetherby Castle. Development of this site including suitable landscaping could soften / mitigate visual impact of the large buildings within the business centre site opposite from long distance views</p> <p>Site 3b - Potentially prominent site, clearly visible from footpaths to the south (as on higher ground on village edge). Existing house clearly visible in views - development of this site including suitable landscaping could soften / mitigate this visual impact</p> <p>Site 3c - Site is closely associated with the open land and Manor House and river to the west, public footpath runs along edge, and site is visible from number of footpaths and rights of way. Although closely associated with the settlement, the intimate character and setting of the river corridor would be adversely affected by development</p> <p>Site 3f - the historic farmyard is integral to the local character of this area, and its re-use should secure its future retention and upkeep. Any alterations would need to be sensitively designed.</p> <p>Site 3g - the paddock is currently recognized as an important open area in the adopted Local Plan, but no notable local landscape features or views were noted through the site visit.</p>

Objective	Options Stage Assessment	Notes
		<p>Site 6 - potentially prominent site, particular the rising ground to the north / east, visible from the A354. Existing planting to east side provides a degree of screening, and could be further strengthened.</p> <p>Site 9a - development on this site would be likely to require some semi-mature trees to be removed - although these are not particularly prominent in wider views.</p> <p>Site 9b - potentially prominent site, visible from A354 – particularly eastern elevated land</p> <p>Site 12 - site is clearly visible in views from footpaths across the valley, although similar land (in terms of elevation) to north and south has been developed, and impact could be softened by suitably intersperse landscaping</p>
Cultural heritage	Record proximity to existing heritage designations and consider potential impact to their setting and significance. The assessment should not be based on distance and grading alone but should include factors such as views from, of, across, or including that asset, townscape and urban design considerations attaining to the perceptual and associational attributes of that asset	<p>Site 1 - potentially visible in long distance views (1.3km) from Weatherby Castle, however set against backdrop of Homefield and existing business centre there unlikely to have a notable impact. In close proximity to Bladen Dairy whose construction revealed Iron Age and Romano-British occupation debris - pottery and animal bones - and inhumation burials suggesting early occupation in the vicinity and possible archaeological interest.</p> <p>Site 3b - within the Conservation Area and close to (and sharing narrow lane with) Grade II* St Andrews Church and adjoining cemetery (approx. 30m to NE). Also findspot for Saxon coin. Impact on setting of church considered likely, although degree of harm could be mitigated through layout, landscaping and limiting the overall amount of development within the site.</p> <p>Site 3c - within the Conservation Area and close to Grade II Little England Cottage. Historic map indicates site was previously developed, however the intimate character and setting of the river corridor, as a key component of the Conservation Area at this point, would be adversely affected by development.</p> <p>Site 3f - within the Conservation Area, obliquely visible from Grade II Listed Building (The Cottage – Saddler Thatch). Many of the perimeter buildings within the farmyard are late 18th century and appear worthy of retention, red and grey brick with slate roof (and a single storey building to the south appears to be cob but is in a poor state of repair) contributing to the character of the Conservation Area and village history. Subject to their retention and sensitive conversion, development here could provide a positive benefit.</p> <p>Site 3g - adjoins Conservation Area and potentially important historic farm buildings, and directly opposite Grade II Listed Building (The Cottage – Saddler Thatch) and</p>

Objective	Options Stage Assessment	Notes
		<p>therefore impacting on setting. Some adverse impact likely, that may be mitigated in part with sensitive design.</p> <p>Site 6 - adjoins the Conservation Area, obliquely visible from Grade II Listed Buildings (36 / 37 Blandford Hill) and cob and thatch (unlisted) cottages opposite. Some adverse impact is possible, although given the context it may be avoided or mitigated with sensitive design. In close proximity to Bladen Dairy whose construction revealed Iron Age and Romano-British occupation debris - pottery and animal bones - and inhumation burials suggesting early occupation in the vicinity and possible archaeological interest.</p> <p>Site 9a - adjoins Conservation Area and close to Gould's Farmhouse (unlisted but locally notable historic building). Limited views to / from the Church. Impact should be capable of mitigation through setting development back from Gould's Farmhouse and sensitive design.</p> <p>Site 9b - adjoins the Conservation Area, and alongside The Old Bakery - unlisted cob and thatch cottage (unlisted but locally notable historic building). HER indicates possible round barrow within the field, however site visit identified this as a septic tank - requires further confirmation.</p> <p>Site 12 - No heritage assets (other than spot find) in vicinity of or clearly visible from the site.</p>
Soil, Water, Air and Climatic Factors	<p>Record proximity to existing contaminated land sites and odour consultation zones</p> <p>Record proximity to existing flood risk zones (as mapped) and local knowledge of flooding incidences.</p>	<p>Site 1 - NDDC contaminated land records show historical land use recorded as 1963 quarrying of sand & clay, operation of sand & gravel pits. Local knowledge suggests that the lagoon may have been used for processing food waste (1990s) and more recently surface water from the business centre - further investigation required</p> <p>Site 9a - NDDC contaminated land records show historical land use recorded as 1890 quarrying of sand & clay, operation of sand & gravel pits</p> <p>No issues identified on the remaining sites. Japanese knotweed (invasive non-native species) noted at site entrance to 3b at time of site visit.</p> <p>A large part of site 3c is within the flood plain, limiting the potential development area to the easternmost edge adjoining the footpath. No issues identified on the remaining sites.</p>
Material assets, population and human health	Assess amount of housing that could be provided (or might be lost) including affordable housing, and the potential for the site to accommodate new jobs or	Sites 1, 3f, 6, 9b and 12 are of sufficient size to accommodate affordable housing as part of an open market housing scheme, and sites 1, 6 and 9b have all expressed a willingness to provide community facilities or employment subject to viability. The remaining sites could accommodate housing but are unlikely to reach the

Objective	Options Stage Assessment	Notes
	community facilities	threshold where affordable housing would normally be required.
	Consider whether the site is or could be made safe and accessible on foot and by vehicle, and also potential benefits in terms of improvements to the PRow network	<p>Site 1 - No highway issues subject to suitable visibility splays for access onto A354, provision of 2m footway along the frontage of the site and a crossing of the A354 to facilitate safe pedestrian movement to the village centre</p> <p>Site 3b - Single width carriageway approach to the site, no segregated pedestrian provision - though harm moderated by low numbers</p> <p>Site 3c - Should be able to form adequate sight lines (2.4m by 43.0m) as on outside of bend</p> <p>Site 3f - Manor Farm Lane too narrow to accommodate additional traffic movements and lack of pedestrian refuge along the lane. Would require access via site 3g</p> <p>Site 3g - New access would need to be formed away from lane junction</p> <p>Site 6 - No highway issues subject to suitable visibility splays being provided for access onto A354 and a 2m wide footway along the frontage of the site. Potential to design access to assist in slowing traffic on A354</p> <p>Site 9a - Existing access via Gould's Farmhouse unsuitable - alternative access required</p> <p>Site 9b - Could be served off the A354 or Lane End (or both), subject to adequate visibility splays and pedestrian footways to the village centre. Potential to design access to assist in slowing traffic on A354</p> <p>Site 12 - No highway issues identified. Potential onward link to school / Coles Lane would be beneficial subject to adjoining landowner agreement</p>
	Record whether the site is within a minerals safeguarding area.	Part of site 3c (within the flood plain) is a minerals safeguarding area. No issues identified on the remaining sites.

Table 7: Sustainability Assessment – Overview of Potential Impacts

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air pollution	Climatic factors: flooding	Housing, jobs and community	Safe and accessible	Minerals safeguarding
Site 1 - land opposite Camelco	👤	✓	👤	👤	--	✓✓	--	--
Site 3b - land at the top of Church Hill	👤	✓	✗	--	--	✓	✗	--
Site 3c - Old Allotment Site, Little England	👤	✗	✗	--	✗	✓	--	✗
Site 3f - Farmyard adjoining Dairy House	👤	✓	👤	--	--	✓✓	👤	--
Site 3g - Paddock adjoining Dairy House	👤	--	✗	--	--	✓	--	--
Site 6 - Blandford Hill - North side	👤	--	👤	--	--	✓✓	✓	--

Site 9a - land to rear Orchard Villa / Hurdles			--		--		--	--
Site 9b - Blandford Hill - South side (Homefield)		--		--	--			--
Site 12 - land at top of Huntley Down		--	--	--	--		--	--

Key:		significant positive impact likely		adverse impact likely
		positive impact likely		significant adverse impact likely
	--	neutral impact likely		impact uncertain

- 8.7 The above assessment in tables 6 and 7 indicates the potential benefits and harm (subject to more detailed testing) in respect of the various site options, and topics where further assessment is required to understand the likely nature of any impact. 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 3c (if the cumulative impact is considered). Additional more detailed checks will be required where potential harm has been noted for sites that may be included within the draft plan. Site 3c performs the least strongly with a number of areas where harm has been identified, compared to limited benefit, which suggests it would not be suitable for allocation in light of the alternatives. The same applies, albeit to a lesser extent, to sites 3b, and 9a. Site 3f is likely to be dependent on site 3g for access, and therefore the impacts of both sites should be considered together.
- 8.8 Potential mitigation measures will need to be considered in regard to allocating sites, at the next stage, to help maximise environmental benefits and minimize the potential for harm.

9. Options consultation

- 9.1 The Environment Agency, Historic England and Natural England were consulted on the options assessment stage of the Strategic Environmental Assessment, as well as North Dorset District Council and Dorset County Council. The consultation commenced on 25 September 2017, for in excess of 4 weeks. The documents were also placed on the Neighbourhood Plan pages of the Parish Council website.
- 9.2 The responses to the consultation and how these were acted upon are summarised below. No response was received from Natural England at this stage (although a reminder was sent)

Table 8: Options SEA Consultation Outcomes

Respondent	Summary of response	Actions taken
Environment Agency (October 2017)	The document has identified the relevant issues, objectives and assessment criteria for the site specific appraisal and has considered site specific flood risk to the sites.	Noted
	We support Natural England's comments in regard to nitrate neutrality for Poole Harbour	Noted
Historic England (30 October 2017)	Table 6 of the Report (p24) provides a summary of the sites' relationship with relevant heritage assets. It is not clear how they have been arrived at (or supporting evidence of detailed site assessments).	The assessments were based on site visit to establish their visibility in views, review of designation description and distance to the site (based on map measurements), to consider the potential impact of development on the setting and
	Table 7 (p28) shows that many of the	

Respondent	Summary of response	Actions taken
	sites are likely to generate an uncertain impact. We would therefore encourage more detailed and informed site assessments to come to more precise and suitably evidenced conclusions	significance of the asset. A more detailed review of the preferred options will be made by a qualified heritage expert to inform the next stage.
	While harm at an individual site level may be incidental there could be potential for collective or cumulative harm from site allocations which could be quite significant, especially where it relates to the setting of the Conservation Area and historic character of the settlement.	The cumulative harm will be tested at the next stage.
	As a consequence of the above it is difficult to assert in Table 5 (p22) that the Plan will likely generate a positive heritage impact in Creating an Attractive Place to Live or that Strengthening the Village Form and Character will, in generating a stated uncertain impact, not in fact generate an adverse impact	Noted. Table 5 was based on an assessment of the plan's objectives, and para 8.3 highlights that "Table 5 shows the possible issues where sites that broadly align with the plan's objectives (the preferred sites) could potentially still have adverse environmental impacts." The reason Objective 5 scored positive was that it specifically refers to avoiding harm to the historic / village character.
North Dorset District Council (09 November 2017)	From the information available it is unclear how the SEA has informed the development and selection of the suggested options considered. The relationship and distinction between the NPGs assessment and the SEA appraisal needs to be made clearer, national guidance sets out that how SEA process informs the choices being made in the plan. In the absence of a draft plan to consider it against it is not possible to provide detailed comments on these elements however I would highlight that all reasonable options should be fully assessed through the SEA process. As part of this, the environmental assessment of other reasonable options which might include the option to not allocate sites, or to allocate sites below or above the level of need (which is still under review) needs to be considered, especially with regard to cumulative impacts.	At the options stage no decision has been made on which sites would be included in the plan. Para 8.7 explains that the SEA has highlighted topics where further assessment is required to understand the likely nature of any impact, and one site (3c) appears to have the potential to cause significant environmental harm (if the cumulative impact is considered) and would not be suitable for allocation in light of the alternatives. The same applies, albeit to a lesser extent, to sites 3b, and 9a. Site 3f is likely to be dependent on site 3g for access, and therefore the impacts of both sites should be considered together. On this basis it is evident that if chosen these sites would require special justification and satisfactory mitigation.
	I have copied in Jen Nixon in our	<i>No further comments have been</i>

Respondent	Summary of response	Actions taken
	Conservation Team who may be able to provide some further comments.	<i>received</i>
Dorset County Council (31 October 2017)	The previous comments from the Natural Environment Team have been incorporated, therefore NET have no further comments to make at this SEA stage	Noted
	We are satisfied that SEA has identified pluvial and Ground Water (GW) risks as pertinent considerations.	Noted
	The SEA lacks detail with respect to areas at a specific known risk i.e. structures that are known to constrain flow, infrastructure that has been compromised, areas that flood more frequently than others etc.	This is not readily obtainable as it does not appear in any published sources. Details from the Flood Warden, the update to the SFRA and Wessex Water's groundwater mapping have all been requested but not yet obtained.
	Consider adding an objective concerning reduction or management of ground water and surface water flood risk	This is considered as part of the overarching objective of reducing flood risk
	Sites at a lower elevation are more likely to at a higher risk than those higher in the valley. If possible assess all sites from a drainage feasibility perspective e.g. can the site be drained to ground or is there a discharge route to a nearby receiving system. If this is not possible we suggest including specific policies concerning this.	Noted.

9.3 As a key outcome of the options stage the consultation, the sites that emerged as the preferred options in terms of responses from local residents were:

- Site 1 - Land Opposite Milborne Business Centre / Camelco
- Site 6 and 9B - The Blandford Hill Group - the field uphill from Southview and the strip of Home Field adjoining the A354
- Site 12 - The field at the top of Huntley Down, off Milton Road.

For all of these sites, an outright majority of respondents rated them as "Highly Suitable / Acceptable" or "Suitable / Acceptable" for development.






9.4 From the initial appraisal these appeared to perform well against the sustainability criteria, although further checks are needed to confirm this due to the number of uncertainties. These sites were therefore identified as the reasonable alternatives for further assessment. None of the other sites performed more favourably (with the only other site without adverse impacts being Site 3f, which is dependent on site 3g for access).

10. Testing of the Plan’s emerging policies

10.1 This section provides a summary of the sustainability impacts associated with each policy area in the pre-submission draft Neighbourhood Plan (dated July 2018). 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 has been grouped under the following headings, aligning broadly with the draft plan’s structure.

- General principles for meeting housing, employment and community needs
 - Policy MSA2. Meeting Housing Needs - Dwelling Types
 - Policy MSA3. Meeting Employment Needs – Business Requirements
 - Policy MSA4. Supporting Community Facilities
- Location of New Development
 - Policy MSA1. Meeting Local Needs – Amount and Location of New Development
 - Policy MSA5. Development of the Camelco Site
 - Policy MSA6. Settlement Boundary
- Minimising potential traffic problems and flood risk
 - Policy MSA7. Creating safer roads and pedestrian routes
 - Policy MSA8. Parking Provision
 - Policy MSA15. Minimising Flood Risk
- Reinforcing local character and creating attractive places to live
 - Policy MSA9. Reinforcing Local Landscape Character
 - Policy MSA10. Protecting Local Wildlife
 - Policy MSA11. Local Green Spaces
 - Policy MSA12. Improving Recreation Opportunities
 - Policy MSA13. Locally important character features
 - Policy MSA14. Character and Design Guidance

10.2 The policies have been assessed in terms of their likely environmental impact against each sustainability objectives in Table 4, and graded as follows:

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

General principles for meeting housing, employment and community needs

10.3 These policies provide general guidance on the type of development that will be supported. They primarily relate to the objective of supporting a working, active village – with affordable homes, local job opportunities and local services that meet people’s day-to-day needs as the village grows in the future.

10.4 No reasonable alternatives for Policies MSA2 and MSA4 have been identified as these reflect researched evidence of local need and build upon the general approach taken in the Local Plan. Policy MSA4 also identifies the land adjoining the allotments for their future expansion or alternative informal recreation use, but no other site options have been identified for this use other than those put forward as part of a larger mixed-use proposal (these are assessed under alternatives to Policy MSA6). The alternative option assessed for Policy MSA3 (which supports the

development of small-scale workshop / studios) is the fall-back situation of the Local Plan (where this is limited to the re-use of existing buildings or the retention and small-scale expansion of existing employment sites).

Table 9a: Summary Assessment of Policies MSA2-4

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air pollution	Climatic factors: flooding	Housing, jobs and community	Safe and accessible	Minerals safeguarding
MSA2. Dwelling Types	--	--	--	--	--	✓✓	--	--
MSA3. Meeting Employment Needs	✎	✎	✎	--	✎	✓✓	✘	--
Alternative to MSA3 - Local Plan	✎	✎	✎	✎	✎	✓	✘	--
MSA4. Supporting Community Facilities	--	--	--	--	--	✓✓	✓	--

10.5 **MSA2. Meeting Housing Needs – Dwelling Types:** provides guidance on the provision of affordable and open market housing, in relation to house type (size), adaptability and local connection prioritisation, based on the most up to date relevant information on housing need.

SEA advisory notes: none noted

10.6 **MSA3. Meeting Employment Needs – Business Requirements:** specifically focuses on the identified shortage and need for small-scale workshop / studios to allow new and expanded sites in appropriate locations that are unlikely to cause harm to local amenity or the wider environment. The policy relies on other policies to avoid harm to aspects such as biodiversity and heritage (although the indirect impacts from traffic, noise and pollution are included in the policy). The alternative option (the Local Plan) is more restrictive and would not allow new-build on the edge of the settlement unless this adjoined an existing employment site. It also relies on other policies to consider potential pollution impacts. As such this scores less positively

SEA advisory notes:

- The preferred option (MSA3) performs better than the reasonable alternative (Local Plan policy)
- Ensure that the reliance on other policies to avoid environmental harm is made clear in the supporting text.

10.7 **MSA4. Supporting Community Facilities:** identifies the existing community facilities that should be protected, and supports their improvement in a manner in keeping with the character of the area (which therefore should avoid adverse landscape or heritage impacts). The existing facilities are generally well-related and accessible on foot to the community. It also identifies the land adjoining the allotments for their future expansion or alternative informal recreation use. This area is not subject to any designations and is already associated with the allotments and sports field. Although the proposed allotment extension is not centrally located and on the limit of reasonable walking distance, the proposed traffic management measures (see Project MSA1) should improve their accessibility.

SEA advisory notes: none noted

Location of New Development

10.8 These policies cover the amount and location of new development proposed for the plan period, through setting the level of housing growth to be accommodated, changes to the settlement

boundary and site allocations to ensure this level of growth is achievable, in a manner that will bring about the infrastructure requirements whilst maintaining the character and social cohesion of the village. As with policies MSA2-4, these policies primarily relate to the objective of supporting a working, active village – with affordable homes, local job opportunities and local services that meet people’s day-to-day needs as the village grows in the future.

- 10.9 Policy MSA1 establishes the level of housing growth to be accommodated. No reasonable alternatives have been identified. The possible option of a lower target was not considered a reasonable alternative, given that this would not achieve the objective. Similarly a higher target is not justified by the evidence, and the policy wording, whilst not prohibiting the release of further unallocated greenfield sites, takes into account the Core Strategy that discourages unrestrained growth to meet more than local needs.
- 10.10 The reasonable alternatives for site allocations (ie to consider against Policy MSA5 which allocates the Camelco site) have been identified as Site 12 (The field at the top of Huntley Down, off Milton Road) and Site 6 and 9B (The Blandford Hill Group - the field uphill from Southview and the strip of Home Field adjoining the A354). The latter has also been considered as two separate alternatives encompassing larger portions of each field (as the prospective landowners have indicated that they do not consider limiting the development to the road frontage to be desirable). In the absence of written policies for these alternatives, the assessment has been based on the concepts suggested by the landowners. In the case of Site 12 and Site 6, more detail has been provided through the planning applications (as yet undetermined) and their supporting evidence, ref 2/2017/1871 and 2/2018/0652 respectively.
- 10.11 No reasonable alternative has been identified for the changes to the settlement boundary, with the assessment considering the impact in respect of the ‘fall-back’ position being the 2003 adopted boundary. The wholesale deletion of the settlement boundary and reliance on site allocations is likely to be considered to raise a conformity challenge with Policy 2 of the Local Plan, and was not therefore considered to be a reasonable alternative.
- 10.12 Reference to reports used in coming to the conclusions are provided in Appendix 2.

Table 9b: Summary Assessment of Policies MSA2-4

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air pollution	Climatic factors: flooding	Housing, jobs and community	Safe and accessible	Minerals safeguarding
MSA1. Amount & location of new development	✓	✓	✓	✎	✎	✓✓	✓✓	--
MSA5. Development of the Camelco Site	✓	✓	✓	✎	--	✓✓	✓✓	--
Alternative to MSA5: Site 12 (Huntley Down)	✓	x	--	--	--	✓	✓	--
Alternative to MSA5: Site 6 (Blandford Hill N)	✓	x	✎	--	--	✓✓	✓✓	--
Alternative to MSA5: Site 9b (Homefield)	✓	x/x/x	x/x/x	--	--	✓✓	✓	--
Alternative to MSA5: Site 6 & 9b (roadside strip)	✓	✎	✎	--	--	✓	✓✓	--
MSA6. Settlement Boundary	--	--	✓	--	✓	--	--	--

- 10.13 **MSA1. Meeting Local Needs – Amount and Location of New Development:** establishes the amount of housing to be provided over the plan period based on an assessment of local need, and the key locational criteria in the event of the release of unallocated sites to meet additional local needs. The main impacts therefore broadly reflect the assessment of the plan objectives and impact of the site allocations.

SEA advisory notes: none noted

10.14 MSA5. Development of the Camelco Site: allocated for at least 32 dwellings, to include on-site provision of affordable housing, a branch surgery and pre-school, a limited number of small-scale workshop / studios, and associated landscaping, recreation areas and parking provision

- **Biodiversity, fauna & flora:** the DERC ecology survey (March 2018) noted no signs of protected species. It identified a variety of habitats but none of significant wildlife interest. The old hedge along the main road is considered the most important feature, and there is one small brick building which would need to be surveyed for bats. Policy requires a landscape scheme that provides substantial landscape planting using native species along the southern and south-eastern site boundaries, and pockets of amenity space within the development of sufficient in size to support mature trees. It also requires a biodiversity mitigation and enhancement plan the north-eastern hedgerow and shallow ditch should be retained, together with appropriate mitigation in line with the requirements set out in the Dorset Heathlands Planning Framework Supplementary Planning Document and the Nitrogen Reduction in Poole Harbour Supplementary Planning Document. On this basis, a positive impact is considered likely.
- **Landscape:** Potentially prominent site, visible from the approach from the south / Wetherby Castle. However the site lies between the large buildings within the business centre site and the sports pavilion, which already impact on these views. Policy requires substantial landscape planting using native species along the southern and south-eastern site boundaries, and pockets of amenity space within the development of sufficient in size to support mature trees, to visually integrate the site in this edge-of-village location and soften the visual impact of the development in long-distance views from Weatherby Castle. Given the brownfield nature of the site, the existing development adjoining the site would be screened to a degree by the landscaping, the removal of redundant structures and the softening impact of the planting proposed, a positive impact is considered likely.
- **Cultural heritage:** The heritage assessment by Kevin Morris Heritage Planning Ltd (April 2018) concluded that the development of the site would not pose any threat to Weatherby Castle or recorded areas in the HER, there are no statutory listed buildings likely to be affected or any direct harm to the significance of the Conservation Area as a result of the site's redevelopment. The report advises that the archaeological records relating to the immediate area suggest that the archaeological potential of the site warrants further investigation prior to development, and contact should be made with the County Archaeologist to determine an appropriate form of investigation. It also advises that strengthening the landscaping along the southern bund of the site would soften any harshness resulting from new buildings in relation to potential views from Weatherby Castle, and provide a satisfactory landscaped framework within which the development can be set. Policy requires substantial landscape planting using native species along the southern and south-eastern site boundaries, and pockets of amenity space within the development of sufficient in size to support mature trees, to visually integrate the site in this edge-of-village location and soften the visual impact of the development in long-distance views from Weatherby Castle. It also requires archaeological investigation and recording to a level agreed as necessary by the County Archaeologist. Given the existing development, removal of redundant structures and the softening impact of the planting proposed, altogether a significant positive impact is considered likely.

- **Soil, water and air pollution:** As a brownfield site, there is potential for contamination from the previous uses and the need for further investigation was highlighted at the options stage. This technical work is to be undertaken by the landowner, and should be available prior to the plan's submission. There is no evidence to suggest that the level of contamination is likely to be significant.
Policy requires measures are taken to ensure that any evidence of potential contamination before or during construction are investigated and remediation agreed by the Local Planning Authority
- **Climatic factors: flooding:** The site is not within an area known to be at risk from any form of flooding, and a significant distance from the Bere Stream. Surface water has historically been discharged through the lagoon and pipes to Foxpound in a system designed to accommodate much higher rates of water flow.
Policy requires that a surface water and drainage plan is secured to manage surface water run-off and foul water disposal from the site. Given the previous development and distance from the Bere Stream, no adverse harm is anticipated.
- **Population and human health: housing, jobs and community infrastructure:** The site is allocated for a mix of uses including community facilities, employment, and the provision of affordable housing.
Policy requires the type and size of provision to meet identified local needs. This is considered likely to provide significant benefits.
- **Population and human health: safe and accessible:** - the Highways Authority have confirmed that harm can be avoided subject to suitable visibility splays for access onto the A354, provision of 2m footway along the frontage of the site and a crossing of the A354 to facilitate safe pedestrian movement to the village centre.
Policy requires a new vehicular access is provided onto the A354, designed to create adequate visibility to allow safe access / egress and to help slow traffic entering the village. It also requires that the existing vehicular entrance onto Lane End should be retained, to provide an alternative route and the potential to connect the two access points to create a permeable layout. Sufficient space should be provided to allow the west-bound buses to pick up and set down without interrupting the movement of traffic along the A354, along with a new bus shelter. Pedestrian access from the village centre to the site should also be improved, including the provision of a safe pedestrian cross point of the A354 adjoining the site, and a safe and attractive link through the site to the Sports Field and allotments.
Developer contributions will also be sought towards pedestrian improvements to the A354 in the village centre, as identified through the traffic management project. As the development will ensure safe access and a pedestrian-friendly environment to the site, and improve access to the nearby business centre and sports field, a positive impact is likely.
- **Material assets: minerals safeguarding:** the site is not within a minerals safeguarding area - no issues identified

10.15 **Alternative to MSA5 – Site 12 (Huntley Down):** although the planning application is for 30 dwellings, the site has been assessed on the basis of providing up to 20 dwellings, in order to better meet the Neighbourhood Plan objectives.

- **Biodiversity, fauna & flora:** the Hankinson Duckett Associates ecology survey (November 2016) identified much of the site as species-poor semi-improved grassland, with unmanaged scrub and tall ruderal vegetation along the field boundary. It identifies a tall and dense species-rich intact hedgerow along the western boundary of the site variety of habitats but

none of significant wildlife interest. A low population of Slow-worm has been recorded on the north-eastern boundary of the site in association with the interface with off-site gardens. The Biodiversity Mitigation Plan submitted with the planning application advises the retention of all existing hedgerows and treelines, and the provision of new native species-rich hedgerow planting and infilling of existing gaps in retained hedgerows around the site boundaries. Where a native tree is lost to the proposed works, replacement tree planting will use native species typical of the local area. A minimum of 400m² of species-rich meadow grassland will be created within the open space proposals for the site, and a minimum of 350m² of rough, tussocky grassland and associated hedgerows will be maintained / created in association with the proposed reptile receptor areas, to off-set the loss of approximately 1ha of species-poor semi-improved grassland / tall ruderal vegetation. This mitigation and some enhancement should be achievable at a lower density (but does not appear to be possible based on the submitted plans for 30 dwellings).

- **Landscape:** This site is clearly visible in views from footpaths across the valley, although similar land (in terms of elevation) to the north and south has been developed. The Hankinson Duckett Associates Landscape and Visual Appraisal (November 2017) considers the impact of the development on users of PRoW E14/3 (directly across the valley) and judges the development likely to have a moderate adverse effect for part of the footpath, becoming minor adverse when filtered by the maturing planting. Although the impact of development in this location could be mitigated to a degree by suitably interspersed landscaping, careful consideration of the scale and design of buildings and fewer dwellings than proposed in the application, it is considered on the basis of the LVA that some harm (albeit not significant) is still likely to arise.
- **Cultural heritage:** The Historic Environment Desk-Based Assessment by Wessex Archaeology (February 2017) concluded that no designated heritage assets would be physically affected by the implementation of the proposed development. In addition, the proposed development is unlikely to indirectly affect any designated or non-designated heritage assets within the wider landscape surrounding the Site to any significant degree, but the siting of any taller structures away from the elevated ground within the western and northern parts of the Site, and the retention and enhancement of the screening provided by the trees and vegetation on the boundaries of the Site could ensure that the visual prominence of the new development is minimised. It also recommended that additional investigation would be appropriate in respect of potential archaeological interest which was subsequently undertaken in November 2017, and concluded that there is limited potential for archaeology (the only find being a possible Early Bronze Age field boundary ditch, identified by a single sherd of pottery and some worked flint, reflecting possible prehistoric farming activity). Given these findings, no adverse impacts are considered likely.
- **Soil, water and air pollution:** As a greenfield site, there is unlikely to be any harm arising from contamination.
- **Climatic factors: flooding:** The site is not within an area known to be at risk from any form of flooding, but there was an incident in 2001 known to members of the NPG, where a deluge of muddy water from the higher ground flowed into people's houses in Bladen View to a depth of several feet. It is not known whether the Huntley Down Field was affected, but as there were no dwellings on that site at that time it is unlikely that this would have been recorded as an issue. The Flood Risk Management Team have advised that a bund or fence should be constructed on the site boundary to steer such flows towards the envisage exceedance route i.e. through green areas or on-site roads (but preferably not gardens).

Given the potential for soakaways and attenuation tanks to manage both peak runoff and rates of discharge to Ground Water (as envisaged in the proposed Drainage Strategy), and potential to mitigate the identified flood risk resulting from run-off from higher ground, no adverse harm is anticipated.

- **Population and human health: housing, jobs and community infrastructure:** The site will provide housing, including some affordable housing, but no employment or community facilities are proposed (or considered appropriate for this location, given the nature of the site access and surrounding residential development). On this basis, a positive impact is considered likely, although not as significant due to the lack of other benefits.
- **Population and human health: safe and accessible:** - the Highways Authority have confirmed that the proposed development is acceptable in both traffic generation and safety terms and the residual cumulative impact of the development cannot be thought to be "severe". Although a potential onward pedestrian / cycle link to the school and to Coles Lane would be beneficial, this is not included in the current application and would be subject to negotiation with the adjoining landowner. Although there may be insufficient space within the proposed site layout to accommodate the level of parking likely to be generated by the development, and therefore result in additional on-street parking in the area, which from the swept path analysis will clearly block the safe passage of refuse trucks and other larger vehicles, this should not be a problem with a reduced number of houses. Developer contributions could also be sought towards pedestrian improvements to the A354 in the village centre, as identified through the traffic management project, although there is no certainty that this will be secured with the current application.
- **Material assets: minerals safeguarding:** the site is not within a minerals safeguarding area - no issues identified

10.16 Alternative to MSA5 – Site 6 (Blandford Hill North): the planning application is for 47 dwellings plus land for a branch surgery and pre-school and public open space, and has been assessed on that basis.

- **Biodiversity, fauna & flora:** the Hankinson Duckett Associates ecology survey (February 2018) states that the site comprises a single arable field bordered by semi-improved species-poor grassland field margins, with hedgerows, treelines and fencing along the boundaries. Ash, Sycamore and Field Maple trees are found on the site boundaries within the treeline along the western field margin, and also within the hedgerows bordering the site. The hedgerows on the north-western, northern and eastern site boundaries are considered to be species-rich, of local value enabling the movement of wildlife around the site and the wider area, and ideally should be retained and strengthened. Opportunities are also highlighted that have the potential to enhance biodiversity as part of the landscaping, open space provision and building design.
- **Landscape:** This site is visible from the rising ground to the north / east, and the A354. Existing planting to east side provides a degree of screening, and could be further strengthened. The Hankinson Duckett Associates Landscape and Visual Appraisal (April 2018) considers the impact of the development on users of PROW E14/10 and Bridleway E14/7 would have views of the site and are judged to have a high visual sensitivity, resulting in a substantial/moderate visual effect in the short term, but reducing to minor adverse over time once the planting within the site has matured. Although the impact of development in this location can be mitigated to a degree by suitably interspersed landscaping, careful consideration of the

scale and design of buildings, it is considered on the basis of the LVA that some harm (albeit not significant) is still likely to arise.

- **Cultural heritage:** The Historic Environment Desk-Based Assessment by Wessex Archaeology (March 2018) concluded that the Milborne St Andrew Conservation Area and the group of Grade II listed and non-designated cottages on the southern side of Blandford Hill are potentially sensitive to the effects of the proposals. The effect of the proposed development on these components of the historic environment will be dependent on the detail of the final design. The site also has the potential to contain buried remains of archaeological interest. Whilst it is not currently possible to precisely establish the nature or significance of any remains that may be present, the potential for the presence of significant remains is considered limited. On the basis that there is potential for development to generate harm, particularly in relation to the setting of the cottages on the southern side of Blandford Hill, an uncertain impact has been recorded.
- **Soil, water and air pollution:** As a greenfield site, there is unlikely to be any harm arising from contamination.
- **Climatic factors: flooding:** The site is not within an area known to be at risk from any form of flooding.
Given the potential for soakaways and attenuation tanks to manage both peak runoff and rates of discharge to ground water, no adverse harm is anticipated.
- **Population and human health: housing, jobs and community infrastructure:** The site will provide affordable housing and community facilities in the form of a branch surgery and pre-school (although there are no details contained in the planning application about how their delivery will be secured) and public open space. This is considered likely to provide significant benefits. On the basis that these would be secured if allocated through the Neighbourhood Plan, a significant positive impact is considered likely.
- **Population and human health: safe and accessible:** - the Highways Authority have confirmed that there are no highway issues in relation to the site subject to suitable visibility splays being provided for access onto A354 and a 2m wide footway along the frontage of the site. The configuration of the point/s of access also has the potential to assist in slowing traffic on A354
A potential connection to the wider PRoW network may be secured to the north, although this is not included in the current application and would be subject to negotiation with the adjoining landowner. Although there may be insufficient space within the proposed site layout to accommodate the level of parking likely to be generated by the development, this should not be a problem with a different housing mix and slight reduction in numbers. Developer contributions could also be sought towards pedestrian improvements to the A354 in the village centre, as identified through the traffic management project, although a slightly different scheme is proposed by the applicant with the current application.
- **Material assets: minerals safeguarding:** the site is not within a minerals safeguarding area - no issues identified

10.17 Alternative to MSA5 – Site 9b (Homefield): the concept plan provided by the landowner is for 75 dwellings plus Surgery and pre-school/community building and public open space, and has been assessed on that basis.

- **Biodiversity, fauna & flora:** no ecology survey has been provided for the entire field, however the DERC ecology survey (March 2018) assessed the northern portion of the field in proximity to the A534 and concluded that the grassland was species-poor and the hedgerow of no

significant interest. Given the area of undeveloped land proposed in the concept scheme, the potential for this to be managed in a way to secure biodiversity benefits is considered likely. On this basis, a positive impact is recorded.

- **Landscape:** This site is potentially prominent, particularly where it becomes elevated on its eastern side, although similar land (in terms of elevation) to the north and south has been developed. It would be clearly visible in views from a number of footpaths (including those connect into and cross the field).
Although the concept plan does not envisage any development along the eastern perimeter, and the impact of development within the remainder of the site could be mitigated to a degree by suitably interspersed landscaping, careful consideration of the scale and design of buildings, it is considered that some harm is still likely to arise particular with the development to the south portion of the site (which is also visible from the Grove and surrounding area).
- **Cultural heritage:** The site adjoins Conservation Area and is close to a number of Listed and Unlisted heritage assets, including the group of Grade II listed and non-designated cottages on the southern side of Blandford Hill, which due to the topography would potentially be set below the proposed development on the northern portion of the field. The setting of Gould's Farmhouse (unlisted but locally notable historic building) would also be impacted by development which would be on higher ground, as appreciated in views from the Grove and Church Lane. Saddlers Thatch on Homefield (Grade II) would back onto the site but has a lengthy (35m) rear garden that should largely mitigate any impact on its setting. Views of the Church from the wider footpath network are proposed to be retained in the concept scheme, but would be changed in character. There are a number of potential areas of archaeological interest within the site (as recorded on the Dorset HERS) and additional investigation would be appropriate to establish their potential archaeological interest. However the design could potentially be adapted to accommodate the retention of features if required.
On the basis of the potential for harm identified, it is not possible to conclude at this stage that significant harm can be avoided.
- **Soil, water and air pollution:** As a greenfield site, there is unlikely to be any harm arising from contamination, although it is noted that it does adjoin an area recorded in the contaminated land records for 1890 quarrying of sand & clay, operation of sand & gravel pits.
- **Climatic factors: flooding:** The site is not within an area known to be at risk from any form of flooding. It is considered likely, given the assessment undertaken on Site 6 to the north, that similarly there should be the potential for soakaways and attenuation tanks to manage both peak runoff and rates of discharge to ground water. On this basis, no adverse harm is anticipated subject to the requirement for a detailed Flood Risk Assessment.
- **Population and human health: housing, jobs and community infrastructure:** The site will provide affordable housing and community facilities in the form of a branch surgery and pre-school and public open space. This is considered likely to provide significant benefits. On the basis that these would be secured if allocated through the Neighbourhood Plan, a significant positive impact is considered likely.
- **Population and human health: safe and accessible:** - the concept plan shows an access to the site off Lane End, and the retention of existing public rights of way through the site. Highways Authority have confirmed that the site could be served off the A354 or Lane End (or both), subject to adequate visibility splays and pedestrian footways to the village centre. Developer contributions could be sought towards pedestrian improvements to the A354 in

the village centre, as identified through the traffic management project, however the proposed concept scheme does not provide any obvious significant benefits.

- **Material assets: minerals safeguarding:** the site is not within a minerals safeguarding area - no issues identified

10.18 Alternative to Site 6 & 9b (roadside strip): the assessment of this site has taken into account the assessment related to the whole of Site 6 and 9b (above), and problems highlighted by the landowners that this form of development was unlikely to be able to achieve the community benefits envisaged. Given the above findings, it is likely that subject to securing a Biodiversity Mitigation and Enhancement Plan, there will be a positive impact in terms of biodiversity. The landscape impact is uncertain but is not considered likely to be significantly adverse given the lower elevation and continuation of the building line established at the bottom of Blandford Hill. As with Site 6, the heritage impact should also not be significantly adverse, subject to sensitive design and avoiding land to the rear of the historic buildings (to the south side of the road) which could have an overbearing impact given the change in levels.

SEA advisory notes: the preferred option (Site 1) performs better than the reasonable alternatives as assessed. No additional mitigation measures are identified for consideration in the Plan in relation to Policy MSA5

10.19 The assessment of the alternatives has not highlighted that any would be preferable from an environmental impact perspective.

10.20 MSA6. Settlement Boundary: This policy proposed some minor adjustments to the settlement boundaries taking into account where development or other changes have taken place, and where there are undeveloped areas on the edge of the settlement where development would not be considered acceptable in principle. It does not significantly alter the potential for infill development or the potential for rural exception affordable housing sites adjoining the settlement boundary. It specifically excludes areas of the basis of likely heritage impact and flood risk, and therefore scores positively against those sustainability criteria.

SEA advisory notes: none noted

Minimising potential traffic problems and flood risk

10.21 These policies highlight known local issues that are related to traffic, parking and flooding, and how future development can avoid exacerbating and potentially improve the current situation.

10.22 No reasonable alternatives have been identified as these reflect researched evidence of local issues and build upon the general approach taken in the Local Plan.

Table 9c: Summary Assessment of Policies MSA7, 8 and 15

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air pollution	Climatic factors: flooding	Housing, jobs and community	Safe and accessible	Minerals safeguarding
MSA7. Creating safer roads & pedestrian routes	✓	✓	--	--	--	👤	✓✓	--
MSA8. Parking Provision	--	--	--	--	--	--	✓✓	--
MSA15. Minimising Flood Risk	--	--	--	--	✓✓	--	--	--

10.23 MSA7. Creating safer roads and pedestrian routes: this policy establishes when new footpath links should be provided to help increase pedestrian permeability around the village, the design standards expected for these, and the basis for seeking developer contributions for improvements to the road infrastructure to bring about traffic management to make it safer and more attractive to walk along and cross the main road (which is often necessary to get to various community facilities). The need for developed contributions could adversely impact on the viability of more marginal development schemes and stop these coming forward.

SEA advisory notes:

- include the potential to enhance biodiversity through the design of any pedestrian links also creating connecting wildlife corridors
- clarify in the supporting text that the level of contributions sought will need to take into account the site's viability

10.24 MSA8. Parking Provision: the policy requires a level of parking provision above the level that would normally be sought. This should reduce pressure for cars to be parked on the road in unsafe locations creating localized traffic safety problems. The policy requires that these spaces have permeable surfacing and does not use gravel or similar loose materials to avoid increased flood risk off-site. It also requires measures to ensure that the design respects the character of the area, and does not increase flood risk through the use of water-permeable solutions.

SEA advisory notes: none noted

10.25 MSA15. Minimising Flood Risk: highlights the local issues associated with flooding that could otherwise be missed, and in particular ensures that appropriate assessment and integration of measures into designs to reduce flood risk.

SEA advisory notes: none noted

Reinforcing local character and creating attractive places to live

10.26 These policies highlight known local issues that are related to traffic, parking and flooding, and how future development can avoid exacerbating and potentially improve the current situation.

10.27 No reasonable alternatives have been identified as these reflect researched evidence of local issues and build upon the general approach taken in the Local Plan.

Table 9d: Summary Assessment of Policies MSA9-14

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air pollution	Climatic factors: flooding	Housing, jobs and community	Safe and accessible	Minerals safeguarding
MSA9. Reinforcing Local Landscape Character	✓	✓✓	✓	--	--	--	--	--
MSA10. Protecting Local Wildlife	✓✓	✓	--	--	--	--	--	--
MSA11. Local Green Spaces	✓	✓	✓	--	--	--	--	--
MSA12. Improving Recreation Opportunities	✓	✓	--	--	--	✓✓	✓	--
MSA13. Locally important character features	--	✓	✓✓	--	--	--	--	--
MSA14. Character and Design Guidance	--	✓	--	--	--	--	✓	--

10.28 MSA9. Reinforcing Local Landscape Character: helps identify and seeks to reinforce local landscape features such as the stream corridor, hedgerow and tree coverage, historic barrows and lack of light pollution that all contribute to the distinctive rural character of the area. A number of

these are important in understanding the area's history, and also for supporting local wildlife. The requirements are not considered to have an impact on site viability or safety (as the supporting text makes clear that where external lighting is necessary (which could be for safety reasons) it can be provided but should be low-level and focused downwards to minimise unnecessary glare and light spillage.

SEA advisory notes: none noted

10.29 MSA10. Protecting Local Wildlife: helps identify and protect locally important wildlife corridors and those identified as having potential, and seeks the enhancement of these habitats and local biodiversity. Given the importance of local wildlife in landscape character, there is also likely to be a positive impact under this objective.

SEA advisory notes: none noted

10.30 MSA11. Local Green Spaces: safeguards some important habitats, landscape and built historic features, that contribute to the distinct character of the area, some of which provide opportunities for public recreation, and are well-related to existing settlements. The number and distribution of such sites is not prohibitive to delivering the need for development.

SEA advisory notes: none noted

10.31 MSA12. Improving Recreation Opportunities: highlights the need for green infrastructure improvements to go hand in hand with new development, to meet both local recreational needs and reduce impact on the European sites (heathlands and Poole Harbour), in line with the approach set out in the relative adopted guidance. Although such requirements may impact on site viability, it is critical that these mitigation measures are delivered in order to comply with the relevant European legislation. These measures, if delivered locally, should help reinforce the area's rural landscapes and character, provide greater recreational opportunities including improvements to the PRow network.

SEA advisory notes: none noted

10.32 MSA13. Locally important character features: seeks to ensure that notable features that are particularly iconic in defining the character of the village are both protected and new development respects their status. A number of these are important in understanding the history of the area.

SEA advisory notes: none noted

10.33 MSA14. Character and Design Guidance: provides design guidance regarding the pattern and layout of buildings, building design, materials, surface treatments and architectural details. It seeks to ensure that new development respects and reinforces local village character, with guidance based on a review of the various characteristics of the area. It also takes into account the impact design can have on amenity and feeling safe and secure. The policies do not aim to be overly restrictive nor restrict contemporary designs.

SEA advisory notes: none noted

11. Cumulative 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.

Table 10: Sustainability Assessment – Cumulative Impacts

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air pollution	Climatic factors:	Housing, jobs and community	Safe and accessible	Minerals safeguarding
MSA1. Amount & location of new development	✓	✓	✓	✎	✎	✓✓	✓✓	--
MSA2. Dwelling Types	--	--	--	--	--	✓✓	--	--
MSA3. Meeting Employment Needs	✎	✎	✎	--	✎	✓✓	✘	--
MSA4. Supporting Community Facilities	--	--	--	--	--	✓✓	✓	--
MSA5. Development of the Camelco Site	✓	✓	✓	✎	--	✓✓	✓✓	--
MSA6. Settlement Boundary	--	--	✓	--	✓	--	--	--
MSA7. Creating safer roads & pedestrian routes	✓	✓	--	--	--	✎	✓✓	--
MSA8. Parking Provision	--	--	--	--	--	--	✓✓	--
MSA9. Reinforcing Local Landscape Character	✓	✓✓	✓	--	--	--	--	--
MSA10. Protecting Local Wildlife	✓✓	✓	--	--	--	--	--	--
MSA11. Local Green Spaces	✓	✓	✓	--	--	--	--	--
MSA12. Improving Recreation Opportunities	✓	✓	--	--	--	✓✓	✓	--
MSA13. Locally important character features	--	✓	✓✓	--	--	--	--	--
MSA14. Character and Design Guidance	--	✓	--	--	--	--	✓	--
MSA15. Minimising Flood Risk	--	--	--	--	✓✓	--	--	--

11.2 This analysis indicates the overall cumulative positive environmental sustainability impacts that will be produced as a result of the plan. Although there are some areas where the impact is considered uncertain, these have been assessment as unlikely to cause significant harm. Adverse impacts are largely avoided by the inclusion of appropriate mitigation within the policies, and ensuring that the overall level and location of development should avoid environmental harm.

12. Pre-Submission consultation

12.1 The Milborne St Andrew Neighbourhood Plan Pre-submission Draft consultation period ran from 23 July to 4 September 2018. Electronic copies of the plan and SEA were made available on the Parish Council website, printed copies were available to view at the Royal Oak and the village shop, and statutory consultees including the Environment Agency, Historic England and Natural England were consulted by email.

12.2 Matters raised in relation to this Strategic Environmental Assessment how these were acted upon are summarised below. No SEA-specific comments were raised by the Environment Agency, Historic England or Natural England.

Table 8: Options SEA Consultation Outcomes

Respondent	Summary of response	Actions taken
Wyatt Homes (landowner)	The Blandford Hill site has been shown as 'impact uncertain' in respect of its impact on cultural heritage and biodiversity. Wyatt Homes commissioned a Historic Environment Assessment which has been submitted with the current planning application.	See Table 9b of the SEA – it may be that the respondent was looking at the 'options stage' assessment table 7 in error. The SEA was based on a review of the HEA submitted with the application. The County Archaeologist has raised concerns in respect of the

Respondent	Summary of response	Actions taken
	This serves to demonstrate that the proposed development would not have an impact on cultural heritage and this impact should be scored as 'neutral'. The should show a positive impact associated with 'Biodiversity, fauna and flora' in light of the BMP provided with the current planning application. On this basis the site comparisons should be re-assessed.	current application on the basis of need for further archaeological assessment of the site. Comments on the application have yet to be received from the Conservation team (checked 10/9/18). The site is scored as positive in relation to the biodiversity criteria. No changes considered necessary.
Wyatt Homes (landowner)	The Huntley Down site has been shown as 'impact uncertain' in respect of its impact on biodiversity. The scoring should show a positive impact in light of the BMP provided with the current planning application. The site has been shown as 'neutral' in respect of its impact on its safety and accessibility. The site is less than 600 metres by footpath from the A354 and associated village facilities and we therefore consider the site should have scored at least a 'positive impact'. On this basis the site comparisons should be re-assessed.	See Table 9b of the SEA – it may be that the respondent was looking at the 'options stage' assessment table 7 in error. The site is scored as positive in relation to the biodiversity criteria in the SEA (although it is noted that the refused application did not appear to deliver the BMP on-site requirements in its proposed layout). The site is also scored positively in terms of safe and accessible. No changes considered necessary.

12.3 North Dorset District Council also responded in terms of the potential requirement for a Habitats Regulations Assessment, and the consideration of this is contained in the Basic Conditions report.

Key changes to the Plan – Submission Stage

12.4 The main changes to the Neighbourhood Plan policies made as a result of the pre-submission consultation feedback can be summarised as follows:

- Policy MSA3 on employment needs broadened to support the expansion of Deverel Farm complex to accommodate large-scale premises for B1, B2 and B8 type uses and incidental parking and external storage areas, with criteria on landscape impact, the inclusion of measures to avoid potential harm to the groundwater protection zone from potential pollution, and consideration of accessibility and safety measures if warranted, including improvements to pedestrian and cycle routes into the village.
- Policy MSA5 on the Development of the Camelco Site amended to allow the more flexible interim use of the community buildings for B1 employment, and reference made to suitable accessible natural greenspace (SANG) provision (cross-referencing updated policy MSA12)
- Policy MSA12 updated to more closely align with the Local Plan standards, and clearly specify the requirements for a SANG and nutrient mitigation in relation to the European sites. The revised wording in regard to the latter was drafted in conjunction with Natural England.

12.5 Having reviewed the assessment of the previous iteration of these policies (as shown below) it is considered that these do not require further adjustment. It is noted that a ground condition assessment has been undertaken by the landowner / development for the Camelco site (August 2018), and concluded in respect of possible soil contamination that, based on the results of the testing (17 trial pits), no widespread remediation is considered necessary to make the site suitable for residential redevelopment. Leachate prepared from soil samples did not reveal particularly elevated contaminant concentrations, with many contaminant concentrations below the laboratory detection limits. It recommends that once development plans are finalised, further targeted investigation should be conducted in sensitive areas such as proposed private gardens, prior to construction works, and in relation to one area in the north-west section of the site where an oil barrel was observed (and elevated petroleum hydrocarbons identified).

Table 11: Sustainability Assessment – Revised Policies appraised

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air pollution	Climatic factors:	Housing, jobs and community	Safe and accessible	Minerals safeguarding
MSA3. Meeting Employment Needs	✋	✋	✋	--	✋	✓✓	✘	--
MSA5. Development of the Camelco Site	✓	✓	✓	✋	--	✓✓	✓✓	--
MSA12. Improving Recreation Opportunities	✓	✓	--	--	--	✓✓	✓	--

13. Overall conclusions

Issues regarding how the assessment was undertaken

13.1 There were no significant problems encountered in undertaking the above assessment. Although the collection of supporting technical evidence has been focused on the preferred site options, and has relied to an extent on different sources (given that several of the landowners took the decision to progress with a planning application) the level of detail provided is considered proportionate. Where technical evidence has not been available (such as in regard to potential below ground archaeological interest) the need for further investigation at application stage is noted. It is noted that more detailed studies may be available in regard to the Camelco site if required prior to the making of the Plan.

Likely Significant Impacts

- 13.2 There are no likely significant adverse impacts identified as a result of the assessment process. Overall the policies should secure positive benefits particularly in terms of securing opportunities for further housing to meet local needs (including a significant proportion of affordable homes and community infrastructure), in a manner that should respect and reinforce the areas' local landscape character, biodiversity and heritage.
- 13.3 The assessment process has helped establish that the reasonable alternative options do not perform better in terms of their overall sustainability, and therefore there is no reason for these to be included in preference to the chosen options.

14. Proposed Monitoring of Significant Impacts

14.1 The significant effects of plans should be monitored. The main significant impacts identified for this Neighbourhood Plan are positive ones, in relation to the delivery of housing and affordable housing and ensuring development is safe and accessible. It is also relevant to reference the

Dorset Heathlands indicator as this is particularly relevant to the delivery of housing and its impact on this international designation.

14.2 In regard to the above, the existing monitoring arrangements set out in the adopted Local Plan include:

- Overall provision of new dwellings
- Number of affordable homes approved per annum
- Monitor and report on Dorset heathland projects (audit trail)

It is suggested that three additional indicators are measured

- Recorded road safety accidents (annual)
- Number of objections raised by Conservation Team or Landscape Officer where permission is given
- Net gain / improvement in infrastructure provision
- Net gain / loss in employment land

The above monitoring, if made available in relation to the Neighbourhood Plan area, should enable most of the significant effects of the plan to be monitored.

15. Next Steps

15.1 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.

Appendix 1: SEA screening determination



Milborne St Andrew Neighbourhood Plan

Strategic Environmental Assessment (SEA) Determination Statement

This determination statement has been produced to comply with Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.

The Regulations implement European Directive 2001/42/EC. This requires that the effect on the environment of certain plans and programmes should be assessed, including plans prepared for town and country planning or land use. An exception is made for plans that determine the use of a small area at a local level, if the responsible authority has determined that the plan is unlikely to have significant environmental effects. This determination statement sets out the reasons why North Dorset District Council (the responsible authority) considers that a Strategic Environmental Assessment (SEA) is required with respect to the Milborne St Andrew Neighbourhood Plan.

A Strategic Environmental Assessment Screening Report for the Milborne St Andrew Neighbourhood Plan was submitted to North Dorset District Council April 2017. The Screening Report takes into account the criteria specified in Schedule 1 of the Regulations. On 19 April 2017 this report was made available to the statutory consultation bodies (Historic England, Natural England and Environment Agency), as required by Regulation 9(2)(b).

The District Council received responses from all of the statutory consultation bodies by 11 May 2017 (see Appendix). Having considered these responses, and taken into account the criteria specified in Schedule 1 to the regulations, as required by Regulation 9(2)(a), the District Council considers that an SEA of the Milborne St Andrew Neighbourhood Plan is required for the following reasons:

- The Plan is likely to allocate land for 45 to 60 dwellings.
- The plan area includes a large number of heritage assets.

NOTE: The statement is based on the information provided. If the contents of the plan are revised and/or there is a material change in the environmental characteristics in the locality (e.g. the designation of any additional nature conservation or other environmental sites), then the comments contained in this statement would need to be reconsidered in order to take account of the changes.

Appendix 2: Reports used in respect of the Site Assessment Process

Blandford Hill North – planning application documents: <https://planning.north-dorset.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P8PIN3LHGL400>

Huntley Down – planning application documents: <https://planning.north-dorset.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OZWZBFLHKE300>

DERC ecology survey (March 2018) – MSA NP website page: <http://www.milbornestandrew-pc.org.uk>

Heritage Assessment by Kevin Morris Heritage Planning Ltd (April 2018) – MSA NP website page: <http://www.milbornestandrew-pc.org.uk>

Site 9b (Homefield) concept plan provided by the landowner (May / June 2018) – MSA NP website page: <http://www.milbornestandrew-pc.org.uk>