

# Sturminster Newton Neighbourhood Plan

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## Strategic Environmental Assessment Pre-submission Stage Environmental Report

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Prepared by: Dorset Planning Consultant Ltd, on behalf of Sturminster Newton Town Council

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## Non-Technical Summary

This non-technical summary explains the scope and main findings of the Strategic Environmental Assessment (SEA) of the Sturminster Newton Neighbourhood Plan, at its pre-submission draft stage. The Sturminster Newton Neighbourhood Plan sets out a vision for the Neighbourhood Plan Area (the parish), together with aims, policies and potential projects.

The assessment was undertaken to comply with the SEA Regulations, which are relevant to preparing a Neighbourhood Plan unless the need for such an assessment has been ruled out formally through what is known as a screening report. The assessment 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 part of the scoping process for the SEA, plans and programmes were reviewed and information collected on the environmental characteristics of the Neighbourhood Plan Area. The review included and appraisal of the National Planning Policy Framework and the adopted North Dorset Local Plan, together with key documents that informed the scope of the Local Plan's own sustainability appraisal. The scope of the assessment was influenced by feedback from the Environment Agency, Natural England and Historic England who were consulted in July / August 2015.

The key issues identified for further assessment were:

- Potential impact on sites of ecological interest that could be harmed by development, in particular sites designated for their wildlife value, important habitats such as the riverine environment and ancient woodland, and protected species.
- Potential impact on local landscape character and in particular views from key landmarks in the AONB (Hambledon Hill, Okeford Hill, Bulbarrow)
- Potential impact on the area's heritage assets, most notably the Conservation Area, Listed Buildings and Scheduled Monuments
- Potential harm as a result of re-using landfill sites which may give rise to contamination, or through new uses which could give rise to pollution.
- Potential loss of productive farmland.
- Potential flood risk to new or existing development as a result of siting within a flood risk area or increased run-off
- Potential climate change impacts through increased energy consumption, both in terms of the use of buildings and travel modes and patterns
- Potential impact on health and wellbeing, in terms of opportunities for housing, employment, education and training, healthcare, shopping and leisure activities

These issues formed the development of objectives used to form the basis of the assessment of the emerging plan.

The overall level and distribution of growth within the Neighbourhood Plan Area has been established through the recently adopted Local Plan, and as such the focus of the assessment of the Neighbourhood Plan has been on those aspects where the Neighbourhood Plan is departing from the Local Plan (which has already been subject to its own sustainability appraisal). The main alternatives assessed were in relation to site options, most of which had previously been identified and assessed in part through the District Council's Strategic Housing Land Availability Assessment. Following the advice of Natural England, additional ecological assessments were carried out to identify the potential presence of

protected species on sites that would be included in the draft Plan, as this would not be readily identified through existing designations or the District Council's earlier appraisal of the sites.

No significant adverse impacts were identified in regard to the policies proposed for inclusion the draft Neighbourhood Plan, other than the potential cumulative impact in relation to the loss of productive farmland. The overall conclusion was that the policies should secure significant positive benefits particularly in terms of population and human health (most notably securing opportunities for further affordable housing, and the potential to accommodate new jobs, training and services and support the town centre) and material assets (securing improvements to key pedestrian and recreational routes and the retention and expansion of community facilities).

The assessment process helped identify the need to highlight and mitigate against potential adverse impacts through the need for further site investigation at planning stage, or design requirements (for example to reflect the sensitivity of the site in terms of its landscape character or to secure net biodiversity benefits) in relation to some of the site allocations. In some cases mitigation would be secured through other draft policies or the higher level Local Plan policies. Mitigation was particularly relevant in respect of integrating new development without undue harm to the local landscape character or biodiversity interests. Policy 41 (land adjoining the Bull Tavern) was identified as having a potential adverse impact on heritage assets, but the proposed development would help secure the long terms viability of the pub, which is a Listed building and considered to be a critical community facility. The assessment also showed that alternative options for development did 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.

The main impacts of the Neighbourhood Plan are proposed to be monitored and reviewed on an annual basis primarily through the monitoring undertaken by the District Council in relation to the Local Plan, with data made available for the Neighbourhood Plan Area. In addition the Town Council will assist in the provision of information relating to the improvement of key pedestrian and cycle routes.

The full environmental report is being consulted on at the same time as the pre-submission draft of the Sturminster Newton Neighbourhood Plan, and is available for viewing from the Sturminster Newton Town Council (Old Market Hill, Sturminster Newton, Dorset, DT10 1FH) and online at <http://www.sturminsternewtonplan.com/>. Comments on the report should be made in writing to: [team@sturquest.org.uk](mailto:team@sturquest.org.uk) or by post to the SturQuest Community Office, Old Market Hill, Sturminster Newton, Dorset, DT10 1FH, by 6th January 2017.

## 1. Introduction

The Localism Act 2011 has given local communities the ability to produce neighbourhood development plans setting out planning policies for their area.

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.

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).

This document forms the environmental report for pre-submission draft of the Sturminster Newton Neighbourhood Plan. This environmental report has been prepared by Jo Witherden BSc(Hons) DipTP DipUD MRTPI of Dorset Planning Consultant Ltd, on behalf of Sturminster Newton Town Council. The Town Council is the qualifying body authorised to act in preparing a neighbourhood development plan in relation to the parish of Sturminster Newton.

## 2. Sturminster Newton Neighbourhood Plan – the story so far

### Relationship to the Local Plan

The Local Plan for North Dorset was adopted in January 2016 (and its review has now commenced). The 2016 adopted Local Plan's spatial strategy (Policy 2) identifies Sturminster Newton as one of four 'main towns' which will function as the main service centres in the District and will be the main focus for growth, both for the vast majority of housing and other development. The Local Plan makes clear that local communities can review settlement boundaries and allocate sites through their neighbourhood plans.

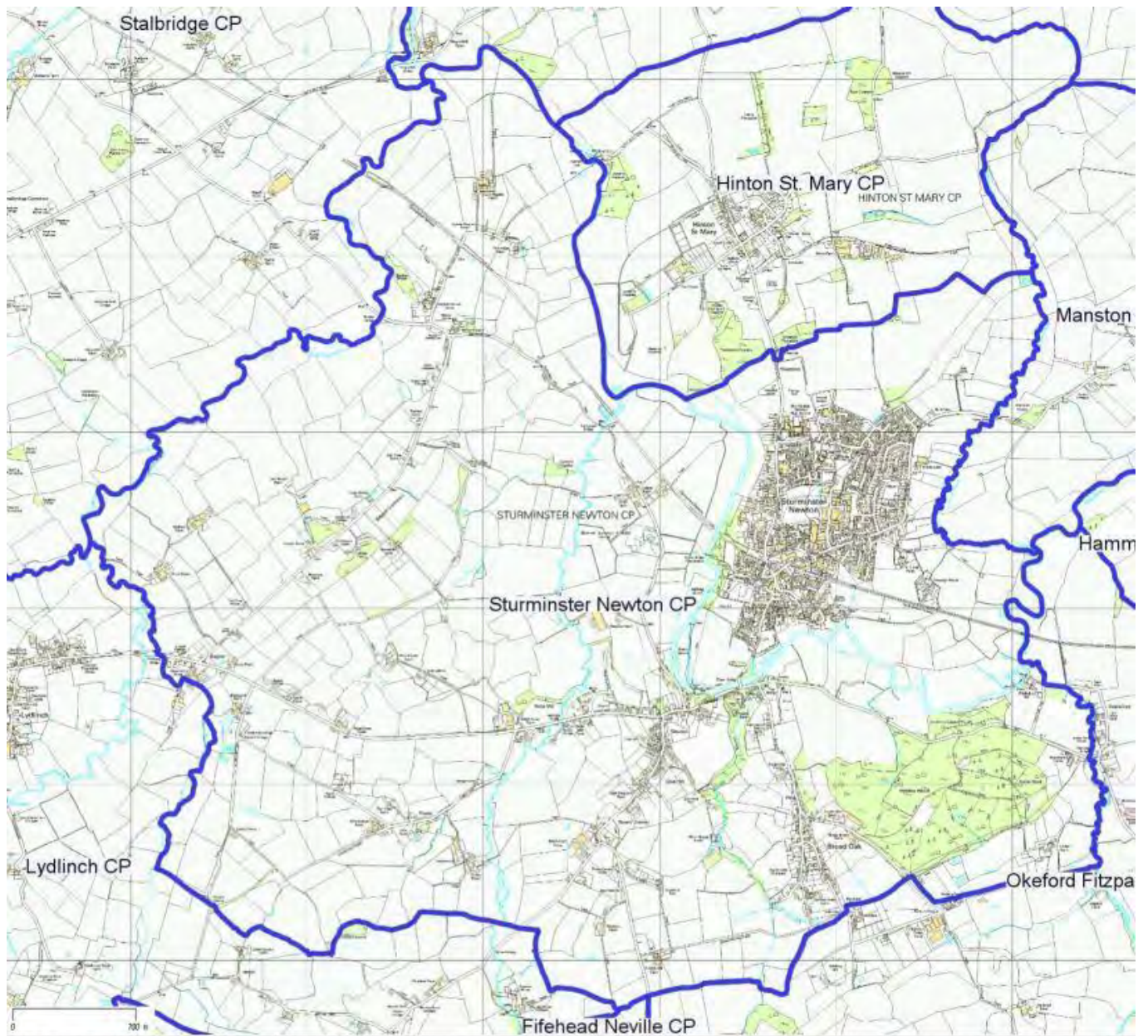
Policy 19 sets out the strategic policy for Sturminster Newton. This identifies the main areas where development will take place (within the settlement boundary including redevelopment of land in and around the Station Road area, on greenfield land at Market Hill to the north of the former livestock market, through small greenfield extensions to the north and east of Sturminster and through the development of North Dorset Business Park at Newton and the retention of Butts Pond Industrial Estate). It makes clear that at least 395 dwellings will be provided at Sturminster Newton during the period 2011 – 2031.

The neighbourhood plan period is proposed to align with the adopted Local Plan (ie to 2031).

## Deciding the Neighbourhood Plan area and scope

The Sturminster Newton Neighbourhood Plan area was designated by North Dorset District Council in February 2014. It follows the parish boundary, as shown in Map 1.

*Map 1 – Neighbourhood Plan Area*



Date Created: 13-5-2015 | Map Centre (Easting/Northing): 377604 / 116091 | Scale: 1:35000 | © Contains Ordnance Survey Data : Crown copyright and database right

## Vision and Objectives contained in the draft plan

Work on the draft neighbourhood plan has progressed with various pieces of research being undertaken, and a number of consultation stages from March 2014 through to July 2016.

A vision and objectives have been included in the pre-submission draft of the plan, which are based on the issues that emerged in the earliest consultation, and refined as work on the plan progressed:

*Table 1: Vision and Objectives*

<b>VISION</b>	<p>The Parish is a place in which people want to live and raise their families, invest, work in and visit. Development here will have been achieved in a sustainable way that has retained and enhanced the strong sense of community. Our heritage will be respected and safeguarded - including the town's attractive historic centre, its beautiful landscape setting and open spaces, as well as the rural character of the rest of the Parish. New housing will be matched by the necessary services and facilities including sports and leisure, community facilities, footpaths and cycleways, healthcare, schools and shops. Sturminster Newton will be seen as a contemporary Dorset market town that has adapted and developed so that by 2031</p> <ul style="list-style-type: none"> <li>– it has a safer, more vibrant and more “user-friendly” town centre</li> <li>– it better serves the needs of the surrounding rural area, its residents and businesses, and</li> <li>– it has attracted and retained new industries, enterprises and services</li> </ul>
<b>AIMS</b>	
<b>Town Centre</b>	<p>To have a strong and vibrant town centre, as a place that people want to visit, by</p> <ul style="list-style-type: none"> <li>– having reasonably priced and convenient public car parks for shoppers, disabled people, visitors and workers</li> <li>– having welcoming, pedestrian-friendly public areas, that can host the regular market, occasional events and a thriving “street-culture”, with safe and obvious routes that encourage people to move between the various parts of the town centre</li> <li>– having successful, active and attractive shops, places to eat / drink and meet, visitor and other services focused in the centre, from the historic core to the Exchange</li> <li>– supporting the appropriate re-use or redevelopment of underused / disused land or buildings</li> <li>– retaining the key facilities that operate and bring people into the town centre, such as the Exchange, Medical Centre and Post Office</li> </ul>
<b>Businesses</b>	<p>To provide opportunities for economic growth that create and sustain local employment and investment in the area, without harm to the area’s character or amenity (e.g. heavy traffic on unsuitable roads), by</p> <ul style="list-style-type: none"> <li>– directing the main general employment growth to North Dorset Business Park (Rolls Mill), including businesses that are not particularly suited to sites within the town</li> <li>– encouraging smaller office-based businesses in and around the town centre, for example through the re-use and redevelopment of sites.</li> <li>– encouraging the reuse of redundant farm buildings for appropriate tourism and business-related uses.</li> <li>– supporting the growth of the education, training and business-support sectors,</li> <li>– making sure that new and growing businesses have good access to broadband / mobile communications and suitable road access / parking for their needs</li> <li>– supporting projects that strengthen the town’s distinctive identity and role</li> </ul>

	<p>To improve opportunities for visitors to enjoy the cultural and recreational opportunities provided within the town and wider area, including</p> <ul style="list-style-type: none"> <li>– retaining and supporting good quality visitor accommodation and associated visitor facilities</li> <li>– having accessible and welcoming places and spaces to host cultural events and festivals</li> <li>– completing the Trailway</li> <li>– protecting and improving the wider network of key recreational routes that can be easily accessed from the town</li> </ul>
Housing	<p>To deliver the amount of housing, identified as needed in the adopted Local Plan, with opportunities provided by</p> <ul style="list-style-type: none"> <li>– site specific allocations</li> <li>– sensitive infill development within the settlement boundary and</li> <li>– the reuse of existing buildings in the countryside where appropriate</li> </ul>
	<p>To deliver an appropriate mix of housing types catering for the main identified needs, in particular focused on</p> <ul style="list-style-type: none"> <li>– housing suitable for the elderly and disabled, in locations with easy access to the town centre</li> <li>– housing suitable for local people who are unable to rent or buy on the open market, including affordable starter homes and opportunities for self-build homes, that when occupied are indistinguishable from other housing types</li> <li>– aspirational housing to attract new households that will bring skilled workers and new, high paid industries to the area</li> </ul>
	<p>To have reserve sites which can be released for development only if needed to cater for future local needs beyond that predicted by the Local Plan, taking into account the limited potential for further growth</p>
Community Facilities	<p>To make sure that the town's community facilities, schools and services can cater for the future projected population, by</p> <ul style="list-style-type: none"> <li>– supporting the Exchange as a community hub that consolidates key services and organisations in its town centre location</li> <li>– ensuring a coordinated approach is taken to development at the school, leisure centre and football grounds as an important education and leisure 'hub' in the northern part of the town</li> <li>– supporting changes to community buildings and services where this would benefit the community, and resisting changes that would result in less suitable provision for local people</li> <li>– providing opportunities for outdoor recreation and play that focus on improving the main recreation sites at the War Memorial and Rixon, plus the education and leisure 'hub' in the northern part of the town, and retaining and providing more informal opportunities on locally valued green spaces closer to all homes</li> </ul>

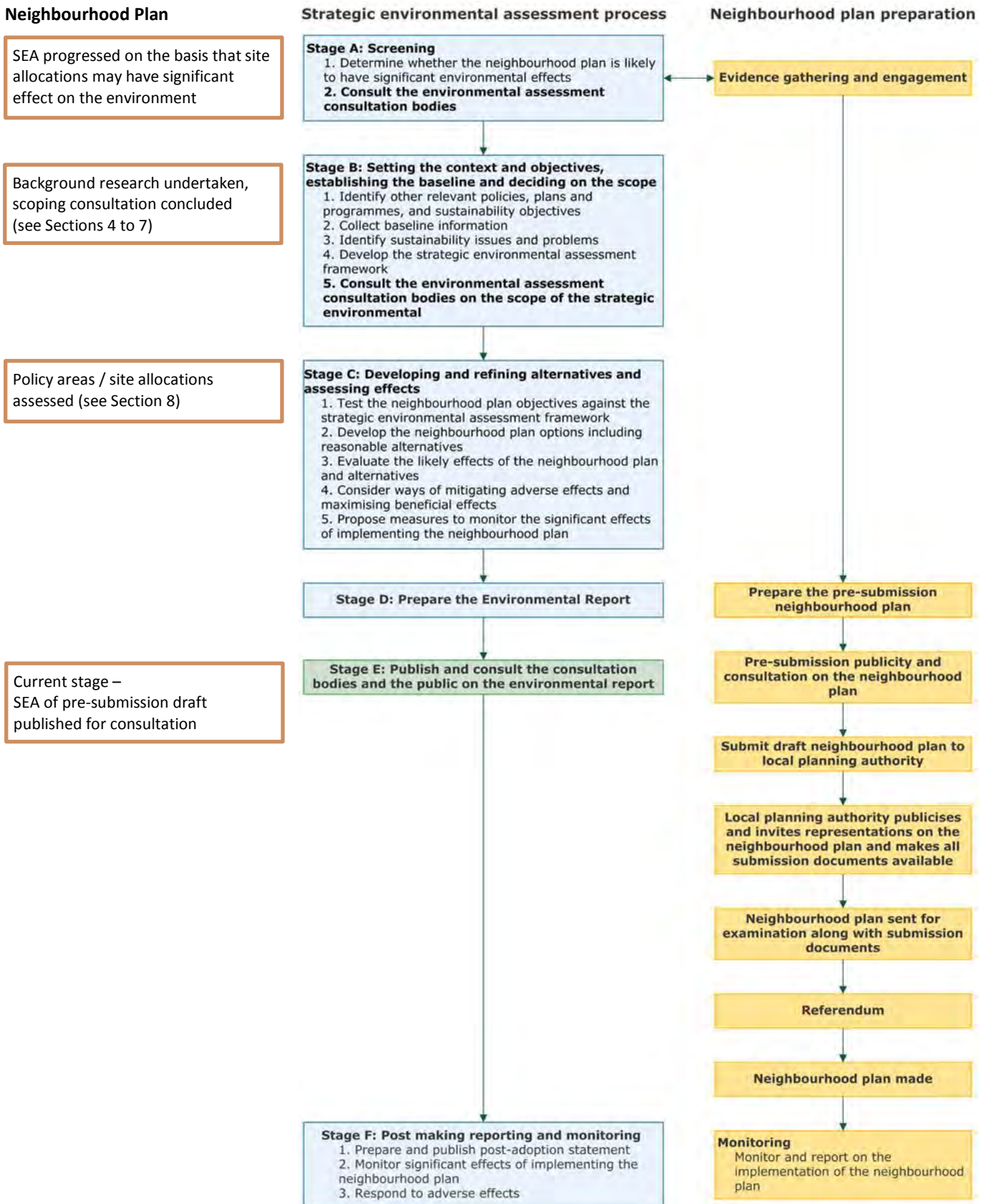


<p><b>Movement and Transport</b></p>	<p>To make sure the transport network provides for safe a convenient access for all users, by</p> <ul style="list-style-type: none"> <li>– protecting and improving the key pedestrian routes that allow access into the town centre, to the main employment areas (particularly from the town to North Dorset Business Park), to the schools and leisure facilities, so that these routes are safe, attractive and can be used by people with mobility difficulties.</li> <li>– making sure that public / community transport initiatives can operate effectively</li> <li>– making sure new development does not result in roads becoming congested or unsafe, and that opportunities are taken to reduce existing traffic-related problems in residential areas and the town centre</li> </ul> <hr/> <p>To deliver traffic management and public realm enhancements to support a strong and vibrant town centre (see also town centre)</p> <hr/> <p>To protect and improve the network of recreational routes (such as the Trailway, the Stour Valley Way, and a perimeter recreational route around the town) and make sure these can be easily accessed from the town (see also economy)to all homes</p>
<p><b>Design, landscape and environment</b></p>	<p>To safeguard the overall traditional, rural character of the town and its outlying settlements, whilst recognising that there will be opportunities and locations where modern designs can add positively to this character</p> <hr/> <p>To safeguard the enjoyment of views, trees and spaces that are particularly valued by the community and contribute to the character if the area</p> <hr/> <p>To protect and conserve the locally important buildings, walls and other features that contribute to the character or understanding of the history of the town</p> <hr/> <p>To make sure new development is designed to a high standard and positively reinforces local character, by</p> <ul style="list-style-type: none"> <li>– recognising the area’s unique character (and the different characteristics of the different parts of the town and wider parish) and how this can be reinforced through appropriate layout and design, including the use of scale and materials, as well architectural details</li> <li>– avoiding standard and too large-scale building types or road layouts that lack individuality and are unsuited to the generally rural or small town context</li> <li>– considering the requirements for adequate parking, storage etc. at an early stage in the design process</li> <li>– taking opportunities to reduce the harm caused by existing poorly designed developments, such as introducing landscaping or more appropriate building designs in the context of the immediate area</li> <li>– where possible use landscaping, materials and technologies (such as renewable energy provision) to minimise environmental impacts</li> </ul>

### 3. Strategic Environmental Assessment process

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 the following table, with commentary on how this related to the Pimperne Neighbourhood Plan.

Figure 1: SEA Process



#### 4. Strategic Environmental Assessment scoping consultation

The Environment Agency, Historic England and Natural England were consulted on the scope of the Strategic Environmental Assessment. The consultation commenced on 06 July 2015, and more than the statutory 5 weeks were allowed, in line with the requirements set out in the Environmental Assessment of Plans and Programmes Regulations 2004, and the District Council was kept informed.

The scoping consultation request included information on the potential scope of the plan, based on the vision and objectives as drafted at that point. Advice was sought on:

- Which of the topic areas it may be pertinent to include in an assessment - ie biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage; landscape
- Whether the above planning issues and constraints appear to have any significant omissions
- Which plans and programmes may be relevant and should be referred to in the environmental report
- Any relevant aspects of the current state of the environment and environmental characteristics of areas that should be considered
- Any existing environmental problems which are relevant to the plan, in particular, those relating to any areas of a particular environmental importance
- Any environmental protection objectives, established at international, Community or Member State level, which could usefully be taken into consideration, and any further advice on possible objectives for assessing the likely significant effects on the environment of implementing the neighbourhood plan

The results of this consultation 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	Satisfied that the topic areas identified are those that would need to be considered further if SEA is required to support the plan	Noted
	There are known flood risk issues are Sturminster Newton which may need to be considered depending on what is being put forward in the plan	Assessment method includes flood risk consideration, Environment Agency and Dorset County Council as Lead Local Flood Authority to be consulted
	Opportunities to enhance the River Stour riverine environment within the green space should be considered to help deliver the objectives of Water Framework Directive and national planning policy for biodiversity gains	Assessment method includes potential for biodiversity gains
Historic England	Pleased that the community has identified the protection and positive use of its heritage as a key aim of the Plan. The table of mapped issues / constraints identifies the schedule of designated heritage assets in the Plan area but doesn't identify what any heritage issues	The draft plan has been informed by more detailed review of local features and character

**Table 2: Scoping Consultation Outcomes**

Respondent	Summary of response	Actions taken
	might be which the Plan could aim to address. The absence of a Conservation Area Appraisal may be a matter which the community would like to see remedied	
	Sturminster Castle, which is Grade II* Listed and a Scheduled Ancient Monument, is on the national Heritage At Risk Register. The role of the castle in defining local identity could be seen as beneficial	Noted – however the site is in private ownership and as such public access and therefore its profile is limited
	The community could consider what proactive measures it might wish to introduce which could lead to the enhancement of the historic character of the area eg public realm improvements. Doing so could inform a schedule of work which would benefit from CIL contributions.	Noted – consideration has been given to potential projects and the use of CIL funded in the draft plan in line with the main issues raised by local residents.
<b>Natural England</b>	All greenfield proposed development sites should be subject to a walk over ecological assessment of the sites to ensure no ecological interests are present that would need further assessment, or would merit protection from development. If we are satisfied that there are no significant on site issues then I would have no significant concerns relating to the emerging plan.	Noted – ecological assessment undertaken
	Please note requirement of the NPPF to enhance biodiversity. Any potential for the plan to deliver ecological and access enhancements along the River Stour corridor might also be considered	Assessment method includes potential for biodiversity gains
	I do not consider that the plan is likely to have any adverse effect on either international or nationally designated wildlife sites or European Protected Species	Noted

## Potential environmental issues

In considering 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, were assessed.

The following table was sent to the Environment Agency, Historic England and Natural England as part of the SEA scoping consultation. The table has been updated to reflect their feedback in terms of Sturminster Castle, riverine environment and an advisory note that all greenfield proposed development sites should be subject to a walk over ecological assessment.

Factor	Issue	Findings
Nature conservation	Sites of special scientific interest (and European designations)	<p>Piddles Wood SSSI in south-east part of the plan area.</p> <p>Outside but within 1km of the plan area:</p> <ul style="list-style-type: none"> <li>- Blackmore Vale Commons And Moors SSSI – also part Rooksmoor SAC</li> </ul> <p>Outside but within 5km of the plan area:</p> <ul style="list-style-type: none"> <li>- Hod and Hambledon Hill SSSI</li> <li>- Shillingstone Quarry SSSI</li> </ul> <p><i>Natural England do not consider that the plan is likely to have any adverse effect on international or nationally designated wildlife sites.</i></p>
	Protected species	<p>Records show the potential presence of a range of protected species, including:</p> <ul style="list-style-type: none"> <li>– Bats (variety of species)</li> <li>– Birds (Barn Owl; Bittern; Fieldfare; Hobby; Kingfisher; Little Egret; Little Ringed Plover; Red Kite)</li> <li>– Butterflies (Brown Hairstreak; Marsh Fritillary)</li> <li>– Mammals (Eurasian Badger; European Otter; European Water Vole; Hazel Dormouse)</li> <li>– Reptiles (Great Crested Newt; Grass Snake; Palmate Newt; Smooth Newt)</li> </ul> <p><i>Natural England do not consider that the plan is likely to have any adverse effect on European Protected Species.</i></p>
	Sites of local nature conservation interest	<ul style="list-style-type: none"> <li>- Butts Pond Meadows LNR and SNCI</li> <li>- Bagber Drovers SNCI</li> <li>- The Coombs SNCI</li> <li>- Broad Oak Community Orchard SNCI</li> <li>- Hinton Watermeadows SNCI</li> </ul> <p>Outside but close the plan area: Plumber Coppice SNCI; Twinwood Coppice SNCI; Spar/Meatyards Coppice SNCI; Okeford Common SNCI; Thornhill Copse SNCI; Conygar Coppice SNCI; and Tan-hill Copse SNCI</p>
	Ancient woodland and known veteran trees	<p>Piddles Wood SSSI is ancient woodland, and there are a number of veteran trees recorded across the plan area. A further seven areas of ancient woodland lie outside but within 1km of the plan area.</p>
	Riverine environment	<p>The Stour and Moors Restoration Plan is looking to deliver favorable conditions for the riverine environment. Opportunities to enhance this environment within the green space should be considered to help deliver the objectives of Water Framework Directive and national planning policy for biodiversity gains.</p>
	Natural England advisory note:	<p>All greenfield proposed development sites should be subject to a walk over ecological assessment of the sites (equivalent to a Phase 1 survey) to ensure no ecological interests are present that would need further assessment, or would merit protection from development.</p>

Factor	Issue	Findings
Landscape	AONB	Not applicable to the plan area – the AONB covers part of the adjoining parish of Okeford Fitzpaine (approx. 1.7km distant)
	Greenbelt	Not applicable to the plan area
	Heritage Coast	Not applicable to the plan area
Heritage assets	Conservation Area	Sturminster Newton Conservation Area (designated 09/04/1976) covering the southern part of the town and parts of Newton. There is no published Conservation Area Appraisal, but a Historic Towns Study was completed for the town in early 2011 <a href="https://www.dorsetforyou.com/article/392402/Sturminster-Newton---historic-towns-survey">https://www.dorsetforyou.com/article/392402/Sturminster-Newton---historic-towns-survey</a>
	Historic Parks and Gardens	None recorded within or close to the plan area
	Listed Buildings	There are 121 Listed buildings or structures in the plan area, the most notable being: Grade I listing: Town Bridge; Church of St Mary; and Fiddleford Mill House Grade II* listing: Sturminster Newton Mill; Sturminster Newton Castle. Sturminster Castle, which is also a Scheduled Ancient Monument, is the only designated heritage asset in the Plan area on the national Heritage At Risk Register.
	Registered Battlefield	None recorded within or close to the plan area
	Scheduled monuments	There are three scheduled monuments in the plan area: - Sturminster Castle - Fiddleford Manor - Medieval cross 200m north west of St Mary's Church There are also a number of undesignated monuments across the plan area
	World Heritage Sites	None recorded within or close to the plan area
Flooding	Fluvial flood risk	There are fluvial flood zones 2/3 through the parish along the River Stour and River Divilish. These largely fall outside of the defined settlement boundaries in the Local Plan, although there are small areas of overlap
	Surface water flooding	Indicative surface water flood maps indicate potential for some flooding across much of the area, with potential higher risk (1 in 30 years) present in parts of the town.
Settlement and land use	Settlement / land use area	Main settlement of Sturminster Newton, with smaller hamlets at Broad Oak, Newton and Bagber
	Agricultural land value	Grade 3 or 4
	Minerals safeguarding	The area includes part of minerals safeguarding area (however areas within defined settlement boundary have been excluded)
	Land contamination	There is a known historic landfill site at Disused Railway Cutting West off Bath Road No part of the plan area is recorded as Groundwater Protection zone or Nitrate Vulnerable zone

Factor	Issue	Findings
Population and human health	Population profile	Current population is 4,355 (as of the 2011 census). The population profile is broadly in line with the Dorset average, with slight less people in the higher age brackets (60+) and marginally higher proportion of younger residents up to 40 years of age. As a very minimum the population is likely to rise by about another 280 people, but with the planned level of housing it could rise by around 800 people over the next 15 years.
	Health	Just over 80% of Sturminster Newton residents enjoy good or very good health (2011 census) whilst less than 5% are limited by bad health. These figures are very much in line with those of North Dorset and Dorset as a whole.
	Housing and affordability	15.5% of residents are on benefits. The average house price of just over £260,000 (Zoopla) which gives rise to a high house price to income ratio where those in local employment will struggle to pay for housing. There are currently over 50 households not currently housed in the parish on the housing register.
	Jobs and economy	Unemployment levels are low. Wage levels are lower than the UK average, with gross annual income for employees of around £17,500. Training and qualifications are less than the District average.
	Infrastructure and community facilities	The proposed growth will require some facilities to be extended or improved, in particular the local schools, and recreation / leisure facilities Issues of traffic and car parking are considered to be the primary deterrents putting people off visiting the town centre, and perceived congestion through the constrained historic centre.

## 5. Relevant Plans, Programmes and Objectives

Based on the above appraisal, the following plans and programmes were identified as potentially relevant, and the issues they highlight identified for consideration. This has been informed by the Sustainability Appraisal Scoping Report for the North Dorset Local Plan Review (July 2016).

**Table 4: Relevant Plans, Programmes and Objectives**

Topic	Plans and Programmes	Key Objectives
Biodiversity, geology, flora and fauna	<ul style="list-style-type: none"> <li>– EU Biodiversity Strategy to 2020 (2011)</li> <li>– The EU Habitats Directive and Birds Directive (92/43/EEC and 79/409/EEC as amended) are key components of the European legal framework</li> <li>– EU Water Framework Directive (2000/60/EC)</li> <li>– Biodiversity 2020: A strategy for England’s wildlife and ecosystem services (2011)</li> <li>– The National Planning Policy Framework (NPPF) 2012</li> <li>– North Dorset Local Plan 2016</li> <li>– Dorset Biodiversity Strategy (Mid Term review) (2010)</li> </ul>	<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.</p> <p>Where opportunities exist, new habitats should be created to enhance this network further</p>
Landscape	<ul style="list-style-type: none"> <li>– European Landscape Convention (2000)</li> <li>– The National Planning Policy Framework (NPPF) 2012</li> <li>– North Dorset Local Plan 2016</li> <li>– Dorset Area of Outstanding Natural Beauty: a Framework for the Future: AONB Management Plan 2014 – 2019</li> </ul>	<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.</p> <p>Protect the AONB’s special qualities - its diversity, distinctiveness, sense of history and remoteness, 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	<ul style="list-style-type: none"> <li>– The National Planning Policy Framework (NPPF) 2012</li> <li>– North Dorset Local Plan 2016</li> </ul>	<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</p>



**Table 4: Relevant Plans, Programmes and Objectives**

Topic	Plans and Programmes	Key Objectives
<b>Soil, Water, Air and Climatic Factors</b>	<ul style="list-style-type: none"> <li>– Nitrates Directive (91/676/EEC)</li> <li>– Water Framework Directive (2000/60/EC), and South West River Basin Management Plan</li> <li>– Safeguarding our Soils: A strategy for England (2009)</li> <li>– EU Air Quality Directive (2008/50/EC)</li> <li>– U.K Climate Change Act (2008)</li> <li>– The National Planning Policy Framework (NPPF) 2012</li> <li>– Dorset County Council Local Flood Risk Management Strategy (2014)</li> <li>– North Dorset Local Plan 2016</li> <li>– North Dorset Strategic Flood Risk Assessment (SFRA) (2008)</li> <li>– Bournemouth, Dorset and Poole Energy Efficiency Strategy (2009) and Renewable Energy Strategy (2013)</li> </ul>	<p>enhance its significance and secure a viable use consistent with its conservation.</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 flood risk, apply sequential &amp; 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>
<b>Material assets, population and human health</b>	<ul style="list-style-type: none"> <li>– European Sustainable Development Strategy (2006)</li> <li>– The National Planning Policy Framework (NPPF) 2012</li> <li>– Transforming Dorset - Strategic Economic Plan 2014-21</li> <li>– Bournemouth Dorset and Poole Workspace Strategy (2008)</li> <li>– Bournemouth, Poole and Dorset Local Transport Plan</li> </ul>	<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</p>

**Table 4: Relevant Plans, Programmes and Objectives**

Topic	Plans and Programmes	Key Objectives
	(2011-2026) – Dorset Sustainable Community Strategy 2010-2020 (2010) – North Dorset Local Plan 2016	healthcare and opportunities for healthy, active and independent lifestyles Ensure that the necessary infrastructure is put in place to support growth Provide an integrated transport system and better accessibility to services for everyday needs.

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

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:

- Potential impact on sites of ecological interest that could be harmed by development, in particular sites designated for their wildlife value, important habitats such as the riverine environment and ancient woodland, and protected species.
- Potential impact on local landscape character and in particular views from key landmarks in the AONB (Hambledon Hill, Okeford Hill, Bulbarrow)
- Potential impact on the area's heritage assets, most notably the Conservation Area, Listed Buildings and Scheduled Monuments
- Potential harm as a result of re-using landfill sites which may give rise to contamination,, or through new uses which could give rise to pollution.
- Potential loss of productive farmland.
- Potential flood risk to new or existing development as a result of siting within a flood risk area or increased run-off
- Potential climate change impacts through increased energy consumption, both in terms of the use of buildings and travel modes and patterns
- Potential impact on health and wellbeing, in terms of opportunities for housing, employment, education and training, healthcare, shopping and leisure activities

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 5: Sustainability Objectives**

SEA topic areas	Objective	Assessment basis for site allocations
<b>Biodiversity, fauna and flora</b>	Ensure no ecological interests would be harmed by development, and where opportunities arise, enhance habitats and biodiversity	Check proximity to (and potential for harm to) existing nature conservation site designations (as shown on Dorset Explorer and supplemented by local sites mapped by Dorset Environmental Records Centre). If proposed for inclusion in the plan, an additional ecological walkover survey should be

		undertaken for new greenfield sites. The assessment should also consider whether development could include ecological benefits eg connecting wildlife corridors
<b>Landscape</b>	Ensure any major development does not significantly harm views from key landmarks in the AONB (Hambledon Hill, Okeford Hill, Bulbarrow) or harm the area's rural landscapes and character	Through site visits assess visibility in views from the key landmarks in the AONB, and potential harm to features of local landscape character (eg notable trees / woodland, boundary features, river corridors, locally important buildings)
<b>Cultural heritage</b>	Protect the area's heritage assets, and where opportunities arise, enhance the historic character of the area	Check proximity to existing heritage designations (as shown on Dorset Explorer). Through site visits assess potential harm to these assets including their setting. The assessment should also consider whether development could include potential enhancement benefits
<b>Soil, water and air</b>	Ensure development does not result in an unacceptable risk of pollution to soil, water and air, or significant loss of productive farmland.	Check proximity to known / suspected sources of contamination (as shown on Environment Agency Maps) and potential for proposed development to be polluting. Consider extent of loss of productive farmland.
<b>Climatic factors, including flooding and heat</b>	Reduce flood risk and support the use of appropriate renewable energy and reduced energy consumption	Check proximity to flood risk zones (as shown on Dorset Explorer, including both fluvial and surface water flooding). Assess accessibility to community facilities and main employment sites (town centre, Butts Pond and North Dorset Business Park). Also consider whether development could accommodate measures to reduce its carbon footprint over and above requirements set out in the Local Plan.
<b>Population and human health;</b>	Provide housing and opportunities for work, education and training, healthcare, shopping and leisure activities that meets the needs of the community	Assess quantity of houses that could be provided (or might be lost) including affordable housing, and the potential for the site to accommodate new jobs, training and services or support the town centre functioning.
<b>Material assets, including key infrastructure</b>	Improve access and visitor experience coming to and around the town centre Provide adequate community facilities to cater with the projected increase in population	Assess whether development would be likely to deter visitors or impair their enjoyment of the area. Consider whether the site is safe and accessible (using feedback from the Highways Agency where applicable), and whether

it is likely to improve or reduce community facilities





The assessment contained in this report has primarily been based on what information is publically available (such as published flood risk maps and nature conservation designations), and supplemented by technical studies where possible. More detailed technical studies such as flood risk assessments may still be required with planning applications, and the assessment of policies in the Neighbourhood Plan should not be seen as a substitute for such requirements.

## 7. Testing of the Plan’s aims

The Neighbourhood Plan’s aims as set out in Section 2 (Table 1) have been assessed against the sustainability objectives listed in Section 7 (Table 5), as shown in the following table. This did not identify any initial adverse impacts, but highlighted that development could adversely affect a range of factors, and as such these would need careful consideration and assessment in the plan drafting. The provision for increased biodiversity benefits could also be examined further.

**Table 6: Sustainability Assessment of the Neighbourhood Plan’s Objectives**

Neighbourhood Plan Aims	Biodiversity, fauna and flora	Landscape	Cultural heritage	Soil, Water and Air	Climatic Factors	Population and health	Material assets	Comments
Town Centre	☹️	☹️	👤	👤	☹️	😊	😊	Possible impact on Listed Buildings / CA. Historic landfill site (along line of disused railway). Potential to support housing and job growth, and town centre facilities.
Businesses	☹️	👤	👤	👤	☹️	😊	😊	Possible impact of large scale employment on rural landscapes, possible impact on Listed Buildings / CA, general industry may have potential for pollution
Housing	👤	👤	👤	👤	👤	😊	☹️	Impact largely dependent on location of proposed housing sites
Community Facilities	👤	☹️	☹️	☹️	☹️	😊	😊	Most community facilities are existing / brownfield land. Additional open spaces could provide biodiversity gains
Movement and Transport	☹️	☹️	👤	☹️	😊	☹️	😊	No road building proposed. Possible impact on Listed Buildings / CA in town centre
Design, landscape and environment	☹️	😊	😊	☹️	😊	☹️	☹️	

Key  Positive  Negative  
 Neutral  Uncertain

This initial appraisal suggest that the focus of the more detailed assessment should be on the policies and options that allocated sites for development, and proposals relating to the rural area and town centre, as these may have a more significant environmental effect. A lighter touch appraisal is appropriate for the remaining policy areas. The possible projects have not been assessed in detail, as their inclusion in the Plan is informative and not binding on the Town Council or other bodies.

## 8. Testing of the Plan's policies

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

- General policies for a well-balanced and sustainable community
- General policies and proposals for a better transport network
- General policies to protect and enhance local character
- General Policies to support the Town Centre

Policy 1. (Housing Numbers and Locations) does not differ substantially from the adopted Local Plan (which has had a full sustainability appraisal undertaken prior to its adoption in January 2016 insofar as it relates to the Local Plan target for the adopted Local Plan), and therefore its impact has been assessed under the main housing allocations. Site specific policies are the individually assessed.

### General policies for a well-balanced and sustainable community

The following policies have been assessed under this category:

- Policy 3. Housing types
- Policy 4. Important community buildings
- Policy 5. Open space provision and standards in new developments
- Policy 28 Honeymead Lane Education and Leisure Hub
- Policy 43. Re-use of redundant agricultural buildings

The proposal to extend the cluster of education and leisure facilities around the existing provision off Bath Road / north of Honeymead Lane, was identified primarily to enable the relocation and expansion of the primary school. An alternative option for the primary school site on the land at Honeymead Fields was originally considered but was dismissed as not viable. The potential to use land for playing fields at Yewstock Fields to the west of Bath Road was also considered, but dismissed as there is no known landowner interest and the playing fields would also be separated from the school by a main road. As such, there are no reasonable alternatives assessed in relation to this proposal. No other reasonable alternatives have been identified in relation to the other proposals. The fall-back position is the adopted Local Plan policies that apply, and consideration has been given to this base-line in assessing the main impacts of the policies.

SEA objective	3	4	5	28	43	Notes
Biodiversity, fauna and flora	☹	☹	☺	☹	☹	Policy 5 ensures the provision of open space should contribute to the wildlife value of sites to provide a net biodiversity gain. Policy 28 includes provision for suitable ecological benefits to mitigate any notable adverse impacts
Landscape	☹	☹	☺	☹	☺	Policy 5 ensures the provision of open space retains landscape features and includes planting to provide

					landscape benefits where appropriate. Policy 28 includes guidance on floodlighting and landscaping required to mitigate any notable adverse impacts. Policy 43 includes design criteria in relation to the retention of redundant agricultural buildings	
Cultural heritage	☹️	☹️	☹️	☹️	☹️	No significant impacts identified
Soil, water and air	☹️	☹️	☹️	☹️	☹️	No significant impacts identified
Climatic factors	☹️	😊	☹️	😊	☹️	Policy 4 seeks to retain and enhance facilities locally particularly where they are well-located in relation to the population they serve and support the continued functioning of other community facilities in the local area. Policy 28 highlights opportunity for district heating system.
Population and human health	😊	☹️	😊	😊	😊	Policy 3 has a positive impact regarding improved match between local housing need and delivery. Policy 6 ensures good access to informal play. Although access to toddler equipped play spaces may not be provided as close to existing houses, the clustering of the play facilities should provide good facilities that are well-used and maintained in reasonable walking distance. Policy 28 avoids the use of residential land and. Policy 43 provides greater flexibility in considering alternative uses appropriate for redundant agricultural buildings
Material assets	☹️	😊😊	😊	😊😊	☹️	Policy 4 seeks to retain and enhance community facilities. Policy 6 – see above. Policy 28 makes provision for enhance leisure and education facilities to serve the area.

Key:

☹️	adverse impact likely	☹️☹️	significant adverse impact likely
☹️	negligible impact likely	👋	impact unknown at this stage
😊	positive impact likely	😊😊	significant positive impact likely

**Summary: identified adverse impacts and mitigation requirements**

Policy 28 (Honeymead Lane Education and Leisure Hub) includes guidance on required landscaping and biodiversity enhancement measures and restrictions on floodlighting, in order to avoid potential adverse impacts. No likely adverse impacts have been identified as a result of the assessment.

**General policies and proposals for a better transport network**

The general Policy 6 on delivering a safe and convenient travel network has been assessed under this category, together with proposals for specific routes:

- Policy 7. The Trailway
- Policy 22. Bath Road and Old Market Area pedestrian and cycle route network
- Policy 27. Honeymead and Northfields pedestrian and cycle route network
- Policy 32. Rixon and eastern fringe area pedestrian and cycle route network
- Policy 39. Rural recreational trails

No reasonable alternatives have been identified. The fall-back position is the adopted Local Plan policies that apply (which includes mention of the Trailway and links to North Mills Business Park but no other specific proposals for new routes).

SEA objective	6	7	Additional routes 22 / 27 / 32 / 39	Notes
Biodiversity, fauna and flora				Policy 6 notes that where appropriate the routes should be landscaped providing added wildlife benefits. Policy 7 crosses through a locally important geological site. Policy 22 secures a route across Market Fields which is known to support protected species. Policy 27 includes a new route along the northern edge of Honeymead Fields whose hedgerow provides good wildlife habitat. New and improved routes will require careful design – which is covered in Policy 6
Landscape				Policy 6 notes that where appropriate the routes should be landscaped to create attractive ‘green corridors’, and that design of new roads and areas of parking should respect the character of the area.
Cultural heritage				No significant impacts identified
Soil, water and air				No significant impacts identified– although the Trailway route crosses a historic landfill and consideration would need to taken if the land would be disturbed
Climatic factors				The policies seek improvements to the key pedestrian and cycle network to provide safe and attractive alternatives to car journeys
Population and human health				No significant impacts identified – potential surface water flood risk identified on parts of the Trailway would need to be considered at planning application stage.
Material assets				Policy 6 seeks opportunities to improve access to the network of key pedestrian and cycle routes which serve the town centre and community facilities. Policy 7 (Trailway) and 39 (Rural recreational trails) should improve visitor enjoyment of the area. Policy 27 (Honeymead) will secure an alternative link from the NE of the town to the northern hub of education and recreation facilities.

Key: adverse impact likely      significant adverse impact likely  
 negligible impact likely      impact unknown at this stage  
 positive impact likely      significant positive impact likely

**Summary: identified adverse impacts and mitigation requirements**

New recreational routes are guided by design measures included in Policy 6 to avoid potential adverse impacts. Potential flood risk and ground stability / contamination would need to be considered in detail at planning application stage in relation to the Trailway route (Policy 7), when more details of the scheme would be available. No likely adverse impacts have been identified as a result of the assessment.

### General policies to protect and enhance local character

There are a number of general policies relating to various aspects of local character, including policies for each spatial area, which are assessed together.

- Policy 8. Design and character of buildings and their settings
- Policy 9. Important views and landscape sensitivity
- Policy 10. Important local buildings
- Policies 11 & 2. Important Open Spaces and Local Green Spaces (assessed together as the main changes to the settlement boundary relates primarily to the removal of Local Green Spaces from the built-up area)
- Policy 12. Trees in the landscape
- Policies 16, 21, 26, 31, 34, 37, 38 Area Character policies

No reasonable alternatives have been identified. The fall-back position is the adopted Local Plan policies that apply.

SEA objective	8	9	10	11 & 2	12	Area policies	Notes
Biodiversity, fauna and flora	☹	☹	☹	😊	☹	☹	Policy 11 safeguards local green spaces of particular wildlife value
Landscape	😊	😊😊	☹	😊	😊	😊😊	Policy 8 supports the use of local material and traditional boundary treatments. Policy 9 makes specific provision to protect important local views. Policy 11 safeguards local green spaces of particular landscape value, and Policy 12 safeguards locally important trees and seeks opportunities for tree planting. The area policies highlight the key characteristics that are important in the local landscape character.
Cultural heritage	😊	☹	😊😊	😊	☹	😊	Policies 8 and 10 emphasises the need for development to respect the character and significance of Listed and locally-listed buildings. Policy 11 safeguards local green spaces of particular cultural value. The area policies highlight the key characteristics that are important in the local landscape character.
Soil, water and air	☹	☹	☹	☹	☹	☹	No significant impacts identified
Climatic factors	😊	☹	☹	☹	☹	☹	Policy 8 supports designs that allow for the future incorporation of renewable energy solutions
Population and human health	☹	☹	☹	☹	☹	☹	Policy 11 and changes to the settlement boundary in 2 safeguards local green spaces. Although these restrict development, they are not considered likely to rule out future growth. Similarly the design requirements



						are not considered likely to significant increase costs to impact on viability	
Material assets	☹️	☹️	☹️	😊	☹️	☹️	Policy 11 safeguards local green spaces of particular recreational value

Key:  adverse impact likely       significant adverse impact likely  
 negligible impact likely       impact unknown at this stage  
 positive impact likely       significant positive impact likely

**Summary: identified adverse impacts and mitigation requirements**

Amendments to the settlement boundary are not considered likely to rule out future growth, particularly in light of the inclusion of reserve sites. Similarly the design requirements are not considered likely to significantly increase costs to affect viability. No likely adverse impacts have been identified as a result of the assessment.

**General Policies to support the Town Centre**

There are a number of general policies relating to development in the town centre that take forward the general policies contained in the Local Plan. Policy 13 defines the town centre area where main town centre uses will be focused and Policy 14 amends the currently defined shop frontages, removing this definition from part of Bridge Street. Policy 16 provides more guidance on the appropriate design of shop fronts and Policy 17 sets the parameters for improvements to the public realm.

- Policy 13. Town centre uses
- Policy 14. Uses in the shopping frontages area
- Policy 16. Shop Fronts
- Policy 17. Town centre public realm improvements

No reasonable alternatives have been identified. The fall-back position is the adopted Local Plan policies that apply.

SEA objective	13	14	16	17	Notes
Biodiversity, fauna and flora	☹️	☹️	☹️	☹️	No significant impacts identified
Landscape	☹️	☹️	😊	😊	Policy 16 reflects the importance of the design of shop fronts in terms of local character, as does Policy 17 regarding public realm
Cultural heritage	😊	😊	😊	😊	Historic charm specifically referenced as an objective in Policy 13. Policy 14 - increased flexibility should ensure that historic buildings remain in active use. Policy 16 highlights the importance of traditional shop fronts and historic character of the town centre, and Policy 17 seeks to decrease clutter in and take a more coordinate approach to the public realm.
Soil, water and air	☹️	☹️	☹️	☹️	No significant impacts identified
Climatic factors	☹️	☹️	☹️	☹️	No significant impacts identified
Population	😊	😊	☹️	☹️	Policy 13 supports opportunities for housing on otherwise

and human health				underused upper floors, and Policy 15 provides greater flexibility for housing where the shopping frontages have been redrawn along Bridge Street
Material assets				Policies 13 and 14 aims to provide sufficient flexibility to support town centre facilities and businesses serving local residents and visitors, and Policy 17 seeks to improve the attractiveness of the public realm

Key: adverse impact likely      significant adverse impact likely  
 negligible impact likely      impact unknown at this stage  
 positive impact likely      significant positive impact likely

**Summary: identified adverse impacts and mitigation requirements**

No likely adverse impacts or mitigation requirements have been identified as a result of the assessment.

**Site specific policies – Local Plan sites**

The Neighbourhood Plan contains a number of site specific policies. Some of these are based on sites already included in the Local Plan, and therefore already assessed through the Strategic Environmental Assessment undertaken for that plan. The following policies contain more detailed proposals to Strategic Policy 19 (Sturminster Newton)

Neighbourhood Plan Policy	Local Plan Policy 19 refers
<b>Policy 18. Station Road site</b>	19e) land in and around the Station Road area – meeting housing needs 19j) main focus for additional retail provision and other town centre uses
<b>Policy 19. Market Hill site</b>	19e) land in and around the Station Road area – meeting housing needs
<b>Policy 23. Market Fields site, east of Bath Road</b>	19f) land to the north of the former livestock market at Market Hill – meeting housing needs
<b>Policy 29. North Honeymead Field</b>	19g) land to the to the north of Northfields – meeting housing needs
<b>Policy 33. Land south of Elm Close</b>	19h) land to the east of the former Creamery site – meeting housing needs
<b>Policy 40. Land at North Dorset Business Park</b>	19i) the development of North Dorset Business Park - Supporting Economic Development

There were no adverse impacts identified in the Local Plan’s appraisals of Policy 19 – the policy scored positively against all the Local Plan’s sustainability criteria. For this reason, no reasonable alternatives have been identified in relation to these policies, the fall-back position being the more strategic guidance provided by the adopted Local Plan.

SEA objective	18	19	23	29	33	40	Notes
Biodiversity, fauna and flora							Policy 19 includes provision of soft landscaping. Policy 23 includes provision of open space and landscaping, retention of species rich hedgerows and should be able to mitigate any impact on protected species. Policy 29 strengthens green corridor to Butts Pond LNR and retention of

							species rich hedgerows. Policy 33 includes green space strategy for wider site, and retention of the mature trees and species rich hedgerow.
Landscape							Policy 18 seeks to maintain key view. Policy 19 identifies potential for landmark building. Policies 23, 29 and 40 include planting to soften impact in wider views
Cultural heritage							Policy 18 does not require the retention of Streeters (unlisted) – however this provides greater flexibility and an alternative approach to recognising the site’s railway heritage is proposed. No allocations are likely to adversely impact on a designated heritage asset.
Soil, water and air							Policy 18 - potential contamination issues unknown, however principal of development accepted, and issue is covered by generic policies. Policies 23, 29 and 33 result in the loss of productive farmland, but not to a significant extent. Policy 40 includes potential for B2 uses, but is not within a groundwater source protection zone.
Climatic factors							Policy 29 highlights opportunity for district heating system, and promotes improved access to the education and leisure hub through the design and layout of the site. Policy 33 and 40 – supporting text alerts to potential for flooding consideration at detailed planning application stage. Policy 40 specifies provision of all-weather pedestrian / cycle route link to the town
Population and human health							Policy 18 provides for the mixed use development of the Station Road area. Policies 23 and 29 provide significant new housing. Policy 40 includes flexibility to allow other compatible employment-generating uses.
Material assets							Policies 23 and 29 include provision of informal recreation areas. Policy 33 should assist in delivery of allotments.

Key: adverse impact likely      significant adverse impact likely  
 negligible impact likely      impact unknown at this stage  
 positive impact likely      significant positive impact likely

**Summary: identified adverse impacts and mitigation requirements**

The principle of development on the Local Plan identified sites has been considered through the Local Plan’s examination and sustainability assessment and considered acceptable. The proposed development will result in the loss of some productive farmland, and there may be issues associated with previous use of land and infilling in connection with the railway and flood risk that will need to be investigated at planning application stage, and these requirements are therefore highlighted in the accompanying text.


### Site specific policies – Infill sites


The Neighbourhood Plan also contains a number of site specific policies for infill sites within the town, that have not been specifically identified as part of the Local Plan Policy 19 (although it accepts that some development will come through such sites). Some of these sites have assessed through the District Council’s Strategic Housing Land Availability Assessment, and included as sites with potential for development. The potential for development on the Telephone Exchange plus adjoining Gas Works site and garage block was also identified as having some potential, but not progressed as a specific allocation due to the complicated land ownership arrangements, the progress on planning applications for the Gas Works site (now approved) and in principle support for infill development on the remaining portions. No other reasonable alternatives have been identified in relation to these policies, given their in principle potential.

Neighbourhood Plan Policy	SHLAA reference / notes
<b>Policy 20. Clarkes Yard site and adjoining land</b>	SHLAA reference 2/54/0166 – notes planning consent granted for 15 dwellings
<b>Policy 24. Former council offices at Stour View</b>	Not currently submitted for SHLAA, but opportunity highlighted by Dorset Council Council as landowner
<b>Policy 35. William Barnes school site</b>	Not currently submitted for SHLAA, but opportunity highlighted by Dorset Council Council as landowner
<b>Policy 36. Hammonds Yard site</b>	SHLAA reference 2/54/0300 – assessed as suitable, notes previous use as builders yard may indicate need for soil/contamination assessment and remediation where needed, and need for design sensitive to conservation area

SEA objective	20	24	35	36	Notes
Biodiversity, fauna and flora	☺	☺	☺	☺	Policy 20 adjoins a locally important geological site.
Landscape	☺	☺	☺	☺	No significant impacts identified
Cultural heritage	☺	☺	☺	☺	Policy 24 specifies the retention of a locally important building. Policy 36 should facilitate the removal of inappropriate development from within the Conservation Area
Soil, water and air	👋	☺	☺	☺	Policy 20 - potential contamination issues unknown, and surface water flood risk on the southern edge, however principal of development accepted, and issue is covered by generic policies.
Climatic factors	☺	☺	☺	☺	No significant impacts identified
Population and human health	☺	☺	☺	☺	Policy 20 supports the town centre. Policies 24, 35 and 36 support the delivery of housing on redundant sites.
Material assets	☺	☺	☺	☺	Policy 20 includes provision for Trailway and potential for public car park to support the town centre, and retention of community facilities. Policy 35 applies only on the relocation of the school and would improve surveillance of adjoining public space.

Key:  adverse impact likely       significant adverse impact likely  
 negligible impact likely       impact unknown at this stage

 positive impact likely

 significant positive impact likely

**Summary: identified adverse impacts and mitigation requirements**

The principle of development within the settlement boundary has been considered through the Local Plan’s examination and sustainability assessment, and in the case of Clarkes Yard site planning consent has previously been granted for housing. No likely adverse impacts or mitigation requirements have been identified as a result of the assessment, and the opportunity taken to specify the retention of a locally important building (former municipal offices at Stour View).

**Site specific policies – outside of the settlement boundary**

The Neighbourhood Plan contains proposals for new development on greenfield sites. Potential available housing sites outside the existing settlement boundary (which would not normally be permitted as a result) were identified from the District Council’s Strategic Housing Land Availability Assessment, with an additional site on land adjoining the Bull Tavern identified as a result of the landowner’s direct approach to the Neighbourhood Plan group. Both included and excluded SHLAA sites were initially reviewed, and form the basis of possible alternatives (with the exception of Land at Rolls Mill Way (SHLAA 2/54/0022) was not deemed to be a reasonable alternative as was a committed employment site). On sites proposed for inclusion in the Neighbourhood Plan, ecology checks have been undertaken in response to advice from Natural England.

The policies that have been assessed under this category therefore include:













































- Policy 25. Land at Yewstock Fields (SHLAA reference 2/54/0520)
- Policy 30. Land North of Manston Road: Reserve Site (SHLAA reference 2/54/0412)
- Policy 33a Land east of Elm Close (SHLAA reference 2/54/0458)
- Policy 41. Land adjoining the Bull Tavern
- Policy 42. Land adjoining Barton Farmhouse (SHLAA reference 2/54/0520)

Alternatives considered were:

- SHLAA reference 2/54/0023 Land at East Elm Close Farm
- SHLAA reference 2/54/0386 Second Field at Northfields adj Manston Road
- SHLAA reference 2/54/0413 Land east of Manston Road
- SHLAA reference 2/54/0427 Copse Hill Farm, Broadoak
- SHLAA reference 2/54/0503 Land off A357 and Hillcrest, Glue Hill
- SHLAA reference 2/54/0549 Land adj Gotts Corner and Ham Farm

**Summary table**

More detailed assessments for each site are contained in Appendix 1

SEA objective	25	30	33a	41	42	0023	0386	0413	0427	0503	0549
Biodiversity, fauna and flora											
Landscape											
Cultural heritage											
Soil, water											

and air											
Climatic factors	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☹☹
Population and human health	☺☺	☺	☺☺	☺	☺	☺	☺	☺	☺	☺	☺☺
Material assets	☺	☺	☺	☺☺	☺	☺	☹	☹	☹☹	☺	☹☹

Key:  adverse impact likely  significant adverse impact likely  
 negligible impact likely  impact unknown at this stage  
 positive impact likely  significant positive impact likely

**Summary: identified adverse impacts and mitigation requirements**

The greenfield nature of the sites and local landscape character is such that some adverse landscape impact is anticipated, and as a result mitigation has been included in a number of the proposed allocations to make sure appropriate landscaping and biodiversity benefits are achieved. The loss of some productive farmland is also identified as an adverse impact in relation to most sites, but the overall scale of loss in comparison with the amount of farmland in the area is not considered significant. Policy 41 (land adjoining the Bull Tavern) has been included despite a potential adverse impact on heritage assets, and the policy wording, together with general design principles for this area, seeks to mitigate any harm, and the development of this site is closely related to the potential benefits of securing the long terms viability of the pub, which is a Listed building and considered to be a critical community facility. The alternative options included more prominent and sensitive sites where the avoidance of significant impacts would have been difficult to achieve, and generally less well located in terms of access to the town centre and other facilities.

**9. Cumulative effects of the Neighbourhood Plan’s policies**

While some of the policy options may individually have a relatively minor impact on the environmental, social and economic characteristics of the parish, collectively this impact may be much more significant. So as part of this appraisal, the combined impacts of the policy proposals have been considered.

SEA objective	2 & 11	3	4	5	6	7	8	9	10	12	13	14	15/21/26/31 /34/37/38	16	17	18	19	20	22/27/32/39	23	24	25	28	29	30	33	33a	35	36	40	41	42	43		
Biodiversity, fauna and flora	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊		
Landscape	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊		
Cultural heritage	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	
Soil, water and air	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	👋	😊	👋	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	
Climatic factors	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	
Population and human health	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
Material assets	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊

In most cases, this analysis indicates the overall positive environmental sustainability impacts that will be produced as a result of the plan, and in the case of landscape impacts the potential adverse impacts may in part be cancelled out by the potential benefits of the other policies that will work in tandem. The main cumulative adverse impact that this analysis also highlights is in relation to the loss of farmland, which is an inevitable consequence of the need to provide for further housing growth in a predominantly rural area where there are few brownfield opportunities.

## 10. Overall conclusions: Likely Significant Impacts

There are no likely significant adverse impacts identified as a result of the assessment process, other than the potential cumulative impact in relation to the loss of productive farmland. Overall the policies should secure significant positive benefits particularly in terms of population and human health (most notably securing opportunities for further affordable housing, and the potential to accommodate new jobs, training and services and support the town centre) and material assets (securing improvements to key pedestrian and recreational routes and the retention and expansion of community facilities).

The assessment process has helped identify the need to highlight and mitigate against potential adverse impacts through the need for further site investigation at planning stage, or design requirements (for example to reflect the sensitivity of the site in terms of its landscape character or to secure net biodiversity benefits).

The greenfield nature of many of the available development sites and local landscape character is such that some adverse landscape impact is anticipated, but this is countered by the mitigation included in a number of the proposed allocations to make sure appropriate landscaping and biodiversity benefits are achieved, and the general approach taken on design and landscape character. Policy 41 (land adjoining the Bull Tavern) has been included despite a potential adverse impact on heritage assets, and the policy wording, together with general design principles for this area, seeks to mitigate the degree of harm, and the development of this site is closely related to the potential benefits of securing the long terms viability of the pub, which is a Listed building and considered to be a critical community facility. Amendments to the settlement boundary are not considered likely to rule out future growth, particularly in light of the inclusion of reserve sites. Similarly the design requirements are not considered likely to impact significantly on viability.

The alternative options for development 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.

## 11. Proposed Monitoring of Significant Impacts

The significant effects of plans should be monitored. The main significant impacts identified are in relation to

- Loss of productive farmland
- Delivery of housing and affordable housing
- Vitality of the town centre
- Improvement of existing key pedestrian and cycle routes and new links to provide options for more healthy and sustainable travel patterns
- Retention and expansion of community facilities

Where possible it makes sense for check current monitoring being undertaken by the District Council, to determine what makes sense to additionally monitor, and where existing monitoring information can be used. In regard to the above the existing monitoring arrangements set out in the adopted Local Plan include:

- Loss of agricultural land and buildings to other use per annum
- Overall provision of new dwellings
- Number of affordable homes approved per annum
- Amount of primary town centre retail frontage lost per annum
- % and number of vacant premises in town centres per annum
- Length of Trailway available for use



- Amount of community building floorspace
- Number of community facilities lost per annum
- Amount of new formal and informal open space provided within settlements
- Number of new allotment plots provided


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. In addition it is proposed that the Town Council monitor the improvement of existing key pedestrian and cycle routes and provision of new links (in addition to the Trailway).

## 12. Next Steps


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. This doesn't mean that the 'greenest' option must be chosen in all cases - there may be very good reasons for preferring something else - and there may be variations or improvements that could be made to options to provide a better outcome.








This report is being consulted on at the same time as the pre-submission draft of the Sturminster Newton Neighbourhood Plan. If appropriate it will be updated when the Neighbourhood Plan is submitted for its examination. Comments are therefore welcome on this report, and should be made in writing to: [team@sturquest.org.uk](mailto:team@sturquest.org.uk) or by post to the SturQuest Community Office, Old Market Hill, Sturminster Newton, Dorset, DT10 1FH, by 6th January 2017.

## Appendix 1 - Detailed site assessments





<b>Policy 25: Yewstock Field, Bath Road</b>			
<b>Ref:</b>	2/54/0520 - <b>Yewstock Field, Bath Road</b>		
<b>Location:</b>	Bath Road	<b>Grid reference:</b>	378570 115125
<b>Current / lawful use:</b>	Agricultural field		
<b>Planning status</b>	None, outside development boundary		
<b>Area (ha):</b>	2.5ha	<b>Developable area (ha):</b>	1.1ha
<b>Landform:</b>	Slopes down westwards from Bath Road		
<b>EXISTING SITE FEATURES</b>			
<b>Landscape features:</b>	Hedgerow boundaries, some trees on western boundary		
<b>Built features:</b>	None		
<b>Heritage interest:</b>	None in immediate area or clearly visible		
<b>Wildlife habitats:</b>	Ecology report overview: The roadside hedgerow which is species-rich and may qualify as an Important Hedgerow under the Hedgerow Regulations		
			
<b>POTENTIAL CONSTRAINTS</b>			
<b>Utility constraints:</b>	Electricity pylons across site		
<b>Flooding:</b>	EA maps: no known risk		
<b>Ground conditions:</b>	None identified		
<b>Adjoining land uses</b>	Farmland / river to west, residential to north and south. High school across Bath Road to east		
<b>VISIBILITY AND VIEWS</b>			
<b>Visibility: Nearby, Distant, Potential</b>	<p>Prominent site in approach to the town from the north (along Bath Road) and potentially from river corridor trails</p> <p>Potential to be highly visible in distant views due to elevated and sloping nature, but softened by mature trees along Bath Road and seen in context of Bath Road ribbon development</p>		
<b>ACCESSIBILITY</b>			
<b>Site access: Vehicular; On foot, public rights of way</b>	Fronts onto Bath Road, existing field access	Pavement on opposite side of Bath Road connecting into town	No PRoW across site, may be potential to link to wider recreational trail along river corridor

SUSTAINABILITY		
<b>Biodiversity, fauna and flora</b>	😊	Potential to provide net biodiversity gain through retention of hedgerow and additional landscaping
<b>Landscape</b>	😞	Potential for landscape harm, however low density character of development and landscaping requirements likely to avoid significant harm to key views and features of local landscape character, and should create a softer edge
<b>Cultural heritage</b>	😐	No designated heritage assets within close proximity whose context or setting is likely to be affected -
<b>Soil, water and air</b>	😞	No contamination risks identified. Loss of productive farmland – although quantity lost not considered significant for the local area.
<b>Climatic factors</b>	😐	No significant flood risks identified. No specific opportunities identified to reduce climate change over and above general policies.
<b>Population and human health</b>	😊😊	The site provides a good opportunity for custom and self-build units, that could come forward incrementally over the plan period
<b>Material assets</b>	😊	The policy seeks to secure provision for the connection of the Stour View Way through to Bath Road. Well related to school and reasonable access to town centre.


Policy 30: Land North of Manston Road: Reserve Site			
<b>Ref:</b>	2/54/0412 - Land at Northfields adj Manston Road		
<b>Location:</b>	Manston Road	<b>Grid reference:</b>	379481 115129
<b>Current / lawful use:</b>	Agricultural - smallholding and field		
<b>Planning status</b>	None, outside development boundary		
<b>Area (ha):</b>	1.2ha	<b>Developable area (ha):</b>	1.2ha
<b>Landform:</b>	High point along southern side closest to the road, sloping down to north and west		
EXISTING SITE FEATURES WORTH RETAINING			
<b>Landscape features:</b>	Hedgerow boundaries		
<b>Built features:</b>	None of note (c20 farm buildings used as retail unit)		
<b>Heritage interest:</b>	None in immediate area or clearly visible		
<b>Wildlife habitats:</b>	Ecology report overview: The hedgerows, some of which are species-rich and may qualify as an Important Hedgerow under the Hedgerow Regulations		
			








<b>POTENTIAL CONSTRAINTS</b>			
<b>Utility constraints:</b>	Electricity pylons across site		
<b>Flooding:</b>	EA maps: no known risk		
<b>Ground conditions:</b>	None known		
<b>Adjoining land uses</b>	Residential to west, farmland on all other sides.		
<b>VISIBILITY AND VIEWS</b>			
<b>Visibility: Nearby, Distant, Potential</b>	Prominent site in approach to the town from the east (along Manston Road) Elevated frontage likely to be visible in views from east and south, but seen against context of town edge and partly screened by roadside hedge and existing farm buildings / retail unit.		
<b>ACCESSIBILITY</b>			
<b>Site access: Vehicular; On foot, public rights of way</b>	Fronts onto Manston Road, existing access to farm buildings / retail unit	No current pavements / links	None across site
<b>SUSTAINABILITY</b>			
<b>Biodiversity, fauna and flora</b>		Potential to provide net biodiversity gain through retention of hedgerow and additional landscaping	
<b>Landscape</b>		Potential for landscape harm but not considered critical in SHLAA assessment. Low density character of development and landscaping requirements likely to avoid significant harm to key views and features of local landscape character	
<b>Cultural heritage</b>		No designated heritage assets within close proximity whose context or setting is likely to be affected -	
<b>Soil, water and air</b>		No contamination risks identified. Loss of productive farmland – although quantity lost not considered significant for the local area.	
<b>Climatic factors</b>		No significant flood risks identified. No specific opportunities identified to reduce climate change over and above general policies.	
<b>Population and human health</b>		As a reserve site the policy has the potential to provide additional housing, including affordable homes, when required to ensure an ongoing supply. The benefits are slightly moderated by its distance from the town centre and education / training facilities.	
<b>Material assets</b>		The policy seeks to secure provision for part of a landscaped recreational trail around the northern edge of the town. However these benefits are moderated by its distance from the town centre and education / training facilities	

<b>Policy 33a: Land east of Elm Close</b>			
<b>Ref:</b>	2/54/0458 - <b>Land at Elm Close Farm Bull Ground Lane</b>		
<b>Location:</b>	Bull Ground Lane	<b>Grid reference:</b>	379273 114298
<b>Current / lawful use:</b>	Agricultural field		
<b>Planning status</b>	Potentially associated with land south of Elm Close in the Local Plan, outside development boundary		
<b>Area (ha):</b>	6.6ha	<b>Developable area (ha):</b>	3.6ha
<b>Landform:</b>	Ground rises to north		

<b>EXISTING SITE FEATURES WORTH RETAINING</b>			
<b>Landscape features:</b>	Field hedgerow boundaries		
<b>Built features:</b>	Farm buildings to west		
<b>Heritage interest:</b>	No designated heritage assets in immediate area or clearly visible. Potential archaeological interest (ridge and furrow) beneath Elm Close		
<b>Wildlife habitats:</b>	Ecology report overview: The hedgerows, some of which are species-rich and may qualify as an Important Hedgerow under the Hedgerow Regulations		
			
<b>POTENTIAL CONSTRAINTS</b>			
<b>Utility constraints:</b>	Electricity transformer on eastern edge of the site		
<b>Flooding:</b>	EA maps: no known risk		
<b>Ground conditions:</b>	None known; proximity to sewage treatment works (150m to south-east)		
<b>Adjoining land uses</b>	Residential to north and west, farmland to south, farmyard and further farmland to east		
<b>VISIBILITY AND VIEWS</b>			
<b>Visibility: Nearby, Distant, Potential</b>	Visible from footpath along Bull Ground Lane Visible in middle-distance views from trailway and in distant views from Piddles Wood. Potentially visible from town centre		
<b>ACCESSIBILITY</b>			
<b>Site access: Vehicular; On foot, public rights of way</b>	Single farm track access along Bull Ground Lane (unadopted), existing field access unsuitable for main vehicular use	No current pavements along Bull Ground Lane (pavements from Elm Close)	PROW footpath N53/10 crosses Bull Ground Lane and links to trailway to south. Link along Bull Ground Lane to Elm Close is also a public footpath
<b>SUSTAINABILITY</b>			
<b>Biodiversity, fauna and flora</b>		Potential to provide net biodiversity gain through green space strategy	
<b>Landscape</b>		Potential for landscape harm, including glimpsed views from the Trailway. Landscaping requirements likely to avoid significant harm to key views and features of local landscape character	
<b>Cultural heritage</b>		No designated heritage assets within close proximity whose context or setting is likely to be affected. Potential archaeological interest noted for further investigation, but considered unlikely to merit	

		retention in situ.
<b>Soil, water and air</b>	☹️	Proximity to sewage treatment works considered and odour assessment used to shape extent of built development. Loss of productive farmland – although quantity lost not considered significant for the local area.
<b>Climatic factors</b>	☺️	No significant flood risks identified. No specific opportunities identified to reduce climate change over and above general policies.
<b>Population and human health</b>	😊😊	As a reserve site the policy has the potential to provide a significant area of additional housing when required to ensure an ongoing supply
<b>Material assets</b>	😊	The policy seeks to secure allotment provision, accessible natural greenspace and includes part of a landscaped recreational trail linking north from the Trailway. Reasonable accessible to town centre.

<b>Policy 41: Land adjoining the Bull Tavern</b>			
<b>Ref:</b>	SNNP-4 - <b>Land adj Bull Tavern, Town Bridge</b>		
<b>Location:</b>	A357 east of Town Bridge	<b>Grid reference:</b>	378629 113561
<b>Current / lawful use:</b>	Agricultural field		
<b>Planning status</b>	None, outside development boundary		
<b>Area (ha):</b>	0.69ha	<b>Developable area (ha):</b>	0.21ha
<b>Landform:</b>	Rising up to south from main road		
<b>EXISTING SITE FEATURES WORTH RETAINING</b>			
<b>Landscape features:</b>	Mature trees along boundaries to south and west, single ash tree on A357 boundary		
<b>Built features:</b>	None		
<b>Heritage interest:</b>	Within Conservation Area, possible archaeological interest linked to adjoining place of worship		
<b>Wildlife habitats:</b>	Ecology report overview: The southern hedgerow, which may qualify as an Important Hedgerow under the Hedgerow Regulations. The northeast quarter of the field which has 4 Dorset Notable grassland plants, including an abundance of Common Knapweed (5 Dorset Notable plants would make it of SNCI quality).		
			


<b>POTENTIAL CONSTRAINTS</b>			
<b>Utility constraints:</b>	None noted		
<b>Flooding:</b>	Small section of north-west corner of site potential fluvial flood risk		
<b>Ground conditions:</b>	None known		
<b>Adjoining land uses</b>	Pub to west, cemetery and chapel / keepers cottage to cemetery to east, garage (car wash) to north across main road		
<b>VISIBILITY AND VIEWS</b>			
<b>Visibility: Nearby, Distant, Potential</b>	Prominent site in approach to town bridge from the east along A357 Potentially visible from across river (from Church) though largely screened by mature trees		
<b>ACCESSIBILITY</b>			
<b>Site access: Vehicular; On foot, public rights of way</b>	Fronts onto A357, existing field access not made suitable for vehicles.	Substandard pavements alongside main road, linking into town	None across site
<b>SUSTAINABILITY</b>			
<b>Biodiversity, fauna and flora</b>		Policy secures retention of features of ecological interest	
<b>Landscape</b>		Main potential impact is in views from the A357. The site was previously designated for its landscape value, and there is potential for landscape harm due to loss of green gap. However development is proposed to be set back from the road to retain the green verge, and retention of mature trees should avoid significant harm	
<b>Cultural heritage</b>		The space contributes positively to the character of the Conservation Area. Although in close proximity to the Listed Bull Tavern it is not read as part of its setting. Some limited development should be possible with suitable mitigation without significant harm being caused.	
<b>Soil, water and air</b>		No contamination risks identified. Loss of productive farmland – although quantity lost not considered significant for the local area.	
<b>Climatic factors</b>		Potential benefits of mitigation reducing flood risk to Bull Tavern as part of the proposals. No specific opportunities identified to reduce climate change over and above general policies.	
<b>Population and human health</b>		The site has the potential to provide a limited amount of additional housing and support the future economic viability of the pub.	
<b>Material assets</b>		The policy should secure better local facilities for the pub, and potentially improve traffic speeds through changing the setting in regard to the approach from the east. Reasonable access to town centre and North Dorset Business Park.	








<b>Policy 42: Land adjoining Barton Farmhouse</b>			
<b>Ref:</b>	2/54/0021 - Land adj Barton Farmhouse, Newton		
<b>Location:</b>	A357 west of Newton	<b>Grid reference:</b>	377925 113340
<b>Current / lawful use:</b>	Paddock associated with residential garden		
<b>Planning status</b>	None, outside development boundary		

<b>Area (ha):</b>	0.42ha	<b>Developable area (ha):</b>	0.42ha
<b>Landform:</b>	Front of site is elevated above the road, and land rises to south		
<b>EXISTING SITE FEATURES WORTH RETAINING</b>			
<b>Landscape features:</b>	Mature ash along boundary with A357		
<b>Built features:</b>	None		
<b>Heritage interest:</b>	Site adjoins Conservation Area and is opposite the Firs (Grade II Listed Building).		
<b>Wildlife habitats:</b>	Ecology report overview: No features of any particular ecological importance		
			
<b>POTENTIAL CONSTRAINTS</b>			
<b>Utility constraints:</b>	Electricity pylons across front (northern edge) of site		
<b>Flooding:</b>	EA maps: no known risk		
<b>Ground conditions:</b>	None known		
<b>Adjoining land uses</b>	Residential; farmland to west		
<b>VISIBILITY AND VIEWS</b>			
<b>Visibility: Nearby, Distant, Potential</b>	Visible from A357 entering village from west - especially due to slightly elevated nature of site. Not prominent in wider views.		
<b>ACCESSIBILITY</b>			
<b>Site access: Vehicular; On foot, public rights of way</b>	Fronts onto A357, existing residential access	Pavement connects into village (crossing required to connect to business park)	None across site
<b>SUSTAINABILITY</b>			
<b>Biodiversity, fauna and flora</b>	☹️	No notable impact	
<b>Landscape</b>	☺️	Main potential impact is views from A357. Low density character and design likely to avoid significant harm and no features of local landscape character likely to be affected	
<b>Cultural heritage</b>	☹️	Although adjoining the Conservation Area and in close proximity to the Listed Firs, their setting is already informed by the existence other modern development and some limited development in keeping with the character of the area could take place without harm being caused..	










<b>Soil, water and air</b>	☹️	No contamination risks identified. Not in farming use.
<b>Climatic factors</b>	☹️	No significant flood risks identified. No specific opportunities identified to reduce climate change over and above general policies.
<b>Population and human health</b>	😊	The site has the potential to provide a limited amount of additional housing.
<b>Material assets</b>	☹️	No notable impact. Good access to North Dorset Business Park, but less accessible to Town Centre and education / leisure facilities.








<b>SITE DETAILS: Lane East Elm Close Farm</b>			
<b>Ref:</b>	2/54/0023 - Lane East Elm Close Farm		
<b>Location:</b>	Bull Ground Lane	<b>Grid reference:</b>	379423 114289
<b>Current / lawful use:</b>	Agricultural field		
<b>Planning status</b>	None, outside development boundary		
<b>Area (ha):</b>	0.22ha	<b>Developable area (ha):</b>	0ha
<b>Landform:</b>	Relatively level (land falls away outside of the site boundary)		
<b>EXISTING SITE FEATURES WORTH RETAINING</b>			
<b>Landscape features:</b>	Hedgerow boundaries, mature tree in corner		
<b>Built features:</b>	None		
<b>Heritage interest:</b>	No designated heritage assets in immediate area or clearly visible. Potential archaeological interest (ridge and furrow) beneath Elm Close		
<b>Wildlife habitats:</b>	None known – ecology report not undertaken		
			
<b>POTENTIAL CONSTRAINTS</b>			
<b>Utility constraints:</b>	No constraints noted		
<b>Flooding:</b>	EA maps: no known risk		
<b>Ground conditions:</b>	None known; proximity to sewage treatment works (100m to south)		
<b>Adjoining land uses</b>	Farmyard and farmland		
<b>VISIBILITY AND VIEWS</b>			
<b>Visibility: Nearby, Distant, Potential</b>	Visible from Bull Ground Lane and right of way network. Elevated position visible in views to south and east		

ACCESSIBILITY			
<b>Site access: Vehicular; On foot, public rights of way</b>	Single farm track access along Bull Ground Lane (unadopted), existing field access	No current pavements / links	PROW footpath N53/10 crosses Bull Ground Lane to west side of adjoining farmyard
SUSTAINABILITY			
<b>Biodiversity, fauna and flora</b>		No designated sites in close proximity. More detailed ecology survey not undertaken	
<b>Landscape</b>		Elevated position visible in views to south and east, visually and detached from the main built up area of the town	
<b>Cultural heritage</b>		No designated heritage assets within close proximity whose context or setting is likely to be affected.	
<b>Soil, water and air</b>		No contamination risks identified. Loss of productive farmland – although quantity lost not considered significant for the local area.	
<b>Climatic factors</b>		No significant flood risks identified. No specific opportunities identified to reduce climate change over and above general policies.	
<b>Population and human health</b>		The site has the potential to provide a significant amount of additional housing, including affordable housing.	
<b>Material assets</b>		No notable impact. Reasonable accessible to town centre.	








SITE DETAILS: Second Field at Northfields adj Manston Road			
<b>Ref:</b>	2/54/0386 - Second Field at Northfields adj Manston Road		
<b>Location:</b>	Manston Road	<b>Grid reference:</b>	379554 115177
<b>Current / lawful use:</b>	Agricultural field		
<b>Planning status</b>	None, outside development boundary		
<b>Area (ha):</b>	1.52ha	<b>Developable area (ha):</b>	0ha
<b>Landform:</b>	High point in SW corner closest to the road, sloping down to north and east		
EXISTING SITE FEATURES WORTH RETAINING			
<b>Landscape features:</b>	Hedgerow boundaries		
<b>Built features:</b>	None		
<b>Heritage interest:</b>	No designated heritage assets in immediate area or clearly visible.		
<b>Wildlife habitats:</b>	None known – ecology report not undertaken		
POTENTIAL CONSTRAINTS			
<b>Utility constraints:</b>	Electricity pylons across site		
<b>Flooding:</b>	EA maps: no known risk		
<b>Ground conditions:</b>	None known		
<b>Adjoining land uses</b>	Farmland; small work / retail unit to west		
VISIBILITY AND VIEWS			
<b>Visibility: Nearby, Distant, Potential</b>	Prominent site in approach to the town from the east (along Manston Road) Highly visible due to elevated and sloping nature, particularly SW portion of site closest to the road. Likely to be visible from Duncliff and Melbury Down, and also potentially visible from Hambledon and Okeford Hill		

<b>ACCESSIBILITY</b>			
<b>Site access: Vehicular; On foot, public rights of way</b>	Fronts onto Manston Road, existing field access	No current pavements / links	None across site
<b>SUSTAINABILITY</b>			
<b>Biodiversity, fauna and flora</b>		No designated sites in close proximity. More detailed ecology survey not undertaken	
<b>Landscape</b>		Prominent site in approach to the town from the east, highly visible due to elevated and sloping nature, to a much greater extent than adjoining site to the west.	
<b>Cultural heritage</b>		No designated heritage assets within close proximity whose context or setting is likely to be affected.	
<b>Soil, water and air</b>		No contamination risks identified. Loss of productive farmland – although quantity lost not considered significant for the local area.	
<b>Climatic factors</b>		No significant flood risks identified. No specific opportunities identified to reduce climate change over and above general policies.	
<b>Population and human health</b>		The site has the potential to provide additional housing, including affordable homes, however any benefits are moderated by its distance from the town centre and education / training facilities.	
<b>Material assets</b>		Performs poorly in terms of access / distance from the town centre and other facilities	








<b>SITE DETAILS: Land east of Manston Road</b>			
<b>Ref:</b>	2/54/0413 - <b>Land east of Manston Road</b>		
<b>Location:</b>	Manston Road	<b>Grid reference:</b>	379505 114964
<b>Current / lawful use:</b>	Agricultural field		
<b>Planning status</b>	None, outside development boundary		
<b>Area (ha):</b>	1.88ha	<b>Developable area (ha):</b>	0ha
<b>Landform:</b>	High point along western edge closest to road, sloping down to east		
<b>EXISTING SITE FEATURES WORTH RETAINING</b>			
<b>Landscape features:</b>	Hedgerow boundaries, occasional mature tree along road frontage		
<b>Built features:</b>	None		
<b>Heritage interest:</b>	No designated heritage assets in immediate area or clearly visible.		
<b>Wildlife habitats:</b>	None known – ecology report not undertaken		
<b>POTENTIAL CONSTRAINTS</b>			
<b>Utility constraints:</b>	None known (electric to be checked)		
<b>Flooding:</b>	EA maps: no known risk		
<b>Ground conditions:</b>	None known		
<b>Adjoining land uses</b>	Farmland; residential to west across Manston Road		
<b>VISIBILITY AND VIEWS</b>			
<b>Visibility: Nearby, Distant, Potential</b>	Prominent site in approach to the town from the east (along Manston Road) Highly visible due to elevated and sloping nature. Likely to be visible from Hambledon and Okeford Hill, and also Duncliff and Melbury Down		

ACCESSIBILITY			
<b>Site access: Vehicular; On foot, public rights of way</b>	Fronts onto Manston Road, existing field access away from town	No current pavements / links	None across site
SUSTAINABILITY			
<b>Biodiversity, fauna and flora</b>		No designated sites in close proximity. More detailed ecology survey not undertaken	
<b>Landscape</b>		Prominent site in approach to the town from the east (along Manston Road). Highly visible due to elevated and sloping nature, to a much greater extent than site to the north.	
<b>Cultural heritage</b>		No designated heritage assets within close proximity whose context or setting is likely to be affected.	
<b>Soil, water and air</b>		No contamination risks identified. Loss of productive farmland – although quantity lost not considered significant for the local area.	
<b>Climatic factors</b>		No significant flood risks identified. No specific opportunities identified to reduce climate change over and above general policies.	
<b>Population and human health</b>		The site has the potential to provide additional housing, including affordable homes, however any benefits are moderated by its distance from the town centre and education / training facilities.	
<b>Material assets</b>		Performs poorly in terms of access / distance from the town centre and other facilities	

SITE DETAILS: Copse Hill Farm, Broadoak			
<b>Ref:</b>	2/54/0427 - Copse Hill Farm, Broadoak		
<b>Location:</b>	Common Lane	<b>Grid reference:</b>	378727 113220
<b>Current / lawful use:</b>	Agricultural field		
<b>Planning status</b>	None, outside development boundary		
<b>Area (ha):</b>	2.6ha	<b>Developable area (ha):</b>	0ha
<b>Landform:</b>	Ground rises to south		
EXISTING SITE FEATURES WORTH RETAINING			
<b>Landscape features:</b>	Field hedgerow boundaries, mature trees along Common Lane boundary		
<b>Built features:</b>	None		
<b>Heritage interest:</b>	No designated heritage assets in immediate area or clearly visible.		
<b>Wildlife habitats:</b>	Approximately 200m from Piddles Wood SSSI and The Coombs SNCI. No site specific issues known – ecology report not undertaken		
POTENTIAL CONSTRAINTS			
<b>Utility constraints:</b>	None known (electric to be checked)		
<b>Flooding:</b>	Small area of surface water flood risk along eastern edge of site		
<b>Ground conditions:</b>	None known		
<b>Adjoining land uses</b>	Cemetery to south; farmland		
VISIBILITY AND VIEWS			
<b>Visibility: Nearby, Distant, Potential</b>	Visible from Common Lane. Elevated, potentially visible in long distance views to north and east		

<b>ACCESSIBILITY</b>			
<b>Site access: Vehicular; On foot, public rights of way</b>	Fronts onto Common Lane, existing field access not made suitable for vehicles.	No pavement along Common Lane to connect to existing settlement	None across site
<b>SUSTAINABILITY</b>			
<b>Biodiversity, fauna and flora</b>		Designated sites approximately 200m distant. More detailed ecology survey not undertaken	
<b>Landscape</b>		Elevated, potentially visible in long distance views to north and east.	
<b>Cultural heritage</b>		No designated heritage assets within close proximity whose context or setting is likely to be affected.	
<b>Soil, water and air</b>		No contamination risks identified. Loss of productive farmland – although quantity lost not considered significant for the local area.	
<b>Climatic factors</b>		No significant flood risks identified. No specific opportunities identified to reduce climate change over and above general policies.	
<b>Population and human health</b>		The site has the potential to provide additional housing, including affordable homes, however any benefits are moderated by its distance from the town centre and education / training facilities.	
<b>Material assets</b>		Access via Common Lane highlighted as a safety concern due to poor junction visibility, and in general site performs poorly in terms of access / distance from the town centre and other facilities	

<b>SITE DETAILS: Land off A357 and Hillcrest, Glue Hill</b>			
<b>Ref:</b>	2/54/0503 - Land off A357 and Hillcrest, Glue Hill		
<b>Location:</b>	A357 west of Newton	<b>Grid reference:</b>	377845 113259
<b>Current / lawful use:</b>	Agricultural field		
<b>Planning status</b>	None, outside development boundary		
<b>Area (ha):</b>	2.6ha	<b>Developable area (ha):</b>	0ha
<b>Landform:</b>	Ground rises from A357 to high point towards Glue Hill, also falls gently away to west edge		
<b>EXISTING SITE FEATURES WORTH RETAINING</b>			
<b>Landscape features:</b>	Field hedgerow boundaries		
<b>Built features:</b>	None		
<b>Heritage interest:</b>	No designated heritage assets in immediate area or clearly visible.		
<b>Wildlife habitats:</b>	None known – ecology report not undertaken		
<b>POTENTIAL CONSTRAINTS</b>			
<b>Utility constraints:</b>	Electricity pylons across front (northern edge) of site		
<b>Flooding:</b>	Small area of surface water flood risk along eastern edge of site		
<b>Ground conditions:</b>	None known		
<b>Adjoining land uses</b>	Low density residential; farmland to west		
<b>VISIBILITY AND VIEWS</b>			
<b>Visibility: Nearby, Distant, Potential</b>	Prominent site on southern skyline in approach to village from the west along A357. Due to elevated nature, potentially visible in long distance views		

ACCESSIBILITY			
<b>Site access: Vehicular; On foot, public rights of way</b>	Fronts onto A357, existing field access not made suitable for vehicles. Second single track access available via Hillcrest Close	No pavement on south side of A357 - would require crossing point to connect into village / business park	PROW footpath N53/46 runs from A357 south along field edge to Hillcrest Close
SUSTAINABILITY			
<b>Biodiversity, fauna and flora</b>		No designated sites in close proximity. More detailed ecology survey not undertaken	
<b>Landscape</b>		Prominent site on southern skyline in approach to village from the west along A357, to a much greater extent than adjoining site.	
<b>Cultural heritage</b>		Diagonally opposite the Listed Firs, but its setting is already informed by the existence other modern development and some limited development could take place without harm being caused.	
<b>Soil, water and air</b>		No contamination risks identified. Loss of productive farmland – although quantity lost not considered significant for the local area.	
<b>Climatic factors</b>		No significant flood risks identified. No specific opportunities identified to reduce climate change over and above general policies.	
<b>Population and human health</b>		The site has the potential to provide additional housing, including affordable homes, however any benefits are moderated by its distance from the town centre and education / training facilities.	
<b>Material assets</b>		No notable impact. Good access to North Dorset Business Park, but less accessible to Town Centre and education / leisure facilities.	

SITE DETAILS: Land adj Gotts Corner and Ham Farm			
<b>Ref:</b>	2-54-0549 - Land adj Gotts Corner and Ham Farm		
<b>Location:</b>	Penny Street	<b>Grid reference:</b>	379101 114068
<b>Current / lawful use:</b>	Agricultural field		
<b>Planning status</b>	None, outside development boundary		
<b>Area (ha):</b>	3.42ha	<b>Developable area (ha):</b>	0ha
<b>Landform:</b>	Relatively level		
EXISTING SITE FEATURES WORTH RETAINING			
<b>Landscape features:</b>	Field hedgerow boundaries		
<b>Built features:</b>	None		
<b>Heritage interest:</b>	Site adjoins Conservation Area and forms setting		
<b>Wildlife habitats:</b>	None known – ecology report not undertaken		
POTENTIAL CONSTRAINTS			
<b>Utility constraints:</b>	Sewerage mains across site		
<b>Flooding:</b>	Extensive areas subject to potential surface water flood risk (1:1000)		
<b>Ground conditions:</b>	None known		
<b>Adjoining land uses</b>	Low density residential (transition); farmland to south and east, railway to north		



<b>VISIBILITY AND VIEWS</b>			
<b>Visibility: Nearby, Distant, Potential</b>	Prominent site from trailway. Visible as setting to town from A357 to south, and Piddles Wood beyond		
<b>ACCESSIBILITY</b>			
<b>Site access: Vehicular; On foot, public rights of way</b>	Access via Penny Street narrow and unsuitable for additional traffic	No pavement along Penny Street, however potential for direct link into town centre from trailway (currently stepped)	Number of local PROW footpaths cross site
<b>SUSTAINABILITY</b>			
<b>Biodiversity, fauna and flora</b>		No designated sites in close proximity. More detailed ecology survey not undertaken	
<b>Landscape</b>		Prominent site from trailway. Visible as setting to town from A357 to south, and Piddles Wood beyond – development would be harmful to rural setting to the town as seen from the A357	
<b>Cultural heritage</b>		Adjoining the Conservation Area, and would cause potential harm the rural / agricultural setting.	
<b>Soil, water and air</b>		No contamination risks identified. Loss of productive farmland – although quantity lost not considered significant for the local area.	
<b>Climatic factors</b>		Extensive areas subject to potential surface water flood risk. No specific opportunities identified to reduce climate change over and above general policies.	
<b>Population and human health</b>		The site has the potential to provide additional housing, including affordable homes.	
<b>Material assets</b>		Possible access via Penny Street is narrow and unsuitable for additional traffic. Impact on setting of town centre and Trailway would impair enjoyment of the town by visitors.	