

Iwerne Minster Neighbourhood Plan

Strategic Environmental Assessment (SEA) Determination Statement

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

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

A Strategic Environmental Assessment Scoping Report for the Iwerne Minster Neighbourhood Plan was submitted to North Dorset District Council in June 2016, an Options report in September 2016 and a pre-submission Draft Plan and SEA report in September 2017. These documents take into account the criteria specified in Schedule 1 of the Regulations. On 2 February 2018 the Draft Plan and SEA Report were made available to the statutory consultation bodies (Historic England, Natural England and Environment Agency), as required by Regulation 9(2)(b).

The District Council received responses from all of the statutory consultation bodies by 16 February 2018 (see Appendix). Historic England recommended that an SEA would be required. Having considered these responses, and taken into account the criteria specified in Schedule 1 to the regulations, as required by Regulation 9(2)(a), the District Council considers that an SEA of the Iwerne Minster Neighbourhood Plan is required for the following reasons:

- The Plan is likely to allocate land for approximately 27 dwellings;
- Some proposed development sites are in proximity to heritage assets within the village

Date of Determination: 06/03/2018

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

Habitats Regulations Assessment

Schedule 2, paragraph 1 of the Neighbourhood Planning (General) Regulations 2012 sets out the prescribed basic condition that the making of a neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

The District Council has consulted Natural England as to the requirement for a habitats regulation assessment.

Natural England's response with regards to internationally and nationally designated wildlife sites stated:

"The plan is not directly connected with or necessary to the management of Fontmell and Melbury Downs SAC, however the proposals do not pose a significant risk to the ongoing ecological functionality of the SAC. As such, Natural England **do not consider the plan to have a likely significant effect** on the internationally important features of the site, alone or in combination with any other plans and projects"

APPENDIX

SEA Statutory Consultation Bodies Responses

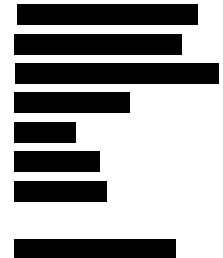
1. Natural England – received 16/2/18
2. Historic England – received 12/2/18
3. Environment Agency – received 2/2/18

Date: 16 February 2018
Our ref: 238532



Allan Bennett
North Dorset District Council

BY EMAIL ONLY



Dear Allan,

Iwerne Minster Neighbourhood Plan SEA consultation

Thank you for your consultation on the above dated 02 February 2018 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**Town and Country Planning Act 1990
Town and country Planning (General Development Procedure Order) 1995, Article 10
The Conservation of Habitats and Species Regulations 2017, regulation 63
Wildlife and Countryside Act 1981, Section 28 (G) and (I)**

As identified in the SEA assessment, within 1km of Iwerne Minster parish boundary are Sutton Combe Special Site of Scientific Interest (SSSI), Fontmell and Melbury Downs, a Special Area of Conservation (SAC), and Hod and Hambledon Hills SSSI. These sites are areas of unimproved chalk grassland designated for its associated flora and fauna. Handcocks Bottom SSSI is also within 1km of the parish boundary and is designated for its rich Broadleaved, mixed and Yew woodland and lichens.

Natural England agree with the specific recommendations within policies 3.1, 3.8 and 3.9 to reduce the risk to the natural environment as a result of development on the allocated sites. We also welcome the inclusion of the requirement for development sites to have a biodiversity mitigation assessment as stated within the draft Neighbourhood Plan. Provided these recommendations remain in the Neighbourhood Plan, Natural England consider the quantum and location of the site allocations are **not likely to have a significant impact** on the designated sites.

The Neighbourhood Plan area is within the remit of the Dorset Biodiversity Protocol and as such we would recommend that the Plan acknowledges this and highlights the need for a Biodiversity Mitigation Plan (BMP) to be completed on all plots of 0.1ha or over, or where there are known protected species or important habitats/habitat features. This is to ensure mitigation for the effects on biodiversity are secured, as well as the necessary enhancements as required of development by the National Planning Policy Framework paragraphs 7, 109 and 118 (NPPF). We recommend that this is included within an appropriate policy, or a separate new policy, to ensure this requirement is captured in the Neighbourhood Plan.

Area of Outstanding Natural Beauty

A large portion of the plan area lies within the Cranborne Chase AONB, planning policy does not prohibit major development within designated landscapes, but clearly states that the conservation of the natural beauty within National Parks, the Broads and AONBs should be given great weight in planning policies and development control decisions and that major development within these areas should not take place, except in exceptional circumstances.

The site allocations could have an impact on the landscape character of the AONB and as such the Cranborne Chase AONB Management Team should be consulted in the first instance about the potential impacts of the site allocations and the potential mitigation measures. Sensitive design of new developments can alleviate the risk to the landscape character of an AONB and we would suggest the Neighbourhood Plan team contact the Cranborne Chase AONB Landscape and Planning Advisor if they wish to discuss suitable design standards for inclusion with the Neighbourhood Plan.

Habitats Regulations Assessment

Where a neighbourhood plan could potentially affect a European protected site (Fontmell and Melbury Downs SAC in this case), it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2010), as amended (the 'Habitats Regulations'). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive, which is transposed into the Habitats Regulations.

The plan is not directly connected with or necessary to the management of Fontmell and Melbury Downs SAC, however the proposals do not pose a significant risk to the ongoing ecological functionality of the SAC. As such, Natural England **do not consider the plan to have a likely significant effect** on the internationally important features of the site, alone or in combination with any other plans and projects.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Emily Greaves on [REDACTED]. For any new consultations, or to provide further information on this consultation please send your correspondences to [REDACTED]

Yours sincerely

Emily Greaves
Sustainable Development Adviser
Natural England - Dorset, Hampshire and Isle of Wight

[REDACTED]
[REDACTED]
[REDACTED]

Allan Bennett

From: Stuart, David [REDACTED]
Sent: 12 February 2018 17:01
To: Allan Bennett
Cc: Paul Wyeth; Sally Knott
Subject: Iwerne Minster Neighbourhood Plan SEA determination consultation
Attachments: Iwerne Minster Draft Neighbourhood Plan; Iwerne Minster NP

Dear Allan

Many thanks for your consultation on the SEA determination for the Iwerne Minster Neighbourhood Plan.

I can confirm that we agree that the Plan is likely to have significant environmental effects. In coming to this view we would offer the following comments:

1. The Draft Plan supplied is version 8 but is not dated. It does not appear to differ materially from the Regulation 14 consultation version we last saw so assume it might be the same. Similarly, the SEA Environmental Report is dated September 2017. On this basis neither document has been updated in response to our Regulation 14 feedback, which is attached for information. We have received no further communication from the community since that time.
2. Subsequently we visited the village and assessed the proposed allocation sites accompanied by your authority's conservation officer. We followed this up by providing detailed advice on the efficacy of each site for development which was intended to be a summary of the joint positions agreed on the site visits (see attached). We have subsequently been advised that these views will be subject to further review by your authority's conservation team. At this time we have not been advised on the outcome of this further review nor are we aware of how, if undertaken, it may have influenced your authority's view on the heritage impacts which the Plan is likely to generate.
3. These site inspections excluded Miles Field (Policy 3.3, p35) as we were advised that the site had been withdrawn. Of the remaining site allocations we recommended further research into The Old Bakery (Policy 3.4, p37) and Church Path Cottages (Policy 3.2c, p34) to determine their suitability for the levels of development proposed. We are not aware if this evidence has been provided to you to assist with your evaluation of the Plan and accompanying SEA Report. Additional evidence may reveal that development as the relevant policies propose is of course acceptable.
4. Notwithstanding these considerations we believe that the development of Land east of Orchard House (Policy 3.5, p38) would cause significant harm to the setting of the conservation area. This, coupled with the uncertainty over the proposed allocations above, and the harm arising from the implied development within the gardens of Devine House (Policy 3.2b, p33) to its setting as a Listed Building (and potentially that of other heritage assets) is sufficient for us to support your authority in its view.

Kind regards

David

David Stuart | Historic Places Adviser South West
[REDACTED]

Historic England [REDACTED]

<https://historicensland.org.uk/southwest>

Mr Allan Bennett
Planning Policy Officer
North Dorset District Council
Nordon Salisbury Road
Blandford Forum
Dorset
DT11 7LL

Our ref: WX/2006/000033/OR-
11/IS3-L01
Your ref: SEA
Date: 09 February 2018

Dear Mr Bennett

Iwerne Minster Neighbourhood Plan – Strategic Environmental Assessment

Thank you for consulting the Environment Agency on the above mentioned Strategic Environment Assessment Report.

Given the constraints within the document we do not anticipate our organisation having any significant involvement with the plan. However, we have considered the information within the document and from our remit can agree with the conclusions that the plan could impact on sensitive areas. Therefore, if your Authority determine it necessary, could require a full SEA.

Please contact me if you have any queries.

Yours sincerely

MICHAEL HOLM
Planning Advisor - Sustainable Places

[Redacted signature block]

Environment Agency

[Redacted contact information]

www.gov.uk/environment-agency

End