

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

Prepared on behalf of Upper Marshwood Vale Parish Council

UPPER MARSHWOOD VALE NEIGHBOURHOOD PLAN MAY 2019

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This non-technical summary explains the scope and main findings of the Strategic Environmental Assessment (SEA) of the pre-submission draft of the Upper Marshwood Vale Neighbourhood Plan. The assessment has been undertaken to comply with the SEA Regulations. 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. It is subject to consultation with the Environment Agency, Natural England and Historic England, the public and any other interested parties.

The Neighbourhood Plan area



Upper Marshwood Vale CP



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

As a result of this work the following conclusions were reached:

Biodiversity, geology, flora and fauna – although the potential for development to harm significant ecological interests is limited as development is unlikely to harm nationally or internationally designated sites, all sites have potential for biodiversity interest that could be harmed by development and as such their ecological interest and possible presence of protected species should be considered, and opportunities to enhance biodiversity (such as through establishing wildlife corridors connecting habitats) could be identified.

Landscape – much of the area is part of the Dorset AONB, a nationally important landscape. Major development is likely to be harmful, and all sites have potential to harm features of local landscape character. The scale of development proposed and sensitivity of the landscape to change will need to be taken into account in any site selection process, and policies identifying and protecting key landscape features may be something that can be usefully identified in the Neighbourhood Plan.

Cultural heritage – there is potential for development to harm the significance of heritage assets, particularly Listed Buildings which may adjoin a development site, and the setting of the scheduled monuments. The site selection process should consider the potential harm to these assets and how this can be avoided. Policies identifying and protecting undesignated heritage assets may be something that can be usefully included in the Neighbourhood Plan.

Soil, water, air and climatic factors – there are no major flooding issues within the Neighbourhood Plan Area, but the avoidance of flood risk (including from surface water flooding) should still be taken into consideration. Similarly although unlikely the possible sterilisation of minerals resources, presence of contaminated land, and the loss of high quality agricultural land should also be checked.

Material assets, population and human health – given the limited community facilities, the current level of out-commuting, dependency on home-working and the ageing population, consideration should also be given to the potential to reduce reliance on the private car and provide opportunities for affordable housing, work, and community facilities in easy walking distance of the main settlements if this is possible.

The objectives for this environmental assessment were then defined as follows:

Biodiversity, fauna and flora	Ensure no ecological interests would be harmed, and where opportunities arise, enhance habitats and biodiversity
Landscape	Ensure development respects and reinforces the area’s rural landscapes and character
Cultural heritage	Protect the area’s heritage assets, and where opportunities arise, enhance the historic character of the area
Soil, water and air pollution	Ensure development does not result in an unacceptable risk of pollution
Soils and minerals	Ensure development does not result in sterilisation of minerals resources or high quality agricultural land
Climate change	Reduce flood risk
Meeting local needs	Provide housing, employment and community facilities to help meet local needs
Safe and accessible	Ensure safe access and a pedestrian-friendly environment

The next step was to undertake a high-level assessment of the plan’s vision and goals against these environmental assessment objectives, and then (is appropriate) the policies themselves, together with any reasonable alternative options.




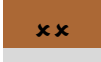


The draft Neighbourhood Plan’s objectives and related contents is summarised as follows:

Vision / Goals	Relevant contents included in the pre-submission draft plan
To allow some housing growth at a rate that reflects local needs and the rural nature of the	The review of housing data would suggest a possible target of about 2 dwellings per annum, primarily for affordable housing and smaller (and more affordable) open market housing types including self-build plots.

<p>area. Where possible, this should provide for younger people with children, as well as older people needing to downsize</p>	<p>Policy UMV4 allocates the Colmer Stud Farm site for mixed use including up to four dwellings Policy UMV5 allocates the Three Counties Nurseries Site for up to five live-work units Policy UMV6 allows the re-use of existing buildings to create one or more new dwellings subject to certain criteria</p>
<p>To support home working, rural workshops and small-scale tourism to strengthen the local economy and provide further job opportunities</p>	<p>Assessed need is low and likely to be speculative, with a strong emphasis on home-working. Policy UMV5 allocates the Three Counties Nurseries Site for up to five live-work units Policy UMV7 supports the use of existing lawful dwellings and associated outbuildings to facilitate home working, and the provision of new, small-scale workshop / office units subject to certain criteria</p>
<p>To support a range of community facilities that can be sustained given the sparsity of the local population. The initial focus for this will be on supporting a new local shop in Marshwood. Practical solutions that could improve the local school and church (in terms of better parking and outdoor play facilities) are also considered.</p>	<p>Assessed need prioritises a replacement village shop in Marshwood, together with parking to serve existing facilities (school and church). Although improved parking for the facilities in Stoke Abbott is also an issue, no sites have been identified that could address this need. Policy UMV1 identifies the key community facilities to be protected and allowed to modernise and adapt to meet future needs Policy UMV2 seeks to protect access to the countryside via public rights of way and the main publicly accessible green spaces Policy UMV4 allocates the Colmer Stud Farm site for mixed use, including a village shop with community meeting room and adjacent green space, community parking (for use in association with the shop, school and church)</p>
<p>To protect the landscape and features which contribute to the area's unique character, the enjoyment of the area in terms of countryside access and views, the general tranquillity of the area and its dark skies.</p>	<p>As this is broadly covered by the Local Plan the focus here is on highlighting more local features that perhaps would otherwise be overlooked in planning decisions. Policy UMV3 identifies 16 different local landscape characteristics that should be respected and enhanced, listing features. It also supports proposals that remove features that are detrimental to local landscape character, such as intrusive large pylons and large-scale modern agricultural buildings.</p>

The assessment of the high-level vision and goals suggested that the plan would be unlikely to lead to any significant adverse environmental impacts, but that due to uncertainties, an assessment of all of the Neighbourhood Plan policies should follow.

Each of the policies (plus an alternative option of allocating land adjoining Gramarye Lodge in lieu of the Colmer Stud Farm Site under policy UMV4) was then assessed. The following table shows the main findings, with the impacts graded as follows:

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

Environmental assessment objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Pollution	Soil & minerals resources	Climate change (flood risk)	Meeting local needs	Safe & accessible
Neighbourhood Plan policy								
UMV1 - Community facilities	-	-	-	-	-	-	✓	✓
UMV2 - Recreational access	✓	✓	✓	-	-	-	✓	✓
UMV3 - Local landscape character	✓	✓	✓	-	-	-	-	x
UMV4 - Colmer Stud Farm site	-	x	x	-	x	-	✓✓	-
UMV5 - Three Counties Nursery	-	-	✓	👤	x	-	✓✓	x
UMV6 - Residential conversions	-	-	-	-	-	-	✓	x
UMV7 - Small-scale employment	👤	👤	👤	-	👤	👤	✓	x
<i>Reasonable alternatives considered:</i>								
[alt UMV4] - Gramarye Lodge	-	x	xx	-	x	-	✓✓	x

The above analysis (and more detailed information available in the main report) indicates the following key conclusions:

- overall, any adverse impacts are not likely to be significant,
- the most positive impacts scored were against the objective of meeting local needs, and it is unlikely that these would be achieved in the context of the Local Plan policies alone,
- the main adverse impact is in relation to safe and accessible development, due to the rural and sparsely population nature of the Neighbourhood Plan area,
- although there is likely to be an overall adverse impact in relation to loss of productive farmland, the scale (cumulatively) is still unlikely to be significant given the limited size of the site allocations,
- the alternative site to Colmer Stud (land adjoining Gramarye Lodge) should not be preferred (as this could lead to a more significant heritage impact depending on the scale of development required) – and no other reasonable alternatives were identified,
- there are mitigation measures included within the policies to reduce adverse impacts, and
- any residual adverse impacts are likely to be outweighed by the positive environmental impacts of the plan.

In undertaking the assessment it was recognised that evidence is constantly updated, and that detailed assessment of impact (particularly in relation to landscape and visual impact) was not practical. However given the scale of development proposed and likely environmental impacts these difficulties were not considered to be of significant concern.

Given that it is unlikely that the implementation of the Neighbourhood Plan would lead to any significant adverse effects, no specific post-adoption monitoring is suggested.

1. INTRODUCTION

1.1 This environmental report has been prepared by Jo Witherden BSc(Hons) DipTP DipUD MRTPI of Dorset Planning Consultant Ltd, on behalf of Upper Marshwood Vale Parish Council. The Parish Council is the qualifying body authorised to act in preparing a neighbourhood development plan in relation to the Upper Marshwood Vale Neighbourhood Plan area.

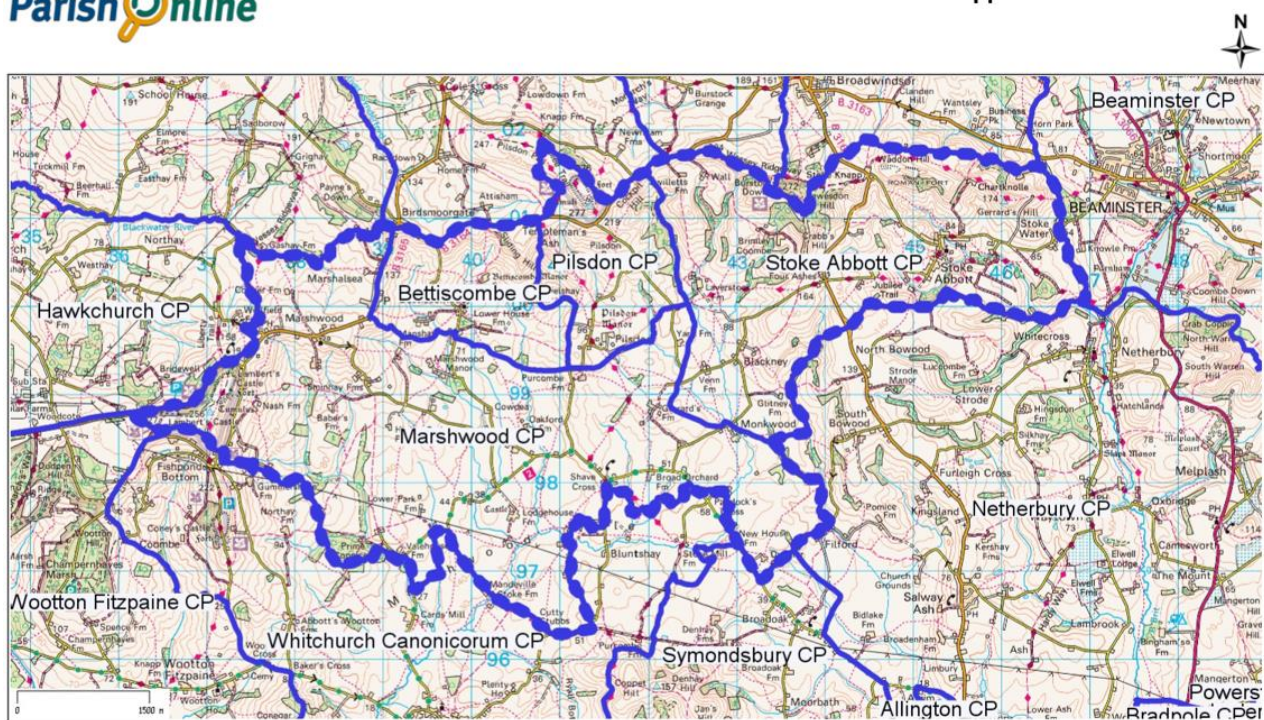
THE NEIGHBOURHOOD PLAN AREA

1.2 The Upper Marshwood Vale Neighbourhood Plan area was designated by West Dorset District Council in August 2015. It follows the parish boundaries of Bettiscombe, Pilsdon, Stoke Abbott and Marshwood parishes, as shown below.

The Neighbourhood Plan area



Upper Marshwood Vale CP



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LEGISLATIVE BACKGROUND AND PROCESS

1.3 Government guidance¹ recognises that where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment (SEA) in accordance with the SEA Directive (2001/42/EC).

1.4 There are other European directives that may also be of relevance to neighbourhood plans, such as Directive (1992/43/EC) on the conservation of natural habitats and of wild fauna and flora and Directive (2009/147/EC) on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively) which aim to protect and improve Europe's most important habitats and species. If an SEA is not required it is highly unlikely that the need for more detailed assessments under these directives will be required.

1.5 The Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply in particular circumstances.

¹ www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal

1.6 Draft neighbourhood plan proposals should therefore be assessed at a reasonably early stage to determine whether the plan is likely to have significant environmental effects. A “screening” assessment is the process for doing this formally, in consultation with Natural England, Historic England and the Environment Agency. The process for this is outlined in Appendix 1. If likely significant environmental effects are identified, an environmental report must be prepared².

1.7 Once a decision has been taken that an SEA is required, it is necessary to consult on its scope with the Natural England, Historic England and the Environment Agency. The legislation makes clear that they should respond within 5 weeks. Their responses have to be considered and should shape the scope of the final environmental report.

1.8 The next steps are the testing of any reasonable alternative options and the preparation of the environmental report. The significance of environmental effects that are likely to arise from the pre-submission draft neighbourhood plan are evaluated against objectives based on the issues raised through screening and scoping, and compared to the likely effects of any reasonable alternatives that have been identified. Suggestions for mitigation and techniques for monitoring policies are also made.

1.9 The environmental report is then published for consultation alongside the pre-submission draft Neighbourhood Plan if this is possible. Natural England, Historic England and the Environment Agency have to be consulted.

1.10 The process as described above is outlined in **Appendix 2**.

MEETING THE SEA DIRECTIVE REQUIREMENTS

1.11 The table below identifies how the various parts of this environmental report address the requirements of the Directive.

Directive Requirements	Where covered
A non-technical summary	Front
An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	Section 4
The environmental characteristics of the area (particularly those areas that could be significantly affected by the plan)	Section 2
Existing environmental problems and how these are likely to change over time if the plan was not implemented	Section 2
Relevant established environmental protection objectives and how these have been taken into account	Section 3
A description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how)	Section 5
An outline of the reasons for selecting the alternatives evaluated	Section 6
The likely significant effects of the plan on the environment (including secondary, cumulative, permanent and temporary effects)	Section 6 and 7
The measures envisaged to prevent / reduce / offset any significant adverse environmental effects of the plan or programme	Section 6 and 7
A description of monitoring measures	Section 7

² Environmental Assessment of Plans & Programmes Regulations 2004

2. POTENTIAL ENVIRONMENTAL ISSUES

BIODIVERSITY, GEOLOGY, FLORA AND FAUNA

2.1 Lamberts Castle is a Site of Special Scientific Interest designated for its grassland habitats, and is in an unfavourable but recovering condition. It is noted for its nationally scarce butterfly species as well as its diverse habitats. The plateau surface and steep slopes of the Upper Greensand are largely dominated by a mosaic of acidic grassland, open heath, scrub and secondary woodland. At the base of the Upper Greensand, where it adjoins the Gault, is a spring line which has led to the formation of a zone of acidic bog vegetation, this being best developed at Fishpond Bottom. Further habitat and structural diversity are provided by areas of open and flowing water, pockets of woodland and carr and a significant length of old hedgerow with many mature trees on the hedge banks.

2.2 There is a much more extensive network of locally important nature conservation sites, as shown on the following map, particularly concentrated in the areas east of Lamberts Castle and also to the northern part of Stoke Abbott parish. There are no locally designated geological sites.

Map of Dorset's Ecological Networks, and Potential Ecological Networks as recorded by Dorset LNP and its partners (including Dorset Environmental Record Centre)



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LANDSCAPE QUALITY

2.3 The Plan area sits largely within the clay vale of Marshwood Vale, with the wooded hills of the Axe Valley running along the northern part of the area. Much of the area (with the exception of the westernmost part) lies within the Dorset Area of Outstanding Natural Beauty – a nationally valued landscape. These areas are rated in the Dorset AONB landscape character assessment as being in moderate / stable condition. Key characteristics of these areas include:

- Gently rolling lowland pastoral vale based on clay, enclosed by greensand ridges with associated forts.
- Network of hedgerows with banks and mature hedgerow trees, providing a speckled appearance to the landscape. Meadows of neutral unimproved grassland with patches of rush. Winding network of watercourses and streamside willows, alder and other riparian vegetation and large linear wet woodlands to the north.

- Sunken, winding rural lanes with steep species rich verges and deep hedge banks.
- Scattered, isolated farmsteads.
- Settlement pattern of dispersed small clustered hamlets with variety of vernacular building materials and thatch. Golden limestone and thatch more predominant in the Axe Valley
- A peaceful, tranquil and rural character with wide open skies and long views.
- Small patches of oak, ash and hazel coppice around the vale edge. Beech tree canopies and avenues along open ridge tops. Occasional orchards.

2.4 Detrimental features include:

- Historical intensive farming practices have resulted in the loss of most prehistoric fields.
- Some hedgerows are in decline with hedgerow oaks becoming mature and stag headed.
- Many of the wet meadows have been lost.
- A major pylon line crosses the Vale.

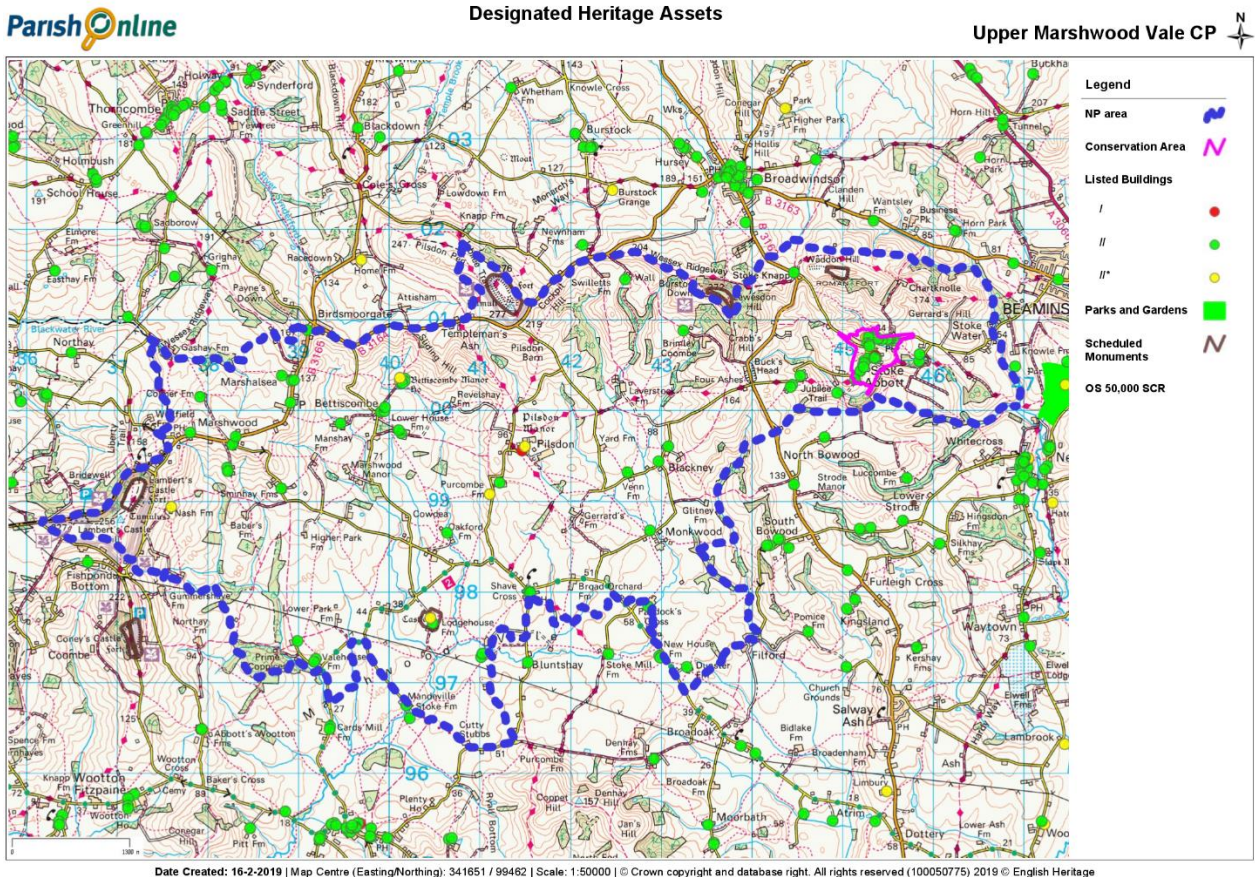
2.5 The area enjoys particularly dark skies and a general lack of light pollution

<https://nightblight.cpre.org.uk/maps/>

2.6 There is an extensive network of public rights of way and unclassified roads criss-crossing the area, including the Jubilee and Char Valley Trails, and the national cycle network NCN2 also traverses through Marshwood parish. The National Trust owns land at Lamberts Castle and Pilsdon Penn which is open to the public. Little Giant Wood in Stoke Abbott parish is a Woodland Trust site.

HERITAGE ASSETS

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

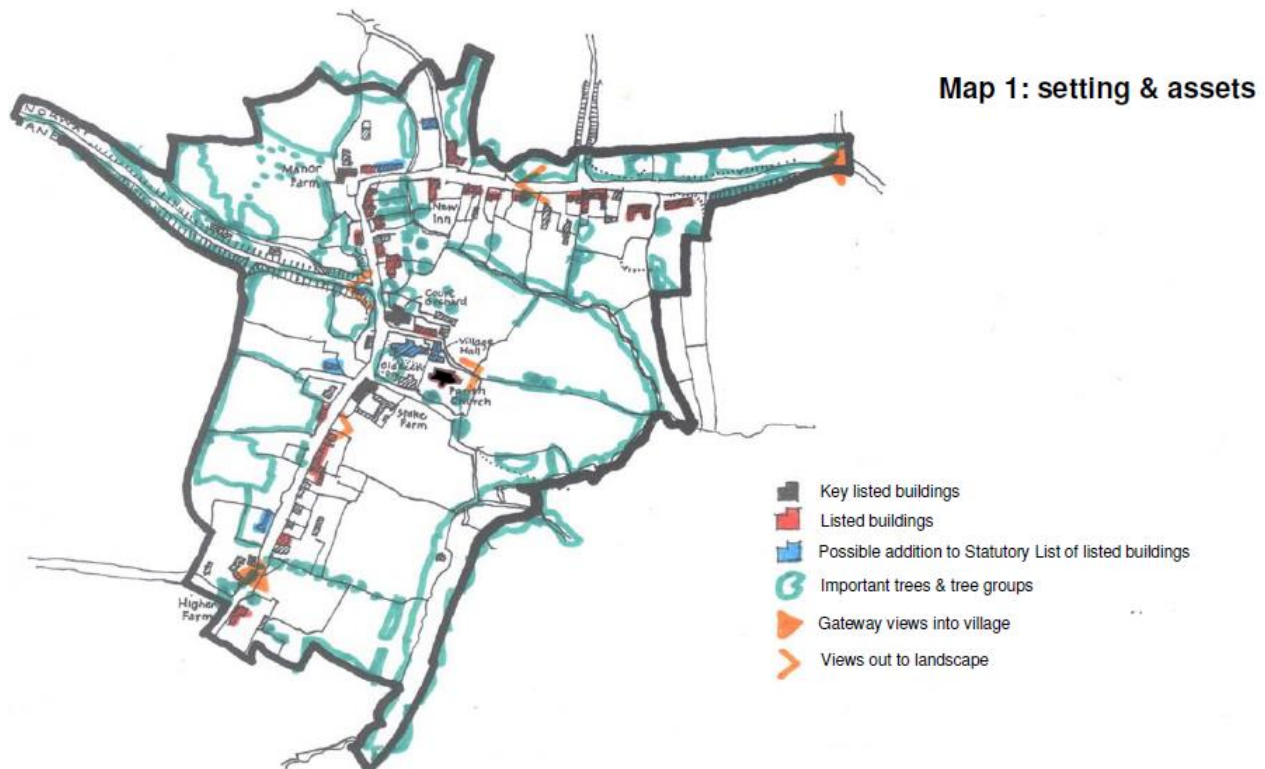


2.7 There are 88 Listed buildings or structures within the Neighbourhood Plan area, two of which are Grade I, and a further 9 of which are Grade II*.

- Church of St Mary, Pilsdon (Grade I)
- Parish Church Of St Mary, Stoke Abbott (Grade I)
- Attached Service Ranges and brick wall, West of Manor House, Bettiscombe (Grade II*)
- Bettiscombe Manor House with attached Wall and Gate-Piers (Grade II*)
- Garden Walls attached on North side of Manor House, Bettiscombe (Grade II*)
- Nash Farmhouse, Nash Lane, Marshwood (Grade II*)
- Purcombe Farm, Pilsdon (Grade II*)
- Remains of Marshwood Castle, 50m W of Lodge House Farm, Marshwood (Grade II*)
- Pilsdon Manor (the Pilsdon Community), Pilsdon (Grade II*)
- Court Orchard, Stoke Abbott (Grade II*)
- Manor Farmhouse, Stoke Abbott (Grade II*)

2.8 Stoke Abbott Conservation Area was designated in 1975 and a Conservation Area Appraisal prepared in 2006/7. This provides a detailed description of the character of the area including locally important buildings, spaces and views. The general condition of the Conservation (as assessed in the appraisal) is good.

Map of Conservation Area setting and assets, courtesy of West Dorset District Council



2.9 There are four scheduled monuments in the Neighbourhood Plan area:

- Marshwood Castle
- Lambert's Castle: an Iron Age hillfort 425m west of Nash Farm, with a bowl barrow, and the sites of a post-medieval fair and a telegraph station
- Pilsdon Pen hillfort and associated remains
- Roman fort on Waddon Hill

2.10 Three of the scheduled monument are on the national at risk register due to scrub / tree growth and general decay (with the exception of the Roman fort on Waddon Hill which has recently been removed from the list). Coneyes Castle and Lewesdon hillforts lie just outside of the Neighbourhood Plan area and are also scheduled monuments.

2.11 There are also a number of locally listed monuments noted, including lynchets to the south and south east of Chart Knolle (north of Stock Abbott village) and Crekelade Park to the east of Lambert’s Castle (as mentioned in the History of Dorset by John Hutchins).

2.12 There are no registered historic parks or gardens in the area. Just outside the area, to the east of Stoke Abbott, Parnham House has a Grade II* registered garden. There are no locally listed gardens of parkland in or close to the Neighbourhood Plan area.

CLIMATE CHANGE - FLOOD RISK

2.13 The main area at risk from flooding relates to the River Char but does not impact on any of the larger settlements. There are localised areas of surface water flood risk around Marshwood.

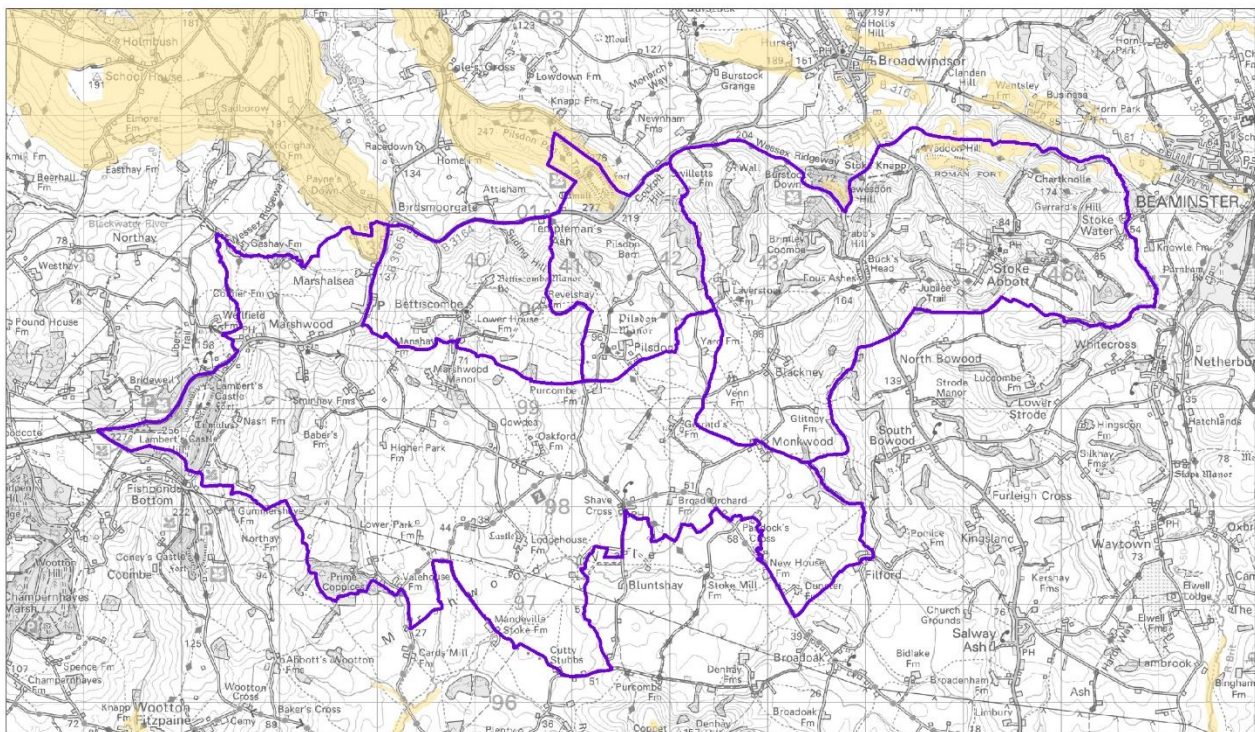
<https://explorer.geowessex.com/?layers=51,13847,13846,13845,9866,9865&basemap=26&x=338975.42&y=99839.12&epsq=27700&zoom=15>

SOIL AND WATER RESOURCES

2.14 The farmland is mainly Grade 3 (moderate) and areas of Grade 4 (poor) with the exception of an area around Four Ashes which contains some Grade 2 quality farmland.

2.15 There are no active minerals working sites in the area. There a few, small areas designated as Minerals Safeguarding Areas within the northernmost parts of the Neighbourhood Plan area.

Map of Minerals Safeguarding Area, courtesy of Dorset County Council



<p>Marshwood Vale - NHP</p> <p> Mineral Safeguarding Area (as designated in Minerals Strategy 2014)</p> <p> Marshwood Vale area</p>	<p>Ref: Date: 21/07/2017 Scale 1:45000 Drawn By: Cent X: 342607 Cent Y: 104099</p>	<p>GEOGRAPHICAL INFORMATION SYSTEMS</p> <p>Dorset County Council</p> <p><small>© Crown copyright and database rights 2017 Ordnance Survey 100015790 You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, re-distribute, distribute or sell any of this data to third parties in any form. Data Photography © UK Perspectives 2002 © Cartography 2006, 2008 & 2014</small></p>
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POLLUTION – AIR, SOIL AND WATER

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

2.17 South West Water have not defined any odour consultation zones in proximity to sewage treatment works, but advise that residential dwellings should not be built any closer to a public sewage treatment works than the nearest existing dwelling.

2.18 There are no designations relating to nitrate vulnerability or groundwater source protection currently operating in the area. The northern part of the Neighbourhood Plan area is identified as a groundwater vulnerability due to the presence of minor aquifers (in the Marshwood area) and major aquifers (in the Stoke Abbott area). River quality within the various catchments is generally moderate to good.

2.19 There are no historic landfill sites recorded for the area on the Environment Agency records. A contaminated land register is held which identifies a number of local sites where pollution may be present.

HEALTH AND WELL-BEING

2.20 The Neighbourhood Plan area covers four separate parishes, who share a Parish Council. The two main settlements in the area are Stoke Abbott (population approx 100) in the east and Marshwood (population approx 150) in the west. There are also scattered farmsteads and hamlets. According to the 2011 Census the area has a usual resident population of 584 persons, and the area is 30 square kilometres in size, giving a sparsely populated density of . 20 people per square kilometre (the average across England at that time was 405 people per square kilometre).

2.21 There is a limited range of services and facilities across the area, including Marshwood CE Primary School, various public houses, churches and village halls (the latter in Stoke Abbott and Bettiscombe). The Marshwood Stores and Post Office has recently closed.

2.22 There are no major employment sites in the area. There are less than 20 rateable business premises in the area including self catering holiday units, and a few small workshops. There is a high level of self-employment (45%) and comparatively low level of unemployment (1.7%). The largest rateable premises is Mabeys Farm, Pilsdon (home to Pilsdon Autos Car Breakers).

2.23 The travel to work data from the 2011 Census shows quite clearly a very high proportion of people working from home (45% compared to 18% average in West Dorset). Of those commuting a set distance, comparatively few travel less than 5km (9% compared to 43% average in West Dorset). Linked to this the main mode of travel to work is by private car, accounting for 77% of work trips. About 1 in 14 of all households did not have a car.

2.24 The parish has an ageing population profile – with the proportion of those aged between 20 and 44 dropping much more significantly in the last inter-Census period than West Dorset.

	Upper Marshwood Vale			West Dorset		
	2001	2011	% change	2001	2011	% change
Aged up to 19	14.5%	15.1%	+ 0.6%	22.1%	20.5%	- 1.6%
Aged 20 to 44	25.1%	16.1%	- 9.0%	26.4%	23.3%	- 3.2%
Aged 45 to 64	32.6%	38.9%	+ 6.3%	27.0%	29.8%	+ 2.8%
Aged 65 plus	27.8%	30.0%	+ 2.2%	24.5%	26.5%	+ 2.0%

2.25 About 20% of local resident's day to day activities is limited due to health (which is broadly the same as for West Dorset), and about 3.6% consider themselves to be in poor health.

EXISTING ENVIRONMENTAL PROBLEMS

2.26 From the above assessment, the following existing environmental problems have been identified and consideration given to how these may change over time:

Biodiversity, Geology, Flora and Fauna

2.27 Lamberts Castle SSSI is in an unfavourable but recovering condition. Reasons for poor condition vary but are largely due to management (bracken / scrub invasion) and are not believed to be related to development pressures (and Natural England are advising the landowner on conservation management measures which should improve this situation). Existing policies in the Local Plan (reflecting national policy) seek to prevent development that would harm such wildlife sites, and support development whose primary objective is to conserve or enhance biodiversity.

Landscape

2.28 Much of the area is part of the Dorset AONB, a nationally important landscape, and there are no significant concerns about its overall condition in the Neighbourhood Plan area. A number of detrimental features are noted, primarily related to farming practices and the loss of pre-historic fields, wet woodlands and hedgerows. Major development (such as the main pylons) has also been noted as harmful, and the existing policies in the Local Plan (reflecting national policy) safeguard against major development (taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined) other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

Cultural Heritage

2.29 The main problems noted in terms of heritage relate to the poor condition of three of the four scheduled monument. This issue is primarily due to scrub / tree growth and general decay rather than related to development pressures. Their improvement will depend on positive management measures being adopted by the respective landowners. Existing policies in the Local Plan (reflecting national policy) support development that would allow the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.

Soil, Water, Air and Climatic Factors

2.30 The main area at risk from flooding relates to the River Char, but there are no major flooding issues within the Neighbourhood Plan Area. There are no significant problems relating to soil, water or air pollution although the northern part of the Neighbourhood Plan area is identified as a groundwater vulnerability zone due to the presence of minor aquifers (in the Marshwood area) and major aquifers (in the Stoke Abbott area). Existing policies in the Local Plan (reflecting national policy) seek to prevent further development within flood risk areas (or where this may be necessary ensure mitigation is in place so as to minimise flood risk) and prevent polluting development that would contaminate vulnerable groundwater resources.

Material Assets, Population and Human Health

2.31 The area is sparsely populated with an ageing population profile. The recent closure of the Marshwood Stores and Post Office highlights the difficulties of good access to local services and high reliance on the car. It is possible that without intervention these traits may become worse, although the Local Plan does support affordable housing and community facilities within the Neighbourhood Plan area.

3. RELEVANT PLANS, PROGRAMMES AND OBJECTIVES

3.1 Based on the above appraisal, the following plans and programmes have been identified as potentially relevant, and the issues they highlight identified for consideration. In drawing up this list reference has been made to the West Dorset, Weymouth & Portland Local Plan Review Sustainability Appraisal Scoping Report (July 2016) and also to the SEA scoping for the adjoining Broadwindsor Area Neighbourhood Plan.

Topic	Plans and Programmes	Key Objectives
Biodiversity, geology, flora and fauna	<p>EU Biodiversity Strategy to 2020 (2011), EU Habitats Directive and Birds Directive (92/43/EEC and 79/409/EEC as amended)</p> <p>EU Water Framework Directive (2000/60/EC)</p> <p>The National Planning Policy Framework (NPPF) (2019) and Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)</p> <p>Dorset Biodiversity Protocol</p> <p>West Dorset, Weymouth and Portland Local Plan (2015)</p>	<p>Retain the protection and improvement of the natural environment as core objectives of the planning system</p> <p>Seek to protect and conserve habitats and wild flora and fauna and avoid adverse effects upon nature conservation sites, including terrestrial and water environments</p> <p>Take into account legal protection of species in developing policies relating to biodiversity and habitat protection.</p> <p>Identify and map components of the local ecological networks</p> <p>Where development takes place, buffers should be provided to environmental assets to improve their biodiversity value and facilitate adaptation to climate change, mitigation achieved and biodiversity enhancements secured.</p>
Landscape	<p>European Landscape Convention (2000)</p> <p>The National Planning Policy Framework (NPPF) (2019)</p> <p>West Dorset, Weymouth and Portland Local Plan (2015)</p> <p>Dorset AONB Management Plan 2019 – 2024</p>	<p>Recognise landscapes as an essential component of people's surroundings, their cultural and natural heritage, and a foundation of their identity.</p> <p>Protect and enhance valued landscapes - including the statutory duty on all 'relevant authorities' to have regard to the purpose of conserving and enhancing natural beauty when discharging any function affecting land in AONBs, which includes their setting, dark night skies, tranquillity and undeveloped rural character.</p> <p>The landscape character of the District will be protected through retention of the features that characterise the area.</p>
Cultural heritage	<p>Town and Country Planning (Listed Buildings and Conservation Areas) Act (1990)</p> <p>The National Planning Policy Framework (NPPF) (2019)</p> <p>West Dorset, Weymouth and Portland Local Plan (2015)</p> <p>Stoke Abbott Conservation Area Appraisal (2007)</p>	<p>Conserve and enhance heritage assets in a manner appropriate to their significance</p> <p>Any development proposal affecting a heritage asset (including its setting) should sustain and enhance its significance and secure a viable use consistent with its conservation.</p>
Soil, Water, Air and Climatic Factors	<p>Nitrates Directive (91/676/EEC), EU Air Quality Directive (2008/50/EC), Water Framework Directive (2000/60/EC)</p> <p>U.K Climate Change Act (2008)</p>	<p>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</p>

Topic	Plans and Programmes	Key Objectives
	<p>The National Planning Policy Framework (NPPF) (2019)</p> <p>South West River Basin Management Plan</p> <p>Safeguarding our Soils: A strategy for England (2009)</p> <p>Dorset County Council Local Flood Risk Management Strategy (2014)</p> <p>West Dorset, Weymouth and Portland Local Plan (2015)</p> <p>Bournemouth, Dorset and Poole Energy Efficiency Strategy (2009) and Renewable Energy Strategy (2013)</p> <p>West Dorset Strategic Flood Risk Assessment (2018 update)</p> <p>West Dorset Climate Change Strategy (2009)</p> <p>West Dorset Contaminated Land Strategy 2008-13 (2008)</p>	<p>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 & 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>Prevent the unnecessary sterilisation of valuable mineral resources and negative impacts of incompatible development on existing minerals operations or facilities.</p> <p>Reduce vulnerability to the impacts of climate change, and mitigate against further climate change by reducing carbon emissions.</p> <p>Reduce carbon emissions to meet the UK target and move towards a low carbon economy</p>
<p>Material assets, population and human health</p>	<p>European Sustainable Development Strategy (2006)</p> <p>UK Government Sustainable Development Strategy (2005)</p> <p>The National Planning Policy Framework (NPPF) (2019)</p> <p>Transforming Dorset - Strategic Economic Plan 2014-21</p> <p>Bournemouth Dorset and Poole Workspace Strategy (2016)</p> <p>Bournemouth, Poole and Dorset Local Transport Plan (2011-2026)</p> <p>Dorset Sustainable Community Strategy 2010-2020 (2010)</p> <p>Bournemouth, Dorset & Poole Minerals Strategy (2014)</p> <p>West Dorset, Weymouth and Portland Local Plan (2015)</p> <p>West Dorset Community Plan 2010-26 (2013)</p> <p>West Dorset District Council & Weymouth and Portland Borough Council Joint Housing Strategy 2014-19</p>	<p>Promote a prosperous local economy, create the conditions for enterprise to flourish</p> <p>Identify the size, type, tenure and range of housing to reflect local demand, to boost the supply of housing and ensure everyone can live in a good quality home</p> <p>Meet identified local and essential rural needs</p> <p>Contribute towards the creation of mixed and balanced communities that are socially inclusive</p> <p>Promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion</p> <p>Promote good public health, access to healthcare and opportunities for healthy, active and independent lifestyles</p> <p>Ensure that the necessary infrastructure is put in place to support growth</p> <p>Provide opportunities to reduce car use; improve safety; ensure convenient and appropriate public transport services; and seek greater network efficiency for pedestrians, cyclists and equestrians and better access to services for everyday needs.</p>

4. SCOPE OF THE NEIGHBOURHOOD PLAN

THE RELATIONSHIP WITH OTHER RELEVANT PLANS AND PROGRAMMES

4.1 Any Neighbourhood Plan has to be in general conformity with the adopted Local Plan for that area, in order to meet the basic conditions and be made³. Once a Neighbourhood Plan has been brought into force, the policies it contains may take precedence over existing non-strategic policies in a Local Plan that would otherwise conflict, until superseded by strategic or non-strategic policies that are adopted later.

4.2 The Local Plan for West Dorset was adopted in October 2015 (and its review has now commenced). The Local Plan's spatial strategy focuses the majority of new development on the main towns, including Beaminster, Bridport and Lyme Regis. The largest settlements in the Neighbourhood Plan area - Marshwood and Stoke Abbott - fall under the minimum population threshold to feature in the Local Plan. As such, there is little expectation that this area should have much development, and the Local Plan does not allocate any land for development or define settlement boundaries within which development is encouraged. However it does allow Neighbourhood Plans to allocate sites for future development, or to define their own development boundaries, to help deliver some growth appropriate to the size of each settlement and meet local needs.

4.3 The Neighbourhood Plan cannot deal with county matters (mineral extraction and waste development), nationally significant infrastructure or development that falls within Annex 1 to Council Directive 85/337/EEC as these are specifically excluded by the legislation.

THE PLAN'S CONTENTS AND MAIN OBJECTIVES

4.4 The scope of the plan is as follows.

Theme	Vision / Goals	Relevant contents included in the pre-submission draft plan
Housing	To allow some housing growth at a rate that reflects local needs and the rural nature of the area. Where possible, this should provide for younger people with children, as well as older people needing to downsize	The review of housing data would suggest a possible target of about 2 dwellings per annum, primarily for affordable housing and smaller (and more affordable) open market housing types including self-build plots. Policy UMV4 allocates the Colmer Stud Farm site for mixed use including up to four dwellings Policy UMV5 allocates the Three Counties Nurseries Site for up to five live-work units Policy UMV6 allows the re-use of existing buildings to create one or more new dwellings subject to certain criteria
Business & Economy	To support home working, rural workshops and small-scale tourism to strengthen the local economy and provide further job opportunities	Assessed need is low and likely to be speculative, with a strong emphasis on home-working. Policy UMV5 allocates the Three Counties Nurseries Site for up to five live-work units Policy UMV7 supports the use of existing lawful dwellings and associated outbuildings to facilitate home working, and the provision of new, small-scale workshop / office units subject to certain criteria
Community & Infrastructure	To support a range of community facilities that can be sustained given the sparsity of the local	Assessed need prioritises a replacement village shop in Marshwood, together with parking to serve existing facilities (school and church). Although improved parking for the facilities in Stoke Abbott is

³ As required under Schedule 4B to the Town and Country Planning Act 1990 section 8(2)e

	<p>population. The initial focus for this will be on supporting a new local shop in Marshwood. Practical solutions that could improve the local school and church (in terms of better parking and outdoor play facilities) are also considered.</p>	<p>also an issue, no sites have been identified that could address this need. Policy UMV1 identifies the key community facilities to be protected and allowed to modernise and adapt to meet future needs Policy UMV2 seeks to protect access to the countryside via public rights of way and the main publicly accessible green spaces Policy UMV4 allocates the Colmer Stud Farm site for mixed use, including a village shop with community meeting room and adjacent green space, community parking (for use in association with the shop, school and church)</p>
Environment & Design	<p>To protect the landscape and features which contribute to the area's unique character, the enjoyment of the area in terms of countryside access and views, the general tranquillity of the area and its dark skies.</p>	<p>As this is broadly covered by the Local Plan the focus here is on highlighting more local features that perhaps would otherwise be overlooked in planning decisions. Policy UMV3 identifies 16 different local landscape characteristics that should be respected and enhanced, listing features. It also supports proposals that remove features that are detrimental to local landscape character, such as intrusive large pylons and large-scale modern agricultural buildings.</p>

5. ASSESSMENT PROCESS

DETERMINING THE ENVIRONMENTAL ASSESSMENT OBJECTIVES

5.1 From the assessment of environmental characteristics and problems, and the established objectives identified through the appraisal of relevant plans and programmes, the following are considered to be the important issues that should be included in the assessment of options and alternatives:

5.2 **Biodiversity, geology, flora and fauna** – although the potential for development to harm significant ecological interests is limited as development is unlikely to harm nationally or internationally designated sites, all sites have potential for biodiversity interest that could be harmed by development and as such their ecological interest and possible presence of protected species should be considered, and opportunities to enhance biodiversity (such as through establishing wildlife corridors connecting habitats) could be identified.

5.3 **Landscape** – much of the area is part of the Dorset AONB, a nationally important landscape. Major development is likely to be harmful, and all sites have potential to harm features of local landscape character. The scale of development proposed and sensitivity of the landscape to change will need to be taken into account in any site selection process, and policies identifying and protecting key landscape features may be something that can be usefully identified in the Neighbourhood Plan.

5.4 **Cultural heritage** – there is potential for development to harm the significance of heritage assets, particularly Listed Buildings which may adjoin a development site, and the setting of the scheduled monuments. The site selection process should consider the potential harm to these assets and how this can be avoided. Policies identifying and protecting undesignated heritage assets may be something that can be usefully included in the Neighbourhood Plan.

5.5 **Soil, water, air and climatic factors** – there are no major flooding issues within the Neighbourhood Plan Area, but the avoidance of flood risk (including from surface water flooding) should still be taken into consideration. Similarly although unlikely the possible sterilisation of

minerals resources, presence of contaminated land, and the loss of high quality agricultural land should also be checked.

5.6 Material assets, population and human health – given the limited community facilities, the current level of out-commuting, dependency on home-working and the ageing population, consideration should also be given to the potential to reduce reliance on the private car and provide opportunities for affordable housing, work, and community facilities in easy walking distance of the main settlements if this is possible.

5.7 On this basis the following objectives have been identified to inform the assessment of the plan:

Objective	Assessment basis for site allocations
Biodiversity, fauna & flora - Ensure no ecological interests would be harmed, and where opportunities arise, enhance habitats and biodiversity	Is the site close to nature conservation designations and is there likely to be protected species / habitats on site, or potential for enhancement?
Landscape - Ensure development respects and reinforces the area's rural landscapes and character	Is the site within / close to the Dorset AONB, is it visible in public views, and does it contain local landscape features?
Cultural heritage - Protect the area's heritage assets, and where opportunities arise, enhance the historic character of the area	Is the site close to existing heritage designations and could harm their setting and significance?
Soil, water & air pollution - Ensure development does not result in an unacceptable risk of pollution	Is there any knowledge of contamination and does the site lie close to any sewage treatment works?
Soils and minerals - Ensure development does not result in sterilisation of minerals resources or high quality agricultural land	Is the site within a minerals safeguarding area? Would significant areas of Grade 1 or 2 farmland be developed?
Climate change (flood risk) - Reduce flood risk	Is the site in proximity to existing flood risk zones or is there local knowledge of flooding incidences?
Meeting local needs - Provide housing, employment and community facilities to help meet local needs	How much housing could be provided (or might be lost) through the sites; development, including affordable homes, and could the site to accommodate new jobs or community facilities?
Safe and accessible - Ensure safe access and a pedestrian-friendly environment	Is the site safe and accessible, both on foot and by car?

SCOPING CONSULTATION

5.8 The Environment Agency, Historic England and Natural England were consulted on the scope of the Strategic Environmental Assessment. The consultation commenced on 25 March 2019, for the statutory 5 weeks.

5.9 The scoping consultation request included information on the potential scope of the plan as identified at that time and the environmental characteristics of the area, together with a review of the relevant over-arching plans and programmes. Advice was sought on:

- The need for a strategic environmental assessment based on the proposed scope of the plan (in order for the new Dorset Council to issue a screening determination in due course if considered necessary)
- The scope of the strategic environmental assessment (on the basis that the Parish Council will press ahead with such a report)
- The need for an appropriate assessment under the Habitat Regulations based on the proposed scope of the plan (primarily a matter for Natural England to comment upon)

5.10 The responses to the consultation and how these were acted upon are summarised below:

Respondent	Summary of response	Actions taken
Environment Agency	No response received within 5 weeks	n/a
Historic England	No response received within 5 weeks	n/a
Natural England (response received 29/04/19)	Natural England do not consider that an HRA or SEA is required based on the information available and submitted.	Noted
	Check consideration has been given to the following NPPF paras 20 - regarding the conservation and enhancement of the natural environment. 117 - regarding the effective use of land 170 - regarding minimising impacts on and providing net gains for biodiversity, 171 - regarding maintaining and enhancing networks of habitats and green infrastructure; and planning for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries 174 - regarding how to achieve a net gain	Noted – these factors have been considered
	The allocations within the proposed neighbourhood plan are likely to require a BMEP. Reflection of this in the neighbourhood plan would be beneficial.	Noted – this has been done
	It is strongly advised to consult with the AONB on progression of the neighbourhood plan	Noted – the AONB team have been involved to date and are a consultee

TECHNICAL OR OTHER DIFFICULTIES WITH THE ASSESSMENT PROCESS

5.11 Evidence is constantly updated which can make elements of the assessment out of date (such as the appraisal of relevant policies and programmes), although this is unlikely to materially affect the objectives and scoring.

5.12 It was not practical to carry out a landscape visual impact assessment in relation to the potential site allocations, and a judgement on likely impact has therefore been made without the benefit of using a qualified landscape architect to assess the likely impacts. Consultation with the relevant advisors (such as the Dorset AONB team) has however been undertaken.

5.13 National planning guidance on plan-making advises that this should be based on proportionate evidence. Given the scale of development proposed and likely environmental impacts the above difficulties are not considered to be of significant concern.

6. TESTING

TESTING OF THE PLAN'S OBJECTIVES

6.1 The plan's objectives (vision and goals) as worded in Section 4 of the pre-submission draft have been assessed in terms of their likely environmental impact (in the absence of any more detailed policies) against each of the sustainability objectives in Section 5, and graded as follows:

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

Environmental assessment objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Pollution	Soil and minerals resources	Climate change (flood risk)	Meeting local needs	Safe and accessible
Housing				-				
Business & Economy								
Community & Infrastructure				-				
Environment & Design				-	-	-		

6.2 The first three objectives focus on meeting local needs so have scored positively against that objective, but uncertain against some of the other objectives as the impact will depend on the location and nature of the development proposed. The environment and design objective is considered likely to have largely positive impacts, but care will need to be taken that this does not prohibit development where this is really needed.

6.3 Although a relatively high-level assessment, due to the likely scale of development proposed it is considered that the plan's objectives would be unlikely to lead to any significant adverse environmental impacts, and that they should generally help meet local needs. However further checks through an assessment of all of the Neighbourhood Plan policies is advisable.

TESTING OF THE PLAN'S POLICIES AND REASONABLE ALTERNATIVES

6.4 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 is provided in table format similar to that used to test the plan's objectives.

SECTION 2 - THINGS WE VALUE ABOUT OUR AREA: POLICIES UMV1-3

6.5 No reasonable alternatives were identified for further assessment under this section of the Neighbourhood Plan – the only other option being the omission of the policies and reliance on the Local Plan (ie the baseline).

Environmental assessment objective	Biodiversity, fauna and flora	Landscape	Cultural heritage	Pollution	Soil and minerals resources	Climate change (flood risk)	Meeting local needs	Safe and accessible
Neighbourhood Plan policy								
UMV1 - Community facilities	-	-	-	-	-	-	✓	✓
UMV2 - Recreational access	✓	✓	✓	-	-	-	✓	✓
UMV3 - Local landscape character	✓	✓	✓	-	-	-	-	x

6.6 **Policy UMV1** identifies the key community facilities to be protected and allowed to modernise and adapt to meet future needs, providing further detail on the local issues than contained in under the generic policy in the Local Plan. The Local Plan contains other policies that should safeguard against adverse impacts on the environment and residential amenity, and the need to avoid such impacts could usefully be referenced.

6.7 **Policy UMV2** safeguards the important public open spaces and public rights of way that provide the main opportunities for public recreation in the Neighbourhood Plan area, in the absence of public parks and similar community spaces. The sites identified are also important for their ecological and heritage interest, as well as the hilltops being visually prominent in the Dorset AONB. No reasonable alternatives were identified for further assessment under this section. The potential provision of an additional small green space is considered under Policy UMV4.

6.8 **Policy UMV3** seeks to safeguard important local landscape features that contribute to the distinct character of the area. A potentially adverse impact in terms of safe access and a pedestrian-friendly environment is noted in relation to the retention of dark night skies and retention of sunken, winding rural lanes as this could prohibit their improvement.

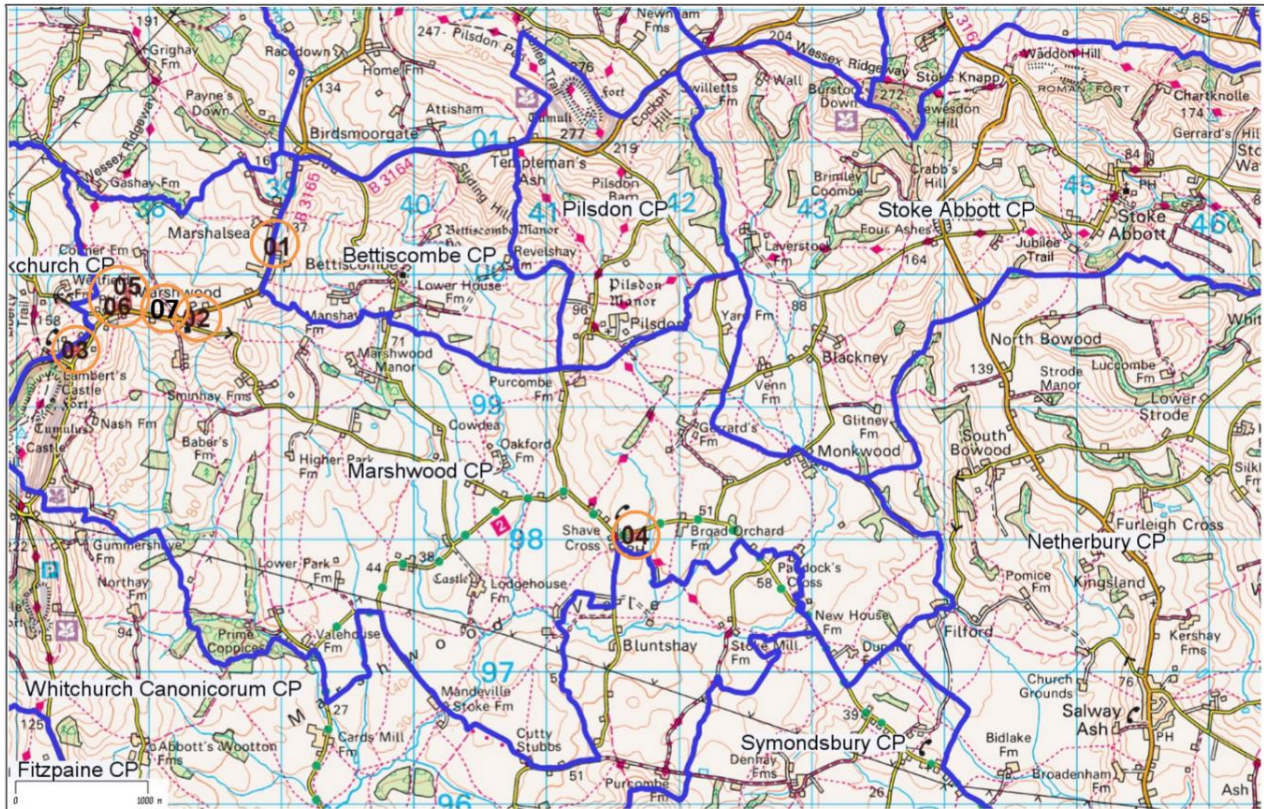
SECTION 3 - WHAT DEVELOPMENT WHERE: POLICIES UMV4-7

6.9 The potential site options were identified from a call for sites undertaken in January 2018. Four sites were submitted and a further 3 late submissions were accepted and assessed. The sites assessed were:

- Site 1 – The Dungeon, Marshalsea, DT6 5QE
- Site 2 – Land adjoining Gramarye Lodge, Marshwood, DT6 5QA
- Site 3 – Three Counties Nursery, Marshwood, DT6 5QJ
- Site 4 – Land adjoining Penn View, Shave Cross, DT6 6HW
- Site 5 – Land to east of Bottle Inn, Marshwood, DT6 5QJ
- Site 6 – Land adjoining Bottle Inn to west side, Marshwood, DT6 5QJ
- Site 7 – Land opposite Marshwood Primary School, Marshwood, DT6 5QJ

6.10 The broad locations are shown on the following map.

6.11 The sites were sent to Dorset County Council (Highways), West Dorset District Council (Conservation team and Environmental Assessment Officer), and Dorset AONB (Landscape advisor) with a request for comments in relation to highways, heritage and landscape matters. The District Council also confirmed that it held no records regarding potential contamination of the Dungeon site (as from local knowledge the site was used for tipping village waste - mainly garden waste, and mostly away from the road - up until the 1970s).



Date Created: 11-6-2018 | Map Centre (Easting/Northing): 341665 / 102411 | Scale: 1:50000 | © Crown copyright and database right. All rights reserved (100050775) 2018 © Contains Ordnance Survey Data : Crown copyright and database right 2018

6.12 The site assessments were made available for public consultation in Summer 2018, including the findings of how each site scored against the various criteria. These are summarised in Appendix 3. The resulting scores at that time were as follows:

Environmental assessment objective	Biodiversity, fauna and flora	Landscape	Cultural heritage	Pollution	Soil and minerals resources	Climate change (flood risk)	Meeting local needs	Safe and accessible
Neighbourhood Plan policy								
Site 1 – The Dungeon	👤	- *	- *	👤	-	-	✓/✓✓	✗
Site 2 – Adj Gramarye Lodge	-	✗	✗✗	-	✗	-	✓/✓✓	✗
Site 3 – Three Counties Nursery	-	-	- *	- *	✗	-	✓/✓✓	✗
Site 4 – Penn View, Shave Cross	-	✗	- *	-	✗	-	👤	✗
Site 5 – East of Bottle Inn	-	-	- *	-	✗	-	✓/✓✓	✗
Site 6 – Adj Bottle Inn to west side	-	-	- *	-	-	-	✓/✓✓	✗
Site 7 – Opp Marshwood School	-	✗/✗✗	✗/✗✗	-	✗	-	✓/✓✓	✗ / - *

* Subject to inclusion of mitigation measures / sensitive design

6.13 As a result of community feedback it was clear that the landowner’s aspirations for housing was not generally supported with the exception of the live/work units (an option identified for Site 4 given the previous employment use of that site). Alternatives of holiday accommodation (suggested for sites 5 and 6) could be pursued under Local Plan policies, and an application has since been approved for the change of use of agricultural land to caravan/camping site (plus

erect workshop/storage building and use existing buildings for site office, shower/toilets) on site 5 (planning application reference WD/D/18/002718). Given the need for a new village shop and parking at the school, the site owners of Sites 2 and 3 offered to consider providing community facilities, subject to including an element of housing. The landowner of Site 1 indicated that the southern section of their site could be used as a temporary location for the village shop, but that it was not available for this use in the long-term.

6.14 On this basis the site options that were investigated further were: Site 2 – land adjoining Gramarye Lodge and Site 7 – Colmer Stud, as the reasonable alternatives for a village shop, parking and a limited number of dwellings (up to 4 units to provide the necessary financial incentive) and Site 3 – Three Counties Nursery for live-work units (up to 5 units considered feasible).

6.15 More detailed assessment of potential heritage impacts and ecology impacts were scheduled of these sites, undertaken by Kim Sankey BA(Hons), DipArch, AADipCons, RIBA and Bryan Edwards of the Dorset Environmental Records Centre respectively.

6.16 No reasonable alternatives were identified for further assessment in relation to the re-use of building for housing and allowing development for home working and small-scale employment – the only other options being the omission of the policies and reliance on the Local Plan (ie the baseline).

Environmental assessment objective	Biodiversity, fauna and flora	Landscape	Cultural heritage	Pollution	Soil and minerals resources	Climate change (flood risk)	Meeting local needs	Safe and accessible
Neighbourhood Plan policy								
UMV4 - Colmer Stud Farm site	-	x	x	-	x	-	✓✓	-
[alt UMV4] - Gramarye Lodge	-	x	xx	-	x	-	✓✓	x
UMV5 - Three Counties Nursery	-	-	✓	✎	x	-	✓✓	x
UMV6 - Residential conversions	-	-	-	-	-	-	✓	x
UMV7 - Small-scale employment	✎	✎	✎	-	✎	✎	✓	x

6.17 **Policy UMV4** relates to the site allocation of land at Colmer Stud Farm, opposite the Marshwood School. The ecology survey does not identify any significant species or habitats that could be adversely impacted by development, but advises that the western end of the hedgerow is the most important ecological feature. The draft Neighbourhood Plan policy states that the loss of hedgerow of ecological importance should be avoided as far as practical, with replacement hedgerow planted to mitigate any loss, and that a biodiversity mitigation and enhancement plan will be required. As such a neutral score is given. A negative score is given in regard to landscape impact due to the site's location in the AONB, but is not considered to be likely to give rise to a significant adverse effect, as the scale of development is not major in this context, and the advice of the AONB officer regarding following the roadside pattern of development has been reflected in the policy, alongside a requirement for a landscaping scheme to soften the impact of the development in wider views from the AONB. The heritage expert considered that the development would result in less than substantial on the significance of the two closest listed buildings and suggested that the level of impact would be neutral / slight. Their advice on taking a similar approach to that adopted at Old Chapel Yard and Bramblehay has been incorporated into the policy. A negative (but not significant) impact has therefore been scored under the heritage objective. The site is in agricultural use but the scale of land-take would not result in a significant adverse impact, and no pollution or flood risks have been identified. The provision of community facilities (in terms of a site for the village shop plus improved facilities for the church and school) is scored as a significant positive effect, and the improved parking provision (in a location which should be provide for a safe crossing of the road)

cancels out the negative impact of the site being located away from the main area of settlement further to the north, in terms of safe access.

6.18 The only reasonable alternative option identified to Policy UMV4 would be a site allocation on land adjoining Gramarye Lodge. This similarly had no notable ecological interest. As with site 2, some adverse landscape impact is considered likely given the site's elevation, but as the development is not major and some mitigation could be secured in terms of landscaping, so it is not scored as a significant adverse impact. Similarly it is likely to have an adverse impact on the setting of the nearby Listed Buildings, more-so than Site 2, with a similar level of development likely to have a more significant impact, and has been scored as significant in this context. The site scores the same in terms of pollution, soil and minerals resources and climate change (flood risk) issues, and also in terms of the potential to meet community needs. However it scores a slight negative impact in terms of safe access as the location is slightly further from the school / church and therefore would necessitate greater pedestrian movements along the road where there is no pavement.

6.19 On this basis, the alternative to Policy UMV4 does not appear to be preferable to the selected site option when considered against the sustainability objectives, and therefore it is appropriate that it is rejected in favour of the selected policy.

6.20 Policy UMV5 relates to the site allocation of land at Three Counties Nurseries for up to five live-work units. The ecology survey does not identify any significant species or habitats that could be adversely impacted by development, but advises that some of the hedgerows and hedge banks are the most important ecological feature. The draft Neighbourhood Plan policy states that hedgerows / hedge banks should be retained as far as practical, but as a new highway access will be required so it is likely that some will be lost. However the policy also requires a biodiversity mitigation and enhancement plan will be required, and this should secure an overall enhancement. As such a neutral score is given. The site is not within the AONB and the scale of development is not major, and therefore a neutral score has been recorded in respect of landscape impacts. The heritage expert considered that a slight positive impact would be achieved given the removal of the dilapidated buildings and structures on the site, so long as the quantum of development, principles of design, scale, layout and materials have regard to the setting of the scheduled monument which is reflected in the policy criteria. The site is in agricultural use but the business has not been operational for some years and the scale of land-take would not result in a significant adverse impact, and no pollution or flood risks have been identified. The potential contamination risks associated with its historic use still need to be investigated but are unlikely to be significant given the previous use, and this investigation is included as a policy criteria. The provision of live/work units, which will provide both homes and local employment, is scored as a significant positive effect. The need to secure a new highway access overcomes any major objection in terms of highway safety, however due to the site's location away from any main settlement with facilities, it scores a slight negative impact in terms of safe access.

6.21 Policy UMV6 allows the re-use of an existing lawful building to create one or more new dwellings subject to five criteria. The main ecological impact would be on potential disturbance to bats, and a bat survey requirement is specified in the policy. As no new building is envisaged and the policy would not apply to buildings in an isolated location, no landscape or heritage impacts are considered likely. The policy requires that there are no pre-existing contamination, noise or flood risks that cannot be mitigated to the satisfaction of the Local Planning Authority. The provision of housing will provide a positive benefit in terms of meeting local needs, and the policy requires that the site can be safely accessed from the highway – however as most site's locations will be away from any main settlement with facilities, it scores a slight negative impact in terms of safe access.

6.22 Policy UMV7 supports the use of existing lawful dwellings and associated outbuildings to facilitate home working (as this may require planning permission if it would result in a material change of use), provided that the use would not give rise to an unacceptable level of disturbance to neighbours or have a significant adverse environmental impact. It also supports the provision of new, small-scale workshop / office units subject to criteria, including the requirement that the

site has good access to the B3165 and is well-related to existing buildings (which will limit the potential use of this policy). The criteria also prohibits uses that would generate pollution or create highway safety concerns, and requires that any new buildings are designed in keeping with the rural character of the area (with a limit on scale, traffic levels and external lighting) and should not adversely impact on the setting of any nearby heritage assets. On this basis, any adverse impacts, although difficult to quantify, are likely to be limited.

CUMULATIVE AND OTHER EFFECTS OF THE PLAN'S POLICIES

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

Environmental assessment objective	Biodiversity, fauna and flora	Landscape	Cultural heritage	Pollution	Soil and minerals resources	Climate change (flood risk)	Meeting local needs	Safe and accessible
Neighbourhood Plan policy								
UMV1 - Community facilities	-	-	-	-	-	-	✓	✓
UMV2 - Recreational access	✓	✓	✓	-	-	-	✓	✓
UMV3 - Local landscape character	✓	✓	✓	-	-	-	-	x
UMV4 - Colmer Stud Farm site	-	x	x	-	x	-	✓✓	-
UMV5 - Three Counties Nursery	-	-	✓	✎	x	-	✓✓	x
UMV6 - Residential conversions	-	-	-	-	-	-	✓	x
UMV7 - Small-scale employment	✎	✎	✎	-	✎	✎	✓	x

6.24 This analysis indicates that, overall, the adverse impacts are likely to be balanced or outweighed by positive impacts, with the most positive impacts scored against the objective of meeting local needs. The main adverse impact is in relation to safe and accessible development, due to the rural and sparsely population nature of the Neighbourhood Plan area. Although there is likely to be an overall adverse impact in relation to loss of productive farmland, the scale (cumulatively) is still unlikely to be significant given the limited size of the site allocations.

6.25 The potential for secondary (indirect) impacts has been considered but no specific issues identified.

7. CONCLUSIONS AND PROPOSED MONITORING

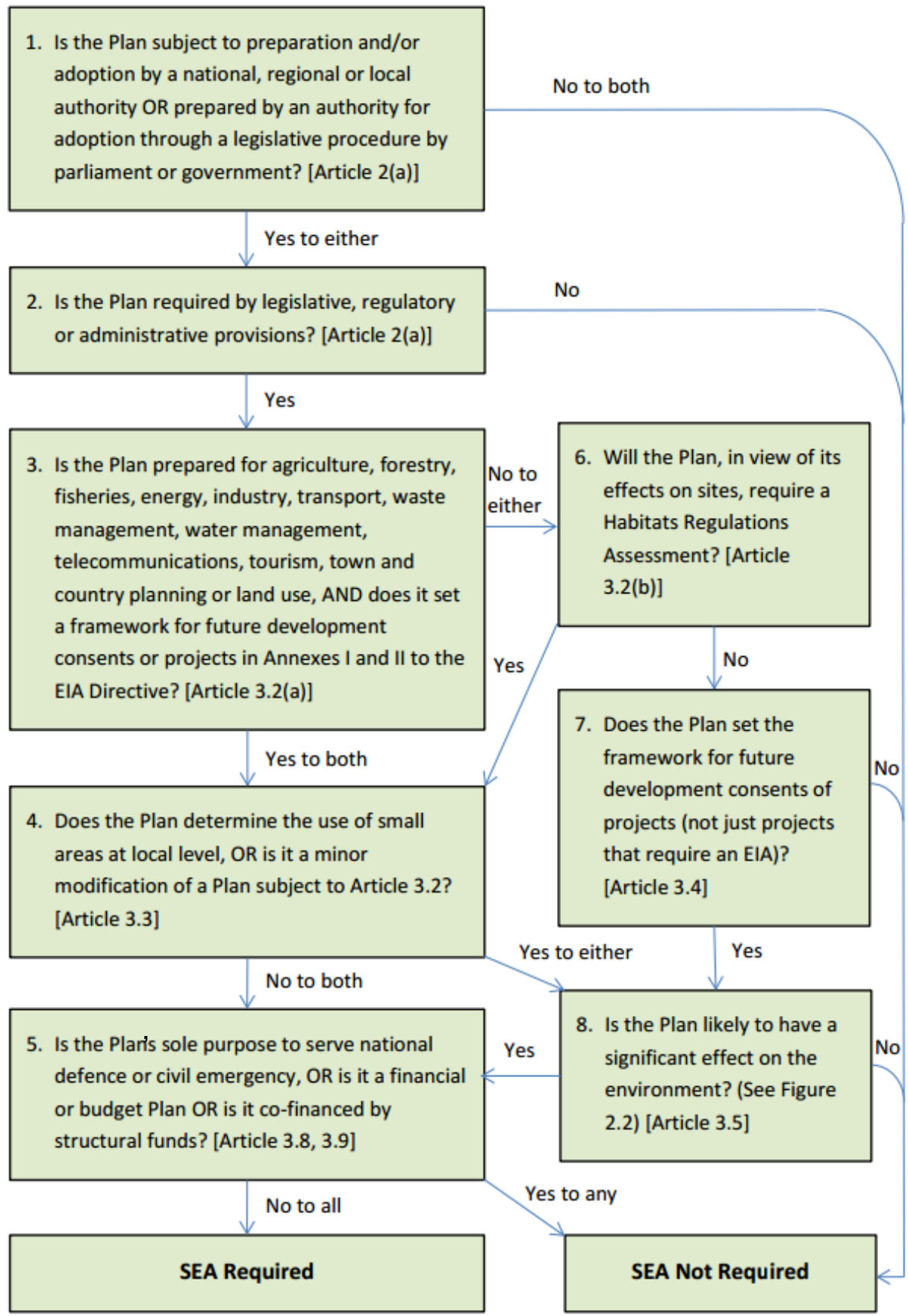
LIKELY SIGNIFICANT IMPACTS

7.1 There are no likely significant adverse impacts identified as a result of the assessment of plan's objectives and proposed policies. The only significant impacts identified for this Neighbourhood Plan are positive ones in relation to the delivery of housing, employment and community facilities.

MONITORING

7.2 Given that it is unlikely that the implementation of the Neighbourhood Plan would lead to any significant adverse effects, no specific monitoring is suggested.

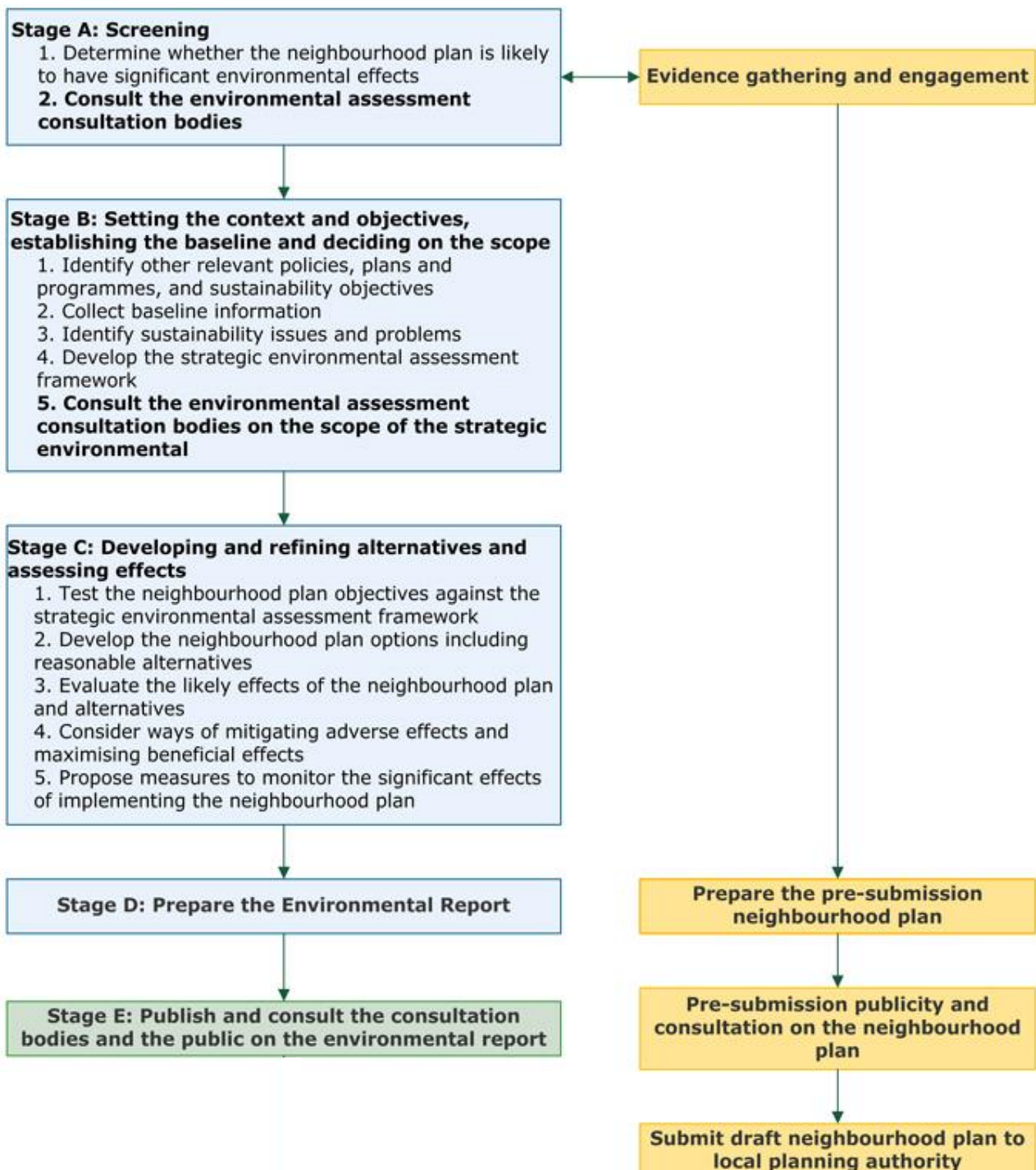
APPENDIX 1: A DIAGRAM SUMMARISING THE SEA SCREENING PROCESS.



APPENDIX 2: SEA STAGES

Strategic environmental assessment process

Neighbourhood plan preparation

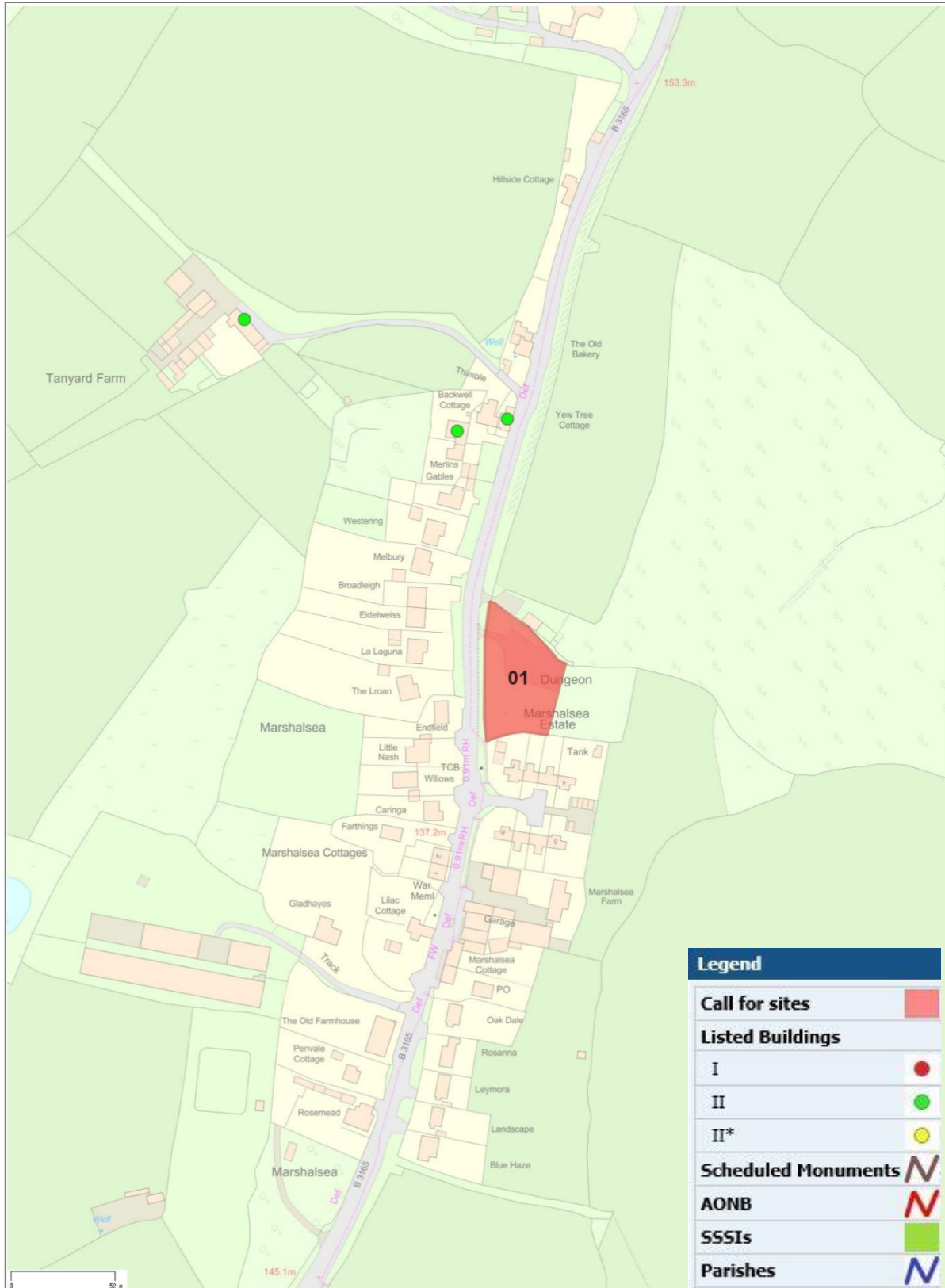


APPENDIX 3: SITE ASSESSMENT SUMMARIES

Site 1: The Dungeon, Marshalsea, DT6 5QE



Marshwood CP



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SITE DESCRIPTION

A site adjoining the main road (B3165) on the edge of the village. No current active use (other than occasional use for parked cars). Site size (road frontage area): 0.20ha

Neighbouring uses: adjoins residential areas to south (backing onto site) and west (across the road). Dilapidated structure and evidence of scrap immediately to north.

ACCESS

Existing access from B3165 is good for vehicular traffic. No pavements immediately adjoining site, within 30mph zone in village context. Link to Marshwood (church / school, approximately 1km distance) does not include sufficient verge width along its entire width to provide scope to 'step off' the road at all times, although all within 30mph zone.

DCC comments: achievable from a highways perspective, and preferable to sites 3 and 4

LANDSCAPE, HERITAGE AND LOCAL FEATURES

Landform and visibility: relatively level adjoining, but falls away to the east becoming more open. The site would be visible from the east in wider long-distance views (nearest public rights of way generally over 400m distant), but seen against context of the existing built-up area of the village. Pilsdon Pen visible landmark (2.5km distant). Within the Dorset AONB.

Local biodiversity and landscape features: mature trees on southern site boundary and on sloping group east of site. Adjoins site of local nature conservation interest (to north-east).

Local heritage features: none on or immediately adjoining site. Backwell Cottage and Thimble Cottage (Grade II Listed) on opposite side of the main road approximately 80m north of the site.

AONB comments: this is a greenfield site that is adjacent to 2 storey housing at Marshalsea (which benefits from some screening by mature trees) and opposite predominantly single storey development. Given its close relationship with this existing development, it is unlikely that the use of this site would cause significant harm to the character and appearance of the wider area. It would be preferable for any new housing to be arranged in a linear manner, parallel to the roadside, rather than being set back in an estate layout. Furthermore, the housing numbers

would need to be limited (perhaps to a pair of semi-detached homes) and careful consideration given to the height of the dwellings.

Conservation Team comments: Development on this site may impact upon the rural setting of three Grade II listed buildings Thimble Cottage, Yew Tree Cottage and Backwell Cottages, but is unlikely to cause substantial harm. Any proposed development on this site should reflect the scale, material, form and density of existing settlement in the immediate vicinity.

Heritage Assessment findings (Kim Sankey BA(Hons), DipArch, AADipCons, RIBA): Neutral / slight impact, providing that there is careful attention to scale, height mass and bulk in the design of any proposed single storey building to mitigate views into and out of the site and views glimpsed of the listed buildings along the B3165.

Ecology Assessment findings (Bryan Edwards, DERC): The grassland is species-poor. In the north there is a band of dense Bramble, scrub with abundant Stinging Nettle and Cleavers. There is one small Ash tree and several Grey Willow saplings within the site.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No flood risk identified.

Potential contamination to be investigated – local knowledge of previous tipping as ‘village dump’ used up to the 1980s. There are no West Dorset District Council records of contamination at the site.

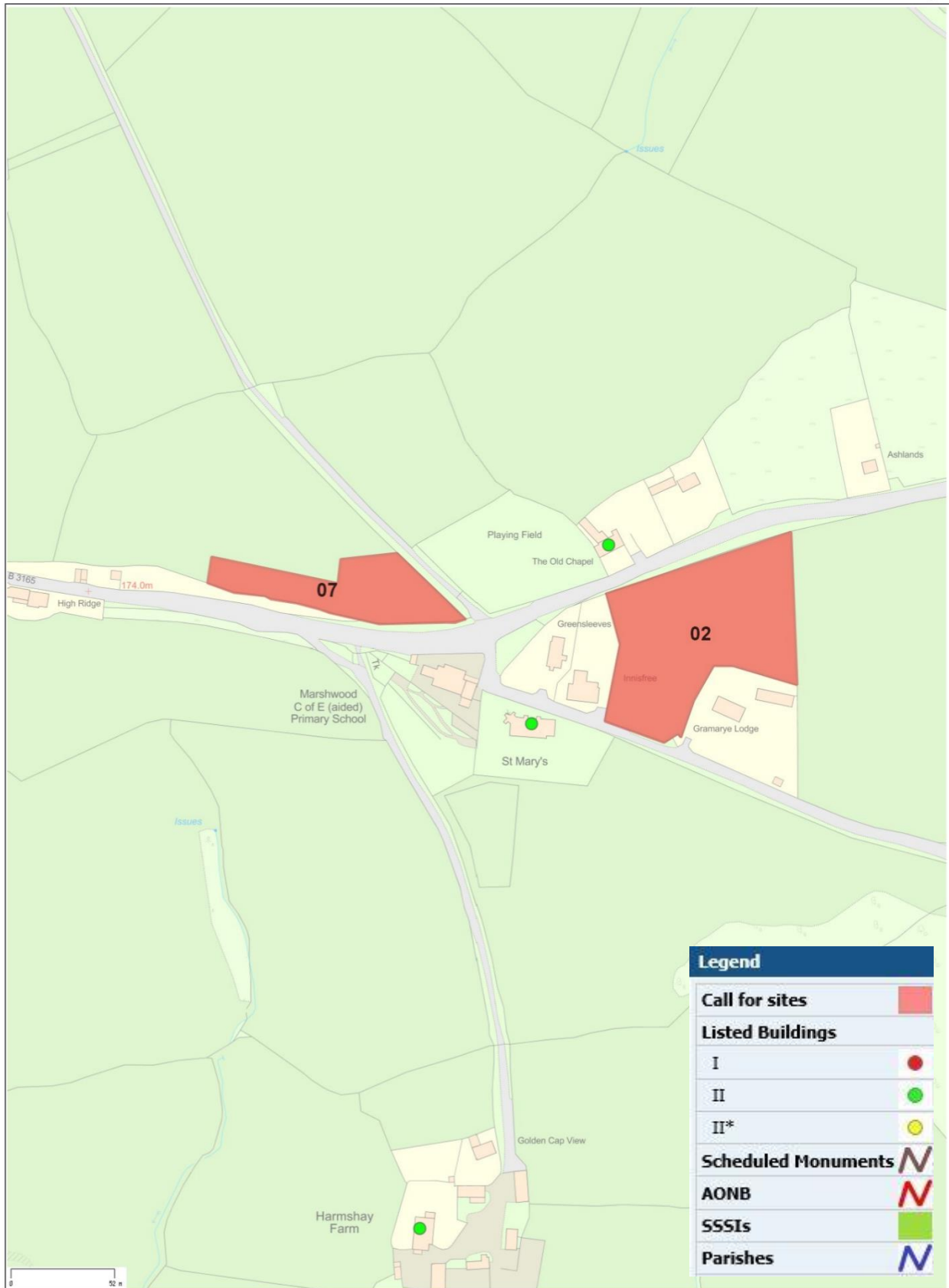
Domestic-scale telegraph poles along road frontage.

PROPOSED MITIGATION

Limit development to road frontage (part area) with design appropriate to village edge / entrance transition and setting of Listed buildings. Avoid root protection zone of trees on southern boundary. Investigation and remediation of any contamination risks. Retain suitable distance / landscaping to south side to avoid impacting on neighbouring residential privacy.

Site 2: Land adjoining Gramarye Lodge, Marshwood, DT6 5QA





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SITE DESCRIPTION

A site adjoining the main road (B3165) and Mutton Street, within a cluster of buildings around the church and school in Marshwood. Current use agricultural (pasture). Site size: 0.64ha

Neighbouring uses: adjoins residential areas to west (backing onto site), south-east, and north (across the road). No current field boundary to west (part of larger field in separate ownership).

ACCESS

Existing access from Mutton Street is shared with Gramarye Lodge and does not appear suitable for increased vehicular traffic due to visibility splay and narrow nature of that road. It should be possible to create an additional access onto either road, although there is a drop down to the main road which would need to be accommodated.

No pavements immediately adjoining site, although within 30mph zone. Link to Marshalsea (shop / PO, approximately 700m distance) does not include sufficient verge width along its entire width to provide scope to 'step off' the road at all times.

DCC comments: achievable from a highways perspective, and preferable to sites 3 and 4

LANDSCAPE, HERITAGE AND LOCAL FEATURES

Landform and visibility: relatively level site, simple and open in character. Within the Dorset AONB. The site is not particularly prominent, but higher development would be visible from the north in wider long-distance views (eg Paynes Down generally over 1km distant). Church tower to west provides local landmark.

Local biodiversity and landscape features: hedgerows to roadside boundaries

Local heritage features: Church of St Mary approximately 25m to west (with some intervening development) and Old Chapel to north (across main road, directly opposite the site) both Grade II Listed. Harmshay Farm (approx 280m to south-west) not clearly visible due to intervening hedgerows and landform.

AONB comments: the site is elevated and visible from all directions. It is in close proximity to the landmark church building and sits between two notable listed buildings (the church and the chapel). Although the use of this site would constitute a form of 'infilling', given these sensitivities there are some considerable constraints. The northern and particularly the northeastern portion of the area appears to jut out, away from the existing pattern of development and toward an area of undeveloped countryside. Occupying this area would foreseeably result in a significant change to the character and appearance of the village and would likely impinge on the setting of the church and chapel and would require a highly sensitive design of superior quality.

Conservation Team comments: this site is really quite sensitive to both the setting of the Grade II listed St Mary's Church and the Old Chapel. Both sit within a rural landscape with a limited number of buildings around them. There is likely to be substantial harm to nearby heritage assets from the development of this site, and any proposed development on this site would need to be of a single building (or maybe two), which reflects local scale, form and materials of adjacent buildings. Any proposed building must be subservient in scale to the Church of St Mary and use materials so as to be less prominent in views than the stone of the church (for example, a building covered entirely with white render would be inappropriate).

Heritage Assessment findings (Kim Sankey BA(Hons), DipArch, AADipCons, RIBA): Negative impact from the proposed development and formation of new vehicular entrances in close

proximity to two listed buildings, the Parish Church and The Old Chapel when viewed across the open space. Provision of a Modest meeting room would be of the same footprint as a dwelling, but single storey and therefore less conspicuous.

Ecology Assessment findings (Bryan Edwards, DERC): The grassland is dominated by Perennial Rye-grass. The road hedge is dominated by Hawthorn with small quantities Holly Ilex, Hazel, Elder and Sycamore. The shorter hedge bordering Mutton Street is tightly flailed and there are few woody shrubs of any size.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No flood risk identified.

No contamination risk identified. There are no West Dorset District Council records of contamination at the site.

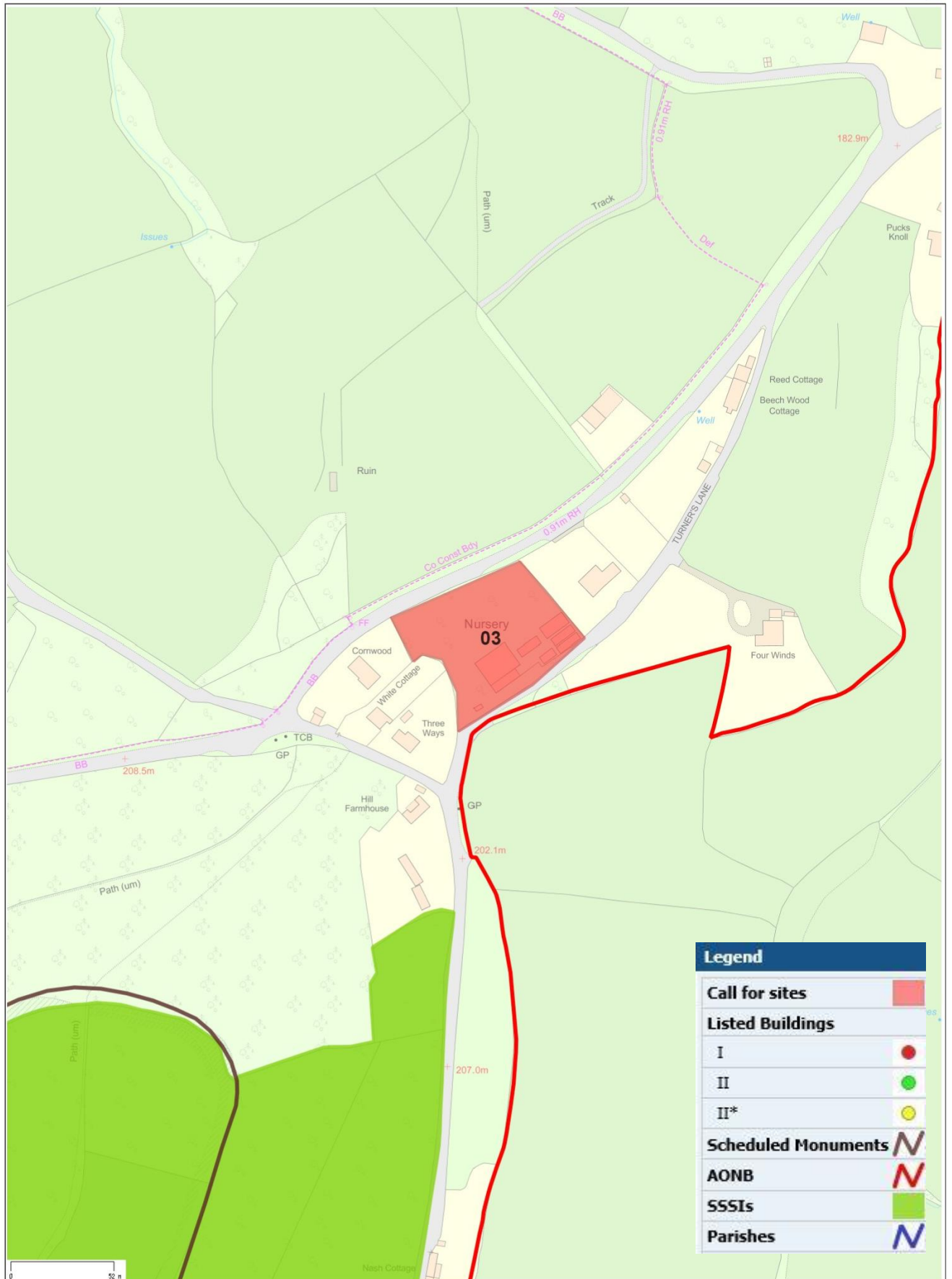
Domestic-scale telegraph poles cross the site, and septic tank (serving Gramarye Lodge) sited adjoining the pole.

PROPOSED MITIGATION

Development would need to be sensitive to their context to avoid competing with the church tower as a local landmarks or significantly impacting on the rural setting of the Old Chapel. Scale of any buildings to remain low to avoid being prominent in the wider landscape or competing with church tower / Old Chapel. Also suggest setting and development back from the B3165 opposite the Old Chapel and retaining the hedgerow in that location. New vehicular access from main road to be provided to north-east end of the site, existing link to Mutton Street could then be closed. Options to provide a safe pedestrian route along or as alternative to using the B3165 should be investigated and secured if feasible. Native hedgerow planting along field boundary. Retain suitable distance / landscaping to east and south-west side to avoid impacting on neighbouring residential privacy.

Site 3: Three Counties Nurseries, Marshwood, DT6 5QJ





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SITE DESCRIPTION

A site adjoining the main road (B3165) and Turners Lane, within a cluster of buildings around the foot of Lambert's Castle. No current active use (previous use as garden nursery providing some local employment). Site size: 0.42ha

Neighbouring uses: adjoins residential areas to west and east (backing onto site).

ACCESS

Existing access from Turners Lane does not have good visibility splay and exits onto narrow road (although has previously been actively used as a business). It should be possible to create an additional access onto the main road.

No pavements immediately adjoining site, within 40mph zone. Link to nearest community facilities (Bottle Inn) approximately 500m, distance to school approximately 900m. Highway does not include sufficient verge width along its entire width to provide scope to 'step off' the road at all times.

DCC comments: achievable from a highways perspective, but sites 1 and 2 are more suitable in sustainable terms

LANDSCAPE, HERITAGE AND LOCAL FEATURES

Landform and visibility: sloping site (sloping down to north towards main road), diverse and exposed in character, part cleared and part overgrown. The site and existing structures are visible from the main road, and potentially visible from the north-west in wider views on ascent up Wellfield / Hawkmoor Hill. Wooded hillside of Lamberts Castle to south-west provides local landmark, but views from the monument are likely to be largely screened by vegetation. Just outside but related to potential views into the Dorset AONB.

Local biodiversity and landscape features: mature deciduous trees dotted along site boundaries. Lamberts Castle approximately 200m to south-west is a site of local nature conservation interest.

Local heritage features: Lamberts Castle approximately 200m to south-west (with some intervening development and vegetation). No other heritage assets clearly visible due to distance and intervening landform.

AONB comments: This site is not within Dorset AONB and it is also a brownfield site. Its location is such that visibility of new housing would be relatively contained. In terms of views from within the AONB, it would be unlikely that housing would be visible from publicly accessible locations to the south. There may be some visibility from elevated land toward Paynes Down, but the distance involved is such that this would be unlikely to be a significant issue. The site is within the setting of Lambert's Castle, which is a notable landscape feature located outside of the AONB. Although the site is quite large, the quantum of housing appropriate at this location may be relatively limited considering the wider context, which predominantly contains individual dwellings set within relatively generous plots.

Conservation Team comments: Development on this site may impact upon the setting of Lambert's Castle scheduled monument, but is unlikely to cause substantial harm. Any proposed development on this site should reflect the scale, material, form and density of existing settlement in the immediate vicinity.

Ecology Assessment findings (Bryan Edwards, DERC): Just over half the site is rough grassland. Parts of the site are now reverting to scrub. The short stretch of hedge and hedgerow adjoining

Turner's Lane has frequent Hazel, with smaller quantities of Hawthorn, Blackthorn, Grey Willow, Holly and Rose. The steep hedgebank is typical of west Dorset and supports a varied flora. The hedge adjoining the B3165 has Hazel, Hawthorn, Holly and Ash. The western boundary is an overgrown hedge with some mature trees on a bank. The length of older hedgerow on significant hedgebanks are the most important ecological features and may qualify as Important Hedgerows under the Hedgerow Regulations Act (1997).

Heritage Assessment findings (Kim Sankey BA(Hons), DipArch, AADipCons, RIBA): Positive impact given that this is a brownfield site and has been, until 10 years ago, an established business. The quantum of development, principles of design, scale, layout and materials shall have regard to the setting of the scheduled monument.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No flood risk identified.

West Dorset District Council's contaminated land strategy indicates the presence of low risk contaminated land adjacent and to the west of the site, appearing to occupy the extent of the properties marked 'White Cottage' and 'Three Ways' as a result of 'Unknown Filled Ground (pit quarry etc)'. There may also be potential contaminated land associated with the use of the site as a nursery, and as such conditions are likely to be attached to any consent requiring a contaminated land investigation.

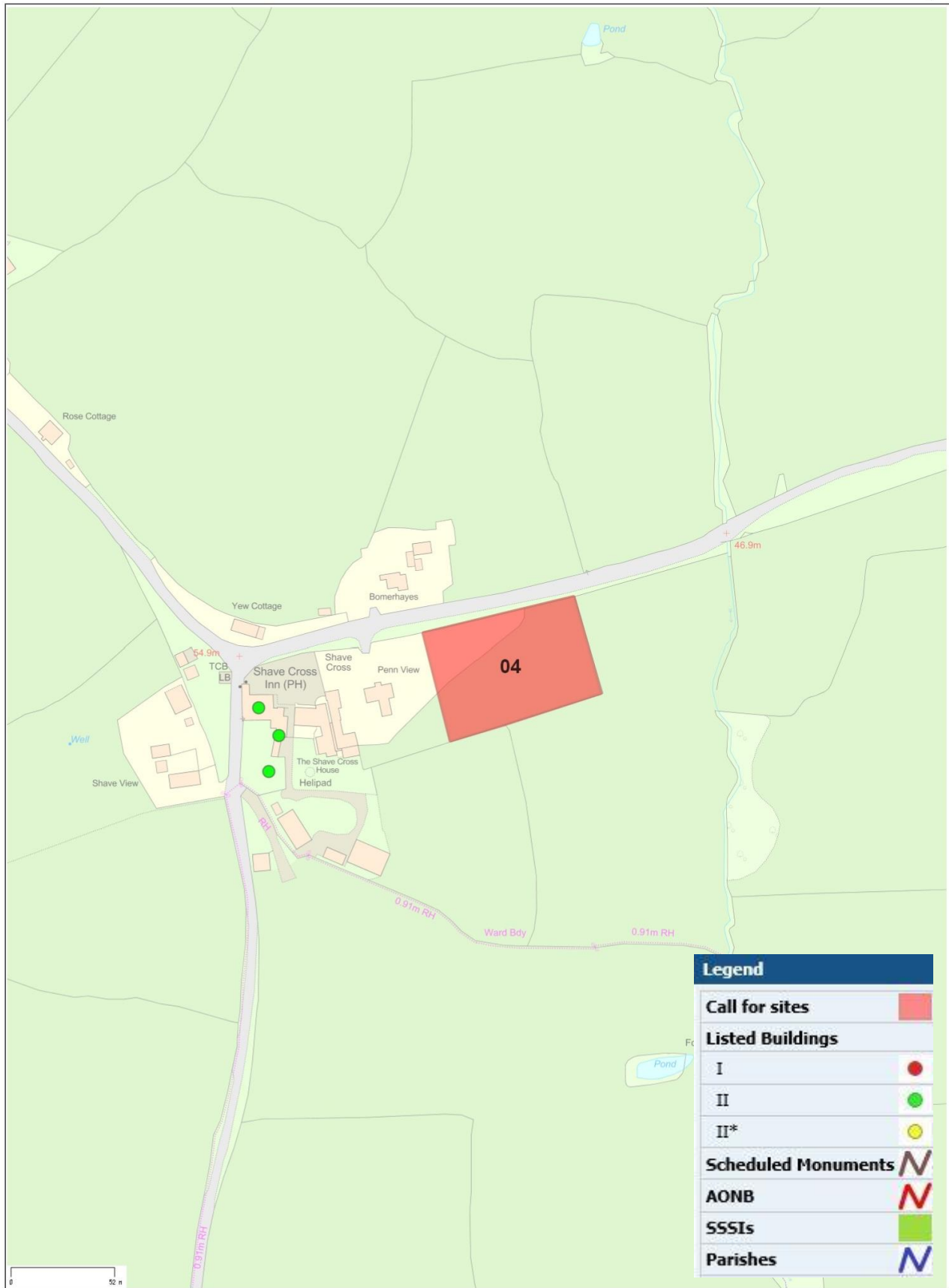
Would require removal of existing site structures.

PROPOSED MITIGATION

New vehicular access from main road to be provided. Avoid root protection zone of mature deciduous trees on site boundaries. Retain suitable distance / landscaping to east and west sides to avoid impacting on neighbouring residential privacy.

Site 4: Land adjoining Penn View, Shave Cross, DT6 6HW





SITE DESCRIPTION

A site adjoining Penn View on the outskirts of the small hamlet of Shave Cross, on the lane to Broadoak (C18). Current use paddock associated with residential dwelling. Site size: 0.42ha

Neighbouring uses: adjoins residential areas to west. No current field boundary to west (as part of larger field in separate ownership).

ACCESS

Existing field access, gradient to road relatively steep but passable.

No pavements immediately adjoining site. Significant distance from community facilities with the exception of Shave Cross Inn.

DCC comments: achievable from a highways perspective, but sites 1 and 2 are more suitable in sustainable terms

LANDSCAPE, HERITAGE AND LOCAL FEATURES

Landform and visibility: relatively level site, slightly elevated compared to road, simple and open in character on edge of hamlet within rolling agricultural landscape. The site is potentially visible in wider views with public footpaths 100m to south and 300m to east. No visible local landmarks. Within Dorset AONB.

Local biodiversity and landscape features: hedgerow / small hedgerow trees to roadside boundary. Highway verges adjoining the site are of local ecological interest.

Local heritage features: Shave Cross Inn and associated outbuildings are Grade II Listed, 80m to the west of the site (with some intervening development) and not clearly intervisible. No heritage assets clearly visible due to distance and intervening landform.

AONB comments: the identified area is partly a residential curtilage and partly a greenfield site presently delineated by a post and rail fence. The site is adjacent to a dwelling on the edge of a small settlement. It may be difficult to successfully integrate new homes into the existing settlement in this location, due to the small scale of the settlement, the projection of the site into open countryside and the limited extent of natural landscape boundary features surrounding the site. Although these matters may not be insurmountable, particularly if housing numbers are limited, of high quality and laid out in a linear manner, parallel to the road.

Conservation Team comments: Development on this site may impact rural setting of the Grade II listed Shave Cross Public House and associated outbuildings, but is unlikely to cause substantial harm. Any proposed development on this site should reflect the scale, material, form and density of existing settlement in the immediate vicinity.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No flood risk identified.

No contamination risk identified. There are no West Dorset District Council records of contamination at the site.

PROPOSED MITIGATION

Key issue relates to distance to community facilities along relatively minor roads. Development here would need to be related to the location in terms of particular community benefits. Retain and strengthen native hedgerow planting along site boundaries. Retain suitable distance / landscaping to west side to avoid impacting on neighbouring residential privacy.

Site 5: Land to east of Bottle Inn, Marshwood, DT6 5QJ**SITE DESCRIPTION**

A field primarily used as grazing land and some ancillary storage, to the rear of the pub garden area of the Bottle Inn. Site size: 0.44ha

Neighbouring uses: adjoins Bottle Inn public house, farmland to remaining sides.

ACCESS

Existing field access onto B3165. Adjoining landowner has established access along Bottle Lane to fields to rear.

No pavements immediately adjoining site, within 30mph zone. Distance to school approximately 400m.

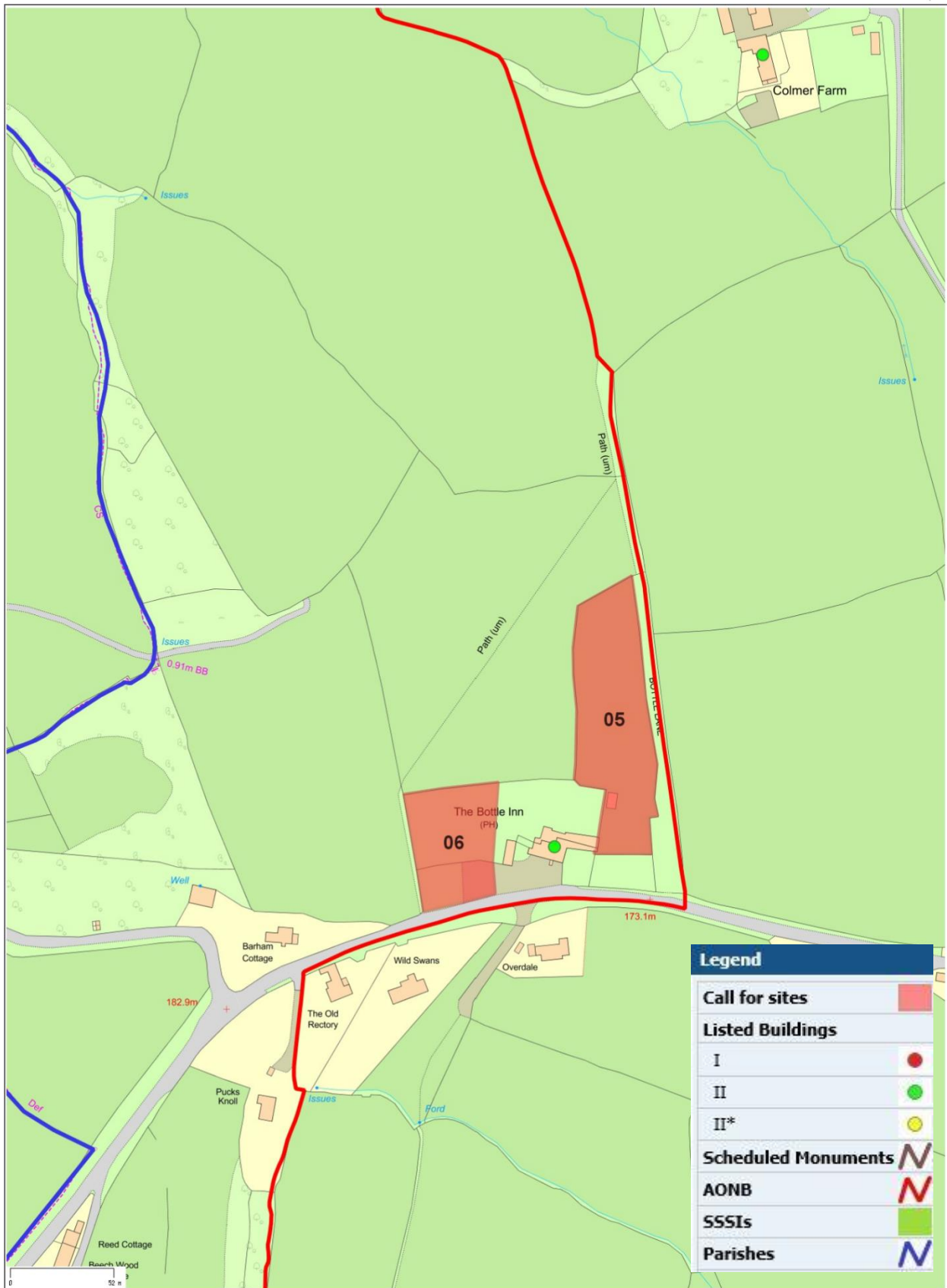
DCC comments: the lack of footways and access to services is of concern

LANDSCAPE, HERITAGE AND LOCAL FEATURES

Landform and visibility: relatively level site, slightly sloping down away from road. Simple, calm and intimate in character, due to significant screening provided by mature trees around site. The site is not readily visible in wider views such as from the public footpath crossing the field within 20m of the site. No visible local landmarks other than the rear view of the Bottle Inn. Just outside the Dorset AONB, and previous appeal decisions have concluded that the natural beauty of the AONB would also be conserved..

Local biodiversity and landscape features: hedgerow / hedgebank and trees to site boundaries, with the potential to support nesting birds (based on 2016 biodiversity survey).

Local heritage features: the Bottle Inn is Grade II Listed, but the site is separated from the Listed Building, by a large building to the rear of the public house, and previous appeal decisions have concluded that the setting of that building would be preserved..



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AONB comments: the introduction of any form of cul-de-sac or estate style development, set back from the road, would be considered an incongruous addition to the existing form of the village

Conservation Team comments: Development on this site may impact upon the rural setting of the Grade II listed Bottle Inn. Any proposed development on this site should reflect the scale, material, form and density of existing settlement in the immediate vicinity. Likely to be very low density.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No flood risk identified.

No contamination risk identified.

PROPOSED MITIGATION

Key issue raised in previous appeal decisions (2016/17) relates to distance to community facilities and likely reliance on the private car. The retention of the trees and hedgerow boundaries is critical to ensuring no landscape harm.

Site 6: Land adjoining Bottle Inn to west side, Marshwood, DT6 5QJ

See map for Site 5

SITE DESCRIPTION

Part pub car park and part paddock area to rear used for occasional events / camping ancillary to the pub.

Neighbouring uses: part of plot containing the Bottle Inn public house, farmland to remaining sides.

Site size: 0.24ha

ACCESS

Existing wide access onto B3165 serving pub car park.



No pavements immediately adjoining site, within 30mph zone. Distance to school approximately 400m.

DCC comments: the lack of footways and access to services is of concern

LANDSCAPE, HERITAGE AND LOCAL FEATURES

Landform and visibility: relatively level site, slightly sloping down away from road. Simple, modest paddock, with hedgerow boundary to north and west sides. The site is not readily visible in wider views but buildings would potentially be visible above the hedgeline from the public footpath that runs along the adjoining field boundary and crosses the field to the rear of the site. No visible local landmarks other than the Bottle Inn. Just outside the Dorset AONB.

Local biodiversity and landscape features: hedgebank and occasional mature Ash tree to site boundaries.

Local heritage features: the Bottle Inn is Grade II Listed, but the site is separated from the Listed Building by a largely derelict single storey shed (previously used as local store).

AONB comments: I do not consider that the use of this site for a limited number of well designed homes, built with high quality materials, would be considered to have a significant effect on the character and appearance of the AONB. Despite there being views from the road, the building line of the pub could be extended into the site area, thereby augmenting the existing pattern of development, subject to Conservation Team comments

Conservation Team comments: Development on this site may impact upon the rural setting of the Grade II listed Bottle Inn. Any proposed development on this site should reflect the scale, material, form and density of existing settlement in the immediate vicinity. Likely to be very low density.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No flood risk identified.

No contamination risk identified.

PROPOSED MITIGATION

As with the site to the east side of the Bottle Inn, a key issue raised in previous appeal decisions (2016/17) relates to distance to community facilities and likely reliance on the private car. Sufficient parking will need to be retained on the road front to allow the continued operation of the pub. The retention of the hedgerow boundaries and mature trees along site boundaries to limit potential, plus layout and design to be sensitive to the setting of the Bottle Inn.

Site 7: Land opposite Marshwood Primary School, Marshwood, DT6 5QJ

See map for Site 2

SITE DESCRIPTION

Agricultural pasture used for grazing horses at Colmer Stud Farm.

Neighbouring uses: opposite primary school and adjoins school playing field to east side, farmland to remaining sides.

Site size: 0.26ha approx (whole field 1.27ha)



ACCESS

Existing access onto B3165 has poor visibility to the west. A new entrance would be required further to the west to provide suitable visibility splays.

No pavements immediately adjoining site, although within 30mph zone. Link to Marshalsea does not include sufficient verge width along its entire width to provide scope to 'step off' the road at all times. Potential to provide an off-road pedestrian route linking west to the Bottle Inn.

The track is a public right of way (footpath W32/65) and shows as deviating across the field, although it physically signposted as running along the track the entire length.

DCC comments: as site 2 - achievable from a highways perspective, preferable to sites 3 and 4.

LANDSCAPE, HERITAGE AND LOCAL FEATURES

Landform and visibility: relatively level site, although remainder of field to north begins to slope away to the north and east. Within the Dorset AONB. The site is not particularly prominent from the road due to the roadside hedge, and trees have been planted along the track (a public right of way) and these provide a degree of screening, but development would be visible from the north in wider long-distance views (eg Paynes Down generally over 1km distant). The Church tower to the south of the existing junction provides a local landmark.

Local biodiversity and landscape features: hedgerow and occasional hedgerow trees to roadside boundary.

Local heritage features: Church of St Mary approximately 50m to south-east (with school building and mature tree providing some intervening screening) and Old Chapel approximately 80m to east (across school playing field) both Grade II Listed. Harmshay Farm (approx 300m to south) and Colmer Farm (approx 500m to north) not clearly visible due to intervening hedgerows and landform.

AONB comments: The land is elevated and widely visible, including from the road, adjacent footpath and in wider views, e.g. toward Payne's Down. It is in close proximity to the school and landmark church and would need to avoid impinging on the significance of the church. Unlike site 2, the use of this area would not constitute 'infilling', although the proximity of the site to

school and the playing field somewhat reduces the degree to which the area would be regarded as isolated from the wider built environment. The local context is loosely clustered individual dwellings that are generally arranged in plots that directly interface with the road. Introducing anything other than a row of properties aligned with the road in this location would not reflect the established pattern of development.

Conservation Team comments: Development likely to affect the setting of the Grade II listed Church of St Mary, and any proposed buildings would need to be subservient in scale and materials to the Church.

Ecology Assessment findings (Bryan Edwards, DERC): The field is improved agricultural grassland. Along the B3165 is a hedgerow. The part directly opposite the school looks to be more recent. Further west, and where the hedge then splits, it appears to be older and is on a significant bank with Ash, Blackthorn, Hazel, Pedunculate Oak and Grey Willow. The length of older hedgerow on significant hedgebanks are the most important ecological features and may qualify as Important Hedgerows under the Hedgerow Regulations Act (1997).

Heritage Assessment findings (Kim Sankey BA(Hons), DipArch, AADipCons, RIBA): Neutral/ Slight impact on the significance of the two closest listed buildings, St Mary's Church and the Old Chapel, but less than substantial harm would result because development could be contained at the far western end of the site. A single level vehicle access could be accommodated to serve both the car park and residential units. There is already a precedent for new cottages at Old Chapel Yard along this side of the B3165. Impact on the wider views when seen across the valley.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No flood risk identified.

No contamination risk identified.

No utility infrastructure noted within the site.

PROPOSED MITIGATION

Development would need to be sensitive to their context to avoid competing with the church tower as a local landmarks or significantly impacting on the rural setting of the Old Chapel. The scale of any buildings should remain low to avoid being prominent in the wider landscape or competing with church tower / Old Chapel. New vehicular access from main road would need to be provided to the west of the existing entrance, and also designed to facilitate the pedestrian crossing of the road to reach the school. The adjoining fields to the west are in the same ownership and there is an opportunity to provide a safe pedestrian route connecting close to the Bottle Inn. Any hedgerow / hedgerow trees lost to provide new access and visibility splays should be mitigated by compensatory planting, including strengthening the planting along the track and providing a landscaped edge to the north to soften the impact of any development in longer views.