

Chickerell Neighbourhood Plan

Strategic Environmental Assessment  
Screening Report

May 2019

## CONTENTS

1. Introduction .....	1
2. Legislative background to Strategic Environmental Assessment .....	2
3. The Chickerell Neighbourhood Plan .....	3
The Characteristics of the Chickerell Neighbourhood Plan Area .....	3
The scope of the Chickerell Neighbourhood Plan .....	8
4. SEA screening of the Chickerell Neighbourhood Plan .....	11
Is the Chickerell Neighbourhood Plan likely to have a significant effect on the environment? .....	12
5. Conclusion .....	20
Appendix A: Consultation responses.....	21

## 1. INTRODUCTION

The purpose of this report is to determine whether or not the Chickerell Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) through a process known as SEA screening.

This document is the final SEA screening report following the consultation with the statutory consultation bodies, Natural England, Historic England and Environment Agency, between 25<sup>th</sup> February and 22<sup>nd</sup> March 2019. The responses are presented in Appendix A.

This report provides an outline of the emerging Chickerell Neighbourhood Plan and environmental characteristics of the plan area and explains the legislative background to SEA screening before providing an account of the SEA screening exercise.

This report meets the requirements of European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment and the Environmental Assessment of Plan and Programmes Regulations (2004).

## 2. LEGISLATIVE BACKGROUND TO STRATEGIC ENVIRONMENTAL ASSESSMENT

European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment ('SEA Directive') introduces the need to undertake a strategic environmental assessment ('SEA') during the development of some plans and programmes. The main purpose of SEA, according to Article 1 of the SEA Directive, is:

“to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development”.

The SEA Directive is transcribed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004, which establishes the requirement to undertake a sustainability appraisal ('SA') for some documents used for planning purposes. The SA process incorporates the requirement for SEA, but typically has a broader scope and considers the social and economic issues in addition to the environmental effects.

The requirement to undertake an SA of supplementary planning documents (SPD) was removed by the Planning Act 2008. However, the need to establish whether the planning document requires an SEA, through the SEA Directive, remains.

Articles 2 and 3 of the SEA Directive explain which plans and programmes require SEA. The Government's Planning Practice Guidance suggests that an SPD will only require an SEA “in exceptional circumstances...if they are likely to have significant environmental effects that have not already have been assessed during the preparation of the Local Plan”.

The Neighbourhood Planning (General) (Amendment) Regulations 2015 amends the Neighbourhood Planning (General) Regulations 2012 to provide clarification on the SEA related documents which must be submitted alongside neighbourhood planning proposals. Regulation 2(4) of the amendment regulations 2015 adds to the list of documents that a neighbourhood planning group must submit to a local planning authority with a proposal for a neighbourhood plan, which is presented in regulation 6 of the Neighbourhood Planning Regulations 2012. The additional document which must be submitted is either an environmental report, should an SEA be required, or a statement of reasons why an environmental assessment is not required.

### 3. THE CHICKERELL NEIGHBOURHOOD PLAN

#### THE CHARACTERISTICS OF THE CHICKERELL NEIGHBOURHOOD PLAN AREA

The Chickerell Neighbourhood Plan area occupies approximately 15km<sup>2</sup> (1500ha) and a population of approximately 5,839<sup>1</sup>.

According to the 2011 census, the Chickerell Neighbourhood Plan area contains 2,386 households, comprising the following dwelling types:

- Detached 36.6%
- Terraced 25.7%
- Semi-detached 24%
- Flats/Maisonettes 8.8%
- Mobile Homes/caravans 4.8%

The 2011 census indicates that there are 2,625 residents in employment, 34.2% of which are in high skilled occupation, with 19.3% in low skilled occupation.

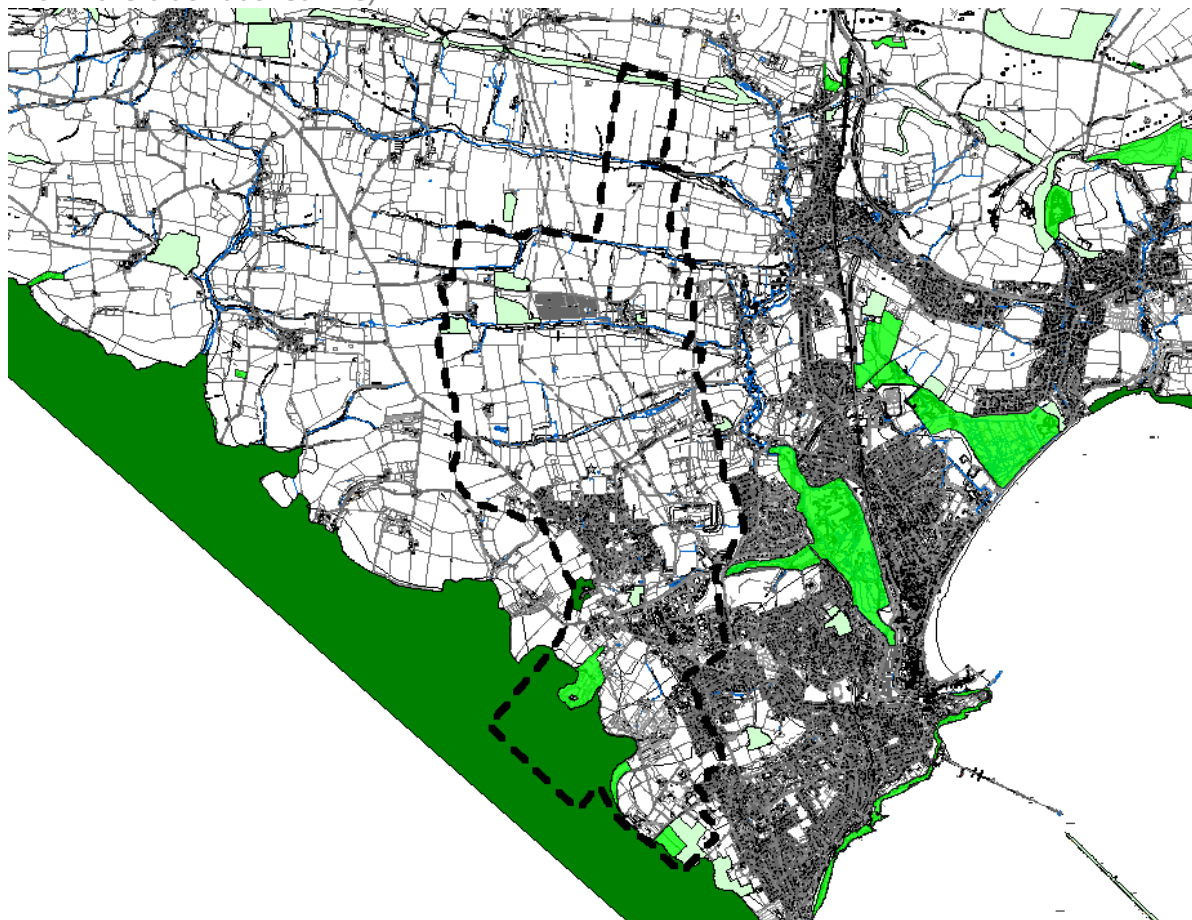
The Chickerell Neighbourhood Plan area and surrounding areas include a number of environmental designations, indicating the importance and sensitivity of the plan area from an environmental perspective.

These environmental designations include areas of importance for wildlife and habitats (Figure 3.1), the most important of which from an ecological perspective are the European Wildlife Designations which comprise Special Areas of Conservation, Special Protection Areas, and Ramsar sites. The Chickerell Neighbourhood Plan area also contains national wildlife designations (Sites of Special Scientific Interest) which are also of high ecological importance, and non-designated wildlife sites (Sites of Nature Conservation Interest) which are of local importance for wildlife.

---

<sup>1</sup> Source: 2016 mid year estimates, Office for National Statistics

Figure 3.1: Wildlife designations within the Chickerell Neighbourhood Plan area (shown within the black dashed line)



© Crown Copyright and database right (insert year). Ordnance Survey Licence number 100024307. © Crown Copyright. All rights reserved 2019

#### Legend

- European Wildlife Site (SPA/SAC/Ramsar)
- National Wildlife Site (SSSI)
- Local Wildlife Site (SNCI)

The Chickerell Neighbourhood Plan area include two European Wildlife sites, which are of the greatest ecological importance, which are the Chesil and the Fleet SAC, SPA and Ramsar and Crookhill Brick Pit SAC. Please note that all European Wildlife Sites are also SSSI, which are national wildlife designations.

The Chesil and the Fleet SAC, SPA and Ramsar site occupies the coastal areas surrounding the Chickerell Neighbourhood Plan, and extends into the Southern portion of the plan area. The Chesil and the Fleet wildlife designation is a long linear shingle beach, containing a significant presence of rare habitats and flora including the annual vegetation of drift lines, perennial vegetation of stony banks, Atlantic salt meadows, and Mediterranean and thermo-Atlantic halophilous Scrubs. The shingle beach encloses a brackish lagoon called the Fleet. Due to the salinity gradient, peculiar hydrographic regime, and associated reedbed

and intertidal habitats, the Fleet is extraordinarily rich in wildlife with outstanding numbers of aquatic plants and animals present. This includes large numbers of over wintering birds such as the Dark Bellied Brent Goose (*Branta bernicla bernicla*). In Spring and Summer, Chesil Bank is an important breeding ground for the Little Tern (*Sterna albifrons*) which feed in the shallow waters of the lagoon. The southern extent of the Chickerell Neighbourhood Plan Area is occupied by a section of the Fleet and shingle beach.

The Crookhill Brick Pit SAC occupies approximately 4.6ha towards the southern extent of the Chickerell Neighbourhood Plan Area. The site is a disused brick pit which contains several ponds that support the highest recorded counts of Great Crested Newt (*Triturus cristatus*) in Dorset. The site also contains a variety of habitats used by the Great Crested Newt in their terrestrial phase, including grassland, scrub and quarry spoil.

The Radipole Lake SSSI is situated adjacent and to the east of the Chickerell Neighbourhood Plan Area. The SSSI comprises a lake and reedbeds which established on the former estuary of the River Wey as a result of the exclusion of tidal water in the 1920s. The site comprises a variety of wetland habitats, including areas of relict saltmarsh, of great importance for birds as a breeding, wintering and passage site. Scrub is an important additional habitat and wet grassland on alluvium over Oxford Clay is also present.

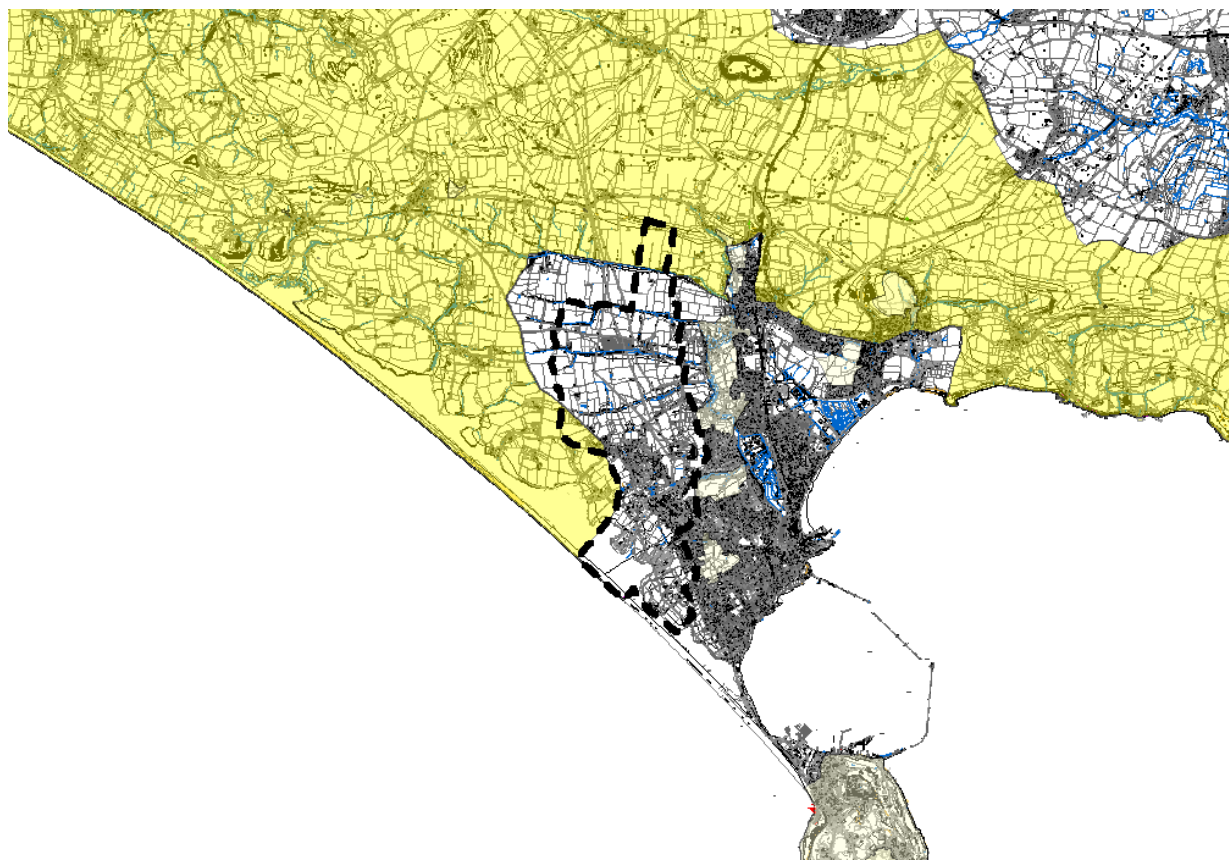
In addition to the European and National wildlife designations at the site, there are several Sites of Nature Conservation Interest within the Chickerell Neighbourhood Plan area, which are local wildlife designations (Figure 3.2).

*Figure 3.2: The Sites of Nature Conservation Interest within the Chickerell Neighbourhood Plan area*

Name of SNCI	Area	Description
Martleaves Farm	19.9ha	Semi-improved and improved grassland
Chickerell Water Lily Farm	2.6ha	A series of ponds with a rich aquatic flora
Broad Coppice	9.1ha	An oak/ash/hazel woodland over clay
Hyde Coppice	5.7ha	Mainly an ash/hazel woodland on a clay soil
Tatton Coppice	3.9ha	A small ash/hazel coppice with an interesting ground flora

The Dorset Area of Outstanding Natural Beauty (AONB) designation represents nationally important protected landscapes. The Dorset AONB occupies large areas of countryside surrounding the neighbourhood plan area with the exception of those areas immediately to the east which are occupied to a great extent by Weymouth (Figure 3.3). The Dorset AONB narrowly extends into the Chickerell Neighbourhood Plan area on the northern and eastern boundaries.

Figure 3.3: The extent of the Dorset AONB (shown in yellow) within the Chickerell Neighbourhood Plan area (shown within the black dashed line)



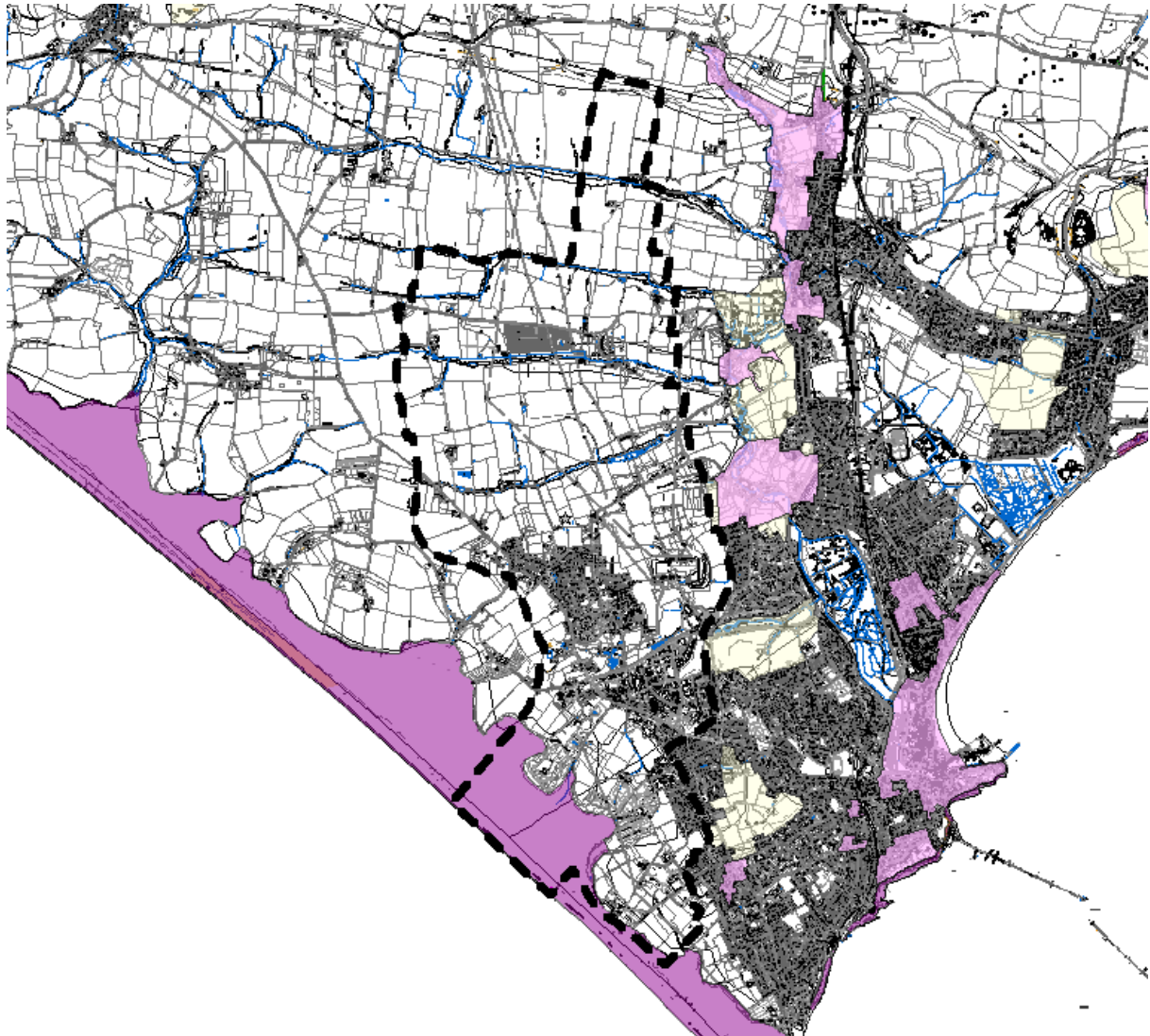
© Crown Copyright and database right (2019). Ordnance Survey Licence number 100024307. © Dorset County Council 2019

In terms of heritage assets, there are a series of Conservation Areas beyond the eastern boundary of the Chickerell Neighbourhood Plan area, with the Radipole Conservation Area adjacent and to the east, the Wyke Regis Conservation Area approximately 270m to the east, and the Nottingham Conservation Area approximately 420m to the east (Figure 3.4). The Chickerell Neighbourhood Plan area contains Listed Buildings, including the Grade II\* Listed Buildings at the Parish Church of St Mary and the Church of St Nicolas.

The East Devon and Dorset UNESCO World Heritage Site occupies the coastal areas surrounding the Chickerell Neighbourhood Plan, and extends into the Southern portion of the plan area (Figure 3.4). The World Heritage Site displays an outstanding combination of globally significant geological and geomorphological features, including a number of internationally important fossil localities. The property also contains a range of outstanding examples of coastal geomorphological features, landforms and processes, and is renowned for its contribution to teaching and research in earth sciences, particularly geology, palaeontology and geomorphology.


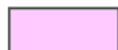


Figure 3.4: Designated heritage assets within the Chickerell Neighbourhood Plan area (shown within the black dashed line)



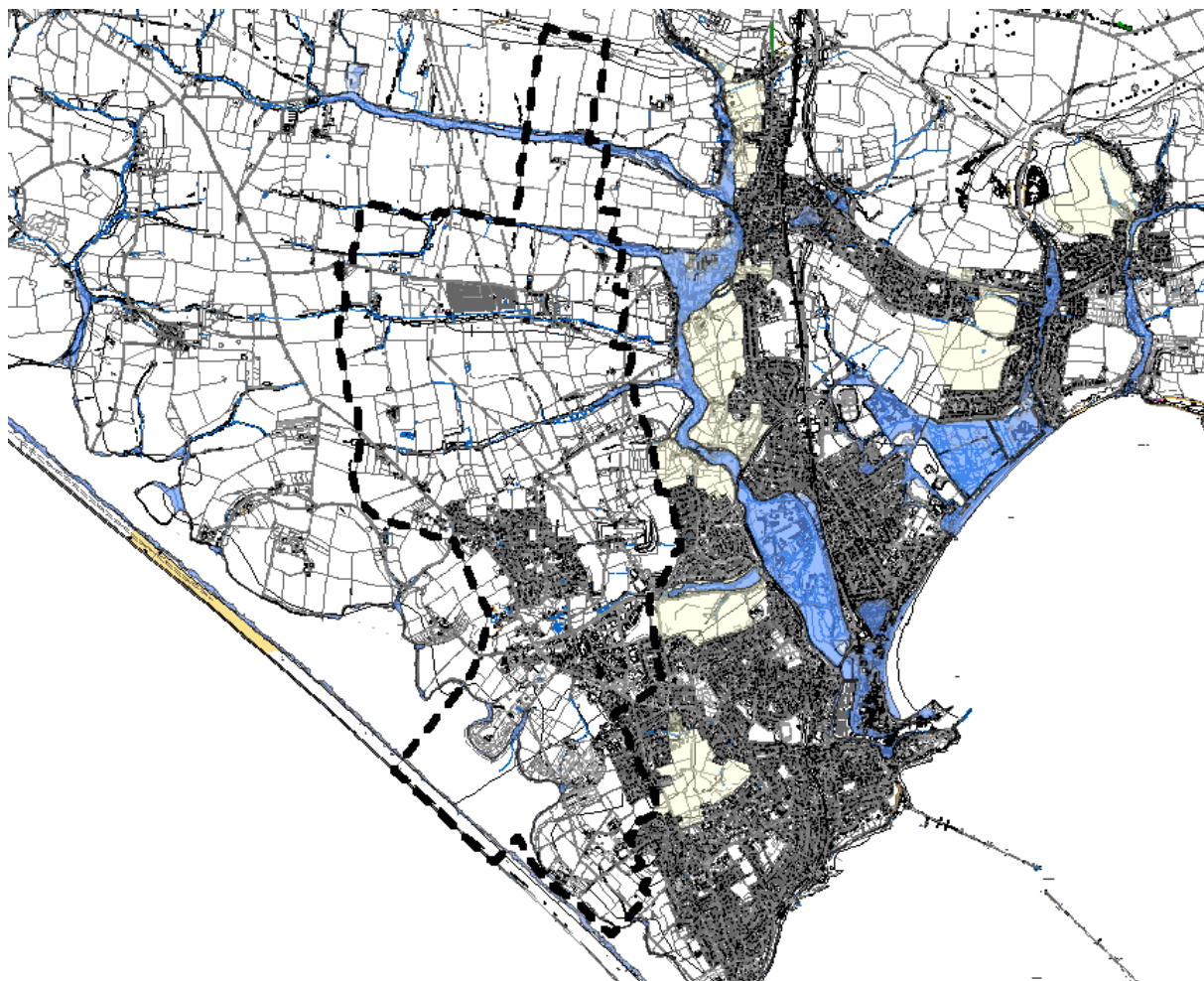
© Historic England [2019]. Contains Ordnance Survey data © Crown copyright and database right [2019] The Historic England GIS Data contained in this material was obtained on 5<sup>th</sup> February 2019.

#### Legend

-  East Devon and Dorset World Heritage Site
-  Conservation Area

The plan area includes high risk flood zones, generally associated with the rivers which flow in a west to east orientation across the Chickerell Neighbourhood Plan area (Figure 3.5). The flood zones on the southern site boundary are associated with sea flooding.

Figure 3.5: Flood zones within the Chickerell Neighbourhood Plan area (shown within the black dashed line, high risk flood zones shown in blue)



© Crown Copyright and database right (2019). Ordnance Survey Licence number 100024307. © Environment Agency copyright and/or database right 2019. All rights reserved.

#### THE SCOPE OF THE CHICKERELL NEIGHBOURHOOD PLAN


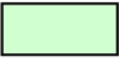


The Chickerell Neighbourhood Plan is at an early stage of development, with evidence currently being collected to facilitate the development of the plan. Therefore, specific details of the contents of the plan are not known at this stage.

Whilst no green field sites are likely to be allocated through this Neighbourhood Plan, the re-use of brownfield sites outside of the established development boundary may be considered through the Neighbourhood Plan in order to promote the efficient and effective use of land and reduce pressure for development of more valued green spaces. Early indications are that the Chickerell Neighbourhood Plan will allocate approximately 0.8ha of land to the rear of the Grade II Listed Montevideo House, which is currently occupied by a caravan park, for low density housing (Figure 3.6). The neighbourhood plan would require that the use and design of any development at the site would sustain and enhance the significance of the Listed Building and make a positive contribution to its setting, local character and distinctiveness.

Figure 3.6: Potential site of the allocation at Land to the rear of Montevideo House.



#### Legend

	Special Area of Conservation
	Site of Nature Conservation Interest
	Listed Building
	Area of Outstanding Natural Beauty

The Chickerell Neighbourhood Plan is likely to identify the existing key community facilities that should be protected, and provide further clarity on the need for future provision.

The Neighbourhood Plan will also provide general design guidelines to ensure that new development is of a type and standard that relates well to the character, needs and aspirations of local residents.

The Neighbourhood Plan is likely to identify and map important green spaces, wildlife corridors and other important landscape features, and propose sites to be designated as local green spaces where these meet the NPPF criteria.

The draft objectives of the Chickerell Neighbourhood Plan are:

- To support the delivery of the Local Plan's strategic housing site allocations, in a manner which is sensitive to local needs and local environment, and identify any other locations where new housing can be built that would be well-related to existing development and not harm the wider environment;

- To ensure housing development is of a high quality, sustainable and where appropriate in keeping with the local character and distinctiveness of the area;
- To ensure future development does not compromise the natural and built environment, including landscape, geological assets, built heritage, archaeological sites and wild-life habitats and corridors;
- To restrict where feasible developments that further reduce our green space recognising the long accepted shortfall of Chickerell's green space (both private and public) within existing development boundaries;
- To preserve the sustainability of the area by retaining and, if possible, enhancing local services and facilities;
- To support the local economy through its existing businesses, by encouraging new enterprises and facilities which enhance commercial effectiveness and employment opportunities.

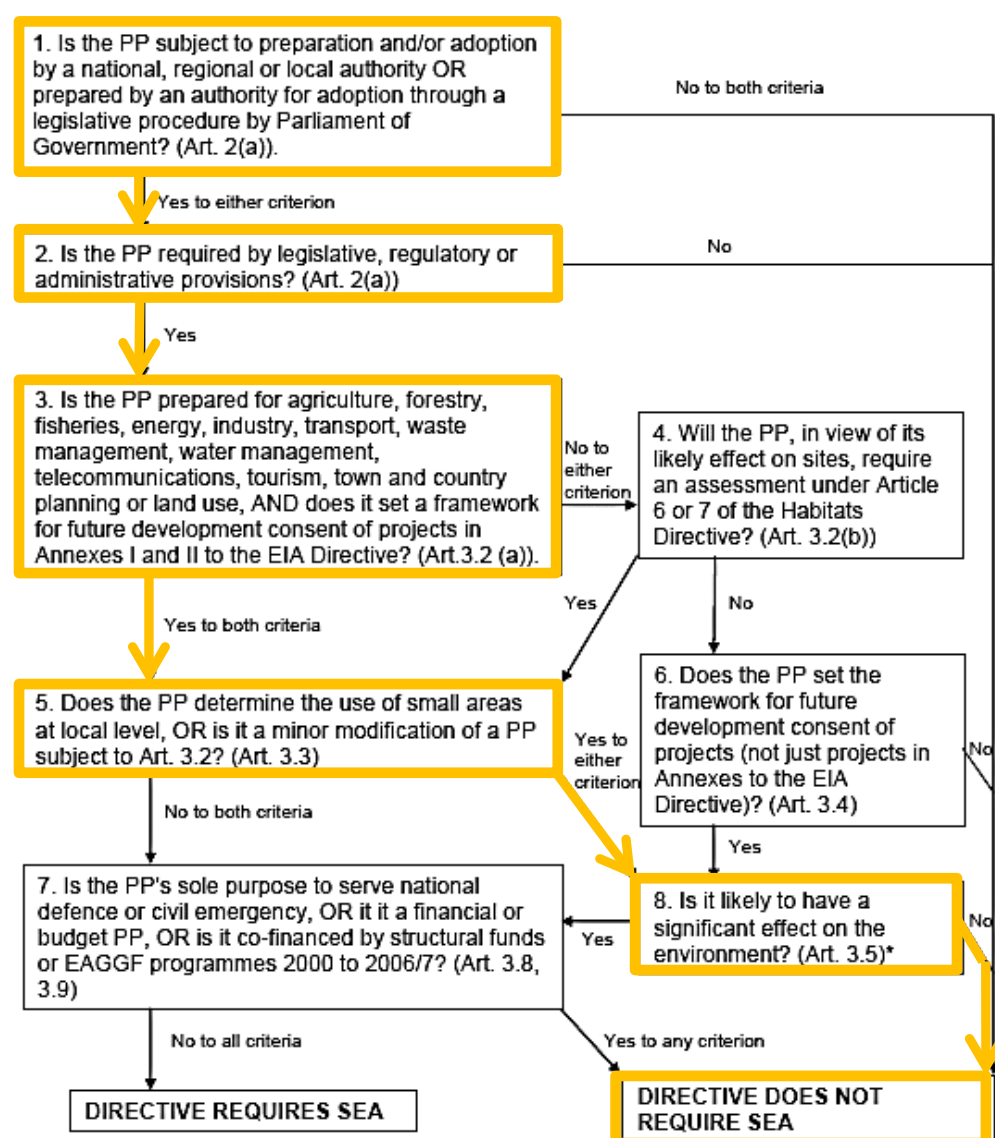
## 4. SEA SCREENING OF THE CHICKERELL NEIGHBOURHOOD PLAN

This Chapter provides an account of the SEA screening exercise for the Chickerell Neighbourhood Plan.

Articles 2 and 3 of the SEA Directive provide the legislative framework for defining the types of plan and programme that require SEA.

The SEA screening process is summarised in diagrammatic form in the flowchart shown in Figure 4.1<sup>2</sup>. The screening for the Chickerell Neighbourhood Plan is highlighted in orange and justification for the decisions made at each stage in the SEA screening process is given in Figure 4.2.

Figure 4.1: A diagram summarising the SEA screening process with the SEA screening for the Chickerell Neighbourhood Plan outlined in orange.



<sup>2</sup> Diagram taken from the Government guidance on the Strategic Environmental Assessment regulations titled 'A Practical Guide to the Strategic Environmental Assessment Directive', published by the Office of the Deputy Prime Minister in 2005

Figure 4.2: a summary of the justification made for the decisions during the SEA screening for the Chickerell Neighbourhood Plan.

Question in SEA screening flow chart (Figure 4.1)	Response
1. Is the PP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament of Government?	<b>YES</b> The intention is for the Chickerell Neighbourhood Plan to be adopted by West Dorset District Council, a local authority, through a legislative procedure.
2. Is the PP required by legislative, regulatory or administrative provisions?	<b>YES</b> The Chickerell Neighbourhood Plan would be a Statutory document, prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 as amended.
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive?	<b>YES</b> The Chickerell Neighbourhood Plan is a document prepared for town and country planning purposes, and may indicate where future development which falls under Annex II of the EIA Directive which includes urban development projects under paragraph 10(b) takes place.
5. Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2?	<b>YES</b> The Chickerell Neighbourhood Plan determines the use of small areas at a local level.
8. Is it likely to have a significant effect on the environment (Article 3.5)?	<b>NO</b> Justification for this decision is given later in this chapter.

#### IS THE CHICKERELL NEIGHBOURHOOD PLAN LIKELY TO HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT?

The final question in the SEA screening process presented in Figures 4.1 and 4.2 for the Chickerell Neighbourhood Plan was question 8: Is it likely to have a significant effect on the environment?

In asking this question, the SEA Directive refers to Article 3.5, which states that the relevant criteria in Annex II of the SEA Directive shall be taken into account when determining whether there are likely to be significant effects. Therefore, the criteria in Article 3.5 have been taken into consideration when determining whether the Chickerell Neighbourhood Plan requires SEA, as presented in Figure 4.3.

Figure 4.3: The assessment of the likely significance of effects of the Chickerell Neighbourhood Plan (Taken from Annex II of the SEA Directive)

Criteria in Annex II of the SEA Directive	Response	Is there a significant effect?
(1) Characteristics of the plan and programmes, having regard, in particular, to:		
a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size, and operating conditions or by allocating resources.	The framework for development projects within the Chickerell Neighbourhood Plan area is set by the West Dorset, Weymouth & Portland Local Plan ('Local Plan'), which provides the overarching policy for the location, size and nature of development projects in this area. The Chickerell Neighbourhood Plan builds upon this framework by providing further details of development projects within this area, potentially allocating 0.8ha of land for development to the rear of Montevideo House.	No
b) The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	The Chickerell Neighbourhood Plan will be adopted alongside its parent document, the Local Plan. It will expand upon the existing policies in the Local Plan and provide supplementary information on a local scale rather than influencing the Local Plan.	No
c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	Any development which comes forward through the Chickerell Neighbourhood Plan will be subject to the environmental considerations of the Local Plan, the aim of which is to achieve sustainable development.	No
d) Environmental problems relevant to the plan or programme.	The environmental problems within the Chickerell Neighbourhood Plan area are not considered exclusive to the area, and are similar to those considered and addressed in the Local Plan.	No
e) The relevance of the plan or programme for the implementation of community legislation	The implementation of community legislation is unlikely to be significantly compromised by the Chickerell Neighbourhood Plan.	No

on the environment (e.g plans and programmes linked to waste management or water protection).		
(2) Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
a) The probability, duration, frequency, and reversibility of the effects.	It is anticipated that the plan period will be until 2036. Whilst some effects of the plan may be irreversible, for example the housing element, it is not considered probable that significant effects will occur since the plan is only likely to bring forward low density housing on approximately 0.8ha of land, upon which the current use as a caravan park has a detrimental aesthetic effect.	No
b) The cumulative nature of the effects.	<p>The Chickerell Neighbourhood Plan area is located adjacent and to the north of the Portland Neighbourhood Plan area. At the time of writing, the Portland Neighbourhood Plan does not intend to allocate land for development.</p> <p>In addition, the Chickerell Neighbourhood Plan area is located adjacent and to the east of the Chesil Bank Neighbourhood Plan area. Since the Chesil Bank Neighbourhood Plan area was designated very recently, in January 2019, this neighbourhood plan is in its infancy and there is little indication of its scope.</p> <p>The Sutton Poyntz Neighbourhood Plan is located approximately 4.3km to the east of the site. At the time of writing, the Sutton Poyntz Neighbourhood Plan does not intend to allocate land for development.</p> <p>In addition to the neighbourhood plans in the surrounding areas, consideration must be given to other proposed development which may result in cumulative impacts, for example through the West Dorset, Weymouth &amp; Portland Local Plan (and subsequent Local Plan Review) and planning permissions.</p> <p>The West Dorset, Weymouth and Portland Local Plan allocates land in Chickerell for 1090 dwellings comprising:</p>	No



	<ul style="list-style-type: none"> <li>• Putton Lane: 220 dwellings;</li> <li>• Chickerell Urban Extension: 820 dwellings and 'minimal' employment land; and</li> <li>• Land off Rashley Road: 50 dwellings.</li> </ul> <p>In addition, the Preferred Options for the Local Plan Review allocates land for an extra 600 dwellings at:</p> <ul style="list-style-type: none"> <li>• Wessex Stadium: 170 dwellings;</li> <li>• West of Southill: 400 dwellings (after 2036); and</li> <li>• Tented Former Camp on Mandeville Road: 30 dwellings.</li> </ul> <p>Development has commenced at Putton Lane, and permission has been granted at Bank and Ridge Farm at the northern extent of the Chickerell Urban Extension.</p> <p>Whilst there is a significant amount of development coming forward in Chickerell through the Local Plan and planning permissions, the neighbourhood plan will only allocate 0.8ha of land for low density development on a site which will result in an improvement to the setting of a Listed Building. Therefore, the Chickerell Neighbourhood Plan is considered unlikely to result in significant environmental effects when considered cumulatively.</p>	
c) The transboundary nature of the effects.	The Chickerell Neighbourhood Plan is unlikely to have significant transboundary effects beyond the area of the Neighbourhood Plan due to the nature and scale of the proposals.	No
d) The risks to human health or the environment (e.g due to accidents).	The Chickerell Neighbourhood Plan is unlikely to introduce significant risks to human health and the environment, for example due to accidents, in light of the scale and type of development.	No
e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	The Chickerell Neighbourhood Plan area occupies approximately 15km <sup>2</sup> and holds a population of 5,839 people <sup>3</sup> . The spatial extent of the Chickerell Neighbourhood Plan area and the magnitude of the population affected are not considered of a significant scale for the purposes of SEA.	No

<sup>3</sup> According to 2016 mid year estimates provided by the Office for National Statistics

<p>f) The value and vulnerability of the area likely to be affected due to:</p> <p>i) Special natural characteristics or cultural heritage</p>	<p>The Chickerell Neighbourhood Plan area and its surrounding areas contain environmental designations of international value, reflecting the special natural characteristics and rich cultural heritage of this location.</p> <p>The special natural characteristics of the plan area include two European wildlife sites, Chesil and the Fleet (SAC, SPA, Ramsar and SSSI) and the Crookhill Brick Pit (SAC and SSSI), which are of the highest ecological importance. In addition, the Radipole Lake SSSI is adjacent and to the east of the neighbourhood plan area. According to monitoring undertaken by Natural England, the SSSI at Chesil and the Fleet is 34% in an 'unfavourable' condition, with 15% of the SSSI area declining into an even poorer condition. Given the declining condition of this site, it is likely that this site is vulnerable to the pressures. The threats to the Chesil and Fleet European Site include outdoor leisure and recreational activities, which may increase as a result of new development. The SSSI at Crookhill Brick Pit is entirely in a favourable condition, and unlikely to be threatened by increases in local population as a result of new development. The SSSI at Radipole Lake is entirely unfavourable, although the majority of the site (82%) is recovering. The threats to this site appear to be largely related to land management (grazing/cutting on marsh, reedbed management) but also include pollution and nutrient input, partly from runoff.</p> <p>The plan area also includes 5 Sites of Nature Conservation Importance (SNCI) which are of local importance to wildlife and are therefore less sensitive than the European and National wildlife designation. The SNCI within the plan area mainly comprise of woodland, grassland, and aquatic habitats.</p> <p>The Dorset Area of Outstanding Natural Beauty, an area of national importance for landscape, occupies a small section on the western boundary of the neighbourhood plan area. The setting of the Dorset AONB designation may be vulnerable to new development, which has the potential to compromise the special qualities of this</p>	<p>No</p>
--	--	-----------

		<p>designation.</p> <p>The coastal areas towards the south of the Chickerell Neighbourhood Plan are designated as the East Devon and Dorset World Heritage Site. The threats to the World Heritage Site include coastal protection schemes and inappropriate management of visitors, including tourists.</p>	
ii)	Exceeded environmental quality standards or limit values	<p>The Council's air quality monitoring regime has not previously identified any exceedances in air quality standards in the Chickerell Neighbourhood Plan area. The proposals which are likely to come forward through the Chickerell Neighbourhood Plan are unlikely to result in a significant increase in airborne contaminants due to the nature and scale of development, and therefore an exceedance in air quality standards is considered unlikely.</p> <p>Whilst there are areas of 'moderate' grade agricultural land within the plan area, development on brownfield site is unlikely to be significantly affect the supply of agricultural land.</p> <p>The Radipole Lane SSSI to the east of the site is entirely in an unfavourable condition. The fen, marsh and swamp area of this SSSI has been affected by pollution, with pollution caused by nutrient inputs from runoff and agriculture.</p> <p>The Fleet, a brackish lagoon on the southern section of the site, is extraordinarily rich in wildlife due to the relative lack of pollution in comparison to most other lagoons.</p>	No
iii)	Intensive land-use	<p>The Chickerell Neighbourhood Plan is unlikely to bring forward development of an extent which would result in a significant intensification of land use, considering the scale of the development likely to come forward through the plan.</p>	No
g)	The effects on areas or landscapes which have a recognised national, Community or international protection status.	<p>The environmental designations within the Chickerell Neighbourhood Plan area and it's surrounding areas of national, community or international protection status (see Chapter 3 for further details) include:</p> <ul style="list-style-type: none"> <li>• Dorset Area of Outstanding Natural Beauty (AONB);</li> <li>• European wildlife designations (Special Area of</li> </ul>	No

	<p>Conservation under the Habitats Directive, Special Protection Area under the Birds Directive)</p> <ul style="list-style-type: none"> <li>• International wildlife designation (Ramsar as a wetland of International importance);</li> <li>• Site of Special Scientific Interest;</li> <li>• East Devon and Dorset World Heritage Site; and</li> <li>• Conservation Areas;</li> <li>• Listed Buildings (including Grade II and Grade II* Listed Buildings);</li> </ul> <p>The Dorset AONB, which recognises the national importance of the landscape in this area, occupies a small section on the western border of the Chickerell Neighbourhood Plan area. The Chickerell Neighbourhood Plan will bring forward low density development at the rear of Montevideo House approximately 400m to the west of the Dorset AONB. This site is currently used as a caravan park, and development at the proposed site is likely to result in an improvement in the aesthetic value of the site. Significant adverse impacts upon the Dorset AONB are therefore considered unlikely. Furthermore, the protection provided by policy ENV1(i) of the Local Plan will prevent development which results in harm to the character of the Dorset AONB.</p> <p>There are designated areas of wildlife importance on a local, national and European level within the Chickerell Neighbourhood Plan area and its surroundings. The Chesil and the Fleet European Site is sensitive to activities relating to leisure and recreation. The Chickerell Neighbourhood Plan will result in low density housing on 0.8ha of land, approximately 760m to the southwest of the Chesil and the Fleet European Site. Whilst this may result in a degree of additional use of the Fleet for leisure and recreation, development of this scale is unlikely to result in significant impacts. The Radipole Lake SSSI is sensitive to management practices and pollution from agriculture and runoff which are unlikely to be significantly affected by the Chickerell Neighbourhood Plan.</p> <p>The threats to the East Devon and Dorset World Heritage Site include inappropriate management of visitors, including tourists. The Chickerell</p>	
--	---	--

	<p>Neighbourhood Plan is unlikely to affect access to the World Heritage Site. Furthermore, the small scale development which is likely to come forward through the Local Plan is approximately 770m to the southwest of the World Heritage Site, and is unlikely to affect the visual setting of the designation, perhaps even resulting in an aesthetic improvement.</p> <p>The heritage designations within the plan area include Listed Buildings, some of which are Grade II* Listed. Furthermore, the areas to the east of the site include three Conservation Areas. The Chickerell Neighbourhood Plan is likely to include an allocation for low density housing at the rear of the Grade II Listed Building 'Montevideo House'. The Manager of the Council's Conservation Officers considered the effects of the propose development upon these heritage assets. He commented that Montevideo House is well screened by tree planning to the south and somewhat screened by tree planting to the east. Currently, the site is used as a residential park home, which has a detrimental effect upon the setting of the listed building, despite the lack of intervisibility between the two. The park homes advertising hoarding at the rear of Montevideo House does certainly have a detrimental effect on the character of the listed building and affects its aesthetic value. The Council's Conservation team conclude that low density housing that reflects the historic character of the subservient curtilage buildings could be accommodated on the park home site, given:</p> <ul style="list-style-type: none"><li>• the position of the large extension between the main house and the park home site;</li><li>• the somewhat lack of intervisibility between the park site and the main house; and</li><li>• the fact that the façade of the main house is principally viewed from its gardens to the south.</li></ul>	
--	--	--

## 5. CONCLUSION

The Chickerell Neighbourhood Plan area includes sites of the highest environmental importance, some of which are greatly sensitive to the threats which may be posed by new development. However, the scope of Chickerell Neighbourhood Plan is such that these sensitive environmental assets are unlikely to be significantly affected by the plan.

The consultation bodies, which comprise Natural England, Historic England, and the Environment Agency, were consulted on the SEA screening report in accordance with regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations (2004). Historic England agreed with the findings of the SEA screening and Natural England provided advice and suggested corrections to the SEA which have been given consideration with any necessary modifications made (see Appendix A). The Environment Agency did not respond or raise any concerns. Therefore, in conclusion, a SEA is not required in this instance.

This report provides the statement of reasons for the determination that SEA is not required in accordance with regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations (2004). This document must be submitted alongside neighbourhood planning proposals, as required by the Neighbourhood Planning (General) Regulations 2012, as amended.

## APPENDIX A: CONSULTATION RESPONSES

## Oliver Rendle

---

**From:** Stuart, David  
**Sent:** 07 March 2019 17:34  
**To:** Oliver Rendle  
**Subject:** SEA screening Report: Chickerell Neighbourhood Plan

Dear Oliver

Thank you for your consultation on the SEA Screening Report for the emerging Chickerell Neighbourhood Plan.

Our attention focuses on the proposed site allocation behind Montevideo House as a possible SEA trigger in its potential for generating significant environmental effect upon the designated heritage assets in question.

However, we note the advice of your authority's conservation team and its view that development can be accommodated on the site in question given the considerations it identifies.

We are therefore happy with the conclusion of the Report and have no objection to the view that a full SEA will not be required.

We would also applaud the involvement of your conservation colleagues in this exercise as this has no doubt resulted in a saving of time and effort for all in allowing a decision to be arrived at quickly and clearly.

Kind regards

David

David Stuart | Historic Places Adviser South West  
[REDACTED]

Historic England | 29 Queen Square | Bristol | BS1 4ND  
<https://historicengland.org.uk/southwest>



We are the public body that helps people care for, enjoy and celebrate England's spectacular historic environment, from beaches and battlefields to parks and pie shops.

Follow us: [Facebook](#) | [Twitter](#) | [Instagram](#) Sign up to our [newsletter](#)

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Historic England unless specifically stated. If you have received it in error, please delete it from your system and notify the sender immediately. Do not use, copy or disclose the information in any way nor act in reliance on it. Any information sent to Historic England may become publicly available. We respect your privacy and the use of your information. Please read our full [privacy policy](#) for more information.

---

**From:** Oliver Rendle  
**Sent:** 25 February 2019 08:55  
**To:** 'consultations@naturalengland.org.uk'; ; South West Casework; 'Holm, Michael  
**Cc:** Debbie Turner; ; Maureen Newport  
**Subject:** SEA screening Report: Chickerell Neighbourhood Plan

Dear All,



Date: 11 March 2019  
Our ref: 274817  
Your ref: [Click here to enter text.](#)



FAO Oliver Rendle

**BY EMAIL ONLY**

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T [REDACTED]

Dear Oliver

### **Chickerell NP - SEA Screening Request**

Thank you for your consultation on the above dated and received by Natural England on 28 February 2019.

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

While it is felt that the small amount of residential development being suggested by the plan (0.8 ha on an already developed site) should not have any impacts on adjacent designated sites or landscapes, we would advise the council to ensure that they continue to consider any potential impacts as the nature of this housing site is established.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected. We are however aware that other developments being brought forward by both the Local Plan and Local Plan Review do have the potential to affect populations of great Crested Newts (GCN), a population of which is focussed on Crookhill Brick Pits LNR/SSSI/SAC.

It is clear that the Chickerell area is under quite intense development pressure which has the potential to adversely impact local, national and international sites and species (GCN). In the spirit of 'net gain' Natural England would suggest that the NP could set itself a task of designing a network of green infrastructure which would ensure the newts' population is maintained alongside the not insignificant areas of new residential development. This would feed into the work that my colleague John Stobart is engaged in with you regarding development (EIA SCOPING Opinion - Proposed residential led mixed use development (520 dwellings) LAND EAST OF CHICKERELL WEST DORSET).adjacent to the SAC, rough pasture and Chickerell Water Lily Farm, all vital parts of the GCN population's network/lifecycle.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local

wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

There is an appendix with some corrections and observations on statements made in the screening report.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any queries relating to the specific advice in this letter only please contact Matt Low [REDACTED] [REDACTED] For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

**Matt Low**  
**Natural England**  
**Dorset, Hants and Isle of Wight Area Team**  
**Dorset Coast Team**

## Appendix 1. General comments on structure/content.

P.4 Mediterranean and thermos-Atlantic halophilous Scrubs – thermos should read ‘thermo’

P.5 The southern extent of the Chickerell Neighbourhood Plan Area **is occupied** a section of the Fleet and shingle beach. Maybe ‘occupies’.

P.5 Crookhill Brickpits - The site is a disused brick pit which contains several ponds that support the highest recorded counts of Great Crested Newt (*Triturus Cristatus*) in Dorset. Need to check this...?

P.6 The East Devon and Dorset UNESCO World Heritage Site occupies the coastal areas surrounding the Chickerell Neighbourhood Plan, and extends into the southern portion of the plan area **(Figure.** Figure 3.4..?

P.16 “The plan area also includes 5 Sites of Nature Conservation Importance (SNCI) which are of local importance to wildlife and are therefore less sensitive than the European and National wildlife designation. The SNCI within the plan area mainly comprise of woodland, grassland, and aquatic habitats.”

NE would suggest that the habitats/ecosystems of SNCI are no less sensitive than those of SSSI and N2K. The level of designation does not relate to sensitivity but rather to the perceived importance of these sites at a national or international level.

Most of these sites are comprised of habitats fitting the NERC Act definition of Priority Habitat which places a strong presumption that they will be maintained and enhanced. It is also possible that the woodland SNCIs are Ancient Woodland.

In terms of sensitivity, it is likely that the SNCIs are more sensitive than the designated sites due to their ecological isolation and generally smaller size.