

Basic Conditions Statement
Buckhorn Weston and Kington Magna Neighbourhood
Development Plan 2021-2038
(October 2023)

Introduction

1. This Statement has been prepared by Buckhorn Weston and Kington Magna Parish Council (the Parish Council) to accompany its submission to the local planning authority, Dorset Council (TBC), of Buckhorn Weston and Kington Magna Neighbourhood Development Plan 2021 - 2038 (the Neighbourhood Plan) under Regulation 15 of The Neighbourhood Planning (General) Regulations 2012.
2. The Neighbourhood Plan must meet the following requirements:

Legal matters

(1) The examiner must consider the following: -

- (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),
- (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L,
- (c) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and
- (d) such other matters as may be prescribed.

The Basic Conditions

(2) A draft neighbourhood development plan meets the basic conditions if: -

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- (b) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- (c) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- (d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
- (e) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

(f) The examiner is not to consider any matter that does not fall within subparagraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).

Legal Requirements

3. The Plan is submitted by Buckhorn Weston and Kington Magna Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by Buckhorn Weston and Kington Magna Neighbourhood Development Plan Steering Group, which is overseen by the Parish Council.
4. The whole parish of Buckhorn Weston and Kington Magna has been formally designated as a Neighbourhood Area under the Neighbourhood Planning Regulations 2012 and was formally approved by Dorset Council on 9 June 2021. The Neighbourhood Area Designation issued by Dorset Council, which shows the boundary of the designated area, is attached as **Appendix 1**.
5. The Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
6. The Plan identifies the period to which it relates as 2021 to 2038. This relates to the plan period of the emerging Dorset Local Plan which also has a plan period ending 2038 and the adopted North Dorset Local Plan Part One 2016 covering the period 2011-2031.
7. The Plan does not deal with mineral extraction and waste development, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
8. The Plan relates only to Buckhorn Weston and Kington Magna Parish. It does not relate to more than one Neighbourhood Area. There are no other neighbourhood development plans in place within the Neighbourhood Area.

The Basic Conditions

Having regard to national policies and advice contained in guidance issued by the Secretary of State

9. The Neighbourhood Plan has been prepared having regard to national policies, in particular those set out in the National Planning Policy Framework (NPPF 2023) and the National Planning Practice Guidance (NPPG) suite. It is contended that the neighbourhood plan accords with the core Planning Principles at the heart of the NPPF. The NPPF was updated in September 2023 and this version will be utilised in this Basic Conditions statement.
10. **Table 1** provides a summary of how policies in the neighbourhood plan conform to the NPPF 2023. The NPPF paragraphs set out are those considered most relevant. The table is not intended to be an exhaustive list of all NPPF policies. The Table also refers to conformity of proposed policies with relevant policies in the development plan and in the emerging Dorset Local Plan.

Table 1 - Meeting Basic Condition for broad conformity and no conflict with Strategic Policies

Neighbourhood Plan Policy	NPPF 2023 References	Adopted North Dorset Local Plan Policy Support	Emerging Dorset Local Plan 2021-2038 - Policy Support
POLICY BWKM 1 – SETTLEMENT BOUNDARY FOR BUCKHORN WESTON	NPPF Para 69 (c)	Policy 2 of the 2016 Plan. Policy 2 of the 2016 District-wide Local Plan removes settlement boundaries from smaller villages and invites Neighbourhood Plans to review and reinstate them where desired.	DEV4 and DEV6 provides framework for development within neighbourhood plan development boundaries
POLICY BWKM 2 – SETTLEMENT BOUNDARY FOR KINGTON MAGNA	NPPF Para 69 (c)	Policy 2 of the 2016 Plan removes settlement boundaries from smaller villages and invites Neighbourhood Plans to review and reinstate them where desired.	DEV4 and DEV6 provides framework for development within neighbourhood plan development boundaries
POLICY BWKM 3 - THE DESIGN AND FORM OF NEW DEVELOPMENT WITHIN SETTLEMENT BOUNDARIES	NPPF Para 28, Para 112 (c) Para 120 (e), Para 125, Para 129, Para 130 and Para 131.	Policy 7 of 2016 plan refers to support for the provision of design and infill policies in Neighbourhood Plans where Settlement Boundaries are restored. Policy 24 also refers to the importance of local design considerations.	
POLICY BWKM 4 - LOCAL HOUSING REQUIREMENTS	NPPF Para 62-63	Policy 7 and Policy 8 of the 2016 Adopted Local Plan Part 1 refers to the importance of providing housing in the right mix, with the right housing types and sizes.	HOUS1 and HOUS2 provide framework for setting out local needs through Neighbourhood Plans.
POLICY BWKM 5 - LIGHTING SCHEMES	NPPF Para 185 (c)	Policy 25 of the 2016 Adopted Local Plan seeks to protect people and wildlife from the effects of lighting on new development.	ENV11 policy on amenity addresses impacts from lighting.
POLICY BWKM 6 - SUSTAINABLE AND ENERGY EFFICIENT BUILDINGS	NPPF Para 152, Para 154 (b) and Para 155	Policy 3 in the 2016 Local Plan says that new development should reduce GHG emissions, seek to improve energy performance, and mitigate the impacts of climate change.	ENV9 supports the achievement of high levels of environmental performance in buildings
POLICY BWKM 7 - IMPORTANT GAPS	NPPF Para 92 (c), 174(a) and (b)	Policy 15 of the 2016 Local Plan seeks to protect and enhance existing green infrastructure and to support provision of new green infrastructure in settlements and in the countryside to meet a range of	ENV1 Green Infrastructure identified in Neighbourhood Plans will form part of the Green Infrastructure Network.

Neighbourhood Plan Policy	NPPF 2023 References	Adopted North Dorset Local Plan Policy Support	Emerging Dorset Local Plan 2021-2038 - Policy Support
		<p>recreational and biodiversity objectives.</p> <p>Policy 4 of the 2016 Local Plan seeks to ensure that Landscape Character is maintained through protection of identified landscape character features.</p>	<p>ENV4 says that all development should conserve and enhance the landscape.</p>
POLICY BWKM 8 - LOCAL GREEN SPACE	NPPF Para 101-103	Policy 15 of the 2016 Adopted Local Plan Part 1 supports the designation of Local Green Space.	ENV1 Green Infrastructure identified in Neighbourhood Plans will form part of the Green Infrastructure Network

Contributes to the achievement of sustainable development

11. The following sustainability assessment has been carried out to assess how the policies in the Buckhorn Weston and Kington Magna NDP contribute positively to delivering sustainable development. The NDP will serve an economic, social and environmental objective and seeks to balance them. **Table 2** summarises the various sustainability outcomes of each policy in the Buckhorn Weston and Kington Magna NDP.

Table 2 - Achievement of Sustainable Development objectives

Neighbourhood Plan Policy	Economic objective	Social Objective	Environmental Objective
POLICY BWKM 1 – SETTLEMENT BOUNDARY FOR BUCKHORN WESTON	To facilitate development to strengthen the local community and support services	Will enable small amounts of housing to be provided to meet local needs	
POLICY BWKM 2 – SETTLEMENT BOUNDARY FOR KINGTON MAGNA	To facilitate development to strengthen the local community and support services	Will enable small amounts of housing to be provided to meet local needs	
POLICY BWKM 3 - THE DESIGN AND FORM OF NEW DEVELOPMENT WITHIN SETTLEMENT BOUNDARIES			Will ensure that the character of the villages is retained as new housing is provided
POLICY BWKM 4 - LOCAL HOUSING REQUIREMENTS		Prioritises delivery of housing of the right size to meet local needs	
POLICY BWKM 5 - LIGHTING SCHEMES			Will foster a better approach to protecting dark skies
POLICY BWKM 6 - SUSTAINABLE AND ENERGY EFFICIENT BUILDINGS			Will make a contribution to net zero carbon objectives
POLICY BWKM 7 - IMPORTANT GAPS			Will preserve important open land within villages
POLICY BWKM 8 - LOCAL GREEN SPACE			Will protect valued open areas for the community

General conformity with the strategic policies in the development plan

12. The Development Plan for the NDP is:

- a) North Dorset Local Plan Part One 2016 covering the period 2011-2031.
- b) Saved policies from the North Dorset District Local Plan 2003.
- c) Bournemouth, Christchurch, Poole and Dorset Waste Plan, 2019-2033
- d) Bournemouth, Dorset and Poole Minerals Strategy 2014 (for period 2014-2028)

e) Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan 2019 (for period 2019-2034).

13. The Buckhorn Weston and Kington Magna NDP does not contain any policies relating to minerals and waste planning. Where policies from the development plan and the emerging local plan are relevant to the policies in the Buckhorn Weston and Kington Magna NDP, these are specifically referenced within the supporting text of the document. The Buckhorn Weston and Kington Magna NDP adds local detail in support of the higher tier policies and does not conflict with or undermine them.

Strategic Environmental Assessment (SEA Directive 2001/42/EC)

Habitats Regulations Assessment (Habitats Directive 92/43/EEC)

14. The Steering Group requested a screening opinion for SEA and HRA from Dorset Council. In May 2023, a response, attached as **Appendix 2**, was received. Section 5 of the response stated that:

The SEA screening exercise found that the Buckhorn Weston and Kington Magna Neighbourhood Plan is not likely to result in adverse environmental effects.

The Buckhorn Weston and Kington Magna Neighbourhood Plan area includes sites of historic significance. However, the scope of Buckhorn Weston and Kington Magna Neighbourhood Plan is such that these sensitive assets are unlikely to be significantly affected by the plan, given the limited amount of development being promoted by the plan and the protection provided by policy in the neighbourhood plan. The plan seeks to enhance the key attributes of the Kington Magna Conservation Area; this includes preserving open gaps through Policy BWKM8.

There are no ecological designations of national or international value within or in proximity of the Plan area, and the SNCIs are located outside of the Plan area. Natural England's advice around protected species has been addressed, by reference to the ecology survey and relevant policies.

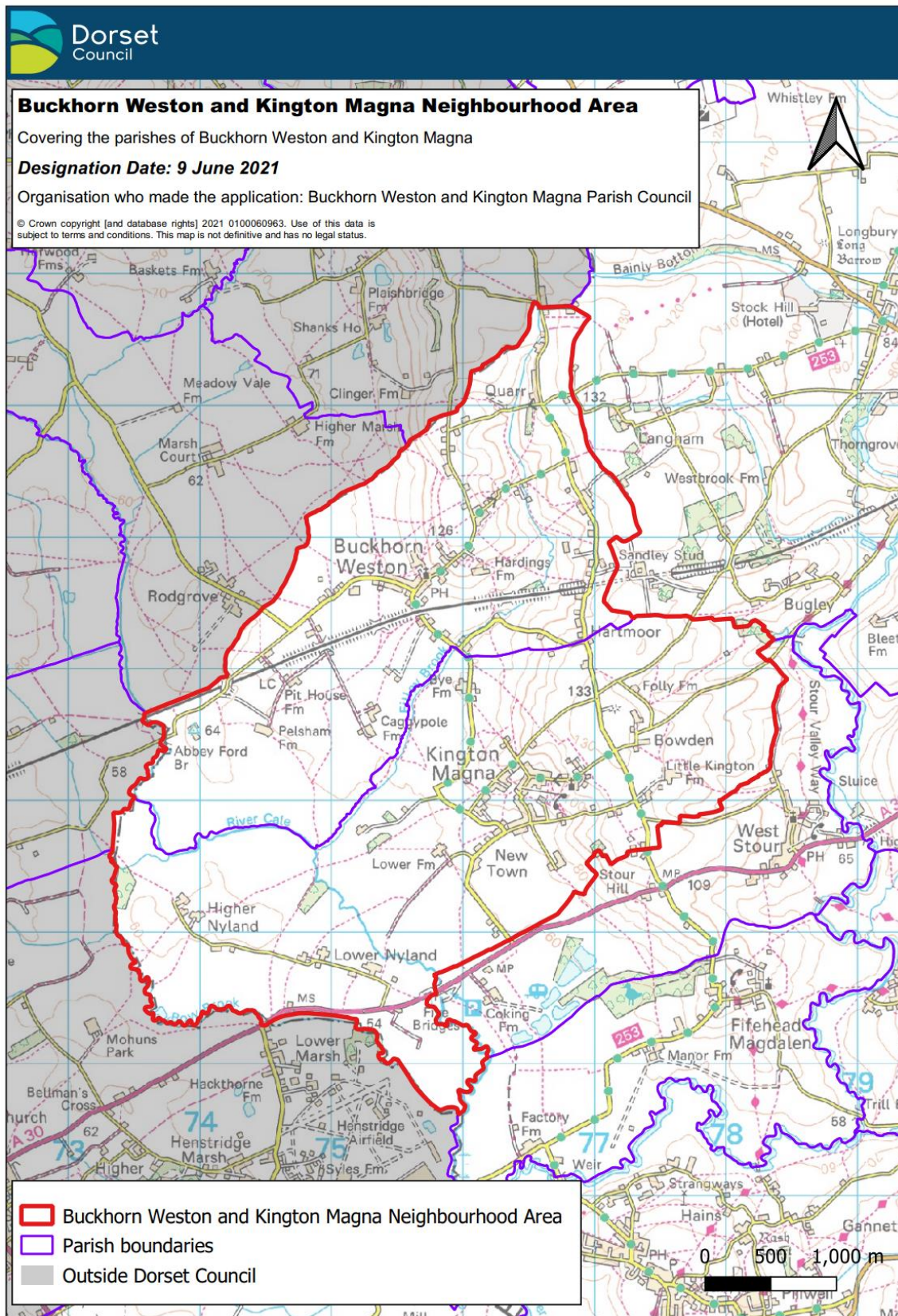
Also, there is no development planned in the high risk flood zones or in the Mineral Safeguarding Area. Therefore significant impacts upon the natural environment are considered unlikely.

The views of the Environment Agency, Natural England and Historic England were sought and all concur with the view that a full SEA is not required for the Buckhorn Weston and Kington Magna Neighbourhood Plan. Therefore, in conclusion, a full SEA is not required for the Buckhorn Weston and Kington Magna Neighbourhood Plan.

Human Rights Legislation

15. The Buckhorn Weston and Kington Magna NDP has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The main issues for planning in the context of human rights are: protection of property, right to respect for private and family life and prohibition of discrimination. The NDP complies with the requirements of the Human Rights Act 1998. All reasonable attempts were made to ensure that all Buckhorn Weston and Kington Magna Parish residents and all relevant stakeholders were given the opportunity to contribute to and comment upon the Buckhorn Weston and Kington Magna NDP.

Appendix 1 – Neighbourhood Area



Appendix 2 - Strategic Environmental Assessment Screening Opinion



Dorset
Council

Strategic Environmental Assessment Screening Report
Buckhorn Weston and Kington Magna Neighbourhood
Plan

May 2023

Strategic Environmental Assessment: Screening Report

Buckhorn Weston and Kington Magna Neighbourhood Plan

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Strategic Environmental Assessment: Screening Report

Buckhorn Weston and Kington Magna Neighbourhood Plan

1 Introduction

- 1.0.1 The purpose of this report is to determine whether or not the Buckhorn Weston and Kington Magna Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) through a process known as SEA screening.
- 1.0.2 This report provides details of the proposed Buckhorn Weston and Kington Magna Neighbourhood Plan and explains the legislative background to SEA screening, before providing an account of the SEA screening exercise for the Buckhorn Weston and Kington Magna Neighbourhood Plan.
- 1.0.3 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 Plans and Programmes Regulations (2004).
- 1.0.4 The statutory consultees, the Environment Agency, Natural England and Historic England, were consulted on 3rd April for the statutory 5 week consultation period. The responses are included in Appendix A at the end of this report.

2 Legislative background to Strategic Environmental Assessment

- 2.0.1 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”.
- 2.0.2 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.
- 2.0.3 The Neighbourhood Planning (General) (Amendment) Regulations 2015, which amends the Neighbourhood Planning (General) Regulations 2012, provides clarification on the SEA documents which must be submitted alongside neighbourhood planning proposals.
- 2.0.4 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.
- 2.0.5 Regulation 6(4)(e) of the Neighbourhood Planning (General) Regulations 2012 (as amended) requires one of the following documents to be submitted alongside a neighbourhood planning document:
- (i) an environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004; or
 - (ii) where it has been determined under regulation 9(1) of those Regulations that the plan proposal is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for the determination.

3 The Buckhorn Weston and Kington Magna Neighbourhood Plan

3.0. THE CHARACTERISTICS OF THE BUCKHORN WESTON AND KINGTON MAGNA NEIGHBOURHOOD PLAN AREA

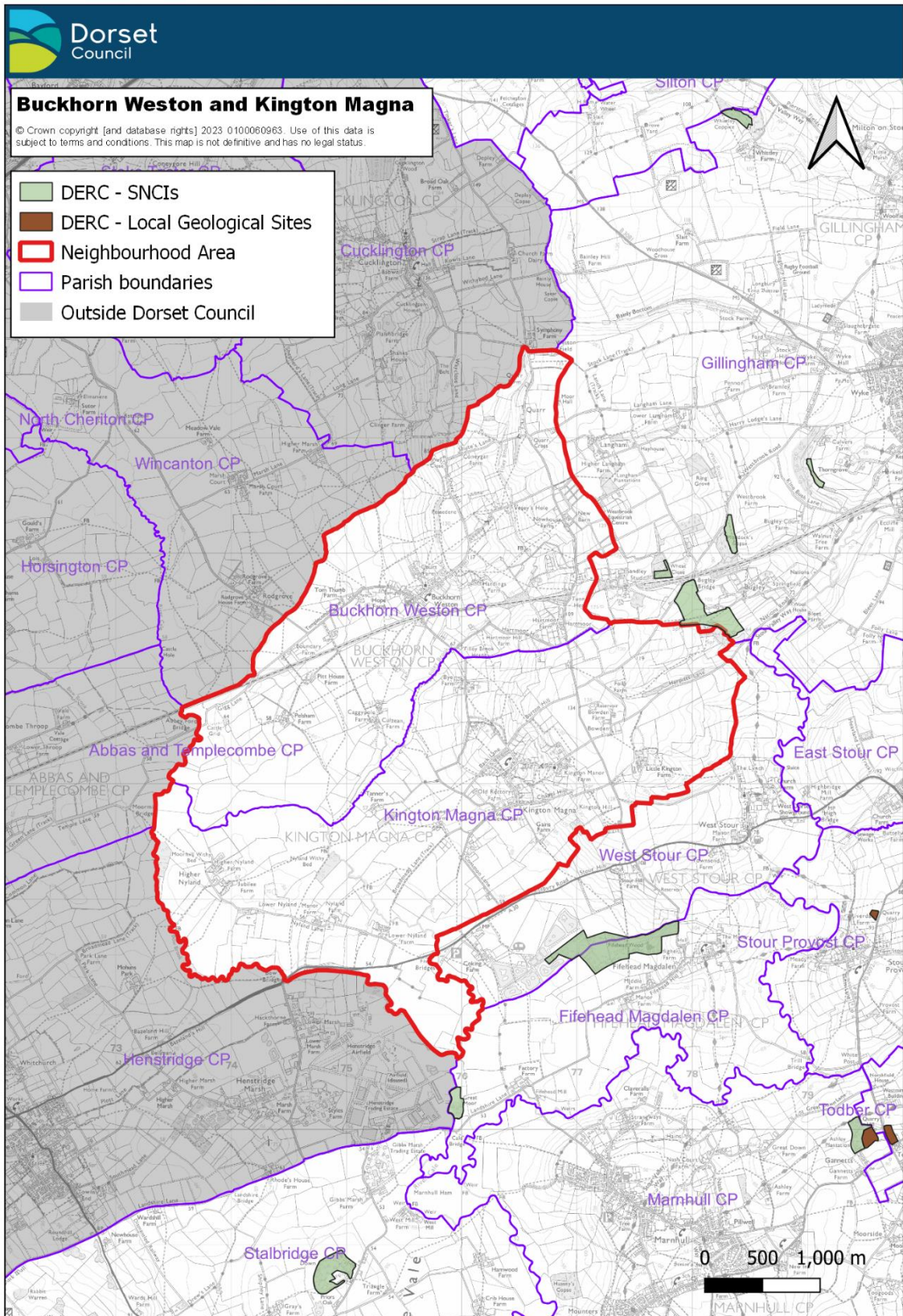
- 3.0.1 The Buckhorn Weston and Kington Magna Neighbourhood Plan area occupies approximately 15.67 km² (1,567ha).
- 3.0.2 According to the 2021 census, the Buckhorn Weston and Kington Magna Neighbourhood Plan area has a population of 711 and contains 317 households¹.
- 3.0.3 There are no ecological designations on a local, national or European level within the Buckhorn Weston and Kington Magna Neighbourhood Plan area, such as European Wildlife sites or SSSI.
- 3.0.4 However, in proximity to the Plan area there are several non-statutory wildlife sites, which are of local importance for wildlife (Figure 3.1). These include:
- Bugley Meadows Site of Nature Conservation Interest (SNCI), located immediately adjacent to the Plan area on the eastern boundary;
 - Wheat Close SNCI, located approximately 500m east of the Plan area;
 - Muddocks Copse Field SNCI located approximately 730m east of the Plan area; and
 - Fifehead Wood SNCI, located approximately 560m south of the Plan area.
- 3.0.5 In terms of heritage assets, Kington Magna Conservation Area lies within the Buckhorn Weston and Kington Magna Neighbourhood Plan area . The Buckhorn Weston and Kington Magna Neighbourhood Plan area contains many Listed Buildings, including the Grade II* Listed Church of All Saints located in Kington Magna parish and the Grade II* Listed Church of St John located in Buckhorn Weston parish (Figure 3.2).
- 3.0.6 The plan area includes high risk flood zones, associated with the River Cale, which flows through the western part of the Plan area. Flood Zones 2 and 3 occur in the west and the centre of the Plan area between the villages of Buckhorn Weston and Kington Magna (Figure 3.3).

¹ Source: 2021 Census, Office for National Statistics

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Buckhorn Weston and Kington Magna Neighbourhood Plan

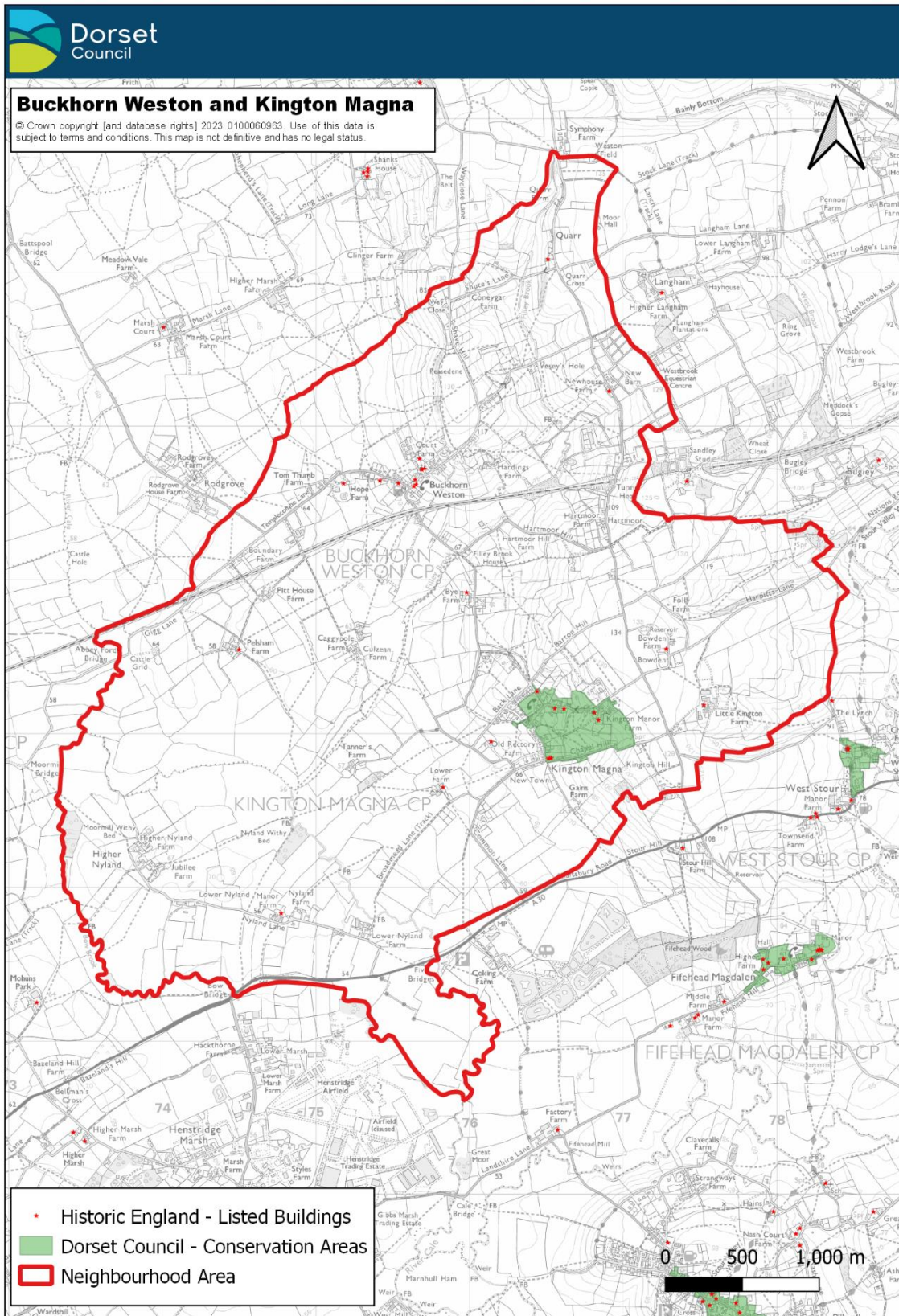
Figure 3.1: Designated Sites of Nature Conservation Interest (SNCI) in proximity to the Buckhorn Weston and Kington Magna Neighbourhood Plan area (shown in green)



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Buckhorn Weston and Kington Magna Neighbourhood Plan

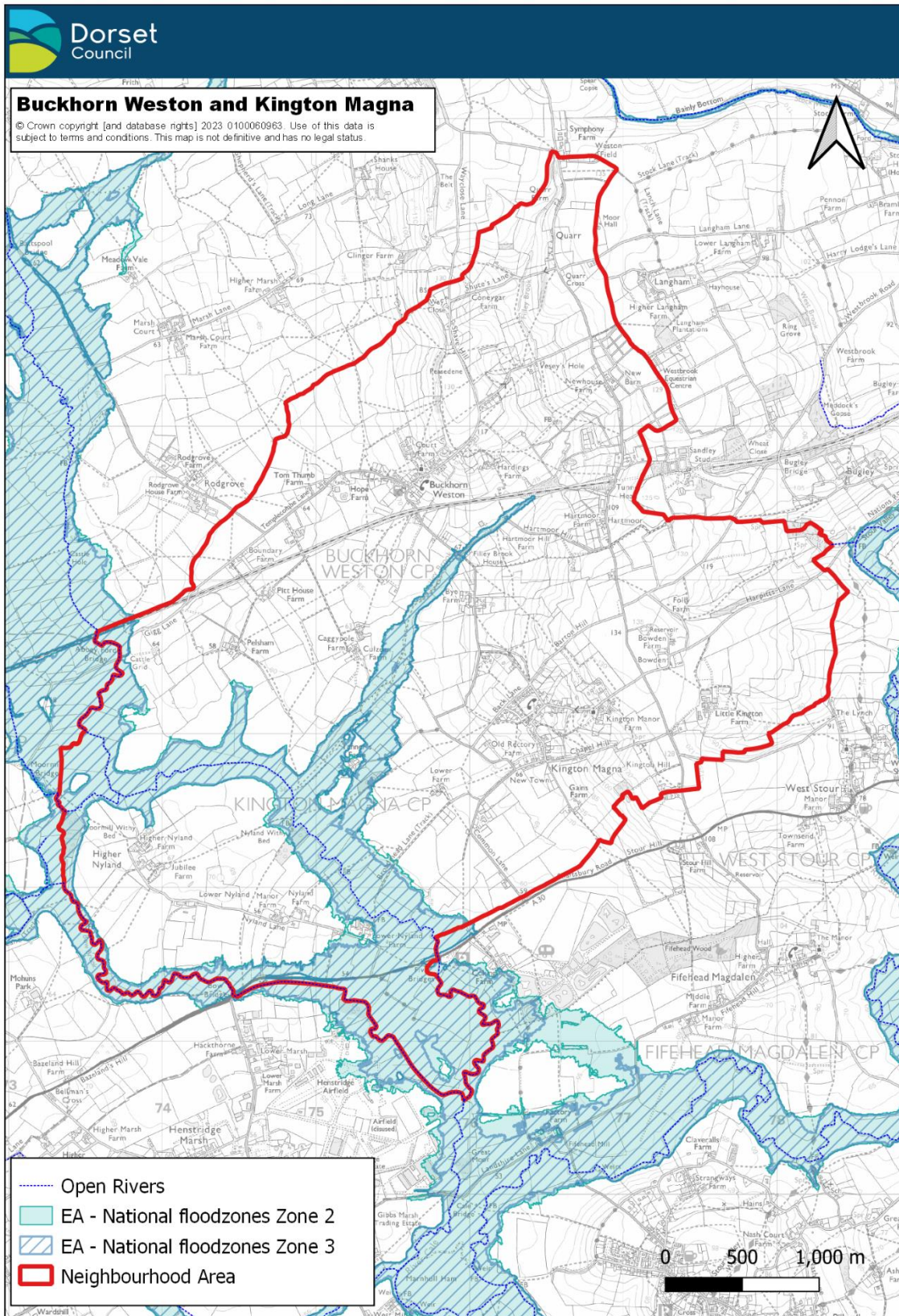
Figure 3.2: Designated heritage assets within the Buckhorn Weston and Kington Magna Neighbourhood Plan area (shown within the red line, in green)



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Buckhorn Weston and Kington Magna Neighbourhood Plan

Figure 3.3: Rivers and flood zones within the Buckhorn Weston and Kington Magna Neighbourhood Plan area shown within the red line (high risk flood zone 3) shown in blue diagonal line



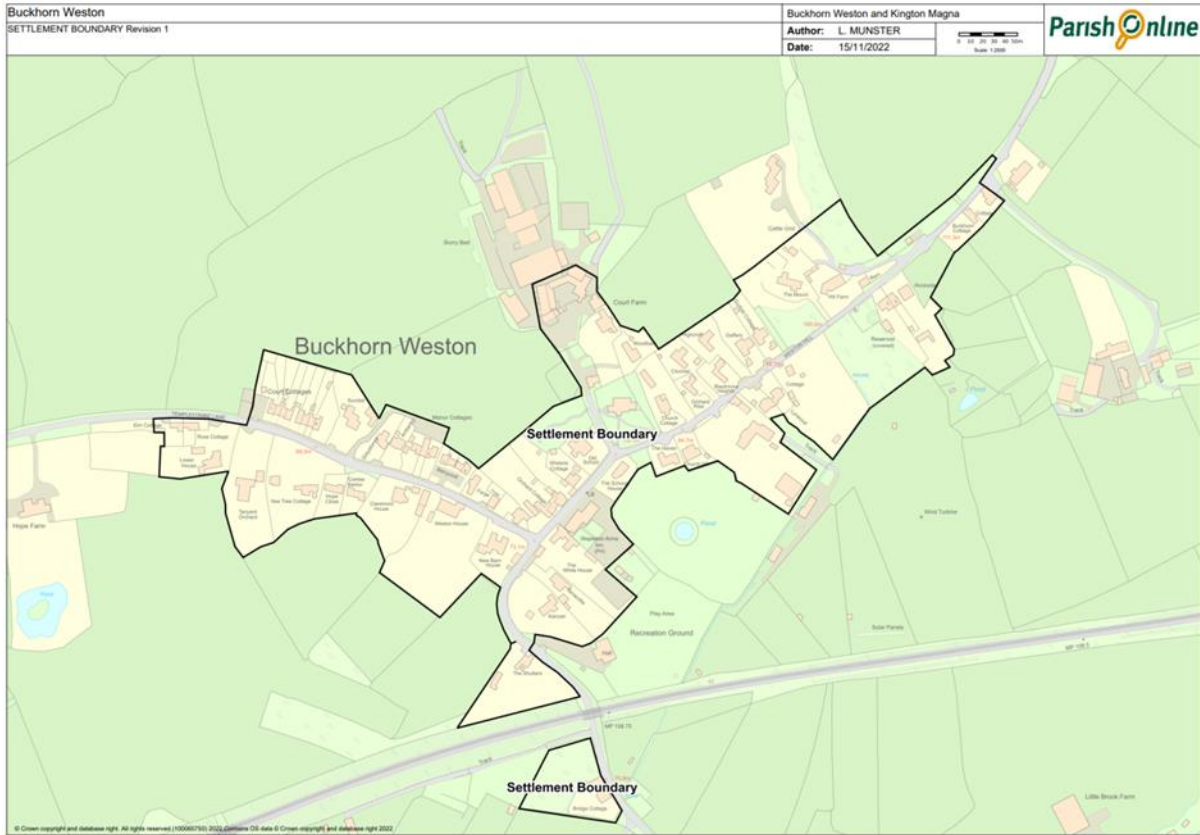
3.1. THE BUCKHORN WESTON AND KINGTON MAGNA NEIGHBOURHOOD PLAN

- 3.1.1 The Buckhorn Weston and Kington Magna Neighbourhood Plan is at the draft stage. Whilst it is not yet finalised, it is understood that the Plan will include three settlement boundaries (Buckhorn Weston, Kington Magna, and Shepherds Hill, see Figures 3.4, 3.5 and 3.6), and will allocate a parcel of brownfield land to the south of the railway line at Buckhorn Weston (Land at Cross's Garage). The settlements had local plan settlement boundaries in place, until they were removed in January 2016 following the adoption of the North Dorset Local Plan Part 1.
- 3.1.2 The draft objectives of the Buckhorn Weston and Kington Magna Neighbourhood Plan are:
- to secure new housing to meet the needs of parish residents;
 - to make sure the design of new development takes account of the existing settlement character of the parishes;
 - to positively promote renewable and low carbon energy measures in the parish; and
 - to tackle light pollution and promote dark skies in the parish;
- 3.1.3 The Neighbourhood Plan has been established with the purpose of restoring Settlement Boundaries and supporting the provision of development within the Settlement Boundaries which meets the design and development form principles.
- 3.1.4 The Neighbourhood Plan has also been established with the purpose of identifying green areas of particular importance, which need special protection. The plan includes a review of and identifies which Important Open or Wooded Areas (IOWA) require continued protection.
- 3.1.5 In summary, the Buckhorn Weston and Kington Magna Neighbourhood Plan is likely to include the following key policies:
- restoring settlement boundaries;
 - ensuring new development is of good design and form;
 - facilitating the provision of more housing to meet identified local housing need;
 - promoting dark skies and securing good practice in lighting new development; and
 - addressing the impact of climate change and improving sustainability of new development and changes to existing buildings to include measures which deliver this aim.

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Buckhorn Weston and Kington Magna Neighbourhood Plan

Figure 3.4: Settlement boundary for Buckhorn Weston (Main Village)



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Buckhorn Weston and Kington Magna Neighbourhood Plan

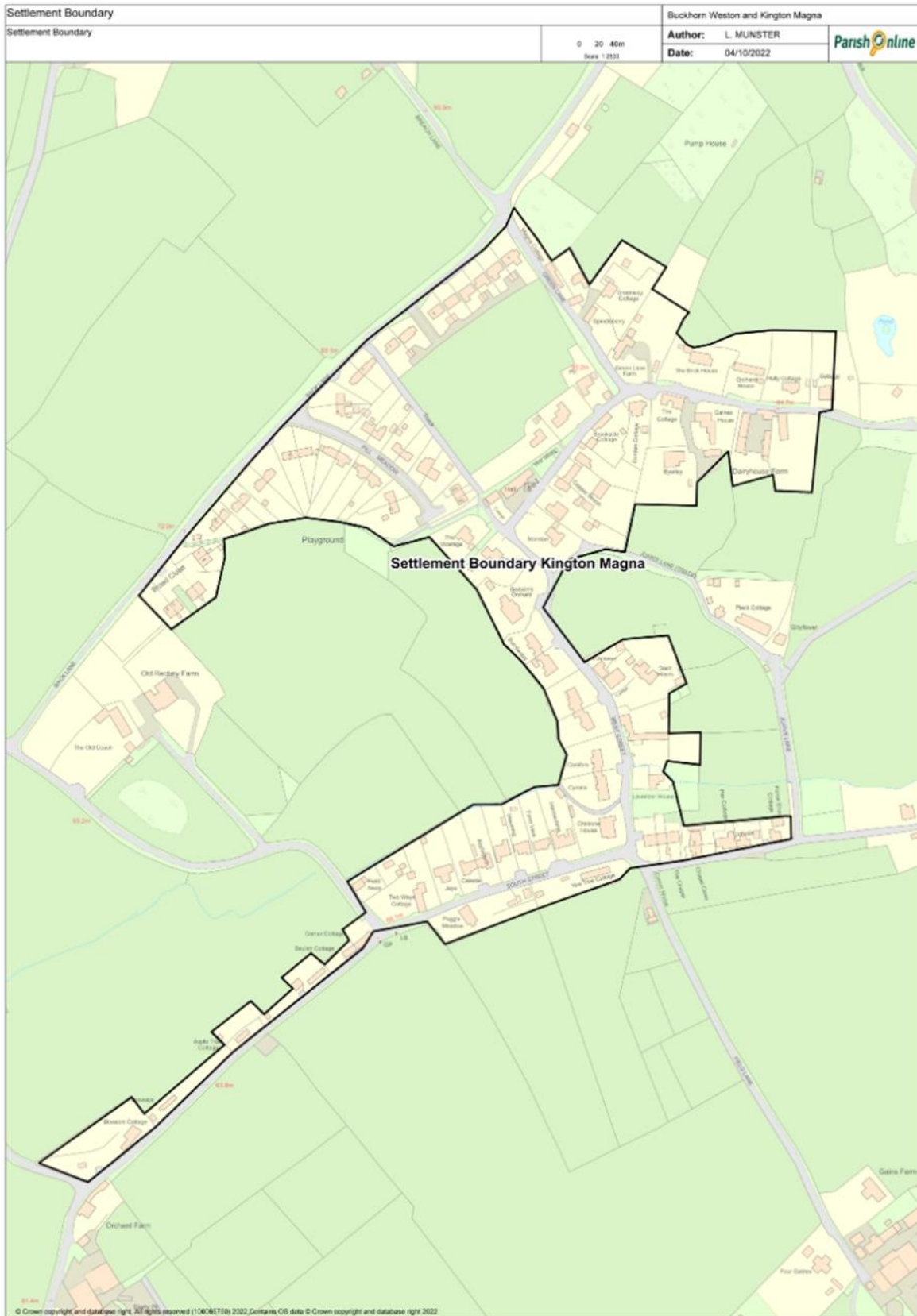
Figure 3.5: Settlement Boundary for Buckhorn Weston (Shepherds Hill)



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Buckhorn Weston and Kington Magna Neighbourhood Plan

Figure 3.6: Settlement Boundary for Kington Magna

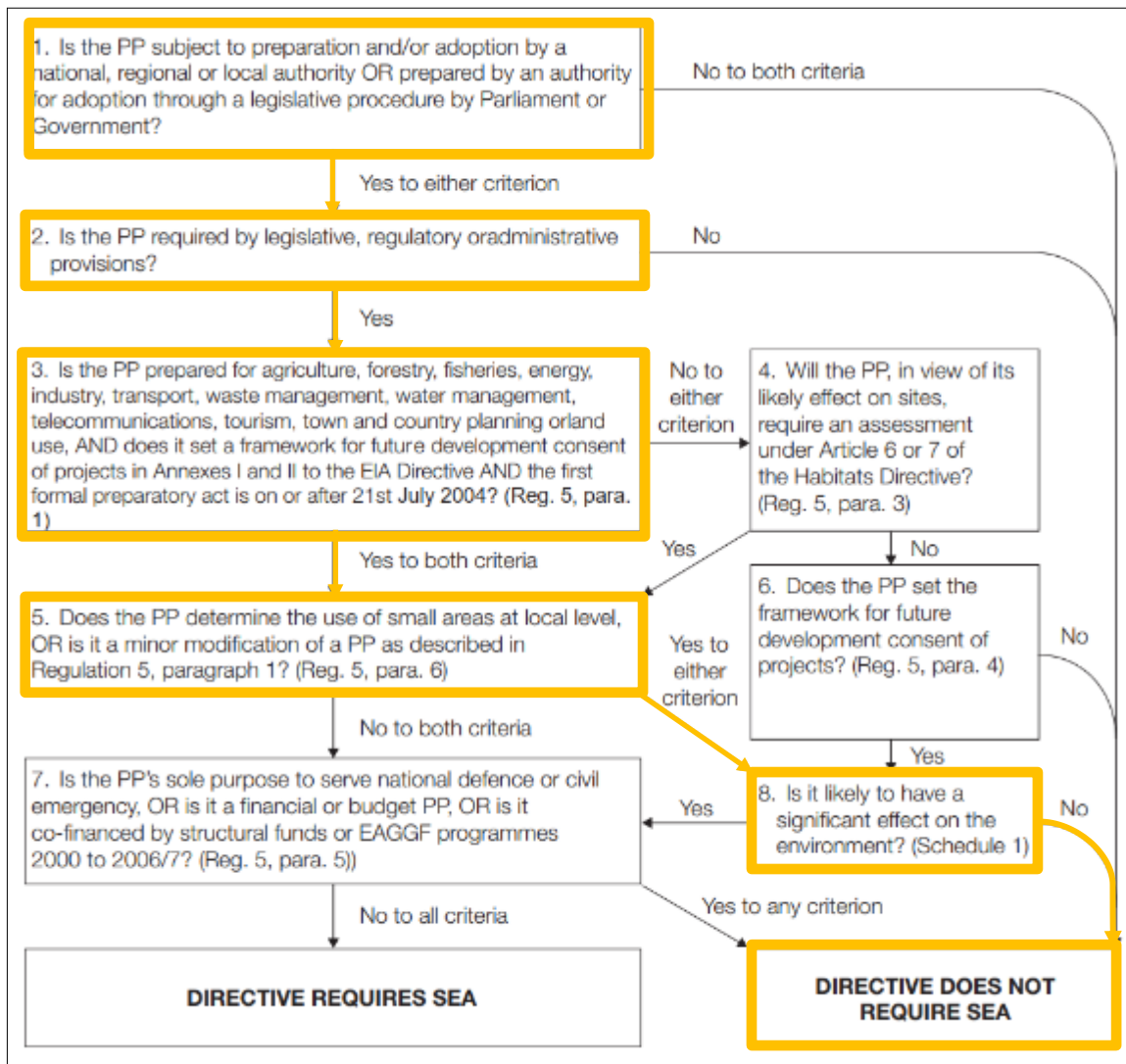


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4 Strategic Environmental Assessment Screening

- 4.0.1 This Chapter provides an account of the SEA screening exercise for the Buckhorn Weston and Kington Magna Neighbourhood Plan.
- 4.0.2 Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended) sets out the types of plan and programme that require SEA.
- 4.0.3 The SEA screening process is summarised in diagrammatic form in the flowchart shown in Figure 4.1. The screening for the Buckhorn Weston and Kington Magna 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 Buckhorn Weston and Kington Magna Neighbourhood Plan outlined in orange.



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Figure 4.2: a summary of the justification made for the decisions during the SEA screening for the Buckhorn Weston and Kington Magna 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 or Government?	<u>YES</u> The intention is for the Buckhorn Weston and Kington Magna Neighbourhood Plan to be adopted by Dorset Council, a local authority, through a legislative procedure.
2. Is the PP required by legislative, regulatory or administrative provisions?	<u>YES</u> The Buckhorn Weston and Kington Magna 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 AND the first formal preparatory act is on or after 21st July 2004?	<u>YES</u> The Buckhorn Weston and Kington Magna 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 as described in Regulation 5, paragraph 1?	<u>YES</u> The Buckhorn Weston and Kington Magna Neighbourhood Plan determines the use of small areas at a local level.
8. Is it likely to have a significant effect on the environment?	<u>NO</u> Justification for this decision is given later in this chapter.

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4.1. IS THE BUCKHORN WESTON AND KINGTON MAGNA NEIGHBOURHOOD PLAN LIKELY TO HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT?

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

4.1.2 In order to answer this question, it is necessary to refer to Schedule 1 of The Environmental Assessment of Plans and Programmes Regulations, which sets out that the relevant criteria to be taken into account when determining whether there are likely to be significant effects. Therefore, the criteria in Schedule 1 have been taken into consideration when determining whether the Buckhorn Weston and Kington Magna Neighbourhood Plan requires SEA, as presented in Figure 4.3.

Figure 4.3: The assessment of the likely significance of effects of the Buckhorn Weston and Kington Magna Neighbourhood Plan (Taken from Annex II of the SEA Directive)

Criteria in Schedule 1 of The Environmental Assessment of Plans and Programmes Regulations	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 Buckhorn Weston and Kington Magna Neighbourhood Plan area is currently set by the North Dorset Local Plan Part 1 ('Local Plan'), which provides the overarching policy for the location, size and nature of development projects in this area. The emerging Dorset Council Local Plan will set the framework for future development. Whilst the Neighbourhood Plan does not propose to allocate further housing or employment development than that defined in the Local Plan, restoring the settlement boundary is likely to enable some small scale development to come forward within the boundary.	No
b) The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	The Buckhorn Weston and Kington Magna 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	No

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Buckhorn Weston and Kington Magna Neighbourhood Plan

	a local scale rather than influencing the Local Plan.	
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 Buckhorn Weston and Kington Magna 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 Buckhorn Weston and Kington Magna 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 on the environment (e.g plans and programmes linked to waste management or water protection).	The implementation of community legislation is unlikely to be significantly compromised by the Buckhorn Weston and Kington Magna Neighbourhood Plan.	No
(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 2038. Whilst some effects of the plan may be irreversible, it is not considered probable that significant effects will occur since the plan seeks to direct new development to within the existing built-up areas of the settlements through the adoption of defined settlement boundaries.	No
b) The cumulative nature of the effects.	The Buckhorn Weston and Kington Magna Neighbourhood Plan area is adjacent to the Gillingham Neighbourhood Plan area. The Gillingham Neighbourhood Plan does not allocate any new sites for development, however the impact of the Gillingham Southern	No

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	<p>Extension (1800 homes) which is allocated in the North Dorset Local Plan (Policy 21) should be considered. The western edge of the Southern Extension is approximately 2.8km from the eastern edge of the BW&KM Plan area. However, Policy 8 of the Gillingham Neighbourhood Plan specified 200 dwellings in the Station Road Mixed Use Area. The Local Plan (Policy 17) supports regeneration of the Station Road area.</p> <p>Other housing developments, which are of a much smaller scale, include 2/2019/1649/REM - 50 dwellings; P/OUT/2021/04019 - 80 dwellings; and 2/2018/1437/FUL - 55 extra care homes (which are located approximately 2.5km, 3.5km and 3.8km to the north east of the plan area).</p> <p>The Marnhull neighbourhood area lies approximately 650m to the south of the Buckhorn Weston and Kington Magna Neighbourhood Plan area. Although a neighbourhood plan has not yet been produced, Marnhull has a few major residential developments recently given planning permission (61, 39 and 72 dwellings).</p> <p>The Buckhorn Weston and Kington Magna Neighbourhood Plan area is also adjacent to the Wincanton Neighbourhood Plan area, located in South Somerset. The plan does not identify or allocate any sites for development. However, the south west of the town is an area where the current South Somerset Local Plan has focused growth.</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 North Dorset Local Plan (and subsequent Dorset Council Local Plan) and planning permissions.</p> <p>There is an appreciable amount of development coming forward in the areas surrounding the Buckhorn Weston and Kington Magna Neighbourhood Plan area, particularly the Gillingham Southern Extension to the east of the</p>	
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Buckhorn Weston and Kington Magna Neighbourhood Plan

	<p>site. However, the Buckhorn Weston and Kington Magna Neighbourhood Plan is considered unlikely to result in significant environmental effects when considered cumulatively given the distance from the plan area and the limited scope for housing growth through the Buckhorn Weston and Kington Magna Neighbourhood Plan.</p>	
<p>c) The transboundary nature of the effects.</p>	<p>The Buckhorn Weston and Kington Magna 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.</p>	<p>No</p>
<p>d) The risks to human health or the environment (e.g due to accidents).</p>	<p>The Buckhorn Weston and Kington Magna 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. The plan includes Policy BWKM7 Sustainable and Energy Efficient Buildings to limit impacts of climate change and to improve the carbon footprint.</p>	<p>No</p>
<p>e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).</p>	<p>The Buckhorn Weston and Kington Magna Neighbourhood Plan area occupies approximately 15.67km² and holds a population of 711 people². The spatial extent of the Buckhorn Weston and Kington Magna Neighbourhood Plan area and the magnitude of the population affected are not considered of a significant scale for the purposes of SEA.</p>	<p>No</p>
<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 Buckhorn Weston and Kington Magna Neighbourhood Plan area and its surrounding areas do not contain ecological designations of European or international value. However, there is a non-designated wildlife site Bugley Meadows SNCI, which is located adjacent to the Plan area at the eastern boundary. Also, Wheat Close SNCI is located approximately 500m east of the Plan area; Muddocks Copse Field SNCI is located approximately 730m east of the Plan</p>	<p>No</p>

² Source: 2021 Census, Office for National Statistics

Strategic Environmental Assessment: Screening Report

	<p>area and Fifehead Wood SNCI is located approximately 560m south of the Plan area. There is a Mineral Safeguarding Area located in the east of the site and in the south west of the site.</p> <p>An ecology survey dated November 2022 was undertaken for the site to be developed (Land at Cross's Garage) and found no signs of protected species or habitats on or adjacent to the site or designated sites nearby that would be significantly impacted by the proposed development. Significant adverse impacts upon habitats and species are therefore considered unlikely, subject to the recommendations in the ecology report. Policy BWKM6 Lighting Schemes seeks to secure good practice in lighting new development, which will protect wildlife. Furthermore, Policies BWKM8 (Important Gaps) and BWKM9 (Local Green Spaces) will maintain and improve wildlife and green infrastructure.</p> <p>Natural England were consulted and their view is that the proposals contained within the Buckhorn Weston and Kington Magna Neighbourhood Plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect. They state that supporting information should be provided to assess whether significant populations of protected species are likely to be affected. It is the view of Dorset Council that the ecology survey referred to above, which found no signs of protected species or habitats on or adjacent to the site or designated sites nearby, and the Policies mentioned, address this concern.</p> <p>In terms of cultural heritage, Kington Magna Conservation Area lies within the Buckhorn Weston and Kington Magna Neighbourhood Plan area. The Buckhorn Weston and Kington Magna Neighbourhood Plan area also contains many Listed Buildings, including the Grade II* Listed Church of all Saints located in Kington Magna parish and the Grade II* Listed Church of St John located in Buckhorn Weston parish. Given that the Neighbourhood Plan allocates a limited number of dwellings for development,</p>	
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Strategic Environmental Assessment: Screening Report

Buckhorn Weston and Kington Magna Neighbourhood Plan

		<p>no significant impacts are considered likely. Furthermore, Policy BWKM8 Important Gaps seeks to protect the context of setting of built development within the Kington Magna Conservation Area.</p> <p>Historic England were consulted and have no objection to the view that a full SEA is not required, based on the scope of policies envisaged and also as no sites are proposed as development allocations.</p>	
ii)	Exceeded environmental air 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 Buckhorn Weston and Kington Magna Neighbourhood Plan area. The Neighbourhood Plan does not seek to allocate any development, and therefore is unlikely to result in a significant increase in airborne contaminants. As such an exceedance in air quality standards is considered unlikely.</p>	No
iii)	Intensive land-use	<p>The Buckhorn Weston and Kington Magna 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
iv)	Flood Risk	<p>The plan area includes high risk flood zones, associated with the River Cale, which flows through the western part of the Buckhorn Weston and Kington Magna Plan area. Flood Zones 2 and 3 occur in the west and the centre of the Plan area between the two villages. National guidance stipulates that vulnerable development such as housing should not be permitted in flood risk areas if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Given that the Neighbourhood Plan does not propose to allocate further housing in this area, no significant impacts are considered likely.</p> <p>The Environment Agency agree that, as long as future development is located within the</p>	No

Strategic Environmental Assessment: Screening Report

Buckhorn Weston and Kington Magna Neighbourhood Plan

	<p>settlements boundaries and steered away from the sensitive flood risk areas, they do not consider there to be potential significant environmental effects from flood risk arising from the plan. However, they state that any relevant policies within the plan will need to consider and manage any flood risk.</p>	
<p>g) The effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>The Buckhorn Weston and Kington Magna Neighbourhood Plan area and its surrounding areas do not contain environmental designations of European or international value. There is a Mineral Safeguarding Area located in the east of the site and in the south-west of the site. Policies BWKM8 and BWKM9 seek to protect important gaps and local green spaces.</p> <p>The heritage designations within the plan area include Kington Magna Conservation Area in the south of the parish. The Buckhorn Weston and Kington Magna Neighbourhood Plan area contains 26 Listed Buildings, including the Grade II* Listed Church of all Saints located in Kington Magna parish and the Grade II* Listed Church of St John located in Buckhorn Weston parish.</p> <p>The Neighbourhood Plan proposes to allocate limited housing and no employment development, and also has regard to the desirability of preserving any listed building and its setting. The plan seeks to enhance the key attributes of the Kington Magna Conservation Area, and Policy BWKM8 seeks to protect the context of setting of built development within the Kington Magna Conservation Area. Therefore no significant impacts upon nationally protected heritage assets are considered likely. Historic England concur with this view.</p>	<p>No</p>

5 Conclusion

- 5.0.1 The SEA screening exercise found that the Buckhorn Weston and Kington Magna Neighbourhood Plan is not likely to result in adverse environmental effects.
- 5.0.2 The Buckhorn Weston and Kington Magna Neighbourhood Plan area includes sites of historic significance. However, the scope of Buckhorn Weston and Kington Magna Neighbourhood Plan is such that these sensitive assets are unlikely to be significantly affected by the plan, given the limited amount of development being promoted by the plan and the protection provided by policy in the neighbourhood plan. The plan seeks to enhance the key attributes of the Kington Magna Conservation Area; this includes preserving open gaps through Policy BWKM8.
- 5.0.3 There are no ecological designations of national or international value within or in proximity of the Plan area, and the SNCIs are located outside of the Plan area. Natural England's advice around protected species has been addressed, by reference to the ecology survey and relevant policies.
- 5.0.4 Also, there is no development planned in the high risk flood zones or in the Mineral Safeguarding Area. Therefore significant impacts upon the natural environment are considered unlikely.
- 5.0.5 The views of the Environment Agency, Natural England and Historic England were sought and all concur with the view that a full SEA is not required for the Buckhorn Weston and Kington Magna Neighbourhood Plan. Therefore, in conclusion, a full SEA is not required for the Buckhorn Weston and Kington Magna Neighbourhood Plan.

Appendix A: Consultation Responses

Subject: EA Response: Strategic Environmental Assessment Screening
Report: Buckhorn Weston
& Kington Magna Neighbourhood Plan

From: Sustainable Places, SWX [REDACTED]
Sent: 13 April 2023 17:20
To: Environmental Assessment <environmentalassessment@dorsetcouncil.gov.uk>
Subject: EA Response: Strategic Environmental Assessment Screening Report:
Buckhorn Weston &
Kington Magna Neighbourhood Plan

Hi Yvonne,

Thank you for consulting us on the Strategic Environmental Assessment screening for the Buckhorn Weston & Kington Magna Neighbourhood Plan.

We note that the draft plan is likely to propose some small scale allocations but our understanding is these will be located within the settlement boundary's for the three main settlement areas of Buckhorn Weston (Main Village), Buckhorn Weston (Shepherds Hill) and Kington Magna. The screening report identifies that there are areas of fluvial flood zone 2 and 3 within the plan boundary as well as the plan including the main river Cale which is failing to achieve good ecological status and some small areas of historic landfill.

On the basis that future development is located within the settlements boundary's and steered away from the sensitive flood risk areas, we do not consider there to be potential significant environmental effects arising from the plan relating to these environmental constraints. Nevertheless any relevant policies within the plan will need to consider and manage these risks.

We encourage you to seek ways in which your neighbourhood plan can improve the local environment at the earliest stages. Together with Natural England, English

Heritage and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environmental into your plan. This is available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/consider-environment-neighbourhood-plans/>

Yours sincerely,

Matthew Pearce
Sustainable Places - Planning Advisor

Date: 18 May 2023
Our ref: 428120
Your ref: Buckhorn Weston & Kington Magna Neighbourhood Plan



Ms Yvonne Wiacek
Dorset Council

Hornbeam House
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Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

environmentalassessment@dorsetcouncil.gov.uk

T [REDACTED]

Dear Ms Wiacek

Buckhorn Weston & Kington Magna Neighbourhood Plan - Strategic Environmental Assessment (SEA) screening report

Thank you for your consultation on the above dated and received by Natural England on 03 April 2023.

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

Screening Request: Strategic Environmental Assessment

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.

Neighbourhood Plan

Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local 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.

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.

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.

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 new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Sally Wintle
Consultations Team

Subject: Strategic Environmental Assessment Screening Report: Buckhorn
Weston & Kington
Magna Neighbourhood Plan

From: Stuart, David [REDACTED]
Sent: 03 May 2023 14:44
To: Environmental Assessment <environmentalassessment@dorsetcouncil.gov.uk>
Subject: Strategic Environmental Assessment Screening Report: Buckhorn Weston &
Kington Magna
Neighbourhood Plan

FAO Yvonne Wiacek

Dear Yvonne

Thank you for your consultation on the SEA Screening for the emerging Buckthorn
Weston and Kington Magna Neighbourhood Plan.

This would appear to be our first involvement with the preparation of this Plan
so we
also welcome the opportunity for early consideration of its likely policy
themes.

We note that the SEA Screening Report states that no sites are proposed as
development allocations. On this basis, and the scope of policies envisaged, I
can
confirm that we have no objection to the view that a full SEA is not required.

On this basis it is also unlikely that there will be issues in the Plan we will
wish to
comment on in detail on its formal consultation.

Kind regards

David

David Stuart | Historic Places Adviser

[REDACTED]

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

Work with us to champion heritage and improve lives. Read our Future Strategy
and get involved at
historicengland.org.uk/strategy.
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