
Pimperne

Neighbourhood Plan

Strategic Environmental Assessment – Submission Stage report



Prepared by: Dorset Planning Consultant Ltd, on behalf of Pimperne Parish Council, North Dorset

Version: Submission Stage

Plan period: 2016 to 2031

Date: April 2018

Non-Technical Summary

This non-technical summary explains the scope and main findings of the Strategic Environmental Assessment (SEA) of the Pimperne Neighbourhood Plan, at its pre-submission draft stage. The full environmental report is being consulted on at the same time as the pre-submission draft of the Pimperne Neighbourhood Plan.

The assessment was undertaken to comply with the SEA Regulations, which are relevant to preparing a Neighbourhood Plan unless the need for such an assessment has been ruled out formally through what is known as a screening report. The assessment is subject to consultation with the Environment Agency, Natural England and Historic England, the public and any other interested parties. It considers the likely effects of the plan on the environment, and its evaluation includes an assessment of reasonable alternatives. It also considers appropriate mitigation and monitoring measures.

As part of the scoping process for the SEA, plans and programmes were reviewed and information collected on the environmental characteristics of the Neighbourhood Plan Area. The review included and appraisal of the National Planning Policy Framework and the adopted North Dorset Local Plan, together with key documents that informed the scope of the Local Plan's own sustainability appraisal. The scope of the assessment was influenced by feedback from the Environment Agency, Natural England and Historic England who were consulted in June / July 2016.

The key issues identified for further assessment were:

- Potential impact on protected species
- Potential impact on nationally important landscapes given that most of the area is within an Area of Outstanding Natural Beauty
- Potential impact on the area's heritage assets, most notably the Conservation Area, Listed Buildings and areas of archaeological interest
- Potential harm to groundwater resources
- Potential flood risk to new or existing development as a result of siting within a flood risk area or increased run-off
- Potential impact on health and wellbeing, in terms of opportunities for housing and employment, and safe access to local facilities

These issues formed the development of objectives used to assess the likely environmental impact of the emerging plan, with technical input sort on key issues of landscape, heritage, flooding and highways.

No significant adverse impacts were identified in regard to the policies proposed for inclusion the draft Neighbourhood Plan. The overall conclusion was that the policies should secure significant positive benefits particularly in terms of securing biodiversity enhancements on sites that are not of particular ecological merit and securing opportunities for further housing to meet local needs, including a significant proportion of affordable homes. The alternative options considered did not perform better in terms of their overall sustainability.

The assessment process helped identify the need to highlight and mitigate against potential adverse impacts through design and landscaping requirements or highlighting the requirement for more detailed technical checks at planning application stage.

The main impacts of the Neighbourhood Plan are proposed to be monitored and reviewed on an annual basis primarily through the monitoring undertaken by the District Council in relation to the Local Plan and planning applications, with data made available for the Neighbourhood Plan Area.

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1. Introduction

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

All such plans are required to have appropriate regard to national policy, be in general conformity with the strategic policies in the development plan for the local area, contribute to the achievement of sustainable development and be compatible with EU obligations.

The Neighbourhood Planning (General) Regulations 2012, which were updated in January 2015, make clear that an environmental report should be prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 unless the need for such an environmental assessment has been screened because it is clear that it is unlikely to have significant environmental effects (and a statement of reasons for this determination should then be prepared).

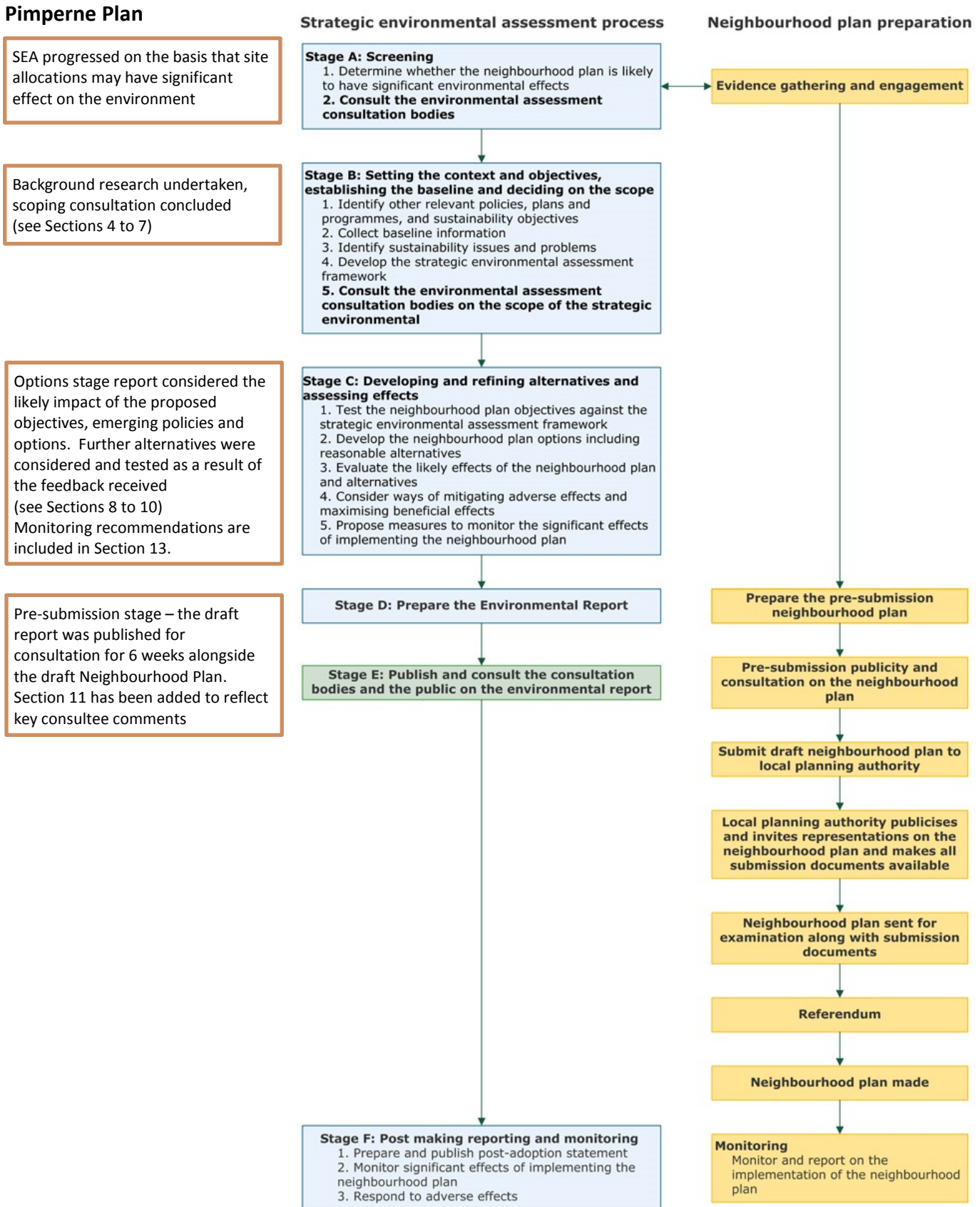
This document forms the environmental report that is required to accompany the submission of the Pimperne Neighbourhood Plan. The preparation of this also helps fulfil the basic condition to demonstrate that the draft Neighbourhood Plan would contribute to sustainable development.

The report has been prepared by Jo Witherden BSc(Hons) DipTP DipUD MRTPI of Dorset Planning Consultant Ltd, on behalf of Pimperne Parish Council who is the qualifying body authorised for the purposes of a neighbourhood development plan to act in relation to the neighbourhood area.

2. Strategic Environmental Assessment process

The key stages of neighbourhood plan preparation and their relationship with the strategic environmental assessment process are described in national planning policy guidance as reproduced in the following table, with commentary on how this related to the Pimperne Neighbourhood Plan.

Figure 1: SEA Process



3. Pimperne Neighbourhood Plan – the story so far

Relationship to the Local Plan

The Local Plan for North Dorset was adopted in January 2016 (and its review has now commenced). The Local Plan’s spatial strategy (Policy 2) identifies Stalbridge and eighteen larger villages (including Pimperne) as the focus for growth to meet the local needs outside of the four main towns. In these locations the focus will be on meeting local (rather than strategic) needs. The Local Plan makes clear that local communities can review settlement boundaries and allocate sites through their neighbourhood plans.

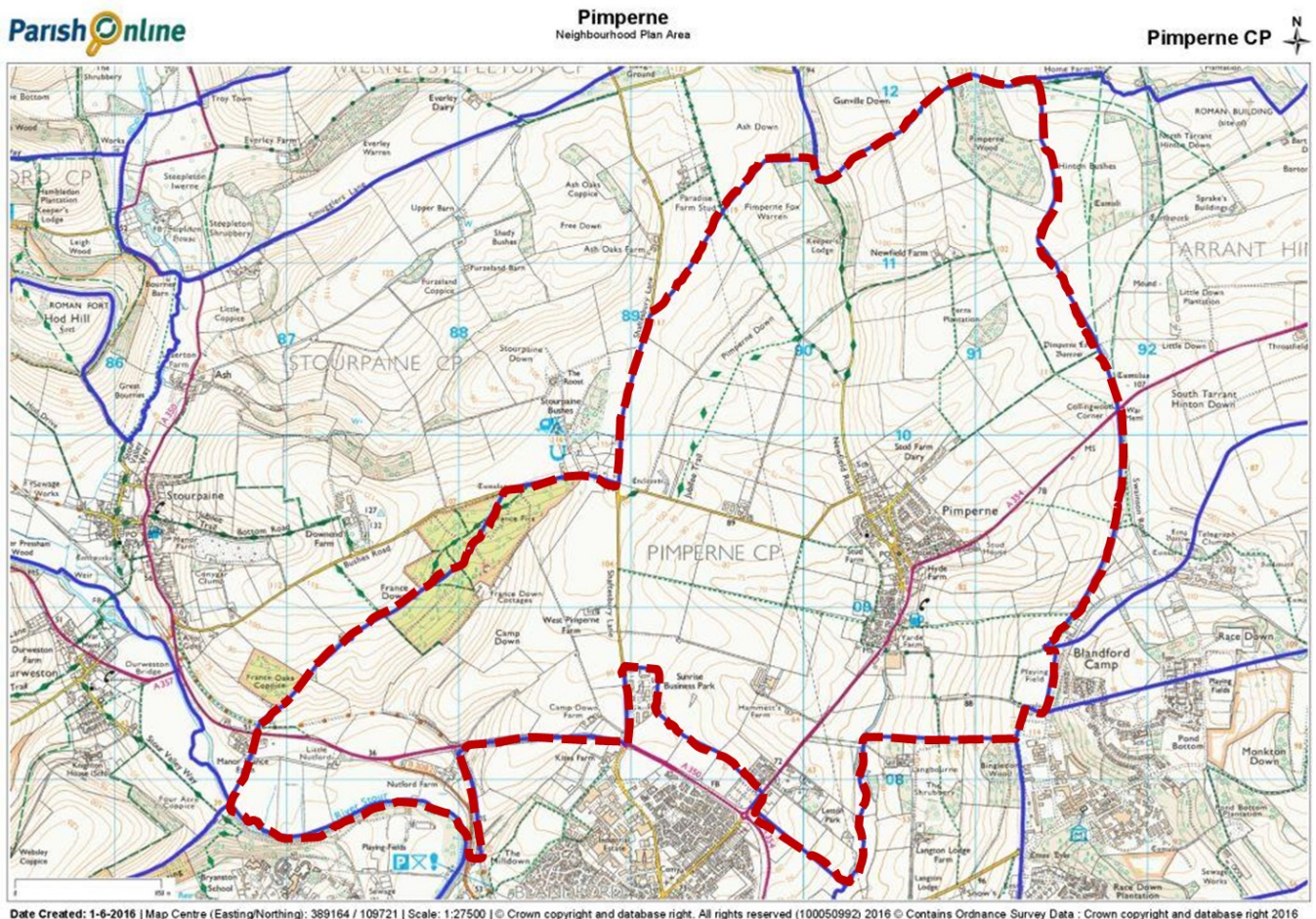
Although there are no specific targets for Pimperne, Policy 6: Housing Distribution refers to the provision of at least 825 dwellings in the countryside (including Stalbridge and the villages) during the period 2011 – 2031. The latest needs evidence for the housing market area includes a higher housing requirement for the district, which suggests that this target may well be increased through the review subject to environmental constraints. The Local Plan identifies that there is a significant surplus of employment land available in the rural area, but Policy 11: The Economy makes clear that economic development in the countryside (including villages such as Pimperne) may be supported by enabling rural communities to plan meet their own local needs, particularly through neighbourhood planning.

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

Deciding the Neighbourhood Plan area and scope

The neighbourhood plan area was agreed by North Dorset District Council on 14 April 2014, as shown in Map 1.

Map 1 – Neighbourhood Plan Area



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Work on the draft neighbourhood plan progressed with various pieces of research being undertaken, including the completion and analysis of a household questionnaire, placecheck assessment and local evidence on housing and employment needs.

SEA scoping consultation

The Strategic Environmental Assessment (SEA) scoping consultation commenced 1 June 2016 for a 5 week period with an email to the Statutory Consultees and the County and District Councils. This took place prior to a formal screening determination, on a precautionary basis the plan was likely to allocate sites for development (albeit modest in scale, and on sites adjoining the existing settlement). The scoping report including information on the draft vision and objectives, and likely policy areas, as well as information on the environmental issues and problems in the Neighbourhood Plan Area, the relevant plans, programmes and objectives and proposed assessment method.

Responses were received from all consultees, as outlined in Section 4 of this report.

Vision and Objectives contained in the draft plan

The vision and objectives identified at that time were included in the first draft of the plan (options stage) and subsequently updated with the addition of an additional objective regarding the wider countryside (given the AONB status of much of the Plan area).

Table 1: Vision and Objectives

Vision	To ensure that Pimperne continues to be a pleasant, peaceful and friendly rural community in which to live, with good amenities for all to enjoy, now and in the future
Objectives	<p>Protect the distinct character of the village and surrounding parish, by making sure new development respects locally important spaces and features, respects the more traditional styles and materials used, and is of a scale appropriate to a Dorset village sitting within its landscape setting</p> <p><i>Protect the wider countryside, including Nutford, Letton Park and other isolated settlements as well as the open downlands and woodland, from inappropriate development that would harm this nationally important landscape</i></p> <p>Protect those community facilities that are important to the well-being of local residents and provide for a growth that supports a sustainable, thriving village</p> <p>Identify suitable sites or areas where new development can take place that will meet anticipated need for housing, employment and community facilities</p>

Options Consultation

An options draft of the Neighbourhood Plan was published for consultation in September 2016 for a 4 week period (although late responses were accepted). The Options draft was appraised as part of the SEA process, and the assessment made available alongside the draft plan. The various material used as part of this consultation was uploaded to the website www.pimperne.org.uk on the Neighbourhood Planning page, and an email sent to the statutory consultees.

Consultee	Response received
Local Councils	
– Dorset County Council	08 Dec 2016
– North Dorset District Council	29 Nov 2016 (Conservation & Design)
adjoining Parish Councils	
– Blandford Town Council	21 Oct 2016
– Bryanston Parish Council	--

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Consultee	Response received
– Durweston Parish Council	--
– Stourpaine Parish Council	--
– Tarrant Gunville Parish Council	--
– Tarrant Hinton Parish Council	--
– Tarrant Monkton & Launceston Group Parish Council	--
SEA consultees	
– Environment Agency	05 Dec 2016 – no issues raised
– Historic England	25 Oct 2016
– Natural England	27 Oct 2016
Other bodies	
– Cranborne Chase AONB team	24 Oct 2016
– Dorset AONB team	01 Dec – no issues raised
– Wessex Water	18 Oct 2016
– Southern Gas Network	--

As part of the consultation, information provided by the District Council in relation to their call for sites that was run in September - October 2016, and further discussion with the Cranborne Chase AONB team, the Parish Council were made aware of a number of further potential sites that could be considered alongside those already assessed. As such, those deemed to be reasonable alternatives have been included in this report. The only comments made specifically in reference to the Options Stage SEA report were supplied Dorset County Council, who had omitted to forward their comments as part of the scoping consultation stage.

SEA and HRA Screening determination

A screening request was made to the District Council on 25 November 2016, and the Council agreed to consider the information submitted as part of the options consultation and consult the statutory consultation bodies. The screening determination was issued on 1 June 2017. The determination also considered the need for a Habitats Regulations Assessment. The determinations are reproduced below.

Habitats Regulations Assessment

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

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

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

Based on the information provided, we can confirm that the plan is unlikely to harm any Site of Special Scientific Interest (SSSI), or Special Area of Conservation (SAC), Special Protection Area (SPA), or Ramsar Site and is not likely to significantly affect the interest features for which they are notified. I can therefore confirm that Natural England has no concerns regarding this aspect of the proposals and is satisfied that impacts on internationally and nationally designated wildlife **sites can be screened out from any requirement for further assessment.**

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Strategic Environmental Assessment (SEA) Determination Statement

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

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

A Strategic Environmental Assessment Scoping Report for the Pimperne Neighbourhood Plan was submitted to North Dorset District Council and the statutory consultation bodies in June 2016. A Strategic Environmental Assessment - Options Stage report was subsequently submitted to North Dorset District Council in November 2016. The Scoping Report and Options Stage report take into account the criteria specified in Schedule 1 of the Regulations. On 19 April 2017 the SEA Options Report and the Options Draft Neighbourhood Plan were made available to the statutory consultation bodies (Historic England, Natural England and Environment Agency), as required by Regulation 9(2)(b).

The District Council received responses from all of the statutory consultation bodies by 11 May 2017 (see Appendix). Having considered these responses, and taken into account the criteria specified in Schedule 1 to the regulations, as required by Regulation 9(2)(a), the District Council considers that an SEA of the Pimperne Neighbourhood Plan is required for the following reasons:

- The Plan is likely to allocate land for 40 to 45 dwellings.
- The vast majority of the plan area is within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.
- The plan area includes a large number of heritage assets.

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

4. Strategic Environmental Assessment scoping consultation

The Environment Agency, Historic England and Natural England were consulted on the scope of the Strategic Environmental Assessment. In addition, the County Council and District Council, who hold information on local constraints, were also consulted. The consultation commenced on 30 June, and more than the statutory 5 weeks allowed, in line with the requirements set out in the Environmental Assessment of Plans and Programmes Regulations 2004.

The scoping consultation request included information on the potential scope of the plan, based on the above vision and objectives, a review of the key environmental assets and constraints noted in the plan area. In addition the scoping report included a review of relevant plans, programmes and objectives, and proposed sustainability objectives and assessment method.

Advice was sought on:

- whether the scoping report had identified the main plans and programmes and planning issues and constraints
- whether there was any information available on missing aspects
- the potential focus of the environmental report
- the potential sustainability objectives and assessment methodology

The results of this consultation stage were used to inform the scope and methods used in this environmental assessment. The responses to the consultation and how these were acted upon are summarised below:

Table 2: Scoping Consultation Outcomes

Respondent	Summary of response	Actions taken
Environment Agency	Flood risk in the Pimperne area it is likely to also be influenced by groundwater flooding as well. This input could result in increased floodplain beyond the mapped fluvial and surface water extents	Table updated to reflect this issue
	Local issues that need consideration include safe access and egress to the location given the known impact on Church Street	Noted – assessment method updated to include this consideration
Historic England	An informed assessment of relevant heritage considerations, particularly including an understanding of how the settings of heritage assets contribute to their significance, may be required in order to determine the suitability of sites for development and the manner in which this might take place	Noted – advice of Conservation Teams at NDDC and DCC and HE to be sought
	Include reference to the Historic Environment Record and any Local List to identify undesignated assets	Additional text added regarding locally identified monuments, DCC (who hold HER) to be consulted. Local List provided by NDDC checked – text updated to confirm that no buildings identified in the Pimperne area.
	Consider whether there may be any other issues affecting heritage assets or the historic	Noted – no obvious links to deliverable plan objectives given

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Table 2: Scoping Consultation Outcomes

Respondent	Summary of response	Actions taken
	environment which it is useful to highlight, and opportunities for enhancement	main impact is via farming practices
	Refer to (or consider preparing) a conservation area appraisal and management plan.	No existing appraisal – Parish Council to liaise with NDDC regarding possible support to prepare an appraisal.
Natural England	Assessment should ensure any interests are retained and enhanced within the proposed development	Noted – objective updated
	Ensure any site proposals included in the draft plan are supported by appropriate ecological assessment	Noted
North Dorset District Council	Refer to Sustainability Appraisal Scoping Report for possible further key plans and programmes	Further discussion with NDDC did not identify any other plans that should be included
	Clarification that part of the role of the Local Plan Review will be to see if the 2015 objectively assessed housing need of 330 dwellings per annum can be met given the environmental constraints that there are in the district.	Text amended to note that higher figure would be subject to environmental constraints
Dorset County Council	Due to the size of any potential development the County Council have no additional comments to make at this stage	Noted.
	Options Stage additional comments:	
	The section on relevant plans, programmes and objectives should make reference to the Birds and Habitats Directive, Conservation of Habitats and Species Regs, Wildlife and Countryside Act and NERC Act as well as the Bern and Bonn conventions.	Additional references added in relation to EU Directives.
	The emerging DCC Mineral Sites Plan and Combined Waste Plan should also be referenced if these documents will influence the Parish Plan area	Reference to Minerals Safeguarding area updated to include area around Nutford as potentially affected. There are no minerals site options identified in or adjoining the area. There are waste site options identified, WP17 adjoining Sunrise Business Park (which is not proposed to be taken forward for inclusion in the Waste Plan given the high level of landscape sensitivity and lack of appropriate mitigation) and WP ND05 which was not

Table 2: Scoping Consultation Outcomes

Respondent	Summary of response	Actions taken
		preferred due to its poor location which would result in waste/people travelling greater distances compared to other options and potential for a negative impact on the landscape and the AONB, and the water environment.
	Dorset Environmental Records Centre (DERC) are able to provide a report on all the ecological constraints within the Plan area. It may be helpful to make reference to the Ecological Networks Map, information on which can be obtained from DERC.	Information now obtained and used
	A key objective of the plan should be to ensure that impacts on habitats and species which are a material consideration within the planning process (ie those listed in Sect 41 of the NERC Act) should be minimised or mitigated against and that enhancements should be sought where possible. The section of Biodiversity, geology, flora and fauna should be more specific in terms of how it will assess the impacts of development.	The legal protection of species is noted and assessment method revised to include ecology walkover survey or proposed site allocations.
	Reference should be made to Ground Water flood risk, as well as Fluvial and Surface Water	Noted – include reference to groundwater and that Wessex Water are seeking to agree a groundwater management strategy with Dorset County Council as the Local Lead Flood Authority
	Reference should be made to appropriate surface water management and adoption of sustainable drainage within the Soil, Water, Air & Climate Factors section	Noted for consideration in plan drafting

5. Environmental issues and problems in the Neighbourhood Plan Area

The following table lists the main environmental assets and constraints noted in the plan area, and as such identified the main planning issues and constraints that may be relevant to the neighbourhood plan. Of particular note are the landscape quality and the wide range of heritage assets (particularly focused within the Conservation Area). There are also flooding issues, nitrate sensitivity of groundwater, and the potential presence of protected species.

Table 3: Environmental Assets and Constraints

Topic	Information based on	Findings
Biodiversity, flora and fauna	Sites of special scientific interest (and European designations)	None within the neighbourhood plan area Handcocks Bottom SSSI lies just to the north, Blandford Camp SSSI lies to the east of Blandford Camp, approximately 1km from the parish boundary. Hod Hill SSSI lies approximately 3km to the west of the parish boundary. The only European / International designations within 10km is Fontmell and Melbury Downs SAC, approximately 6km north of the parish boundary
	Protected species	Recent records supplied by DERC show the potential presence of a range of protected species, including: → Bats (variety of species) → Birds (including Barn Owl; Hen Harrier; Merlin) → Butterflies (White-letter Hairstreak) → Mammals (Eurasian Badger)
	Sites of local nature conservation interest	Pimperne Wood SNCI (ancient woodland) is on the northern border of the parish. There are also other ancient woodland and unimproved and semi-improved calcareous / chalk grasslands close to the parish boundary, including Pimperne Long Barrows
Landscape	AONB	The Cranborne Chase and West Wiltshire Downs AONB covers almost the entire neighbourhood plan area (with the exception of land south of the A350/B3082 which falls within the Dorset AONB, and a small area around Letton Park in the south-east corner of the parish)
	Heritage Coast	None within or close to the plan area
	Greenbelt and Local Green Spaces	None within or close to the plan area
Cultural heritage	Conservation Area	The older part Pimperne village has Conservation Area status. There is no adopted appraisal, although work is progressing on an appraisal, which should be available early 2018.
	Historic Parks and Gardens	There are no registered Parks and Gardens within 1km of the plan area There are no local sites identified by Dorset Gardens Trust within the plan area
	Listed Buildings	There are 14 Listings in the parish, the most notable being the Church of St Peter (Grade II*) and the cross of St Peter to the east of the church, just on the roadside

Table 3: Environmental Assets and Constraints

Topic	Information based on	Findings
	Locally Listings	No current list compiled for Pimperne parish
	Registered Battlefield	None within or close to the plan area
	Scheduled monuments	There are 3 Scheduled Monuments in the parish → Enclosure S of Pimperne Down, on the 'At Risk' register (principal vulnerability: arable ploughing) → Pimperne Long Barrow → Medieval standing cross 50m east of St Peter's Church
	Locally identified monuments	The local monuments record identifies a number of sites of archaeological importance in the plan area, including land off A354 south of Hyde Farm (lynchets) and land west of The Old Rectory (various barrows).
Soil, Water, Air and Climatic Factors	World Heritage Sites	None within or close to the plan area
	Fluvial flood risk	There is a flood risk area along the tributary to the Stour, that runs down much of Church Road and across the A354.
	Surface and groundwater flooding	Indicative surface water flood maps also indicate some potential for flooding on land adjoining and feeding into the fluvial flood risk areas Flood risk in the Pimperne area it is likely to also be influenced by groundwater flooding, and could result in flooding beyond the mapped fluvial and surface water extents. Wessex Water are seeking to agree a groundwater management strategy with Dorset County Council as the Local Lead Flood Authority
	Agricultural land value	The South West Region ALC 1:250,000 maps indicate most of the land is likely to be Grade 3, but there is potentially a small area of Grade 2 agricultural land value in between Sunrise Business Park and Letton Park.
	Minerals safeguarding	Area around Nutford (adjoining Blandford) is identified as a minerals safeguarding zone.
	Land contamination and pollution	There are no known notable current or historic landfill sites within the parish Almost the entire area is within a Groundwater Nitrate Vulnerable zone area, which means that it is at risk from agricultural nitrate pollution. The area does not contain any declared air quality management areas (AQMA) Much of the parish lies within a Groundwater Source Protection Zone – the outer zone covers much of the village, with the inner zone including land either side of the A354 between Blandford and the southern edge of Pimperne village.
Material assets, population and human health	2015 Index of Multiple Deprivation	Pimperne Parish is in the Cranborne Chase ward (in North Dorset 006A LSOA) and is amongst the 50% least deprived neighbourhoods in the country.

Table 3: Environmental Assets and Constraints

Topic	Information based on	Findings
	2011 Census data 'snapshot'	1,109 usual residents (16% under 16, 24% over aged 65+, median age 48 years old, 95.9% White British) Population density 0.9 persons per hectare 478 households with at least one usual resident, 503 household spaces (5.0% vacancy rate) 45.2% households under-occupied by +2 or more bedrooms 18.6% day to day activities limited (a lot or a little) 5.4% households with no car / van 4.1% economically active are unemployed 8.0% economically active work at or mainly from home, 10.3% travel to work on foot or by bicycle, 1.7% travel to work by public transport

6. Relevant Plans, Programmes and Objectives

Based on the above appraisal, the following plans and programmes have been identified as potentially relevant, and the issues they highlight identified for consideration. As such, it identifies the main plans and programmes and objectives that may be relevant to the neighbourhood plan.

Table 4: Relevant Plans, Programmes and Objectives

Topic	Plans and Programmes	Key Objectives
Biodiversity, geology, flora and fauna	EU Biodiversity Strategy to 2020 (2011) EU Habitats Directive and Birds Directive (92/43/EEC and 79/409/EEC as amended) EU Water Framework Directive (2000/60/EC) Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011) The National Planning Policy Framework (NPPF) 2012 North Dorset Local Plan 2016 Dorset Biodiversity Strategy (Mid Term review) (2010)	Seek to protect and conserve habitats and wild flora and fauna and avoid adverse effects upon nature conservation sites Take into account legal protection of species in developing policies relating to biodiversity and habitat protection. Identify and map components of the local ecological networks Where development takes place, buffers should be provided to environmental assets to improve their biodiversity value and facilitate adaptation to climate change. Where opportunities exist, new habitats should be created to enhance this network further
Landscape	The National Planning Policy Framework (NPPF) 2012 North Dorset Local Plan 2016 The Cranborne Chase & West Wiltshire Downs AONB Management Plan 2014 – 2019 (and also the Dorset Area of Outstanding Natural Beauty: a Framework for the Future: AONB Management Plan 2014 –	Protect and enhance valued landscapes - including the statutory duty on all 'relevant authorities' to have regard to the purpose of conserving and enhancing natural beauty when discharging any function affecting land in AONBs. Protect the AONB's special qualities - its diversity, distinctiveness, sense of history and remoteness, dark night skies, tranquillity and undeveloped rural character.

Table 4: Relevant Plans, Programmes and Objectives

Topic	Plans and Programmes	Key Objectives
	2019)	The landscape character of the District will be protected through retention of the features that characterise the area.
Cultural heritage	The National Planning Policy Framework (NPPF) 2012 North Dorset Local Plan 2016	Conserve and enhance heritage assets in a manner appropriate to their significance Any development proposal affecting a heritage asset (including its setting) should sustain and enhance its significance and secure a viable use consistent with its conservation.
Soil, Water, Air and Climatic Factors	Nitrates Directive (91/676/EEC) Water Framework Directive (2000/60/EC), and South West River Basin Management Plan The National Planning Policy Framework (NPPF) 2012 North Dorset Local Plan 2016 North Dorset Strategic Flood Risk Assessment (SFRA) (2008) Dorset County Council Local Flood Risk Management Strategy – August 2014	Reduce water pollution caused by nitrogen from agricultural sources and prevent such pollution in the future Promote the sustainable use of water and prevent further deterioration of surface and groundwaters. Steer development away from areas of highest flood risk, apply sequential & exceptions test, seek opportunities to relocate development to more sustainable locations. Reduce vulnerability to the impacts of climate change.
Material assets, population and human health	The National Planning Policy Framework (NPPF) 2012 Transforming Dorset - Strategic Economic Plan 2014-21 Dorset Local Transport Plan (2011-2026) North Dorset Local Plan 2016	Support local communities and promote a prosperous local economy Boost the supply of housing Meet identified local and essential rural needs Contribute towards the creation of mixed and balanced communities Ensure that the necessary infrastructure is put in place to support growth Provide an integrated transport system and better accessibility to services for everyday needs.

7. Key issues and proposed assessment method

From the above assessment of environmental issues and relevant plans, programmes and objectives, the key issues were identified as:

- Potential impact on protected species
- Potential impact on nationally important landscapes given that most of the area is within an Area of Outstanding Natural Beauty
- Potential impact on the area’s heritage assets, most notably the Conservation Area, Listed Buildings and areas of archaeological interest
- Potential harm to groundwater resources
- Potential flood risk to new or existing development as a result of siting within a flood risk area or increased run-off
- Potential impact on health and wellbeing, in terms of opportunities for housing and employment, and safe access to local facilities

The following sustainability objectives and assessment basis were then identified for the more detailed appraisal of the potential impact of the plan.

Table 5: Sustainability Objectives

SEA topic areas	Objective	Site allocation assessment basis
Biodiversity, fauna and flora	→ Ensure no ecological interests would be harmed by development, and where opportunities arise, enhance habitats and biodiversity	Check proximity to (and potential for harm to) existing nature conservation site designations and assess whether development could include ecological benefits, preferably on-site
Landscape	→ Protect and enhance the AONB, including views and important features that contribute to local character	Assess visibility in wider views and whether development would harm identified features of local landscape character
Cultural heritage, including architectural and archaeological heritage	→ Protect the area’s heritage assets, and where opportunities arise, enhance the historic character of the area	Check proximity to (and potential for harm to) existing heritage designations Assess whether development could include potential enhancement benefits
Soil, Water, Air and Climatic Factors	→ Ensure development does not result in an unacceptable risk of pollution	Consider potential for proposed development to be polluting, and susceptibility of nearby recipients
	→ Reduce the impact of climate change, including flood risk	Check proximity to known flood risk zones, and assess whether development (including safe access) would be vulnerable to or potentially increase flood risk.
Material assets, population and human health	→ Provide housing that meets the needs of the community as far as possible	Assess quantity of houses that could be provided including affordable housing, and how this will impact on community facilities
	→ Support the local economy	Assess employment opportunities that could be provided

Table 5: Sustainability Objectives

SEA topic areas	Objective	Site allocation assessment basis
	→ Create safe and accessible places	Consider accessibility to services for everyday needs, and the potential impact of development on the local transport network

It is acknowledged that detailed information on some of the above issues (such as groundwater flood risk or the presence of protected species) is not readily available. As such the assessment contained in this report has primarily been based on what information is publically available (such as published flood risk maps and nature conservation designations), and supplemented by the technical expertise of the statutory consultees and the provision of technical studies by the landowner / developer where appropriate. More detailed technical studies may still be required with planning applications where such information is needed prior to decision making.

8. Testing of the Plan’s objectives

The neighbourhood plan’s objectives as set out in Section 2 (Table 1) have been assessed against the sustainability objectives listed in Section 7 (Table 5), as shown in the following table (first published at options stage and subsequently updated in light of feedback and further information). This did not identify any initial adverse impacts, but highlighted that specific sites chosen could adversely affect a range of factors, and as such these would need careful consideration and assessment in the plan drafting.

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

Neighbourhood Plan objective	Biodiversity, fauna and flora	Landscape	Cultural heritage	Soil, Water, Air and Climate	Material assets	Comments	
Protect the distinct character of the village... (relating to important features and appropriate scale)	☺	☺	☺	☹	☹	☹	Objectives focus on protecting assets relating to local built character, heritage and landscape, this could limit options for growth
Protect the wider countryside... (relating to AONB as a nationally important landscape)	☺	☺	☺	☹	☹	☹	
Protect those community facilities that are important ... and provide for growth that supports a sustainable, thriving village	☹	☹	☹	☹	☹	☺	Objectives focus on enabling sustainable growth, however their relative impact will largely depend on scale of growth and identifying suitable sites
Identify suitable sites or areas where new development can take place that will meet anticipated need...	☹	☹	☹	☹	☹	☺	

Key

	Positive		Negative
	Neutral		Uncertain

The first two objectives are likely to have a generally positive or neutral impact, but could potentially limit the growth needed and that forms the basis of the third and fourth objectives. The focus of the more detailed environmental assessment should therefore centre on the policies and options that deliver this growth (the site allocation and any spatial strategy), to ensure that this tension and possible mitigation to achieve an overall positive outcome is properly considered.

The possible projects have not been assessed, as their inclusion in the Plan is simply informative and does not form the basis for future decision making.

9. Testing of the Plan’s emerging policies and options

The policies and options contained in the Options draft of the Pimperne Neighbourhood Plan (September 2016) were assessed in the earlier report published in September 2016. Further changes have been made to the draft Neighbourhood Plan as a result of that consultation, and this assessment considers the potential impact of the pre-submission draft plan.

The character of the village and surroundings - policies

The policies proposed to deliver the first two objectives are not likely to lead to any adverse impacts, but could potentially restrict growth that may be needed to meet local needs. The draft policies under these objectives are:

- **Policy LC: Landscape Character:** gives particular consideration to avoiding or mitigation development on higher grounds, protecting important views and woodland, avoiding light pollution, and reinforcing the distinctive nature of the various settlements. The draft policy was updated to include specific reference to the AONB Management Plan policies, the need for landscaping on the edge of the settlements to avoid creating a hard, urban edge, and to more clearly define the important gaps.
- **Policy LGS: Local Green Spaces:** designates those areas within and adjoining the village of Pimperne that meet the national planning policy framework’s criteria for local green spaces, that are intended to replace the saved Important Open and Wooded Areas in the Local Plan. The draft policy was updated to include the two play areas by the Village Hall, and the private garden areas off Church Road were removed as these were considered to be more appropriately protected via their Conservation Area designation.
- **Policy LDC: Locally Distinct Character:** describes the key characteristics and features that are important to local character and therefore should be respected in new development.

These three policies have been assessed against the sustainability objectives, as shown in Table 7 below. This confirms that there are unlikely to be any adverse effects that would require further consideration or mitigation.

Table 7: Sustainability Assessment of the Character Policies

NP Policies	Biodiversity	Landscape	Cultural heritage	Soil, Water, Air and Climate	Material assets			Comments
Policy LC	😊	😊	😊	😐	😐	😐	😐	The policy safeguards some important habitats, landscape and built historic features, that contribute to the distinct character of the area. The policy recognizes that in some circumstances

Table 7: Sustainability Assessment of the Character Policies

	development may be required (eg necessary utilities infrastructure) and therefore proposes mitigation where such locations cannot be avoided. Alternative sites for general growth have been identified that would not conflict with this policy.								
Policy LGS									The policy safeguards a number of important green spaces, that are intended to endure beyond the plan period, and include some important for landscape or forming the setting of historic buildings, and others important for recreation. The retention of green spaces helps provide opportunities for wildlife, flood drainage and recreation in accessible locations
Policy LDC									The policy largely focuses largely on retaining local character in new development, including significant trees and locally important buildings. It does not limit the inclusion of more modern design and construction techniques, provided that these are sympathetic to the local vernacular. Reference has been included to their long-term management in response to a point raised by the AONB team.

Key Positive Negative
 Neutral Uncertain

No reasonable alternatives were identified for further assessment under this section. The fall-back position (ie no detailed Neighbourhood Plan policy and reliance on the Local Plan) was not considered as likely to achieve the Neighbourhood Plan objectives.

A sustainable, thriving community – relevant policies

The generic policies proposed to deliver the last two objectives included:

- **Policy MHN: Meeting Housing Needs:** this sets the general level of housing development to be provided over the plan period that is considered to be a sustainable level reflecting the Local Plan Policy and evidence of local need, and confirms that its focus would be within the settlement boundary of the main village in the area (the amendment to the boundary as assessed under **Policy SB** means the focus is on land to the west side of the A354 main road). It re-affirms the provision of affordable housing and introduces a local connection cascade criteria for allocating such housing. It also requires that the housing size and types reflect the need and demand for one, two and three bedroom homes, home working, and homes suitable for residents with more limited mobility.
- **Policy MEN: Meeting Employment Needs:** provides some flexibility for additional employment development within the settlement boundary or through the re-use and potential expansion of existing buildings or sites, subject to the careful consideration of traffic, amenity and impact on local character and the AONB. The existing employment sites within the parish are shown on Map 5, and reference is also made in the text to Sunrise Business Park which abuts the parish boundary.
- **Policy CF: Community Facilities:** identifies the key community assets in the area that should be supported, including the potential provision of a site for allotments and an alternative site for the pre-school that would improve its links with the Primary School, with the draft updated to clarify that these should be within or well-related to Pimperne’s settlement boundary.

These have been assessed against the plan’s sustainability objectives, as shown in Table 8a below. In addition Policy SB which proposes a change to the settlement boundary is also assessed here.

Table 8a: Sustainability Assessment of the Thriving Community Policies

NP Policies	Biodiversity	Landscape	Cultural heritage	Soil, Water, Air and Climate	Material assets	Comments			
Policy MHN									The impacts are largely linked to the site options chosen (see following tables). The policy specifically refers to protecting landscape character, and there are no contamination risks identified in the local area, and the policy should deliver sufficient housing of a type likely to meet anticipated local needs. The restriction of development to the west side of the main road should also provide safe and easy access to community facilities from the new homes.
Policy MEN									The policy largely reflects the existing local plan but given the lack of evidence of need, seeks an appropriate balance with possible harm arising from increased traffic, noise and other potential impacts associated with employment sites.
Policy CF									A number of community facilities use Listed or locally important buildings, and therefore should help maintain these assets as well as supporting local jobs. The sites are well located in relation to the local population they serve. Although some of the assets are potentially in areas of flood risk, the policy is flexibly worded to enable change if necessary
Policy SB									The proposed changes to the boundary exclude protected green spaces on the edge of the settlement and therefore reinforces the protection given to spaces of wildlife, landscape, cultural and recreation importance. The delivery of growth is largely linked to above policies and the site options chosen (see following tables). Excluding areas east of the A354 should avoid further housing developments in locations where there is difficulty crossing the main road safely.

Key Positive Negative
 Neutral Uncertain

Site-specific employment allocations were considered at options stage as a possible additional / supplementary policy, and a further site off Yarde Lane was also suggested in response to this consultation. None of the allocations were taken forward because of the lack of strong evidence of local need and response from the AONB advisor regarding what appears to be the most sustainable option, that “The current Taymix site does stand out from a number of locations and the extension of that site with further buildings would exacerbate that situation. In addition to the risks to the stream and the ground water source protection zone development would clearly be an extension of Pimperne Village southwards and a narrowing of the gap between Pimperne and the Letton Park Blandford area. The AONB cannot support the extension of the Taymix site as currently proposed.”

Table 8b: Sustainability Assessment of the Alternative Employment Site Options

Alternative Options to Policy MEN	1. Biodiversity	2. Landscape	3. Cultural heritage	4. Soil, Water, Air and Climate	5. Material assets	Comments
Land south of the Taymix site						<p>1. no designations, ecology survey indicates hedgerows to be an important habitat (birds / bats / dormice), and also potential presence of protected reptiles. The scheme is likely to include substantial planting areas around boundaries and improved management of streamside area, not only to assimilate the development into the landscape but also to provide net biodiversity gain.</p> <p>2. in AONB – large scale of buildings would impact – significant concerns raised by AONB advisor of potential harm</p> <p>3. Grade II Langbourne Lodge in the locality, outside the existing Conservation Area boundary but in close proximity to the brook which forms part of the water heritage of the Pimperne Conservation Area. Provided mitigation is employed (ie landscaping, scale, massing, height and materials and treatment of the brook as part of the water heritage of the village) there would be no demonstrable harm</p> <p>4a. potential to impact on groundwater (inner zone) depending on nature of employment uses – explore potential mitigation</p> <p>4b. set back from flood risk zone to east of site</p> <p>5a. not applicable (employment only proposed)</p> <p>5b. provision of employment units would provide positive impact</p> <p>5c. could be safely accessed by securing improvements to the existing entrance</p>
Land S of Taymix site (extended)						<p>As above but increased employment benefits (5b), and significant reduction / urbanizing of locally important gap between Pimperne and Letton Park / Blandford and impact on the Dorset AONB (2). Alternative vehicular access could be provided at greater distance from village.</p>
Land at Yarde Farm						<p>1. no designations but ecology survey required</p> <p>2. in AONB – landform rises away from settlement, scale of buildings would need to be moderated to avoid significant harm. Public footpath along northern boundary of site – views likely to be affected, potential to reduce harm by inclusion of substantial planting areas.</p> <p>3. potential impact on setting of Bridge View (Listed), unless northern area avoided</p> <p>4a. potential to impact on groundwater (outer zone) depending on nature of employment uses, and disturbance to neighbouring residential properties – explore potential mitigation</p> <p>4b. not within flood risk zone, although surface water drainage would need to be considered due to elevated and sloping nature of site</p> <p>5a. not applicable (employment only proposed)</p> <p>5b. provision of employment units would provide positive impact</p> <p>5c. could be accessed by existing vehicle entrance, alternative pedestrian access should be secured</p>

Table 8b: Sustainability Assessment of the Alternative Employment Site Options

Alternative Options to Policy MEN	1.Biodiversity	2.Landscape	3.Cultural heritage	4.Soil, Water, Air and Climate	5.Material assets	Comments
		Significant Positive				Significant Negative
		Positive				Negative
		Neutral				Uncertain

The general policy as drafted would not preclude the reconsideration of these sites provided the extension was small in scale and otherwise acceptable, or the potential re-use of the farm buildings at Hyde Farm (offered as a potential housing site).

No other reasonable alternatives were identified for further assessment under this section. No specific sites were identified for the provision of community allotments or improved pre-school provision, other than a potential allotment site on the extended area of HSA1 (land east of Franwill Industrial Estate). The fall-back position (ie no detailed Neighbourhood Plan policy and reliance on the Local Plan) was not considered as likely to achieve the Neighbourhood Plan objectives.

Site specific housing allocations

Site specific proposals were assessed at the options stage, based on a description of the likely issues that would be covered in policies for those sites considered to have potential. The options were based on the sites shown in the District Council’s Strategic Housing Land Availability Assessment, together with the main sites suggested in the early consultation and approaches from landowners.

The following Table 9a assesses the 3 sites taken forward as site specific allocations, and 9b examines the alternative options against the sustainability objectives. Technical input / key conclusions in terms of heritage advice from the Conservation Officer at the District Council, landscape advice from the AONB Officer, highways advice from the Transport Development Liaison Manager at the County Council and the commissioned ecology reports are appended to this report.

Table 9a: Sustainability Assessment of the Housing Site Options

NP Policies	1.Biodiversity	2.Landscape	3.Cultural heritage	4.Soil, Water, Air and Climate	5.Material assets	Comments
HSA1: Land east of Franwill Industrial Estate						<p>1. no designations, ecology survey indicates hedgerows should be protected, a proportion of the grassland should be enhanced as flower rich meadow grassland to provide net biodiversity gain. Mitigation may be needed for badgers / reptiles if found.</p> <p>2. in AONB and potentially visible in distant views from Jubilee Trail, although does not extend significantly beyond built development extent. Landscaping and lower density / scale required to mitigate potential impact</p> <p>3. no heritage assets within or close to the site. However, due to the hillside</p>

Table 9a: Sustainability Assessment of the Housing Site Options

















NP Policies	1. Biodiversity	2. Landscape	3. Cultural heritage	4. Soil, Water, Air and Climate	5. Material assets	Comments
						<p>location of the site and potential for long views into and out of the site, consideration should be given to the visual inter-relationship between site and Grade II* listed church, Grade II Manor House, and Conservation Area. There is potential for development within this raised site, with mitigation required in terms of form, materials, design and landscaped layout of the site, in order to safeguard the setting of the landmark designated heritage assets as well as the setting of the Conservation Area.</p> <p>4a. adjoins existing employment site however this is limited to B1 class uses 4b. site elevated – consideration will need to be given to surface water run-off and site size will require a Flood Risk Assessment at planning application stage 5a. site size would allow inclusion of 40% affordable housing, and the provision of allotments on the remaining land to the north-east may be secured 5b. intention to use development to upgrade / extend employment units 5c. local concerns raised regarding pedestrian routes to school / shop – policy wording includes requirement to secure any necessary improvements for safe pedestrian access (and an alternative off-road route to the school is being investigated) which would provide wider benefits</p>
<p>HSA2: Land north of Manor Farm Close</p>						<p>1. no designations, ecology survey indicates improved grassland with important hedgerows that should be protected. Signs of badgers on the upper field. Further surveys will be required but potential enhancements include permanent nesting features and a landscape planting scheme to enhance biodiversity.</p> <p>2. in AONB but on valley floor following traditional settlement pattern. Mature tree to be retained and landscaping of edge should mitigate wider impacts.</p> <p>3. adjoining / 'gateway' to Conservation Area, would require careful design. Options stage heritage appraisal identified that a limited development of under 25 would better respect the significance of the setting and enable more successful mitigation to be achieved. Archaeological investigation and recording also advised due to proximity to known areas of archaeological interest.</p> <p>4a. no pollution risks noted 4b. adjoins flood risk zone along Church Road – consideration will need to be given to access and surface water run-off, and will require a Flood Risk Assessment at planning application stage 5a. site size would allow inclusion of 40% affordable housing 5b. no post-construction employment opportunities provided 5c. the scheme should secure improvements to the existing pedestrian route to the Primary School and Village Hall along Church Road which would provide wider benefits</p>
<p>HSA3: Land west of Bakery</p>						<p>1. no designations, ecology survey indicates semi-improved grassland with important</p>

Table 9a: Sustainability Assessment of the Housing Site Options

NP Policies	1. Biodiversity	2. Landscape	3. Cultural heritage	4. Soil, Water, Air and Climate	5. Material assets	Comments
Close	hedgerow to northern edge that should be protected. A landscape planting scheme should enhance biodiversity. 2. in AONB and visible from the local rights of way network along the village perimeter and heading east, but reasonably well contained in wider views and landscaping of edge should mitigate wider impacts 3. no heritage assets within the site, not likely to impact on settings of nearby assets on Chapel Lane due to intervening development 4a. no pollution risks noted 4b. potential areas of surface water flood risk (limited in size) identified – policy avoids built development within area of site that may be impacted by flooding, detailed flood risk assessment would be required as planning application stage to advise on appropriate measures for surface water run-off. 5a. site size would allow inclusion of 40% affordable housing 5b. no post-construction employment opportunities provided 5c. reasonable access to local facilities and transport network, and retention of existing public rights of way					


Key

	Significant Positive		Significant Negative
	Positive		Negative
	Neutral		Uncertain

The assessment of the proposed housing site allocations indicates that with the mitigation measures included there should be neutral to positive effects.

The following table briefly appraises the alternative options that were identified and assessed. This does not highlight any options that would perform significantly better against the assessment criteria, with most (with the exception of land at the top of Berkeley Rise) include some negative effects. The landowner of the site west of Bakery Close (HSA3) also owns the Berkeley Rise site and has made clear that only one of those options would be likely to be made available for development within the plan period.

Table 9b: Sustainability Assessment of Alternative Housing Site Options











Neighbourhood Plan Options	1. Biodiversity, fauna and flora	2. Landscape	3. Cultural heritage	4. Soil, Water, Air and Climate	5. Material assets	Comments			
HSA1 Franwill extended north									As HSA1 but a larger and including more elevated land therefore likely to be prominent







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Table 9b: Sustainability Assessment of Alternative Housing Site Options

Neighbourhood Plan Options	1. Biodiversity, fauna and flora	2. Landscape	3. Cultural heritage	4. Soil, Water, Air and Climate	5. Material assets	Comments
						in views, and unlikely effective landscaping to mitigate impact could be secured.
HSA2 Manor Farm Close extended west						As HSA2 but a larger and including more elevated land likely to have greater impact on protected species, more visible in landscape, and greater impact on Conservation Area and setting of Church, and archaeological interest likely to be more significant
Land at the top of Berkeley Rise						1. no designations but ecology survey required 2. in AONB and potentially visible in views, extends beyond development limits, landscaping / scale of small scheme could mitigate impact. A larger area was also considered – but would be more difficult to avoid adverse landscape impact 3. no heritage assets within the site, not likely to impact on settings of nearby assets on Chapel Lane or setting of Conservation Area due to intervening development 4a. no pollution risks noted 4b. no flood risk within site noted, consideration would need to be given to access and surface water run-off 5a. site size would allow inclusion of 40% affordable housing, however landowner would not release both HSA3 and this site. 5b. no post-construction employment opportunities provided 5c. reasonable access to local facilities and transport network, public right of way would need to be retained
Land at the Farquharson Arms						1. no designations but ecology survey required 2. in AONB and elevated area to rear important in reinforcing the rural character of this part of the village 3. outside Conservation Area but potential impact on local 'gateway' grouping and setting of Bridge View Listed cottages 4a. no pollution risk noted 4b. adjoins higher flood risk zone along A354 Salisbury Road – no alternative access 5a. site size unlikely to provide affordable housing, and impact on future operations of the public house 5b. dependent on whether public house could continue to operate 5c. local concerns regarding crossing A354 – although unlikely to raise objection from highway authority due to existing use as public house
Land south of Hyde Farm						1. no designations but ecology survey required 2. in AONB and visible due to steeply rising ground and importance in rural character 3. archaeological interest (Iron Age lynchets). 4a. no pollution risk noted 4b. site elevated and adjoins flood risk zone along A354 Salisbury Road – consideration will need to be given to access and surface water run-off

Table 9b: Sustainability Assessment of Alternative Housing Site Options

Neighbourhood Plan Options	1. Biodiversity, fauna and flora	2. Landscape	3. Cultural heritage	4. Soil, Water, Air and Climate	5. Material assets	Comments
	5a. site size may need to be reduced significantly due to constraints, and would not then provide affordable housing 5b. no post-construction employment opportunities provided 5c. local concerns regarding crossing A354 – although unlikely to raise objection from highway authority					
Hyde Farm buildings						1. no designations but ecology survey required 2. in AONB but previously developed site
Land north-east of Hyde Farm						1. no designations but ecology survey required 2. in AONB and visible due to steeply rising
	ground and importance in rural character. Significant mature trees within site. 3. no heritage assets within the site, but adjoins and forms rural setting of Conservation Area, with potentially adverse impacts if this rural character is lost. 4a. no pollution risk noted 4b. site elevated – surface water flooding shown crossing part of site and draining onto main road 5a. site size would allow inclusion of 40% affordable housing. 5b. no post-construction employment opportunities provided 5c. local concerns regarding crossing A354 – although unlikely to raise objection from highway authority if pedestrian links into the village can be improved					

Key		Significant Positive		Significant Negative
		Positive		Negative
		Neutral		Uncertain

Options that were not well related to the village (but potentially forming a strategic extension to Blandford) were not considered to be reasonable alternatives in meeting the needs of local residents, and therefore have not been assessed.

10. Cumulative effects of the Neighbourhood Plan’s policies

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

Table 10: Sustainability Assessment – Cumulative Impacts

Neighbourhood Plan Policies	Biodiversity, fauna and flora	Landscape	Cultural heritage	Soil, Water, Air and Climate		Material assets		
Policy LC: Landscape Character	😊	😊	😊	😊	😊	😊	😊	😊
Policy LGS: Local Green Spaces	😊	😊	😊	😊	😊	😊	😊	😊
Policy LDC: Locally Distinct Character	😊	😊	😊	😊	😊	😊	😊	😊
Policy MHN: Meeting Housing Needs	👋	😊	👋	😊	👋	😊	😊	😊
Policy MEN: Meeting Employment Needs	👋	😊	👋	👋	👋	😊	😊	😊
Policy CF: Community Facilities	😊	😊	😊	😊	😊	😊	😊	😊
Policy HSA1: Land east of Franwill Industrial Estate	😊	😊	😊	😊	😊	😊	😊	😊
Policy HSA2: Land north of Manor Farm Close	😊	😊	😊	😊	😊	😊	😊	😊
Policy HSA3: Land west of Bakery Close	😊	😊	😊	😊	😊	😊	😊	😊
Policy SB: Settlement Boundary	😊	😊	😊	😊	😊	👋	👋	😊

The uncertain impacts are largely due to reliance on other policies to deliver sustainable growth, and as such do not appear to warrant concern that this could result in an adverse impact. In most cases, this analysis indicates the overall positive environmental sustainability impacts that will be produced as a result of the plan.

11. Pre-submission consultation

The draft environmental report was consulted on at the same time as the pre-submission draft of the Pimperne Neighbourhood Plan. The main consultee comments regarding the SEA are reproduced in Table 11 below:

Table 11: Pre-Submission Consultation – comments on the SEA

Consultee	Comment	Consideration
Cranborne Chase AONB Partnership	The SEA seems appropriate for the purposes	Support noted
Environment Agency	We have no objection to the SEA report	Support noted
Blandford Town Council	The Minerals and Waste Plans preferred sites consultation has been recently published.	The Dec17 pre-submission waste plan now includes site option WP17 adjoining Sunrise Business Park to be allocated as a waste management centre as no other suitable alternative sites were found. The site is over 1km from the nearest proposed allocation

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		and much closer to residential development in Blandford Town. There are no minerals sites proposed in the area in the Dec17 pre-submission minerals sites plan.
North Dorset District Council	The assessment of reasonable options does not appear to have fully explored the options of the Plan allocating different amounts of land in relation to the housing need identified (in light of the potential over-provision against identified need).	The Neighbourhood Plan identified supply is approx. 56/57 dwellings provides some flexibility and is not considered to be a significant over-supply for the reasons outlined above and given the assessment of the cumulative effects of the plan.
Historic England	The heritage conclusions in the SEA need to be substantiated regarding whether the sites, if implemented, are capable of avoiding harm	NDDC Conservation Team comments received suggesting appropriate mitigation measures to include. They have raised no objections to the sites' allocations on this basis.
Davies Coats families	The failure to assess land to the south of Letton Park as a possible allocation is a grave omission	This was not assessed as it was not considered to be a reasonable alternative in delivering the plan's objectives. This is stated in the SEA

The minor changes made to the plan were not considered to require further evaluation through the SEA process. The addition of Policy DC on Developer Contributions for Social Infrastructure aligns closely with Policy CF, and therefore not considered to merit additional appraisal. The NDDC Conservation Team's comments (relevant to the Historic England query) are reproduced in the Appendix.

12. Overall conclusions: Likely Significant Impacts

At a basic level, the main purpose of a Strategic Environmental Assessment, is to identify ways of avoiding or minimising any negative impacts of the Neighbourhood Plan, and maximizing potential benefits. As such, consideration should be given to the findings of this report in deciding on the contents of the final plan. This doesn't mean that the 'greenest' option must be chosen in all cases - there may be very good reasons for preferring something else - and there may be variations or improvements that could be made to options to provide a better outcome.

There are no likely significant adverse impacts identified as a result of the assessment process. Overall the policies should secure significant positive benefits particularly in terms of securing biodiversity enhancements on sites that are not of particular ecological merit and securing opportunities for further housing to meet local needs, including a significant proportion of affordable homes.

The assessment process has helped identify the need to highlight and mitigate against potential adverse impacts through design and landscaping requirements or highlighting the requirement for more detailed technical checks at planning application stage.

The alternative options for development do not perform better in terms of their overall sustainability, and therefore there is no reason for these to be included in preference to the chosen options.

13. Proposed Monitoring of Significant Impacts

The significant effects of plans should be monitored. The main significant impacts identified are in relation to the delivery of housing and affordable housing. It is also advised because of the

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uncertainties highlighted that the delivery of employment sites is also monitored, together with impacts on landscape, heritage and flood risk.

In regard to the above the existing monitoring arrangements set out in the adopted Local Plan include:

- Overall provision of new dwellings
- Number of affordable homes approved per annum
- Number of planning applications approved annually contrary to Environment Agency advice
- Number of planning applications approved against AONB Management Board advice

It is suggested that two additional indicators are measured

- Number of planning applications approved annually contrary to Flood Risk Management Team advice
- Number of planning applications approved annually contrary to Conservation Team advice

The above monitoring, if made available in relation to the Neighbourhood Plan area, should enable most of the significant effects of the plan to be monitored.

Appendix

Options consultation stage – Heritage advice

From: Jen Nixon [REDACTED]
Sent: 29 November 2016 12:55
To: Jo Witherden [REDACTED]
Subject: RE: Pimperne Neighbourhood Plan options consultation

Jo

Background Documents:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- NPPF
- National Planning Practice Guide
- Historic England's Good Practice Advice Notes 1,2, and 3
- Local Planning Policies

This response relates to the following heritage assets:

- Known archaeology – Scheduled Ancient Monuments
- Statutory Listed Buildings
- Designated Conservation Areas

It is also advised that the Dorset Historic Environment Record (HER) is also consulted. Other Environmental designations may exist but these are not covered in this response.

Option 1 – Land East of Franwell Industrial Estate

- No Scheduled Ancient Monuments or Sites of Archaeological Importance.
- No Listed buildings on the site or within the vicinity.
- Outside of the existing Conservation Area.

However, due to the hillside location of the site there is potential for long views into and out of the site, consideration should be given to the visual inter-relationship between site and Grade II* listed church, Grade II Manor House, and Conservation Area. As a result, the degree of impact would be dependent upon height, mass and scale of any new buildings.

In addition, consideration needs to be given to form, materials, design and landscaped layout of the site, in order to respect this semi-rural edge of settlement location, and agricultural backdrop to successfully achieve a recessive and integrated development. From afar, colour, form and detailing of roofscapes, along with the appearance from long views from the north will be key to mitigating the impact. Whereas locally, the treatment of the existing lane should retain the rural character of the lane, and not employ an overly suburban entranceway and boundary treatment that would be harmful and fail to safeguard the setting. Retention of hedgerows is paramount.

Findings: There is potential for development within this raised site, however mitigation would be required to safeguard the setting of the landmark designated heritage assets as well as the setting of the Conservation Area.

Option 2 – Land north of Manor Farm Close

- No Scheduled Ancient Monuments or Sites of Archaeological Importance.
- No Listed buildings on the site or within the vicinity.
- Outside but immediately abutting the existing Conservation Area boundary.

Although immediately outside of the existing designated area, the site is in a prominent location clearly visible from the approach road into the village. Any development would be seen set against the backdrop of the Conservation Area. Consideration needs to be given to the high standard of development already achieved at Manor Close and any future scheme should respect the semi-rural village location in terms of scale, layout, detailing, materials and form.

A dominant suburban design, form and layout on this edge of settlement site, would impact detrimentally on the special character and historic interest of the heritage asset.

Findings: the prominent and open character of this site and aim of 25-35 dwellings has potential to cause considerable harm to the designated heritage asset. Exceptional mitigation through design, form and layout would be required for such a number and a limited development of under 25 would better respect the significance of the setting and enable more successful mitigation to be achieved.

Option 3 – Land at the Top of Berkley Rise

- No Scheduled Ancient Monuments
- A Sites of Archaeological Importance exists in close proximity to the north, and another slightly further away to the north-west. It is therefore advised, that as these overlay areas are not precisely exclusive in terms of the extent of merit, the DCC Senior Archaeologist should be consulted to ensure there will be no archaeological impact from development on this site, especially as there appears to be earthworks within the area.
- No Listed buildings on the site or within the vicinity.
- Abutting the existing Conservation Area boundary to the north-east.
- Abutting a public Right of Way to east and south providing public viewpoints.
- Additional public Rights of Way located at a slightly greater distance to west and north will also due to the open character of the land provide public views.

This is a backland site on relatively flat open pasture and any development will need to respect the domestic scale of the neighbouring buildings. It will also need to consider the variety of viewpoints from which the development will be seen and how it will be perceived set against both the rural and Conservation Area backdrop.

Findings: the prominent and open character of this site has potential to cause harm to a designated heritage asset and suspected archaeology. In the case of the former, mitigation will allow some development to take place, however, dependant on the outcome of discussions with DCC, archaeology may be a hindrance or require mitigation.

Option 4 - Small extension to the employment land south of Taymix

- No Scheduled Ancient Monuments
- No Listed buildings on the site.
- Grade II Langbourne Lodge in the locality.
- Outside the existing Conservation Area boundary.
- In close proximity to the brook which forms part of the water heritage of the Pimperne Conservation Area.

Consideration should be given to views from the main highway approach into the village and the retention of the natural roadside boundaries that characterise this semi-rural location. Loss of enclosure on the approach to the Conservation Area and exposure of any new development will serve to detract from gentle lead in to the low key small scale style

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of the present built environment, dotted with its vernacular buildings and be detrimental to this buffer zone between countryside and Conservation Area.

Long views into and out of the site across the countryside to the Grade II listed Langbourne Lodge are a major consideration. Substantial screening along the southern boundaries will be required, in order to protect the heritage asset and its related landscaped parkland setting. Landscaping, scale, massing, height and materials are all elements that need to be designed to mitigate harm to this historic setting.

Treatment of the brook, as part of the water heritage of the village, should be in a manner, so as not to compromise the positive contribution it provides to the streetscene within the Conservation Area.

Findings: this site has potential to cause harm to a designated heritage asset and its setting. Provided mitigation is employed there would be no demonstrable harm.

I hope this is what you are after.
Best wishes

Jen Nixon

Conservation and Design Officer

Dorset Council's Partnership serving:

North Dorset District Council, West Dorset and Weymouth & Portland Borough Council

[REDACTED]
[REDACTED]
[REDACTED]

From: Jen Nixon [REDACTED]
Sent: 19 October 2016 09:25
To: Ed Gerry
Cc: Kevin Morris; [REDACTED]
Subject: FW: Pimperne Neighbourhood Plan options consultation

Ed

Please see email from Jo below. I was involved in the early stages of the Neighbourhood Plan as part of the walking party looking at potential development sites and heritage assets and environment of the village.

I was not aware that a submission to you had been made and clearly would like to take part in the consultation as Jo suggests. I have followed the link and downloaded the related documents on the web. Is there any other information I should include before I respond to her and if so could you direct me to it please?

I will need to agree some extra time in which to read through this and get back to Jo, as this was not scheduled into my timetable. I will copy you in on the agreed.

Kind regards

Jen Nixon

Conservation and Design Officer

Dorset Council's Partnership serving:

North Dorset District Council, West Dorset and Weymouth & Portland Borough Council

[REDACTED]
[REDACTED]
[REDACTED]

Options consultation stage – Landscape advice

Cranborne Chase Area of Outstanding Natural Beauty



AONB Office, [REDACTED]

Email: [REDACTED]

Web site: www.ccwwdaonb.org.uk

Bryn MacGregor
Clerk, Pimperne Parish Council
Pimperne Neighbourhood Planning Group

By email: [REDACTED]

24th October 2016

[extract regarding site options]

The AONB **agrees** with the assessment of the land to the rear of the Farquharson Arms. The AONB is, however, more than a little **concerned** that the sites investigated have not been whole objectively selected as there seems to have been a significant land owner element in the process. Furthermore, the AONB is **very concerned** that the base map for map 3, 'Possible and Discarded Sites' is not as up-to-date as all of the other plans used in the Neighbourhood Plan. This is of particular concern as this seems to be the fundamental map for this options document. In particular the extension some years ago of the Pyke site to the south east of the existing Taymix site, is not shown. Also the recreational area to the west of the village hall is not shown.

To respond to the table of potential sites the AONB **agrees** with the assessment of the discarded options. Nevertheless it is a little surprised that the lower ground to the east of Yard Farm, opposite the entrance to the Pyke site, has not been investigated as a possible employment site.


The assessments of the three housing sites are clear and helpful.

- Whilst there may be scope on the smaller part of the land adjoining Farnwill Industrial Estate there seem to be sound landscape reasons for restricting that to the smaller area.
- The land north of Manor Farm Close, and opposite St Peter's Close, does include one of the remaining flat areas in the village and it would seem appropriate to consider the use of that for sports purposes before giving it

significant support as a potential housing site. A single storey development could be achieved on the higher, western parts of the site but significant attention would be needed to landscape works to help integrate buildings there.

- The site at the top of Berkeley Rise seems to be the most problematic and least feasible of the three short listed. The elevated nature of the site and access issues seem to limit the potential of this site to even less than the Neighbourhood Plan indicates.

The AONB was very closely involved in the retrospective planning application for the extension of the Pyke site next to the Taymix site. The planning authority had significant reservations about the principle of extending the development and it was clear from the various discussions and negotiations that the permission, when granted, was done as an exemption. The current Taymix site does stand out from a number of locations and the extension of that site with further buildings would exacerbate that situation. In addition to the risks to the stream and the ground water source protection zone development would clearly be an extension of Pimperne Village southwards and a narrowing of the gap between Pimperne and the Letton Park Blandford area. The AONB **cannot support** the extension of the Taymix site as currently proposed.


Richard Burden

Landscape and Planning Advisor (part-time Monday to Wednesday)

[further meetings were held with Mr Burden to discuss the landscape impacts of the draft plan]

Options Consultation Stage – Highways advice

Meeting with Steve Savage of Dorset County Council Highways, February 2016 – NPG notes

Transport Implications of Potential Development Sites

A meeting was held with Steve Savage of Dorset Highways on 15th February to assess the various potential development sites from a Highways/transport perspective. These are the NPG notes from that meeting:

Steve Savage described the ideal position for carriageways and junctions against which specific locations would be initially assessed, as follows:

A 5 metre width for a two way carriageway

A 2 metre width for a footpath

A width of 2.4 metres clear of obstructions from a carriageway edge (to any hedge for instance)

A width of 3.75 metres for any HGV access eg Refuse truck

A splay of 43 metres clear visibility in either direction at a junction

A maximum gradient of 1 in 12 for an access road

1. Adjacent to Manor Farm Close/Opposite St Peters Close

The main focus is on access to the site. The best location would be mid-way along the area between the Manor Farm Close turning and the bend, in order to provide a necessary 43m “space” for visibility in a 30mph area. Eg opposite St Peters Close or offset towards Newfield Road.

Tapering will be required to provide visibility splays and could involve re-planting hedgerow further back to improve pedestrian access.

Could possibly seek to broaden Church Road to a full two way carriageway or alternatively narrow the carriageway to one way in order to slow traffic while improving pavement access to the school as part of the development.

2. Land adjoining Franwill Industrial Estate

The main reservation over this site is the access both in Arlecks Lane and at the top of Down Road.

Consideration could be given to making Arlecks Lane one way (i.e. going up) as visibility is extremely poor at the junction with Church Road. Greater consideration would probably be given to a one way proposal if there was local agreement.

Access off Down Road will need to be widened with vegetation removal in front of the original hedge.

Pedestrian access will need to be improved either by providing a pedestrian / motor shared service or with a footway behind the hedge which emerges by the industrial estate onto Down road.

Additional issues include pedestrians crossing the entrance to the Franwill Industrial Estate and crossing Down Road to the existing footpath on the opposite side. The lack of any footpath at the bottom of Down Road was noted. There is no opportunity to build a footpath here but given the short length of this section and its long established use, it is unlikely that it would constitute a reason for refusal of development.

3. Former School Site

Access from School Lane would present a problem and would not be recommended. Main entrance should be from Portman Road, probably around the centre of the existing layby. There is some concern over the gradient from the road into the site, requiring significant ground works, but there should be scope for sufficient visibility splays.

4. Off A354 Land East of Hyde Farm

Either one access point or two access points, one higher and one lower. There is no pavement along east side of road. Visibility from both directions would be acceptable and pedestrian access could be achieved to the rest of the village by including drop kerbs opposite the footpath to Portman Road, which would

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need to be improved. Speed issues with vehicles travelling at more than 30mph on this stretch of road would require speed checks.

5. Off A354 Land North of Yarde Farm

Current farm access used by Pre-School could be improved to provide a suitable access point. Visibility is satisfactory. Wider pavement would be preferred on the side of the development with a possible crossing point just south of the Church road junction.

6. Farquharson Arms

Access to pub and car park is suitable. Established traffic use indicates no justification to object on traffic flow grounds.

7. Taymix Extension

Any significant extension to the Taymix site would require a “right turn solution” to be provided for traffic from the by-pass, involving road widening to provide an extra lane, situated between Pimperne and Letton.

The extent of a more limited extension to the Taymix site would be partly determined by any proposed modifications to the existing entrance.

Additional notes post-meeting from Steve Savage responding to further queries

September 2016:

Having visited the site, I can't see any problems with it being allocated as a possible residential development site. Footway links are good, with the proviso that any development will be required to continue the footway down the southern side of Berkeley Rise across the junction of Berkeley Close:

February 2017:

LAND AT HYDE FARM

Potential residential development. Using the existing access that serves the nursery, this site is a possibility. That said, the access road will need to be widened to 5m and there could be level issues that would need to be overcome to provide an adopted residential estate road to serve the site. Due to the site's location on the bend of the A354, I'd suggest that there is no alternative way to access the site.

LAND AT YARDE LANE

Potential residential/employment. The visibility at the access is satisfactory. The unclassified road has no segregated pedestrian provision and serves KJ Pike's yard. Alternative provision for pedestrian movement into the settlement needs to be investigated. Perhaps best for employment use only?

STUD HOUSE LAND

Remote from the settlement with no pedestrian linkage. Issues with crossing the A354. Potential visibility issues, particular with high vehicle speeds from the northeast. Difficult to support from a highway safety perspective.

May 2017:

I would agree that accessing the development site from Old Bakery Close is the most appropriate means of serving it. The junction of Old Bakery Close with the A354 is satisfactory, in terms of available visibility, to cater for the additional traffic movements generated by the proposed site and good footway provision is available to link to the settlement to the northeast.

Chapel Lane is single width with no footways so, again, I'd agree that it wouldn't be suitable to serve the site.

Post-options consultation stage – Ecology reports

Key conclusions appended, see separate documents for full reports:

Land Adjacent To The Franwill Industrial Estate, Down Road, Pimperne Phase 1 Ecological Survey, Preliminary Assessment Report, 24 August 2016 prepared by Danny Alder – Ecology and Conservation

5. Summary

Biodiversity interests were assessed at land off Down Road, Pimperne and identified improved/semi-improved grassland with low species richness. The site has clearly been recently abandoned agricultural grassland. The hedgerows are of importance as habitats and landscape features due to their ecological and historical interest and should be protected.

Because evidence of activity was found it will be important to establish whether or not badgers have a sett within the dense thicket of scrub along the northern boundary, and also whether or not protected reptiles are present. The presence of these species should be determined to inform the ecological mitigation work necessary to protect these species and the master-plan design and layout of the site.

To comply with relevant planning policies there is an expectation that biodiversity will be conserved here which would preserve the hedgerows and retain and enhance a proportion of the grassland as flower rich meadow grassland.

The above work will need to be covered by a biodiversity mitigation plan approved by Dorset County Council's Natural Environment Team prior to the planning application being registered.

Preliminary biodiversity survey assessment report for land at Pimperne, Dorset DT11 8XL, 29 October 2016, prepared by Lowans Ecology and Associates

6 Summary of ecological survey

- The site lies within the Cranborne Chase and West Wiltshire Downs Area of AONB. The landscape character is one of rolling open chalk downland and fields. The following protected and notable sites lie within 2000 metres of the site. Deciduous woodland BAP and Traditional Orchard BAP. The site also lies within the Impact Risk Zones of Blandford Camp SSSI and Handcocks Bottom SSSI. The LPA should consult Natural England on the likely risks the proposed development will have on the protected sites.
- A data search for all protected species from Dorset Environment Records Centre, will be required prior to the further survey work and outline and full planning permission application.
- The hedgerows fall under the Hedgerow Regulations 1997 and are habitats of principal importance under s41 of the NERC Act (2006).
- All of the hedgerows are likely to be used by commuting and feeding bats.
- The site is highly likely to be of importance to breeding and wintering birds and for foraging by open habitat species.
- Badgers are foraging within the site and at least two badger holes were observed within the banks of the hedges.
- The field has a LOW potential to be used by reptiles. The areas alongside the hedgerows and at the base of the hedgerows have a HIGH potential to be used by reptiles.
- The site has a LOW potential for amphibians, as there are no ponds within the site.
- The hedgerows have the potential to be used by dormice.
- Ivy bees are feeding on the ivy within the hedgerows.

Hedgerows

1. The hedgerows will be retained.

Enhancements to the site

1. Permanent nesting features eg. bat boxes and bird boxes will be incorporated into the proposed dwellings.
2. Any planting will be native.
3. To enhance the biodiversity of the site, the landscape/planting scheme will include plants and trees that can be used by bees and other pollinators throughout the year.

An ecological assessment of selected sites at Pimperne - field west of Old Bakery Close, 10 July 2017, prepared by Bryan Edwards, Dorset Environmental Records Centre

Pimperne, west of Old Bakery Close; ST9029 0887

The site lies to the west of Old Bakery Close and is a square paddock that was being grazed by three horses at the time of the survey. It is fenced on three sides with a hedge along the northern boundary.

The grassland is semi-improved dominated by Perennial Rye-grass *Lolium perenne*, with frequent to locally abundant Yorkshire Fog *Holcus lanatus* and Creeping Bent *Agrostis stolonifera*, plus smaller quantities of Cock's-foot *Dactylis glomerata*, Red Fescue *Festuca rubra*, Rough Meadow-grass *Poa trivialis* and Soft Brome *Bromus hordeaceus*. Herbs form quite a significant component of the sward with abundant White Clover *Trifolium repens* and Ribwort Plantain *Plantago lanceolata*, plus occasional to frequent Creeping Buttercup *Ranunculus repens*, Meadow Buttercup *Ranunculus acris*, Selfheal *Prunella vulgaris*, Red Bartsia *Odontites vernus*, Daisy *Bellis perennis*, Yarrow *Achillea millefolium*, Smooth Hawk's-beard *Crepis capillaris* and Dandelion *Taraxacum officinale* agg. No Red Listed or Dorset Notable species were noted in the grassland or along the margins.

The hedge along the northern edge is quite varied with Blackthorn *Prunus spinosa*, Hawthorn *Crataegus monogyna* and Elder *Sambucus nigra*, plus Ash *Fraxinus excelsior*, Wild Privet *Ligustrum vulgare* and Dog Rose *Rosa canina*. Bramble *Rubus fruticosus* agg. is abundant and the margins support Wood Avens *Geum urbanum*, Wood Dock *Rumex sanguineus*, Stinging Nettle *Urtica dioica*, Ground Ivy *Glechoma hederacea*, Black Horehound *Ballota nigra*, Stinking Iris *Iris foetidissima* and False Oat-grass *Arrhenatherum elatius*. A Hedgerow Regulations survey would be required if the proposed development were to affect the hedge.

Protected species

No protected species were recorded from the site. On the DERC Dorset Important Species layer there are no records of protected species within 500 metres of the field.

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Post Options consultation stage – Flood Risk advice

From: Chris Osborne [REDACTED]
Sent: 21 August 2017 15:26
To: [REDACTED]
Cc: Richard C Dodson [REDACTED]
Subject: PPE 16-032/2 - Pimperne NP preferred sites

Dear Jo,

Thank you for your email and apologies for the lateness of our response.

Gary is now on leave for two weeks and as such I offer the following comments in respect of the three sites highlighted in your last email.

In respect of HSA I:

“No notable on-site issues, although the site is located in a groundwater Source Protection Zone (outer zone), which will need to be considered in relation to any employment proposals.”

This site appears to sit outside of any constraint mapping we have in relation to Ground Water (GW), Surface Water (SW) and fluvial risk. However, the site may need a new SW connection to facilitate any new development or redevelopment since Wessex Water asset layers appear to suggest the presence of a foul sewer system only. Given the proximity to areas which are within GW flood warning polygons it is unlikely that GW levels will allow infiltration. I suggest that you add or at least consider this in respect of this potential allocation.

“The development should be designed to ensure that it does not increase flood risk elsewhere.”

This is a standard NPPF policy and is applied as a minimum, however, given the GW, SW and fluvial risk that exists (mainly through the centre of Pimperne), as well as the historic reports of flooding, it would seem appropriate to try and require betterment via planning policy, if at all possible. In our view, the neighbourhood plan is a perfectly suitable place to include information about local flood risk i.e. specific constraints along a culverted watercourse, problematic drainage systems etc. If possible, any theoretical flood risk should be further substantiated via local knowledge and any historical understanding of flooding within the parish. This should then be used to consider or support a requirement for betterment.

In respect of HSA II:

Our comments above relating to the development site itself and policy for HSA I are similarly applicable to HAS II.

In Respect of HAS III

“There is potential surface water flooding in the centre of the field due to the slight bowl effect provided by the topography, and this would need to be taken into account at the detailed design stage. There is potential for development here to exacerbate surface water flooding noted along the A354.”

“The development should be designed to avoid locating dwellings in any localised areas of flood risk, ensure safe access and egress in time of flooding and not increase flood risk”

It is good to have included some site specific comment in relation to this potential development area, however, I still suggest that you consider the comments above in relation to both drainage difficulties and flood risk reduction.

I hope the above is useful.

Kind Regards,

**Chris Osborne,
Flood Risk Engineer.**

**Dorset Highways
Dorset County Council**

Pimperne Neighbourhood Plan SEA – Submission Stage Report

Pre-submission consultation stage – Heritage advice

From: Jen Nixon [REDACTED]
Sent: 14 March 2018 17:42
To: 'Jo Witherden' [REDACTED]
Subject: RE: Pimperne Neighbourhood Plan

Jo

North of Manor Farm Close

Policy HSA2 appears to be acceptable, making reference to the rural setting which is presently characterised by the native hedgelines and the acknowledgement that the development needs to respect the Conservation Area character and recognise that the site is situated at a key gateway into the settlement.

West of Bakery Close

- No listed buildings
- Outside of the Conservation Area
- Within the Cranborne Chase AONB
- Abutting an IOWA which covers the recreational field
- Abutting public RofW to the east and north
- Areas of archaeological Importance have been identified in the fields further to the north.

This site is to the rear of modern housing and open to the countryside beyond which I believe I recall rises slightly to the west. There are long views out from the site with the building group known as Hammetts Farm to the south-west clearly visible and hence long views from multiple vantage points along the various public RofW back into the proposed development site.

The plot projects west of the general settlement line for this side of the village.

It is also noted that the land exhibits various depressions and mounds which may indicate potential archaeology, although not identified as such and it is recommended that DCC Archaeologist be consulted on this in terms of assessing any local or national value and hence constraints.

Any potential development would be greatly exposed due to the lack of substantial existing hedgelines or screening. The development would need to create a sense of enclosure within itself, in order to re-establish a new settlement line that defines it from the open landscape.

In light of the Dark Skies policy of the AONB, designs again would need to be inward looking to avoid large scale glazing open to the countryside.

Limited scope for development here which would need to be small scale and low level, representative of backland sites and to attempt to mitigate the availability of long views and integrate it with the rural farmland setting. A stepping down in height on the outer edges is also recommended.

Maintaining the public RofW links is also important.

Jo so sorry you have had to wait so long and you and Peter have had to chase and chase. I hope the above is of help, sorry I cannot rule out archaeology at the Bakery site, as the land forms are of a type that suggests something has possibly previously been here or undertaken – local knowledge may help you too.

Kind regards

Jen

Jen Nixon

Conservation and Design Officer

Dorset Council's Partnership serving:

North Dorset District Council, West Dorset and Weymouth & Portland Borough Council