



Dorset
Council

Strategic Environmental Assessment Screening Report

Hazelbury Bryan Neighbourhood Plan Review

June 2023

Strategic Environmental Assessment: Screening Report

Hazelbury Bryan Neighbourhood Plan Review

Contents

1	Introduction	1
2	Legislative background to Strategic Environmental Assessment	2
3	The Hazelbury Bryan Neighbourhood Plan	3
3.0.	The characteristics of the Hazelbury Bryan Neighbourhood Plan Area.....	3
3.1.	The Hazelbury Bryan Neighbourhood Plan Review	8
4	Strategic Environmental Assessment Screening	9
4.1.	Is The Hazelbury Bryan Neighbourhood Plan Review likely to have a significant effect on the environment? 11	
5	Conclusion	18
	APPENDIX 1 - INITIAL REVIEW OF POTENTIAL SCOPE OF CHANGE	19
	APPENDIX 2 - MODIFICATIONS STATEMENT	21
	APPENDIX 3 – CONSULTATION RESPONSES	24

Strategic Environmental Assessment: Screening Report

Hazelbury Bryan Neighbourhood Plan Review

1 Introduction

- 1.0.1 The purpose of this report is to determine whether or not the Hazelbury Bryan Neighbourhood Plan Review requires a Strategic Environmental Assessment (SEA) through a process known as SEA screening.
- 1.0.2 This report provides details of the Hazelbury Bryan Neighbourhood Plan Review and explains the legislative background to SEA screening, before providing an account of the SEA screening exercise for the Hazelbury Bryan Neighbourhood Plan Review.
- 1.0.3 This report meets the requirements of European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment and the Environmental Assessment of Plans and Programmes Regulations (2004).
- 1.0.4 The statutory consultees, the Environment Agency, Natural England and Historic England, were consulted on 24th April for the statutory 5 week consultation period. The responses are included in Appendix 3 at the end of this report.

2 Legislative background to Strategic Environmental Assessment

- 2.0.1 European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment ('SEA Directive') introduces the need to undertake a strategic environmental assessment ('SEA') during the development of some plans and programmes. The main purpose of SEA, according to Article 1 of the SEA Directive, is:
- “to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development”.
- 2.0.2 The SEA Directive is transcribed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004, which establishes the requirement to undertake a sustainability appraisal ('SA') for some documents used for planning purposes. The SA process incorporates the requirement for SEA, but typically has a broader scope and considers the social and economic issues in addition to the environmental effects.
- 2.0.3 The Neighbourhood Planning (General) (Amendment) Regulations 2015, which amends the Neighbourhood Planning (General) Regulations 2012, provides clarification on the SEA documents which must be submitted alongside neighbourhood planning proposals.
- 2.0.4 Regulation 2(4) of the Neighbourhood Planning (General) (Amendment) Regulations 2015 adds to the list of documents that a neighbourhood planning group must submit to a local planning authority with a proposal for a neighbourhood plan, which is presented in regulation 15 of the Neighbourhood Planning Regulations 2012.
- 2.0.5 Regulation 15(1)(e) of the Neighbourhood Planning (General) Regulations 2012 (as amended) requires one of the following documents to be submitted alongside a neighbourhood planning document:
- (i) an environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004; or
 - (ii) where it has been determined under regulation 9(1) of those Regulations that the plan proposal is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for the determination.

3 The Hazelbury Bryan Neighbourhood Plan

3.0. THE CHARACTERISTICS OF THE HAZELBURY BRYAN NEIGHBOURHOOD PLAN AREA

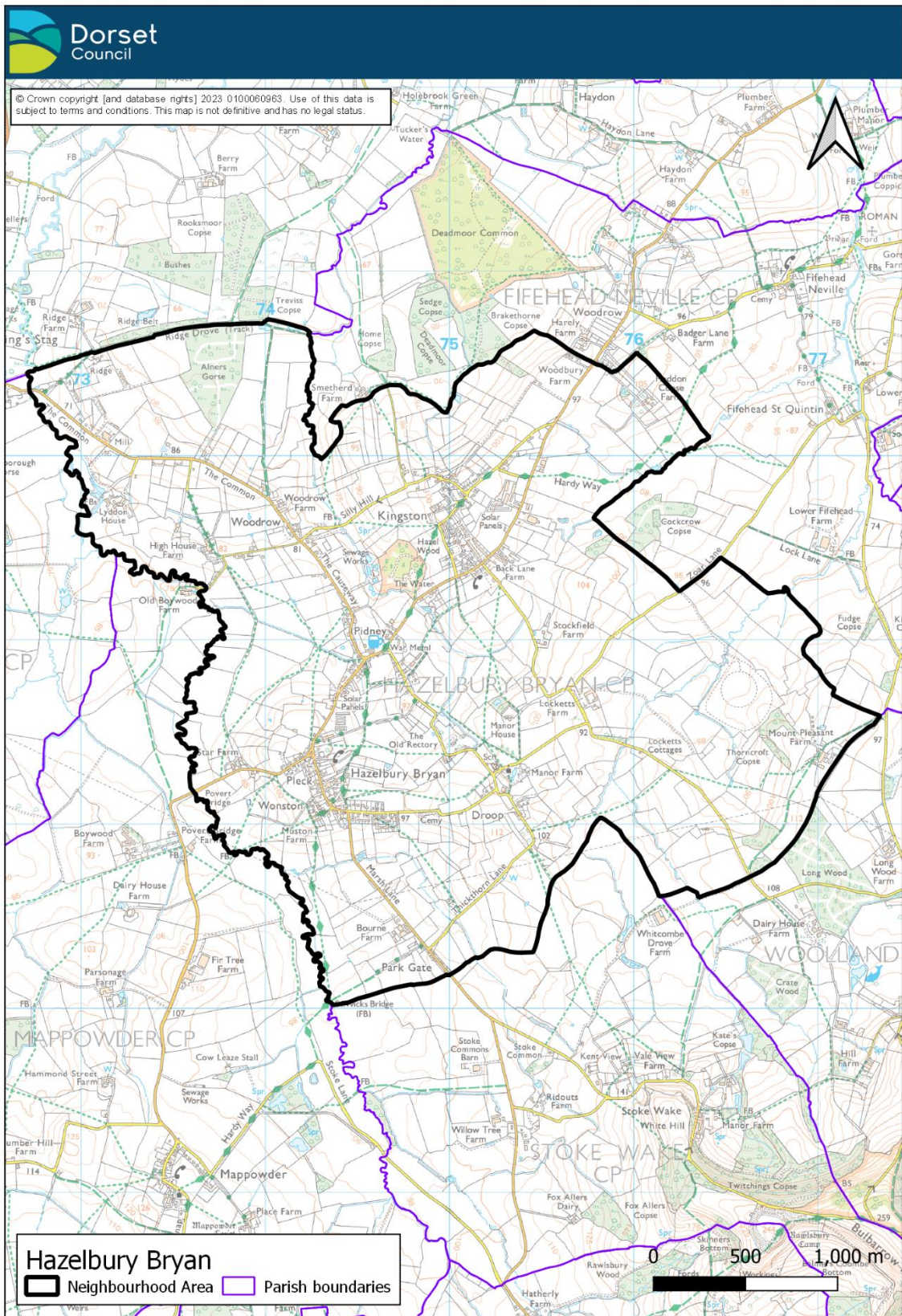
- 3.0.1 The Hazelbury Bryan Neighbourhood Plan area occupies approximately 9.76 km² (976ha). The Plan area comprises seven separate hamlets of Kingston, Wonston (and Pleck), Pidney, Partway, Woodrow, Droop and Park Gate, with open fields between them (Figure 3.1).
- 3.0.2 According to the 2021 census, the Hazelbury Bryan Neighbourhood Plan area has a population of 1074 and contains 474 households¹.
- 3.0.3 There are ecological designations on a local, national or European level within the Hazelbury Bryan Neighbourhood Plan area, such as European Wildlife sites and SSSIs. Blackmore Vale Commons and Moors SSSI is located in the north of the Plan area and beyond. Rooksmoor SAC is located on the northern boundary of the Plan area and immediately beyond. There are also local wildlife sites, located in the Plan area, including:-
- Thorncroft Copse and Locketts and Marsh Copses SNCI's are located in the southeast of the Plan area;
 - Cockrow Copse is located in the east of the Plan area and also immediately beyond outside of the Plan area;
 - Long Wood SNCI is located outside of the Plan area immediately beyond the southeastern boundary;
 - Crate Wood SNCI is located approximately 360m southeast of the Plan area;
 - Kate's Copse SNCI is located approximately 720m southeast of the Plan area.
- 3.0.4 Thorncroft Copse and Locketts Copse, located in the southeast of the Plan area, are also designated as Ancient Woodlands.
- 3.0.5 The southernmost portion of the Plan area lies within the Dorset Area of Outstanding Natural Beauty (AONB) (Figure 3.2).
- 3.0.6 In terms of heritage assets, Hazelbury Bryan Conservation Area lies within the Hazelbury Bryan Neighbourhood Plan area. Scheduled Monument "Site of Roman villa NNE of Fifehead Mill" is located approximately 1.2km northeast of the Plan area; Scheduled Monument "Small multivallate hillfort called Rawlsbury Camp" is located approximately 2km southeast of the Plan area. The Hazelbury Bryan Neighbourhood Plan area contains 27 Listed Buildings, including the Grade I Listed Church of St Mary and St James (Figure 3.3).
- 3.0.7 The plan area includes high risk flood zones and high groundwater risk areas. Flood Zones 2 and 3 occur on the western boundary and in the east of the Plan area (Figure 3.4).

¹ Source: 2021 Census, Office for National Statistics

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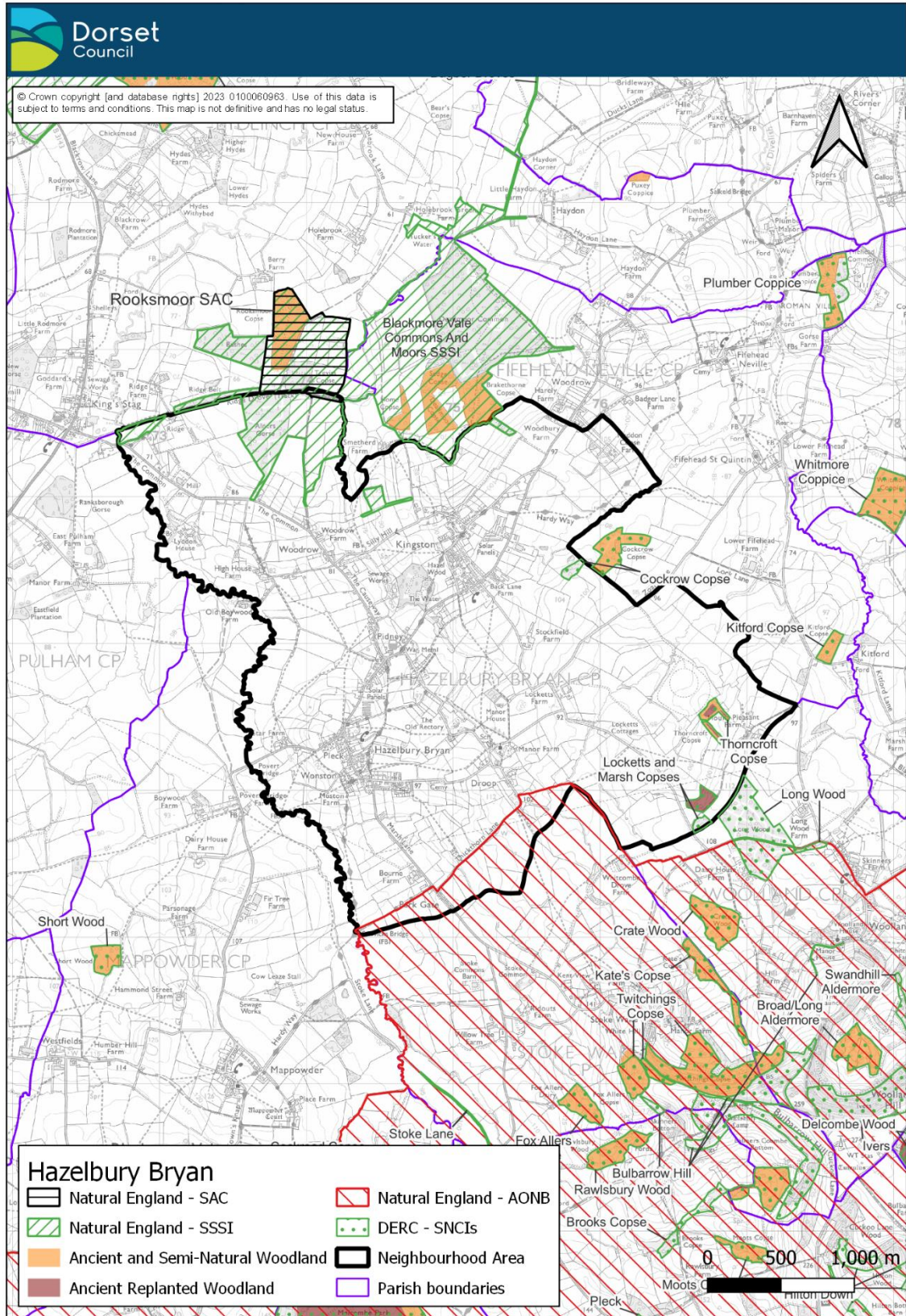
Hazelbury Bryan Neighbourhood Plan Review

Figure 3.1: The Hazelbury Bryan Neighbourhood Plan area



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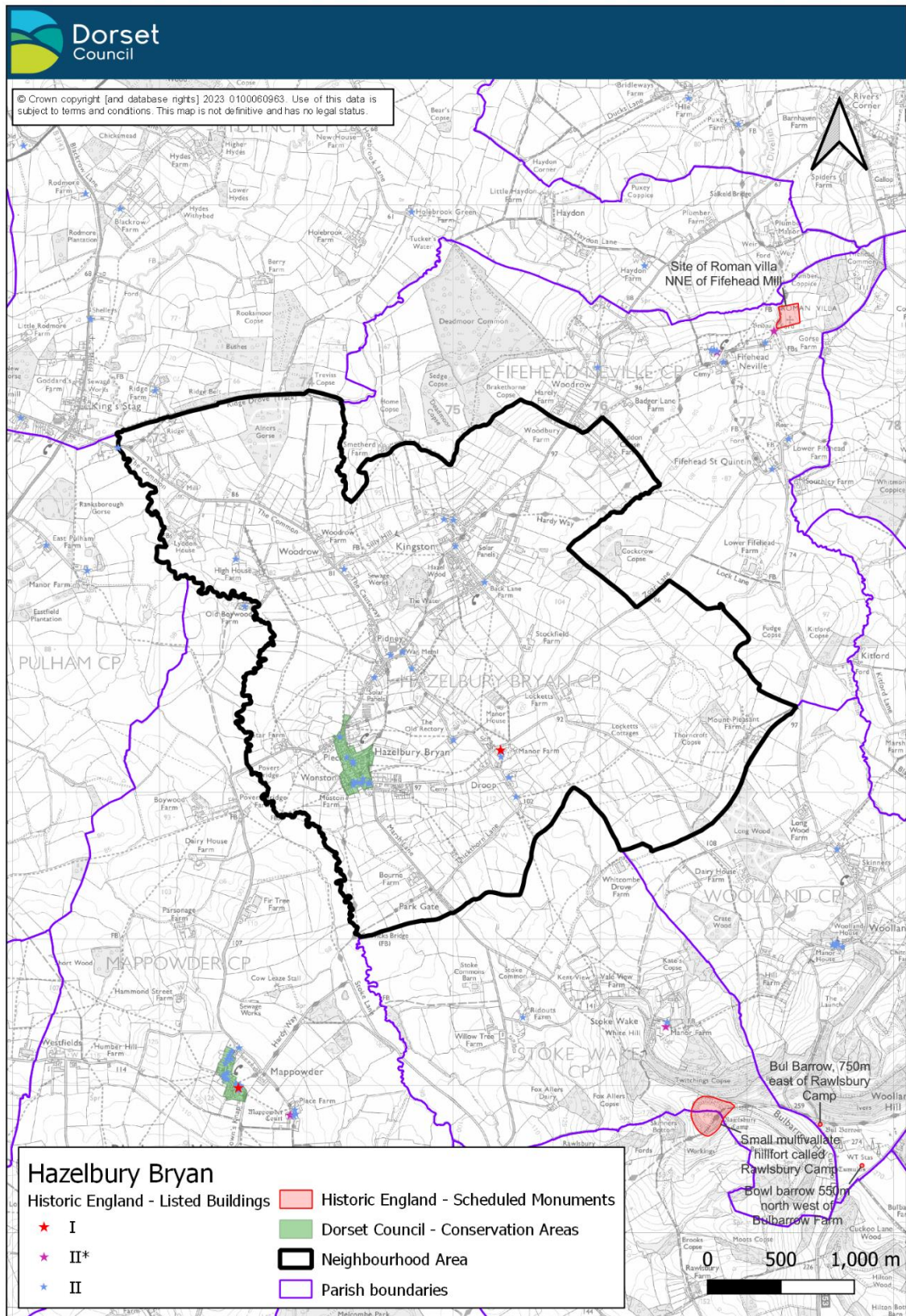
Figure 3.2: Ecological designations within the Hazelbury Bryan Neighbourhood Plan area



Strategic Environmental Assessment: Screening Report

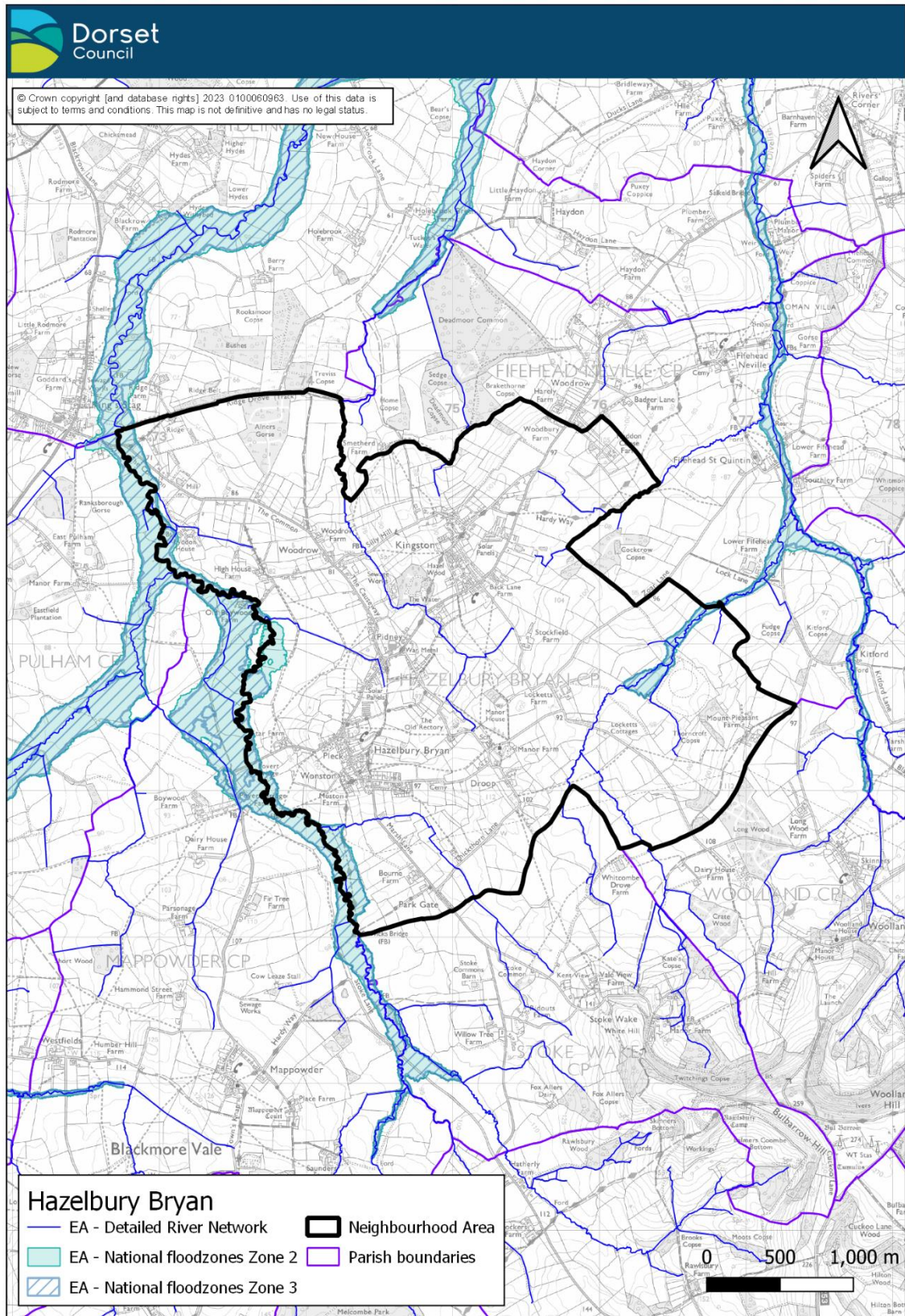
Hazelbury Bryan Neighbourhood Plan Review

Figure 3.3: Designated heritage assets within the Hazelbury Bryan Neighbourhood Plan area



Strategic Environmental Assessment: Screening Report

Figure 3.4: River network and flood zones within the Hazelbury Bryan Neighbourhood Plan area. High risk flood zone 3 shown by blue diagonal line.



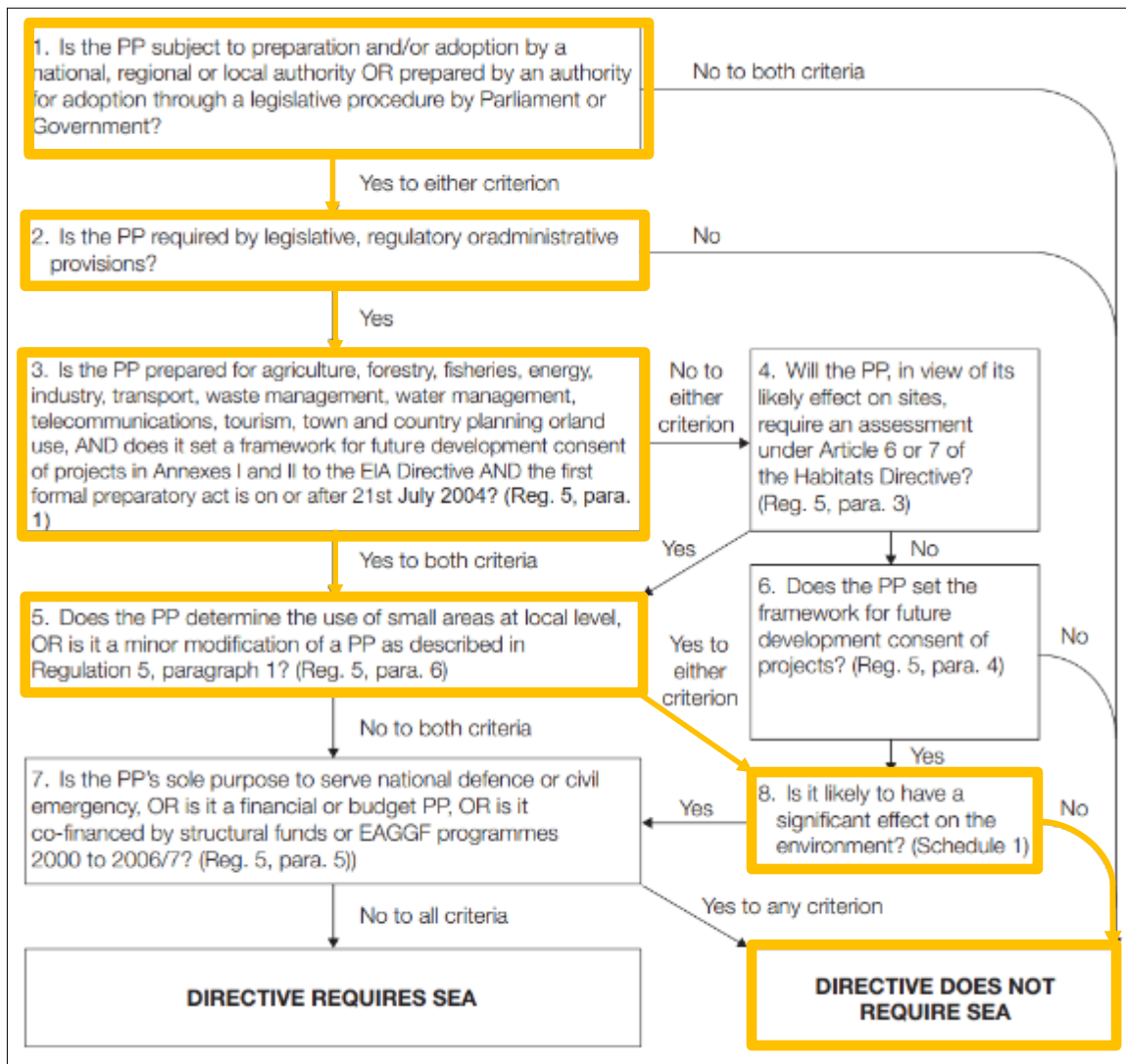
3.1. THE HAZELBURY BRYAN NEIGHBOURHOOD PLAN REVIEW

- 3.1.1 The Hazelbury Bryan Neighbourhood Plan 2018 to 2031 was adopted by North Dorset District Council on 8 March 2019.
- 3.1.2 The purpose of the Review is to take account of changes in national or local policy, changing needs within the Parish and to reduce any adverse impacts identified through the monitoring. Scoping documents dated 24 February 2023 and June 2023 outline the potential scope of change to the existing plan's policies (Appendix 1 and 2). There are no changes to the Plan period or site allocations.
- 3.1.3 The existing Hazelbury Bryan Neighbourhood Plan includes a range of policies which aim to address the following:
- to safeguard the intrinsic beauty of our countryside, its character, important green spaces, key views, and local wildlife areas;
 - to make sure new development is in keeping with local building styles and materials, and retain the distinct differences between the various hamlets;
 - to protect the key community facilities that are so important to local residents, and try to make sure that these continue to thrive;
 - the allocation of three housing sites to deliver the housing needed over the next decade, plus an employment site with duty manager's accommodation;
 - a project to improve road signs and other measures to encourage slower traffic speeds, which could be part-funded by development allowed through the Plan.
- 3.1.4 The neighbourhood plan review scoping document suggests there is an intention to make small modifications to the following policies:
- HB2 (Protecting and Enhancing Local Biodiversity);
 - HB4 (Key Rural Views);
 - HB13 (Settlement Boundaries and Important Gaps);
 - Policy HB14 (Supporting Community Facilities).
- 3.1.5 There is also an intention to make a number of modifications to the supporting text in the plan.

4 Strategic Environmental Assessment Screening

- 4.0.1 This Chapter provides an account of the SEA screening exercise for the Hazelbury Bryan Neighbourhood Plan Review.
- 4.0.2 Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended) sets out the types of plan and programme that require SEA.
- 4.0.3 The SEA screening process is summarised in diagrammatic form in the flowchart shown in Figure 4.1. The screening for the Hazelbury Bryan Neighbourhood Plan Review is highlighted in orange and justification for the decisions made at each stage in the SEA screening process is given in Figure 4.2.

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



Strategic Environmental Assessment: Screening Report

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

Question in SEA screening flow chart (Figure 4.1)	Response
1. Is the PP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government?	<u>YES</u> The Hazelbury Bryan Neighbourhood Plan Review would be adopted by Dorset Council, a local authority, through a legislative procedure.
2. Is the PP required by legislative, regulatory or administrative provisions?	<u>YES</u> The Hazelbury Bryan Neighbourhood Plan Review would be a Statutory document, prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 as amended.
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive AND the first formal preparatory act is on or after 21st July 2004?	<u>YES</u> The Hazelbury Bryan Neighbourhood Plan Review is prepared for town and country planning purposes and may indicate where future development which falls under Annex II of the EIA Directive which includes urban development projects under paragraph 10(b) takes place.
5. Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP as described in Regulation 5, paragraph 1?	<u>YES</u> The Hazelbury Bryan Neighbourhood Plan Review would determine the use of small areas at a local level.
8. Is it likely to have a significant effect on the environment?	<u>NO</u> Justification for this decision is given later in this chapter.

4.1. IS THE HAZELBURY BRYAN NEIGHBOURHOOD PLAN REVIEW LIKELY TO HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT?

- 4.1.1 The final question in the SEA screening process presented in Figures 4.1 and 4.2 for the Hazelbury Bryan Neighbourhood Plan Review was question 8: Is it likely to have a significant effect on the environment?
- 4.1.2 In order to answer this question, it is necessary to refer to Schedule 1 of The Environmental Assessment of Plans and Programmes Regulations, which sets out that the relevant criteria to be taken into account when determining whether there are likely to be significant effects. Therefore, the criteria in Schedule 1 have been taken into consideration when determining whether the Hazelbury Bryan Neighbourhood Plan Review requires SEA, as presented in Figure 4.3.

Strategic Environmental Assessment: Screening Report

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

Criteria in Schedule 1 of The Environmental Assessment of Plans and Programmes Regulations	Response	Is there a significant effect?
(1) Characteristics of the plan and programmes, having regard, in particular, to:		
a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size, and operating conditions or by allocating resources.	The framework for development projects within the Hazelbury Bryan Neighbourhood Plan area is currently set by the North Dorset Local Plan Part 1 ('Local Plan'), which provides the overarching policy for the location, size and nature of development projects in this area. The emerging Dorset Council Local Plan will set the framework for future development. The review of the Neighbourhood Plan does not propose any changes to site allocations nor allocate further housing or employment development than that defined in the Local Plan or in the existing Hazelbury Bryan Neighbourhood Plan.	No
b) The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	The Hazelbury Bryan Neighbourhood Plan Review will be adopted alongside its parent document, the Local Plan. It will expand upon the existing policies in the Local Plan and provide supplementary information on a local scale rather than influencing the Local Plan.	No
c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	Any development which comes forward through the Hazelbury Bryan Neighbourhood Plan Review will be subject to the environmental considerations of the Local Plan, the aim of which is to achieve sustainable development.	No
d) Environmental problems relevant to the plan or programme.	The environmental problems within the Hazelbury Bryan Neighbourhood Plan area are not considered exclusive to the area and are similar to those considered and addressed in the Local Plan.	No
e) The relevance of the plan or programme for the implementation of community legislation on the environment (e.g plans and programmes	The Implementation of community legislation is unlikely to be significantly compromised by the Hazelbury Bryan Neighbourhood Plan Review.	No

Strategic Environmental Assessment: Screening Report

linked to waste management or water protection).		
(2) Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
a) The probability, duration, frequency, and reversibility of the effects.	It is anticipated that the plan period will be until 2031. Whilst some effects of the plan may be irreversible, it is not considered probable that significant effects will occur since the plan seeks to direct new development to within the existing built-up area of the settlements, or in small allocated areas immediately adjacent to the built-up areas.	No
b) The cumulative nature of the effects.	<p>The Hazelbury Bryan Neighbourhood Plan allocates land for up to 26 dwellings for development across four sites. Altogether there is provision for 65 dwellings to be built in Hazelbury Bryan between 2018 and 2031. The largest site with planning permission is Handley Cross Farm (2/2019/1407/FUL) for 21 dwellings. The Review of the Hazelbury Bryan Neighbourhood Plan does not allocate any further sites.</p> <p>The Sturminster Newton neighbourhood area lies approximately 1.5km to the northeast of the Hazelbury Bryan Neighbourhood Plan area. The allocations in the Sturminster Newton Neighbourhood Plan include a number of sites identified in the Local Plan, as well as two further sites within the settlement boundary and three small sites on land outside the settlement boundary, which brings the total to 479 dwellings. This includes two more windfall sites granted permission, one for 17 dwellings on land next to the Bull Tavern (2/2017/1912/OUT) and another for 48 dwellings at Glue Hill.</p> <p>The Holwell neighbourhood area lies approximately 1km to the northwest of the Hazelbury Bryan Neighbourhood Plan area. The Holwell Neighbourhood Plan made provision for 4 new sites to be allocated for housing (limited to 1 dwelling per site), one of which is now under construction.</p> <p>The Buckland Newton neighbourhood area lies approximately 1.7km to the southwest of the Hazelbury Bryan Neighbourhood Plan area. The Buckland Newton Neighbourhood Plan made</p>	No

Strategic Environmental Assessment: Screening Report

	<p>provision for 9 new sites to be allocated for housing, for up to 35 new dwellings.</p> <p>The Okeford Fitzpaine Neighbourhood Plan has been paused. However, the Okeford Fitzpaine neighbourhood area, which lies approximately 720m to the east of the Hazelbury Bryan Neighbourhood Plan area, has approximately 160 dwellings with planning permission. These include sites at Shillingstone Lane (2/2020/0309/FUL) and Shillingstone Poultry Farm (P/RES/2021/05461).</p> <p>In addition to the neighbourhood plans in the surrounding areas, consideration must be given to other proposed development which may result in cumulative impacts, for example through the North Dorset Local Plan (and subsequent Dorset Council Local Plan) and planning permissions.</p> <p>There is development coming forward in the areas surrounding the Hazelbury Bryan Neighbourhood Plan area. However, the Hazelbury Bryan Neighbourhood Plan is considered unlikely to result in significant environmental effects when considered cumulatively given the distance from the plan area and the limited scope for housing growth through the Hazelbury Bryan Neighbourhood Plan.</p>	
c) The transboundary nature of the effects.	The Hazelbury Bryan Neighbourhood Plan Review is unlikely to have significant transboundary effects beyond the area of the Neighbourhood Plan due to the nature and scale of the proposals.	No
d) The risks to human health or the environment (e.g due to accidents).	The Hazelbury Bryan Neighbourhood Plan Review is unlikely to introduce significant risks to human health and the environment, for example due to accidents, in light of the scale and type of development.	No
e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	The Hazelbury Bryan Neighbourhood Plan area occupies approximately 9.76 km ² and holds a population of 1074 people ² . The spatial extent of the Hazelbury Bryan Neighbourhood Plan area and the magnitude of the population affected are not considered of a significant scale for the purposes of SEA.	No
f) The value and vulnerability of the area	The Hazelbury Bryan Neighbourhood Plan area and its surrounding areas contain ecological designations	No

² Source: 2021 Census, Office for National Statistics

Strategic Environmental Assessment: Screening Report

<p>likely to be affected due to:</p> <p>i) Special natural characteristics or cultural heritage</p>	<p>of European or international value, such as European Wildlife sites and SSSIs. Blackmore Vale Commons and Moors SSSI is located in the north of the Plan area and beyond. Rooksmoor SAC is located on the northern boundary of the Plan area and immediately beyond. There are SNCI's located in the Plan area and surrounding areas. Thorncroft Copse and Locketts Copse Ancient Woodlands are located in the southeast of the Plan area. The southernmost portion of the Plan area lies within the Dorset Area of Outstanding Natural Beauty (AONB).</p> <p>The changes to Policy HB2 (Wildlife) through the review of the Hazelbury Bryan Neighbourhood Plan will reflect current ecological data and the latest position on water quality. However, the Plan area falls outside of the hydrological catchments associated with European sites and therefore there is no requirement for new development to demonstrate nutrient neutrality within the Neighbourhood Plan area.</p> <p>In terms of cultural heritage, the Hazelbury Bryan Conservation Area lies within the Hazelbury Bryan Neighbourhood Plan area. The Hazelbury Bryan Neighbourhood Plan area contains many Listed Buildings, including the Grade I Listed Church of St Mary and St James. Scheduled Monuments "Site of Roman villa NNE of Fifehead Mill" and "Small multivallate hillfort called Rawlsbury Camp" are also located approximately 1.2km northeast of the Plan area and 2km southeast of the Plan area.</p> <p>Given that the Neighbourhood Plan allocates a limited number of dwellings for development, and the Review does not make any amendments to this or allocate any further land for development, no significant impacts are considered likely. Furthermore, policy HB13 (Settlement Boundaries and Important Gaps) seeks to protect the context of setting of built development by extending Important Gaps. The Review proposes to amend the gap policy designation to exclude a now developed area known as Land At The Causeway (proposal for 8 dwellings).</p>	
<p>ii) Exceeded environmental air quality standards or limit values</p>	<p>The Council's air quality monitoring regime for the protection of human health has not previously identified any exceedances in air quality standards in the Hazelbury Bryan Neighbourhood Plan area. However, there are air quality issues associated with traffic at the Rooksmoor SAC European Site located adjacent and to the north of the plan area. Since</p>	<p>No</p>

Strategic Environmental Assessment: Screening Report

Hazelbury Bryan Neighbourhood Plan Review

		there are no changes made to allocated sites in the Review of the Neighbourhood Plan, it is unlikely to result in a significant increase in airborne contaminants. As such an exceedance in air quality standards is considered unlikely.	
iii)	Intensive land-use	The Hazelbury Bryan Neighbourhood Plan is unlikely to bring forward development of an extent which would result in a significant intensification of land use, considering the scale of the development coming forward through the plan.	No
iv)	Flood Risk	<p>The plan area includes high risk flood zones and high groundwater risk areas. Flood Zones 2 and 3 occur on the western boundary and in the east of the Plan area.</p> <p>National guidance stipulates that vulnerable development such as housing should not be permitted in flood risk areas if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.</p> <p>The Review proposes to amend Policy HB18 to include criteria for groundwater flood risk. Given that the Review of the Neighbourhood Plan does not propose to allocate further housing in this area, no significant impacts are considered likely.</p> <p>The Environment Agency identified potential environmental risks within the plan area, including areas within flood zones 2 and 3. However they agree that as long as future development is steered away from the sensitive flood risk areas, in line with the existing Plan, they do not consider there to be potential significant environmental effects from flood risk.</p>	No
g)	The effects on areas or landscapes which have a recognised national, Community or international protection status.	<p>Ecology - The Hazelbury Bryan Neighbourhood Plan area contains Rooksmoor SAC, an environmental designation of European status.</p> <p>There are also SNCI's, which are sites of local importance for wildlife, located within and in the vicinity of the Plan area. Policy HB2 (Wildlife) seeks to protect and enhance local biodiversity.</p> <p>Natural England were consulted and their view is that the Hazelbury Bryan Neighbourhood Plan Review will not have significant effects on sensitive sites that Natural England has a statutory duty to protect. They state that supporting information</p>	No

Strategic Environmental Assessment: Screening Report

	<p>should be provided to assess whether significant populations of protected species are likely to be affected. It is the view of Dorset Council that this concern is addressed through the inclusion of Policy HB2 (Wildlife) which seeks to protect and enhance local biodiversity and because the Plan Review does not seek to change the allocated sites for a limited number of dwellings in the Hazelbury Bryan Neighbourhood Plan.</p> <p>Landscape - The southernmost portion of the Plan area lies within the Dorset Area of Outstanding Natural Beauty (AONB). There is a Mineral Safeguarding Area located in the centre of the site around Droop. Policy HB3 (Local Green Spaces) and Policy HB4 (Key Rural Views) seek to protect community local green places and important open areas.</p> <p>Historic Assets - The heritage designations within the plan area include the Hazelbury Bryan Conservation Area in the southwest of the plan area. There are Scheduled Monuments located in the surrounding area. The Hazelbury Bryan Neighbourhood Plan area contains 27 Listed Buildings, including the Grade I Listed Church of St Mary and St James.</p> <p>The Neighbourhood Plan allocates a limited number of dwellings for development and there are no changes made to allocated sites in the Review of the Neighbourhood Plan. In addition, Policy HB5 (Locally Distinctive Development) and policies HB6 – 12 (Area Distinctive Character policies) have regard to reinforcing the distinctive local character of the area and avoiding harm to nearby heritage assets. Therefore no significant impacts upon nationally protected heritage assets are considered likely.</p> <p>Historic England were consulted and have no objection to the view that a full SEA is not required, as the Plan Review does not intend to add to or modify the current site allocations.</p>	
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5 Conclusion

- 5.0.1 The Hazelbury Bryan Neighbourhood Plan area includes sites of historic significance. However, the scope of the Review of the Hazelbury Bryan Neighbourhood Plan is such that these sensitive assets are unlikely to be significantly affected by the plan, given there are no changes made to allocated sites. The Plan has regard to reinforcing the distinctive local character of the area and avoiding harm to nearby heritage assets through Policy HB5. There are ecological designations of European or international value, such as European Wildlife sites and SSSIs, and non-designated wildlife sites SNCI's. However, the proposed updates in the Review do not change the nature of the plan, therefore significant impacts upon the natural environment are considered unlikely.
- 5.0.2 The views of the Environment Agency, Natural England and Historic England were sought and all concur with the view that a full SEA is not required for the Hazelbury Bryan Neighbourhood Plan Review. Natural England's advice about Protected Species has been addressed, due to the inclusion of Policy HB2 (Wildlife) which seeks to protect and enhance local biodiversity. In addition, the Plan Review does not seek to change the allocated sites for a limited number of dwellings in the Hazelbury Bryan Neighbourhood Plan. Therefore, in conclusion, a full SEA is not required for the Hazelbury Bryan Neighbourhood Plan Review.

APPENDIX 1 - INITIAL REVIEW OF POTENTIAL SCOPE OF CHANGE

HAZELBURY BRYAN NP REVIEW – SCOPING

24 FEBRUARY 2023

Prepared 24 February 2023

INITIAL REVIEW OF POTENTIAL SCOPE OF CHANGE

4. LOCAL LANDSCAPE CHARACTER

Policy HB1. Reinforcing Local Landscape Character

No changes required.

5. LOCAL WILDLIFE

Policy HB2. Protecting and Enhancing Local Biodiversity

Update map to use latest ecology data from Dorset Council / DWT, and update policy and supporting text to reflect latest changes on mitigation being progressed through the Levelling Up Bill.

6. LOCALLY IMPORTANT GREEN SPACES AND KEY VIEWS

Policy HB3. Local Green Spaces

No changes required.

Policy HB4. Key Rural Views

To review the planning inspector's comments (Churchfoot Lane appeal) on the merit of the view from the Cemetery and consider if any changes are needed.

7. LOCALLY DISTINCTIVE HAMLETS AND IMPORTANT GAPS

Policy HB5. Locally Distinctive Development

No changes required

Policy HB6-12. [Area] Distinctive Character policies

No changes required

Policy HB13. Settlement Boundaries and Important Gaps

To review the planning inspector's comments (Churchfoot Lane appeal) on the sustainability of the area not covered by the gap policy and potentially extend the gap in this location. Adjust the gap policy designation to exclude the now developed area (8 dwellings on Land At E 374447 N 109231, The Causeway) that was permitted prior to the making of the plan.

8. COMMUNITY FACILITIES, SERVICES AND AMENITIES

Policy HB14. Supporting Community Facilities

Review supporting text to reflect the most up-to-date situation on the various community facilities' usage, and lack of public transport.

Clarify presence of sports pavilion within policy wording (g).

9. HOUSING

Policy HB15. Meeting Housing Needs – Amount and Location of New Dwellings

Review supporting text to reflect the most up-to-date situation on housing needs. No changes to policy wording anticipated as necessary (other than possible updates in terms of extant consents and completions for clarity).

Policy HB16. Meeting Housing Needs – Dwelling Types

Review 2021 Census and latest LHNA and consider potential changes to supporting text to reflect the most up-to-date situation on housing needs. No changes to policy wording anticipated as necessary.

Policy HB17. Site 11 – Martin Richard's Tractors UK site, Back Lane, Kingston

Review supporting text to reflect the approved planning consent. As this site is yet to be completed, the policy will remain (subject to any minor changes to reflect matters covered in the planning approval).

Policy HB18. Site 7 – Former Frank Martin's Agricultural Depot

No changes required – discuss with Dorset Council (LFRA) need to include criteria for groundwater flood risk (shown as in <0.5m zone, but significantly above local stream levels and comparable to approved site 11)

Policy HB19. Site 13 – Land immediately adjoining the Retreat

Review supporting text to reflect the approved planning consent. As this site is yet to be completed, the policy will remain (subject to any minor changes to reflect matters covered in the planning approval).

10. EMPLOYMENT

Policy HB20. Economic Development Opportunities

Review supporting text and Figure 11 to reflect the most up-to-date situation on employment sites / opportunities. No changes to policy wording anticipated as necessary.

Policy HB21. Site 12 – Land adjoining King Stag Mill, The Common

Review supporting text to reflect the approved planning consent. As this site is yet to be completed, the policy will remain (subject to any minor changes to reflect matters covered in the planning approval).

11. ROADS, TRAFFIC AND PARKING

Policy HB22. Parking Provision

Review 2021 Census on car ownership levels and update supporting text as necessary. No changes to policy wording anticipated as necessary.

Policy HB23. Supporting Highway Infrastructure Improvements

No changes required

Project HBP1: Traffic Management in Hazelbury Bryan

Reflect acquisition of SID (include in supporting text and delete from (d)).

APPENDIX 2 – MODIFICATIONS STATEMENT

Hazelbury Bryan Neighbourhood Plan Review

Modifications Statement

Prepared by: Dorset Planning Consultant Ltd, on behalf of Hazelbury Bryan Parish Council

Date of report: June 2023

1. Introduction

The Neighbourhood Plan regulations require that the Parish Council publish a statement setting out whether or not it considers that the modifications proposed are so significant or substantial as to change the nature of the Neighbourhood Plan, and to give reasons for this opinion.

2. Main Modifications Proposed

The main changes proposed as part of the review of the Hazelbury Bryan Neighbourhood Plan are set out in Section 2 of the Neighbourhood Plan (as per the published Regulation 14 (pre-submission consultation) draft). Other changes were very minor in nature, such as factual updates on how community facilities are being used, mention of the acquisition of a Speed Indicator Device by the Parish Council (which is therefore no longer listed as a ‘future action’ under the traffic management project), and improvements to the clarity of phrasing in places.

The main changes proposed to the plan are summarised below:

Policy	Main change
– Policy HB2. Protecting and Enhancing Local Biodiversity	Updates to the map to use latest available ecology data, and amendments to the policy and supporting text to reflect the latest changes on mitigation being progressed through the Dorset Biodiversity Protocol and Levelling Up Bill.
– Policy HB5. Locally Distinctive Development	Updates to reference climate mitigation measures – i.e. measures to reduce energy consumption and carbon emissions, minimise waste, conserve water resources, and incorporate green infrastructure and sustainable drainage, and the need to consider electric vehicle charging points and sustainable drainage.
– Policy HB13. Settlement Boundaries and Important Gaps	Adjustment to the extent of the gap between Wonston and Droop (to reflect the findings of the Churchfoot Lane appeal decision) and between Partway and Woodrow (to exclude the now developed area that was permitted prior to the making of the plan).
– Policy HB15. Meeting Housing Needs – Amount and Location of New Dwellings	Updated supporting text to reflect the most up-to-date situation on housing needs, and minor changes to policy wording for clarity.
– Policy HB17. Site 11 – Martin Richard's Tractors UK site, Back Lane, Kingston	Minor change to reflect latest information on groundwater levels, and delete reference to possible contamination (as confirmed not applicable).
– Policy HB18. Site 7 – Former Frank Martin's Agricultural Depot	Minor change to reflect latest information on groundwater levels
– Policy HB20. Economic Development Opportunities	Minor changes to map (Figure 11) to remove sites approved for dwellings and better reflect employment area footprints.
– Policy HB21. Site 12 – Land adjoining King Stag Mill, The Common	Minor changes to reflect the approved planning consent (deleting reference to flood risk as no longer applicable, and vehicular access which has been built.

Post Regulation 14 updates

This section will be completed following this consultation

3. Consideration

Hazelbury Bryan Parish Council consider that the proposed modifications are **not** so significant or substantial as to change the nature of the plan.

The reasons for this are as follows:

- The changes do not look to modify the plan period
- The changes do not look to add, delete or modify the extent of any of the proposed site allocations, and do not compromise the Plan's ability to address local needs
- A number of changes to the policies are simply reflecting factual updates and updates to the supporting evidence that those policies were based on, but do not alter the general thrust of those policies
- The changes to Policy HB5 are aligned with national planning policy and Dorset Council's interim climate change advice, and as such do not introduce a 'new' consideration, given that national planning (the NPPF) is a material planning consideration and has been updated since the adoption of the Local Plan and made Neighbourhood Plan, and the interim advice is based on existing Local Plan policies.

APPENDIX 3 – CONSULTATION RESPONSES

Date: 02 June 2023
Our ref: 430712
Your ref: Hazelbury Bryan Neighbourhood Plan



Ms Yvonne Wiacek
Dorset Council

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

BY EMAIL ONLY

environmentalassessment@dorsetcouncil.gov.uk

Dear Ms Wiacek

Hazelbury Bryan Neighbourhood Plan Review - Strategic Environmental Assessment Screening Report

Thank you for your consultation on the above dated and received by Natural England on 24 April 2023.

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

Screening Request: Strategic Environmental Assessment

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

Neighbourhood Plan

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

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

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

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

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

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

Yours sincerely

Sally Wintle
Consultations Team

Subject: Strategic Environmental Assessment Screening Report: Hazelbury
Bryan Neighbourhood
Plan Review

From: Sustainable Places, SWX [REDACTED]
Sent: Thursday, May 25, 2023 10:33 AM
To: Environmental Assessment [REDACTED]
Subject: RE: Strategic Environmental Assessment Screening Report: Hazelbury
Bryan Neighbourhood
Plan Review

Dear Yvonne,

Thank you for consulting us on the Strategic Environmental Assessment screening report for the Hazelbury Bryan Neighbourhood Plan Review.

We have identified potential environmental risks within the neighbourhood plan boundary, including areas within flood zone 2 and 3, however on the basis that future development is steered away from the sensitive areas in line with the existing plan, we do not consider there to be potential significant environmental effects relating to these constraints, and agree with the conclusion in the report.

We still encourage you to seek ways in which your neighbourhood plan can improve the local environment at the earliest stages. Together with Natural England, English Heritage and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environmental into your plan. This is available at:
<https://neighbourhoodplanning.org/toolkits-and-guidance/consider-environment-neighbourhood-plans/>

Kind regards,
Matt

Matthew Pearce (BSc (Hons), MSc, MCIWEM)
Planning Advisor – Wessex Sustainable Places
Environment Agency, Rivers House, Sunrise Business Park, Higher Shaftesbury Road,
Blandford, Dorset, DT11 8ST

[REDACTED]

Subject: Strategic Environmental Assessment Screening Report: Hazelbury Bryan Neighbourhood Plan Review

From: Stuart, David [REDACTED]
Sent: Wednesday, May 3, 2023 4:29 PM
To: Environmental Assessment [REDACTED]
Subject: Strategic Environmental Assessment Screening Report: Hazelbury Bryan Neighbourhood Plan Review

FAO Yvonne Wiacek

Dear Yvonne

Thank you for your consultation on the SEA Screening associated with the formal Review of the made Hazelbury Bryan Neighbourhood Plan.

We note the proposed amendments to the existing Plan and that there is no intention to add to or modify the current site allocations.

On this basis I can confirm that we have no objection to the view that a full SEA is not required.

I can also confirm that we are unlikely to wish to comment in detail on the proposed modifications at a formal consultation stage on the new Plan.

Kind regards

David

David Stuart | Historic Places Adviser

[REDACTED]

Historic England | South West
1st Floor Fermentation North | Finzels Reach | Hawkins Lane | Bristol | BS1 6WQ
Direct Line: [REDACTED] | Mobile: [REDACTED]
<https://historicengland.org.uk/southwest>