

Bridport Area Neighbourhood Plan
Strategic Environmental Assessment
Screening Report

December 2017

CONTENTS

1. Introduction	1
2. Legislative Background to Strategic Environmental Assessment	2
3. The Bridport Area Neighbourhood Plan	3
4. The environmental characteristics of the Plan area	6
5. SEA screening of the Bridport Area Neighbourhood Plan	10
Is the Bridport Area Neighbourhood Plan likely to have a significant effect on the environment?	11
6. Conclusion.....	17
 Appendix A: consultation Responses.....	 18

1. INTRODUCTION

The purpose of this report is to present the findings of the Strategic Environmental Assessment (SEA) screening for the Bridport Area Neighbourhood Plan.

The purpose of the SEA screening stage is to determine whether or not the Bridport Area Neighbourhood Plan requires a full Strategic Environmental Assessment (SEA).

The SEA screening was consulted upon between 10th October and 10th November 2017 with the statutory consultation bodies, which include Natural England, Historic England and Environment Agency, in accordance with regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations (2004). The responses are presented in Appendix A.

This document presents the final SEA screening report following the consultation. It provides an outline of the emerging Bridport Area Neighbourhood Plan and environmental characteristics of the plan area, explains the legislative background to SEA screening, before providing an account of the SEA screening exercise for the Bridport Area Neighbourhood Plan.

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

2. LEGISLATIVE BACKGROUND TO STRATEGIC ENVIRONMENTAL ASSESSMENT

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

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

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

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

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

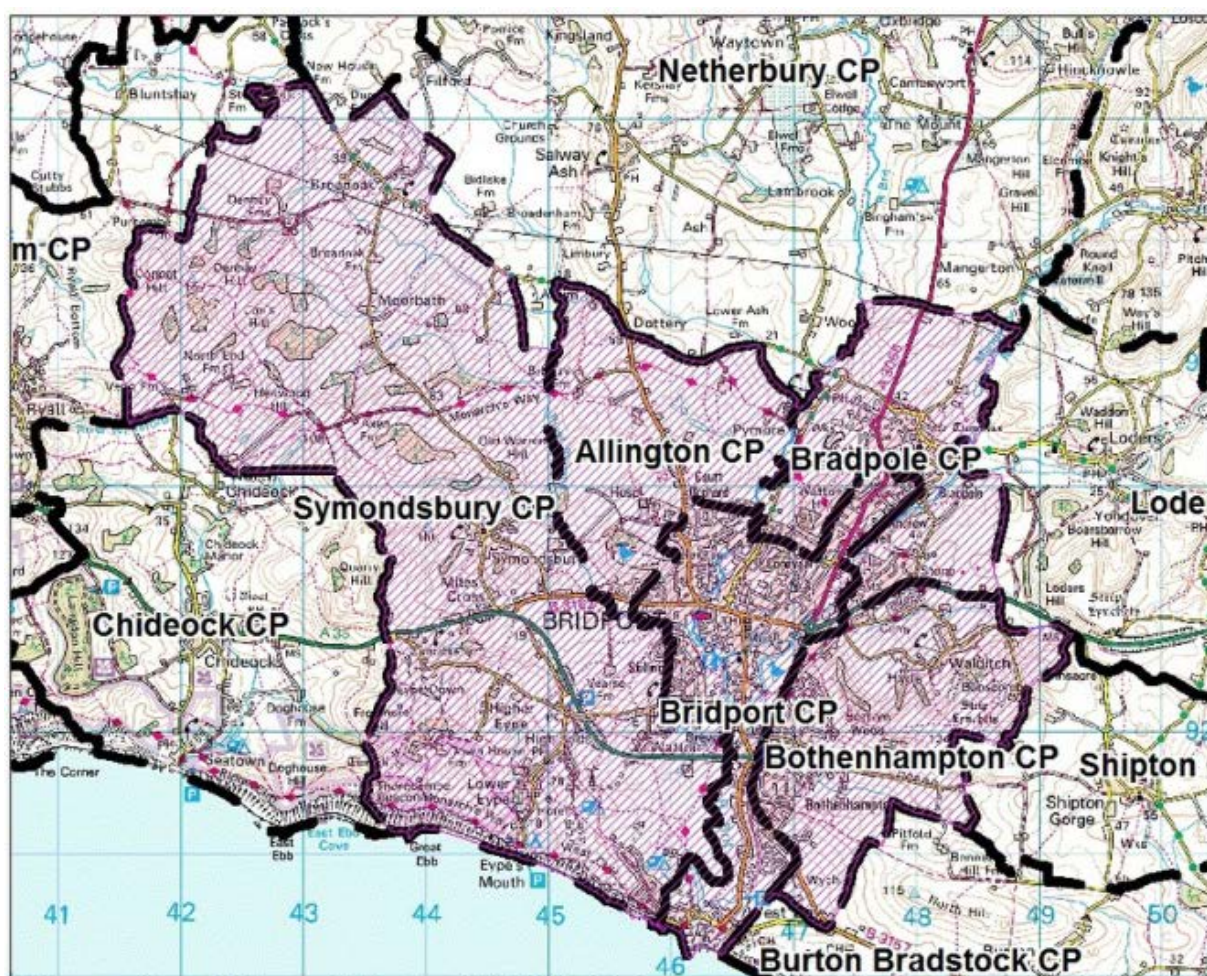
The Neighbourhood Planning (General) (Amendment) Regulations 2015 amends the Neighbourhood Planning (General) Regulations 2012 to provide clarification on the SEA related documents which must be submitted alongside neighbourhood planning proposals. Regulation 2(4) of the amendment regulations 2015 adds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

3. THE BRIDPORT AREA NEIGHBOURHOOD PLAN

The Bridport Area Neighbourhood Plan aims to help the community develop Bridport and its surrounding parishes as a place that people want to live in, where there is economic and educational opportunity and our community is inclusive, dynamic and successful.

The Bridport Area Neighbourhood Plan covers the civil parishes of Symondsburys, Allington, Bradpole, Bridport and Bothenhampton & Walditch (Figure 3.1), occupying an area of 2,870ha and a population of approximately 14,627¹ and 6,935 households.

Figure 3.1: The extent of the Bridport Area Neighbourhood Plan (shown in the pink hatching)



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The Bridport Area Neighbourhood Plan, which runs until 2030, aims to achieve the following objectives:

Environment and Heritage:

- To enhance and protect our AONB status, the conservation areas and the Jurassic Coast.
- To maintain, protect and enhance the unique nature, heritage, important features, character and environmental assets of the Neighbourhood Plan Area.

¹ According to the 2014 mid-year estimates released by the Office for National Statistics

Climate Change:

- To alleviate the impact of climate change, develop renewable energy and encourage efficient waste management.

Housing:

- To provide housing that the community needs, of high quality, accessible to services and affordable, in appropriate locations.

Local Economy, Employment and Retail, and Tourism:

- To facilitate the expansion of the local economy, extending opportunities for established local and for new businesses, ensuring that our economy is robust with high quality jobs and skills.
- To maintain, protect and enhance the independent nature and vitality of our town centre.
- To encourage sustainable tourism which uses local services, facilities and locally produced goods, creating an accessible and attractive destination for visitors and local people.

Community Facilities, Services, Education and Cultural Facilities:

- To protect our excellent community facilities including education, health, cultural, sport and leisure facilities.
- To increase their range and availability where these bring benefits to our community.
- To make sure that these facilities are accessible to all, including those living in the more rural parts of the plan area.

Sustainable Transport:

- To improve access for local residents and visitors around the town, particularly to local services, and reduce reliance on the car.

Land Use and Location:

- To ensure that sites that are needed for development are selected to best meet the range of local needs identified in the Plan, and designed in keeping with the local character of that area.

The Bridport Area Neighbourhood Plan is at an early stage of development. A preliminary public consultation was undertaken between July and August 2017, the purpose of which was to introduce the plan and ask the community for their views on the key issues for the Bridport and surrounding areas neighbourhood plan. As a result of the consultation, the following was decided:

- A key message regarding housing is that people want to see affordable/low cost rented housing well integrated with other types of (open market) housing and within the development boundary for access to services and transport links. The neighbourhood plan will therefore look to address the affordable/low cost rented housing need in the area through the introduction of affordable housing policy.

- The Environment & Heritage working group has produced a number of documents related to landscape character, green space assessment and heritage/built environment character². However, in order to fully consider the potential environmental impacts of the proposed development, the Housing group intends to commission a 'design statement' to help inform future development in the area and Environment & Heritage are looking into commissioning guidance for shop frontages and signage. The Climate Change group is also seeking advice on whether a local flood risk assessment is needed.

Whilst specific details of the contents of the plan are not known at this stage, the Bridport Area Neighbourhood Plan will not allocate land for development, whilst attempting to support the provision of more affordable or low cost housing.

² To view these documents, please visit the following link: <http://www.vision-2030.co.uk/consultation-2017/environment-heritage/>

4. THE ENVIRONMENTAL CHARACTERISTICS OF THE PLAN AREA

The Bridport Neighbourhood Plan area and surrounding areas include a number of environmental designations, indicating the importance and sensitivity of the plan area from an environmental perspective (Figure 4.1).

From a landscape perspective, the entire Bridport Area Neighbourhood Plan is within the Dorset Area of Outstanding Natural Beauty (AONB) reflecting its significant landscape value. In addition, the coastal area to the west of West Bay, in Symondsburry parish, is designated as Heritage Coast in recognition of its beauty, in addition to wildlife and heritage value.

The plan area is rich in heritage and includes the following three Scheduled Monuments which are nationally important archaeological sites:

- a bowl barrow 200m north east of Holy Trinity Church, Bradpole;
- a bowl barrow on Eype Down 275m east of Frogmore Farm, Symondsburry; and
- three bowl barrows north east of Thorncombe Beacon and south west of Down House, Symondsburry.

The plan area also includes the Conservation Areas at Symondsburry, Bradpole, Walditch, Bridport, Bothenhampton, West Bay, and Eype which are designated for their special architectural and historic interest.

There are over 500 Listed buildings or structures in the neighbourhood plan area, most (460) in Bridport, 47 in Symondsburry parish, 29 in Bothenhampton and Walditch parish, 19 in Bradpole parish, and 6 in Allington parish. The most notable of these are Parish Church of St Mary and the Town Hall, South Street, Bridport (both Grade I). Furthermore, Downe Hall in Bridport is a Grade II listed Historic Park and Garden.

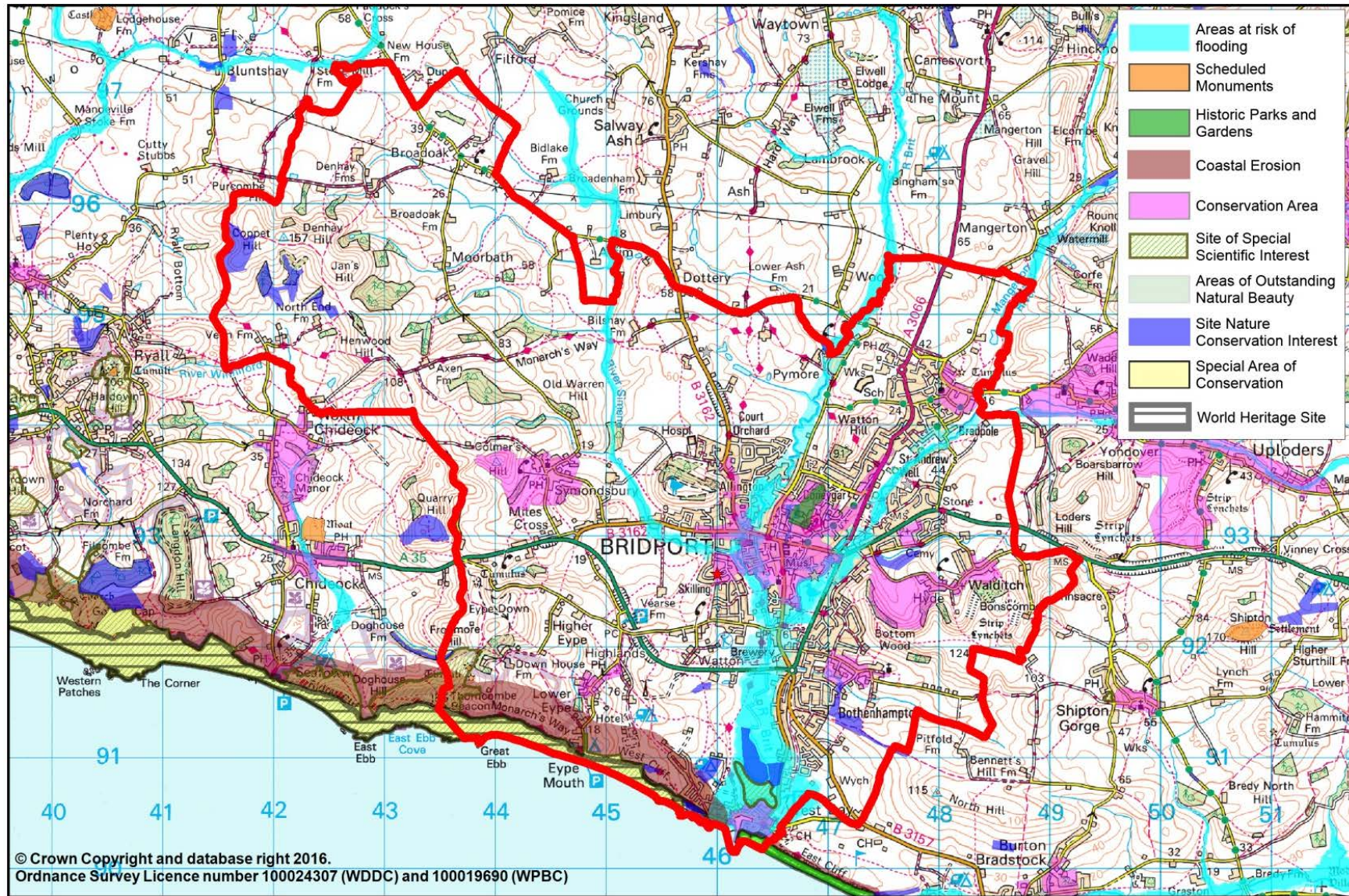
The Heritage at Risk Register includes those heritage assets that have been assessed and found to be at risk, and within the plan area include:

- Church of St John, The Harbour, West Bay, Bridport (Grade II);
- Messrs Norman goods warehouse, Station Road, West Bay, Bridport (Grade II*);
- Literary and Scientific Institute, East Street, Bridport (Grade II*); and
- Bowl barrow on Eype Down 275 metres east of Frogmore Farm, Symondsburry.

In addition to the built or man made heritage, the coastal areas of the plan area includes the Dorset and East Devon Coast World Heritage Site, designated because of the cliff exposures which provide an almost continuous sequence of rock formations spanning the Mesozoic Era, which represents 185 million years of the earth's history.

A high risk flood zone runs from West Bay northwards, following the path of the River Brit into Bridport. The high risk flood zone splits into 3 and runs northwards from Bridport following the path of the Rivers Simene, Brit, and Mangerton, indicating that these surface water features are subject to flooding.

Figure 4.1: Environmental designations within the Bridport Neighbourhood Plan area



The wildlife designations within the Bridport Neighbourhood Plan area (Figure 4.2) include the European sites in the coastal areas, which are the Sidmouth to West Bay Special Area of Conservation (SAC) to the west of West Bay and the Chesil and the Fleet SAC to the east of West Bay. The national wildlife sites including the West Dorset Coast Site of Special Scientific Interest which occupies the same area as the SACs and also the area adjacent and to the north of West Bay and on the western end of the plan area, in Symondsburry.

Figure 4.2: The wildlife sites within the Bridport Area Neighbourhood Plan

Name of site	Type of designation	Description
European wildlife designation		
Sidmouth to West Bay	Special Area of Conservation (and Site of Special Scientific Interest)	Highly unstable soft cliff coastline subject to mudslides and landslips.
Chesil and the Fleet	Special Area of Conservation (and Site of Special Scientific Interest)	Large relatively undisturbed shingle bar with annual vegetation of drift lines and perennial vegetation of stony banks.
National wildlife designation		
West Dorset Coast	Site of Special Scientific Interest	Internationally important geological site, famous for fossil reptiles. The varied undercliffs have a range of habitats which support rare plants and animals.
Local wildlife designation		
Wormstall Farm	Site of Nature Conservation Interest	Three areas of grassland and woodland habitat
North End Farm	Site of Nature Conservation Interest	Neutral grassland and broadleaved woodland
Broomhills Meadow	Site of Nature Conservation Interest	Area of semi-improved neutral grassland
Cowleaze Farm	Site of Nature Conservation Interest	Semi-improved neutral grassland
West Bay Cliffs	Site of Nature Conservation Interest	Dry grassland and partially vegetated loose rock
Alder Bed	Site of Nature Conservation Interest	A thin strip of damp deciduous woodland

Wanderwell Quarry	Site of Nature Conservation Interest	Old quarry with scrub and semi-improved grassland
Walditch Meadow	Site of Nature Conservation Interest	Semi-improved neutral grassland
Pymore Mill	Site of Nature Conservation Interest	An area of reedbed and wet woodland
West Bay	Site of Nature Conservation Interest	Semi-improved neutral and improved grassland

In addition, European protected species have been recorded within the Bridport Neighbourhood Plan area, including the bat, otter and water vole.

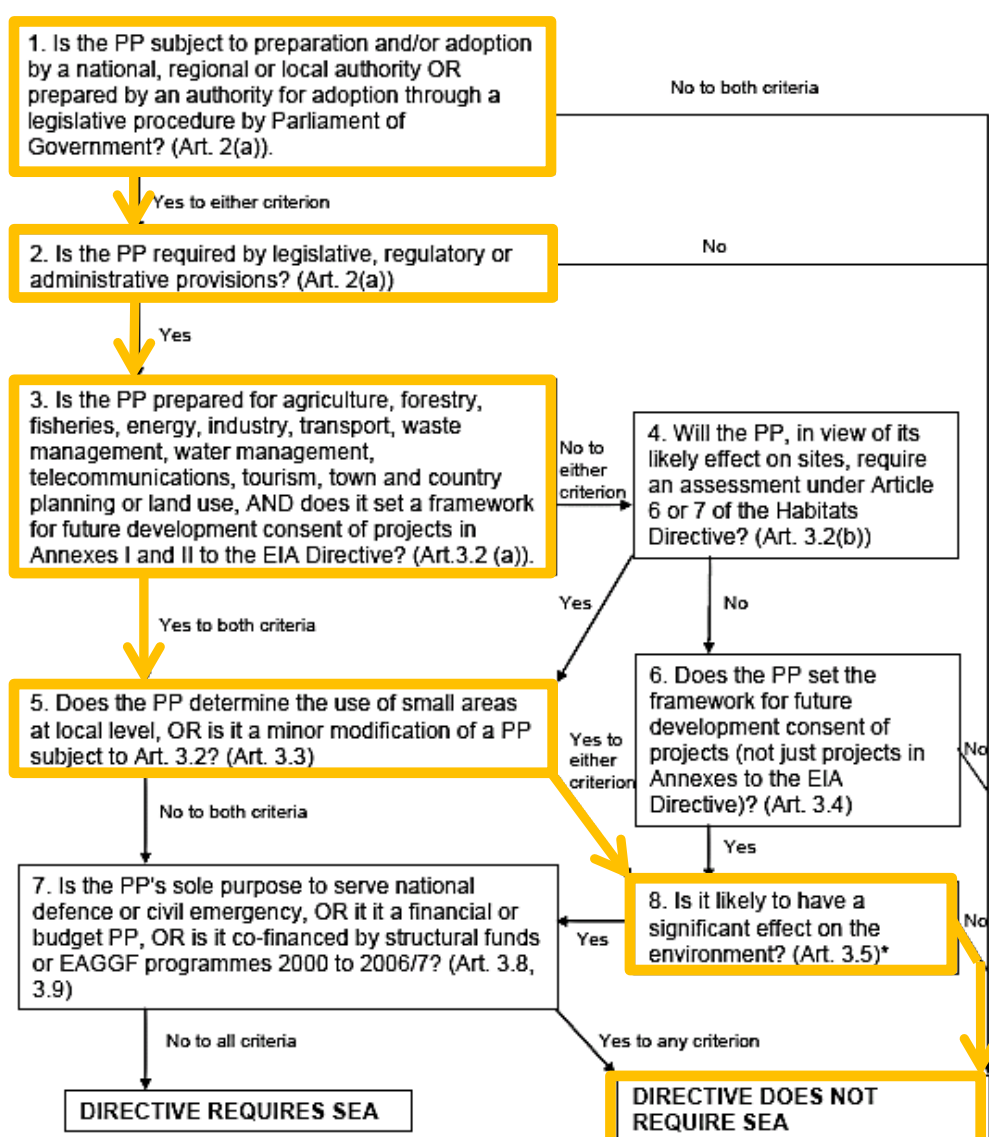
5. SEA SCREENING OF THE BRIDPORT AREA NEIGHBOURHOOD PLAN

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

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

The SEA screening process is summarised in diagrammatic form in the flowchart shown in Figure 5.1³. The screening for the Bridport Area Neighbourhood Plan is highlighted in orange and justification for the decisions made at each stage in the SEA screening process is given in Figure 5.2.

Figure 5.1: A diagram summarising the SEA screening process with the SEA screening for the Bridport Area Neighbourhood Plan outlined in orange.



³ Diagram taken from the Government guidance on the Strategic Environmental Assessment regulations titled 'A Practical Guide to the Strategic Environmental Assessment Directive', published by the Office of the Deputy Prime Minister in 2005

Figure 5.2 – Summary of the justification made for the decisions during the SEA screening for the Bridport Area Neighbourhood Plan.

Question in SEA screening flow chart (Figure 5.1)	Response
1. Is the PP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament of Government?	YES The intention is for the Bridport Area Neighbourhood Plan to be 'made' part of the development plan by West Dorset District Council, a local authority, through a legislative procedure.
2. Is the PP required by legislative, regulatory or administrative provisions?	YES The Bridport Area Neighbourhood Plan would be a Statutory document, prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 as amended.
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive?	YES The Bridport Area Neighbourhood Plan is a document prepared for town and country planning purposes, and may influence future development which falls under Annex II of the EIA Directive as an urban development project under paragraph 10(b).
5. Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2?	YES The Bridport Area Neighbourhood Plan determines the use of small areas at a local level.
8. Is it likely to have a significant effect on the environment (Article 3.5)?	NO Justification for this decision is given later in this chapter.

IS THE BRIDPORT AREA NEIGHBOURHOOD PLAN LIKELY TO HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT?

The final question in the SEA screening process presented in Figures 5.1 and 5.2 for the Bridport Area Neighbourhood Plan was question 8: Is it likely to have a significant effect on the environment?

In asking this question, the SEA Directive refers to Article 3.5, which states that the relevant criteria in Annex II of the SEA Directive shall be taken into account when determining whether there are likely to be significant effects. Therefore, the criteria in Article 3.5 have been taken into consideration when determining whether the Bridport Area Neighbourhood Plan requires SEA, as presented in Figure 5.3.

Figure 5.3: The assessment of the likely significance of effects of the Bridport Area Neighbourhood Plan (Taken from Annex II of the SEA Directive)

Criteria in Annex II of the SEA Directive	Response	Is there a significant effect?
(1) Characteristics of the plan and programmes, having regard, in particular, to:		
a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size, and operating conditions or by allocating resources.	The framework for development projects within the area covered by Bridport Area Neighbourhood Plan is set by the West Dorset, Weymouth & Portland Local Plan ('Local Plan') adopted in October 2015. The Local Plan provides the overarching policy for the location, size and nature of development projects in this area. The Bridport Area Neighbourhood Plan is likely to build upon this framework by providing additional small scale development within this section of the local plan area.	No
b) The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	The Bridport Area Neighbourhood Plan will be 'made' part of the development plan alongside its parent document, the Local Plan, and will become part of the Local Development Scheme. The Bridport Area Neighbourhood Plan will expand upon the policies in the Local Plan, influencing development on a local scale.	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 Bridport Area Neighbourhood Plan will be subject to the environmental policies 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 Bridport Area 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	The implementation of community legislation is unlikely to be significantly compromised by the Bridport Area Neighbourhood Plan.	No

community legislation on the environment (e.g plans and programmes linked to waste management or water protection).		
(2) Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
a) The probability, duration, frequency, and reversibility of the effects.	It is anticipated that the Bridport Area Neighbourhood plan will run to 2030. Whilst some effects of the plan may be irreversible, for example the development which comes forward, it is considered unlikely that the plan will have a significant effect in light of the nature and scale of the proposals.	No
b) The cumulative nature of the effects.	Consideration was given to the effects of the Bridport Area Neighbourhood Plan, in combination with other approved and existing development. The Loders Neighbourhood Plan lies adjacent and to the east of the Bridport Area Neighbourhood Plan, but proposes only a small amount of development to meet local needs (in the region of 10 new dwellings over a next 15 years). Furthermore, this development is proposed within a defined development boundary and the Loders Neighbourhood Plan includes policies to ensure environmental protection, and therefore significant cumulative impacts are unlikely. The approved development at Vearse Farm is more substantial in scale, with approximately 760 new dwellings being constructed within a mixed use development. Since the Bridport Neighbourhood Plan will not look to bring forward further development, and will instead look to encourage a greater proportion of affordable housing in the Bridport area, it is unlikely that significant cumulative effects will occur with the existing and approved development.	No
c) The transboundary nature of the effects.	The transboundary impacts of the Bridport Area Neighbourhood Plan beyond the plan area are unlikely to be significant in light of the nature and scale of the proposals.	No

d) The risks to human health or the environment (e.g due to accidents).	The Bridport Area Neighbourhood Plan is unlikely to introduce significant risks to human health and the environment, for example due to accidents, in light of the nature and characteristics of the development.	No
e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	The Bridport Neighbourhood Plan area occupies approximately 2,870ha and a population of 14,627 people ⁴ . Whilst the Bridport Area Neighbourhood Plan may be of a larger scale than most neighbourhood plans, the spatial extent of the effect will still be local and the magnitude of the population affected is not considered significant for the purposes of SEA.	No
<p>f) The value and vulnerability of the area likely to be affected due to:</p> <p>i) Special natural characteristics or cultural heritage</p>	<p>The area occupied by the Bridport Area Neighbourhood Plan and its surrounding areas contain a number of environmental designations, some of International importance such as the Dorset and East Devon World Heritage Site within the coastal section of the plan area, reflecting the special natural characteristics and rich cultural heritage of the area. The designations relating to the natural environment include the European wildlife sites titled 'Sidmouth to West Bay' and 'Chesil and the Fleet', national wildlife designations such as the Sites of Special Scientific Interest titled the 'West Dorset Coast', and landscape designations such as the Dorset Area of Outstanding Natural Beauty. There are many designated features of cultural and heritage importance in the area including three Scheduled Monuments, which are nationally important archaeological sites, a series of Conservation Areas and over 500 Listed Buildings. The Heritage At Risk Register lists three listed buildings and a Scheduled Monument as being particularly vulnerable. Whilst the plan area is highly sensitive in terms of the natural environment and cultural heritage, the Bridport Area Neighbourhood Plan will not look to bring forward further development and will instead encourage a greater proportion of affordable housing. Therefore it is unlikely that there will be any additional impacts upon the natural environment and cultural heritage.</p>	No

⁴ according to the 2014 mid year estimates produced by the Office for National Statistics

		Furthermore, the policies which emerge through the Bridport Area Neighbourhood Plan will be informed by the assessments which have been commissioned to give full consideration to the potential impacts upon Heritage and Build Character and the natural environment, and a design statement is going to be produced to provide further guidance. In addition the Bridport Area Neighbourhood Plan will be required to conform with the Local Plan, which provides protection to these environmental characteristics to ensure that they are not vulnerable to significant impacts from development.	
ii)	Exceeded environmental quality standards or limit values	The Bridport Area Neighbourhood Plan is unlikely to result in the exceedance of environmental quality standards, such as those relating to air, water and soil quality, since it is not proposing any additional development.	No
iii)	Intensive land-use	The Bridport Area Neighbourhood Plan will not bring forward additional and therefore an intensification of land use will not occur.	No
g)	The effects on areas or landscapes which have a recognised national, Community or international protection status.	<p>The designations within the Bridport Area Neighbourhood Plan area of national, community or international protection status include:</p> <ul style="list-style-type: none"> • Dorset and East Devon Coast World Heritage Site; • Dorset Area of Outstanding Natural Beauty; • Special Area of Conservation; • Site of Special Scientific Interest; • Scheduled Monuments; and • Listed Buildings. <p>The Bridport Area Neighbourhood Plan will not look to bring forward further development, and instead will encourage a greater proportion of affordable housing in the mix of housing types. Therefore it is unlikely that there will be any additional impacts upon these protected areas from the policies which emerge through the Bridport Area Neighbourhood Plan, as no additional development is planned.</p> <p>Also, the a number of assessments relating to landscape character, green space assessment and heritage/built environment character have been</p>	No

	<p>produced to support the development of policies, and a design statement will be commissioned to provide further evidence. This evidence base will ensure the policies which do emerge take into account the impacts upon these protected areas.</p> <p>Furthermore, the existing policy in the Local Plan, such as policy ENV 1 which forbids development which would cause unacceptable impacts upon the Dorset AONB and Dorset and East Devon World Heritage Site and policy ENV 2 which prevents development which would cause unacceptable impacts upon wildlife sites, will further prevent the potential for impacts upon these protected sites.</p>	
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6. CONCLUSION

The SEA screening exercise explained in this report concludes that the Bridport Area Neighbourhood Plan is unlikely to result in significant environmental impacts, largely due to the plan not looking to bring forward additional housing, being supported by an extensive evidence base, and the environmental protection provided by the existing policy in the West Dorset, Weymouth & Portland Local Plan which provides environmental protection.

The consultation bodies, which comprise Natural England, Historic England, and the Environment Agency, were consulted on the contents of the SEA screening report in accordance with regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations (2004). The consultation bodies agreed with the findings of this report which determines that the Bridport Area Neighbourhood Plan is unlikely to result in significant environmental impacts. Therefore, in conclusion, a full SEA is not required in this instance.

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

APPENDIX A: CONSULTATION RESPONSES

Date: 20 November 2017

Your Ref:

Our Ref:



FAO: Oliver Rendle

By email only

Planning Ref: Bridport Neighbourhood Plan – SEA screening

Location:

Dear Oliver

Thank you for your consultation on the above, dated and received by Natural England on the 19th October 2017.

Thank you for consulting Natural England on the Strategic Environmental Assessment (SEA) screening report for the Bridport Area Neighbourhood Plan.

Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004. Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance at: <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans>

While Natural England cannot give a legal opinion of the requirement for an SEA, given the lack of any housing allocations being brought forward by the Bridport NP, over and above those being proposed in the West Dorset, Weymouth & Portland Local Plan Review, it would appear that the major potential reason for requiring an SEA is absent from this NP.

Given the interest in environmental issues such as wildlife and biodiversity shown by the NP group, I am sure Natural England would be willing to liaise with them, looking at synergies between our current approaches, the NP and how to work with the public and stakeholders in this area.

We would be happy to comment further should the need arise. In the meantime, if you have any queries please get in touch with us.

For any queries regarding the advice in this letter only, please contact Matt Low on [REDACTED] [REDACTED] For any new consultations and to provide further information relating to this consultation please send your correspondence to consultations@naturalengland.org.uk .

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 future generations, thereby contributing to sustainable development.

Yours sincerely



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

Mr Oliver Rendle
West Dorset District Council
Planning Policy Division

Our ref: WX/2006/000265/OR-
17/IS1-L01

Your ref:

Date: 10 November 2017

Dear Mr Rendle

**BRIDPORT NEIGHBOURHOOD PLAN
Strategic Environmental Assessment (SEA) Screening**

Thank you for consulting the Environment Agency on the above mentioned document. We have reviewed the document and have the following comments.

We note that the document confirms that the plan is not increasing growth beyond the local plan. We would highlight that Bridport had a Strategic Flood Risk Assessment Level 2 in order to satisfy the Sequential test for growth as part of the local plan. This SFRA is now out of date as we updated our flood modelling for the community. Therefore, any future plan should consider the Sequential Test / Approach to development based upon our updated detailed flood model.

We can however confirm that based on the information within the screening document that we agree with the conclusions of the screening document that SEA is not required for the plan.

Yours sincerely

**MICHAEL HOLM
Planning Advisor - Sustainable Places**

[Redacted signature block]

Environment Agency
Rivers House, Sunrise Business Park, Higher Shaftesbury Road, Blandford, Dorset, DT11 8ST.

[Redacted contact information]
www.gov.uk/environment-agency

End

Oliver Rendle

From: Stuart, David [REDACTED]
Sent: 08 November 2017 15:27
To: Oliver Rendle
Subject: Strategic Environmental Assessment screening: Bridport Area Neighbourhood Plan

Dear Oliver

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

On the basis that the Plan does not intend to allocate sites for housing (or any other form of development) I can confirm that we have no objection to the view that an SEA will not be required.

Kind regards

David

David Stuart | Historic Places Adviser South West
Direct Line: [REDACTED] | Mobile: [REDACTED]

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



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From: Oliver Rendle [REDACTED]
Sent: 19 October 2017 11:53
To: South West Casework; Holm, Michael [REDACTED]; Low, Matthew (NE)
[REDACTED]
Cc: Katy Graham (Bridport TC); Terry Sneller; Jan Farnan
Subject: Strategic Environmental Assessment screening: Bridport Area Neighbourhood Plan

Dear All,

I am writing to consult you on the Strategic Environmental Assessment (SEA) screening report for the Bridport Area Neighbourhood Plan (attached), in accordance with Article 3.6 of European Directive 2001/42/EC.

Please can you respond by Friday 10th November 2017, to allow for your responses to be taken into account and a decision to be made regarding the need for SEA.

Please don't hesitate to contact me if you have any questions about this,

Thanks,

Oliver Rendle
Environmental Assessment Officer

Dorset Councils' Partnership serving:

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

[REDACTED]

[REDACTED]

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