

Piddle Valley Neighbourhood Plan  
Strategic Environmental Assessment  
Screening Report

June 2015

## CONTENTS

1. Introduction .....	1
2. Legislative Background to Strategic Environmental Assessment .....	2
3. The Piddle Valley Neighbourhood Plan.....	3
The extent of the Piddle Valley Neighbourhood Plan Area .....	3
The environmental characteristics of the Piddle Valley Neighbourhood Plan Area.....	3
Vision and aims of the Piddle Valley Neighbourhood Plan.....	4
Scope of the Piddle Valley Neighbourhood Plan .....	5
4. SEA screening of the Piddle Valley Neighbourhood Plan .....	10
Is the Piddle Valley Neighbourhood Plan likely to have a significant effect on the environment?..	11
5. Conclusion.....	17
Appendix A: Consultation Responses .....	
Appendix B: Site Appraisal Report .....	

## 1. INTRODUCTION

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

This report provides details of the proposed Piddle Valley Neighbourhood Plan and explains the legislative background to SEA screening, before providing an account of the SEA screening exercise for the Piddle Valley Neighbourhood Plan.

This report fulfils the requirements of European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment, and 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.

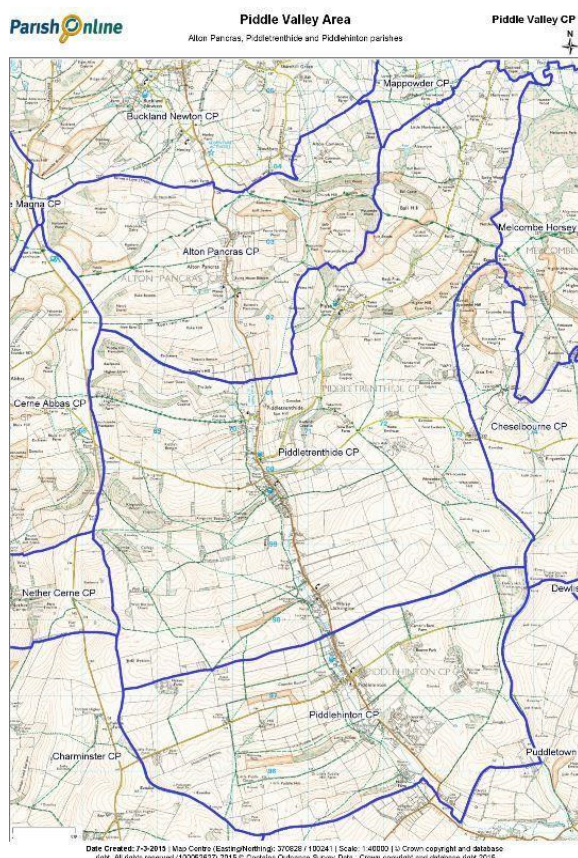
The requirement to undertake an SA of supplementary planning documents (SPD) was removed by the Planning Act 2008. However, the need to establish whether the planning document requires an SEA, through the SEA Directive, remains.

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 PIDDLE VALLEY NEIGHBOURHOOD PLAN

#### THE EXTENT OF THE PIDDLE VALLEY NEIGHBOURHOOD PLAN AREA



The Piddle Valley neighbourhood area comprises the three parishes of Piddlehinton, Piddletrenthide and Alton Pancras as shown in the adjacent map.

The Piddle Valley neighbourhood area is a rural valley in the heart of Dorset, some 6 miles north of Dorchester and approximately 9 miles south of Sherborne.

The main road through the valley, the B3143, runs alongside the River Piddle through the settlements of Alton Pancras, southwards through Piddletrenthide, White Lackington and Piddlehinton. The small settlement of Plush lies off this main route, on a tributary of the River Piddle.

#### THE ENVIRONMENTAL CHARACTERISTICS OF THE PIDDLE VALLEY NEIGHBOURHOOD PLAN AREA

The Piddle Valley Neighbourhood Plan area is exceptional in terms of the quality of its natural and built environment.

Apart from a small section in the southern part of the valley, the whole area is designated a part of the Dorset Area of Outstanding Natural Beauty (AONB) which has equivalent status to National Parks. The Piddle Valley landscape is dominated by the open, chalk downlands, with a linear settlement pattern along the intimate and enclosed fields of the valley floors. Views from the villages to the surrounding chalk downland are restricted, but magnificent views from the escarpment in the north east of Alton Pancras and Piddletrenthide encompass the Blackmore Vale as far as the Mendips. From the chalk hilltops there are sweeping views across the chalk downs and into the valley itself, and also south across the Purbecks.

Whilst there are no wildlife designations of national or European significance within the plan area, there are in the immediate surroundings. To the west in Cerne Abbas parish is the Giant Hill and Blackdown Hill SSSIs, which form part of the Cerne and Sydling Downs European Special Area of Conservation – an area of calcareous (chalk) grassland particularly noted for its habitat and presence of the marsh fritillary butterfly. To the east in Cheselbourne and Melcombe Horsey parishes is the Lyscombe and Highdon SSSI, which is another area of chalk downland with the added presence of scrub and ancient woodland.

There are just over 80 Listed buildings or structures within the valley, primarily in the settlements, with two Grade I churches (Church of All Saints, Church Lane, Piddletrenthide and Church of St Mary, Rectory Road, Piddlehinton), and three II\* Listings (The Manor House in Piddletrenthide, The Manor House, in Alton Pancras and the Parish Church of St Pancras in Alton Pancras).

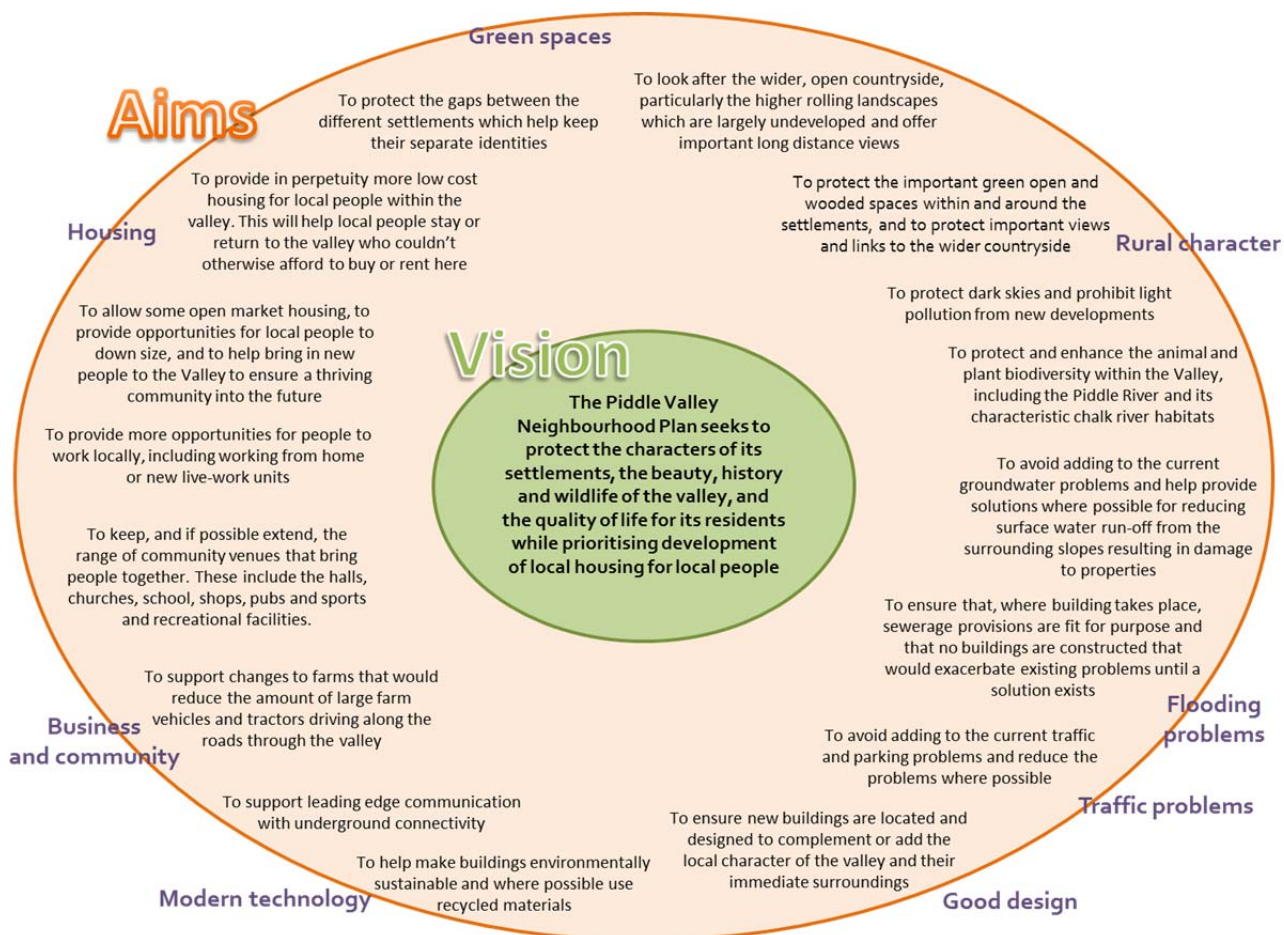
There are 24 scheduled monuments, primarily historic field systems, earthworks and enclosures, barrows and tumuli on the valley sides and higher ground. There is a medieval settlement (of Little Piddle) across the B3143 from Enterprise Park, and one just outside the area slightly further south.

Due to its geology and topography parts of the Piddle Valley are prone to flooding from time to time. The flooding is a result of run-off from the upper slopes and high groundwater levels during prolonged wet periods. Although a flood alleviation scheme was constructed in 2004 that now protects over 50 homes in Piddletrenthide from flooding, there are still properties at risk. The flooding problems are also exacerbated by sewage contamination when groundwater levels are high enough to seep into the sewer through cracks and openings in the sewer pipe walls and manhole covers.



## VISION AND AIMS OF THE PIDDLE VALLEY NEIGHBOURHOOD PLAN

The overall vision of the Piddle Valley Neighbourhood Plan is to protect the character of the settlements, beauty, history and wildlife of the valley, and the quality of life of its residents, whilst providing development of local housing for local people. The strategic aims of the Piddle Valley Neighbourhood Plan are shown in the diagram over the page.



## SCOPE OF THE PIDDLER VALLEY NEIGHBOURHOOD PLAN

The Piddle Valley Neighbourhood Plan group have identified the likely areas which the plan will focus on to achieve the vision and aims and have also identified some possible locations for new development.

The West Dorset, Weymouth & Portland Local Plan already provides a policy framework which the Piddle Valley neighbourhood plan must conform with. The purpose of the policy in the Piddle Valley Neighbourhood Plan is to build upon the policy in the West Dorset, Weymouth and Portland Local Plan to ensure that the aims and vision specific to the Piddle Valley area are met.

## LOCAL GREEN SPACES AND VIEWS

Within the Valley the variety of open spaces, both public and private, greatly enhance each settlement and contribute to their characteristics. The plan is likely to identify local spaces of particular significance to the community to designate and protect them as local green spaces. These will be discrete spaces within or adjoining the main settlements.

In addition, the wider views are also important, and significant views from within the built-up areas will be mapped. A policy may be included to make sure that development would not noticeably detract from the enjoyment of these views.

The undeveloped, open nature of the chalk uplands is particularly distinctive, and development on the upper slopes can be very intrusive. For this reason, there may be a policy that will direct potentially intrusive development away from these sensitive locations.

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#### GAPS BETWEEN SETTLEMENTS

The valley is not one continuous settlement, but rather a number of distinct settlements, each of which have their own history and community spirit. The gap between the settlement boundaries which define the main built-up parts of Piddlehinton and White Lackington and the gap between White Lackington and Piddletrenthide are both very fragile, and a policy may be included to avoid development that would reduce the openness of these two gaps.

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#### FEATURES OF LOCAL WILDLIFE OR LANDSCAPE INTEREST

Consideration is being given to whether a policy should be included to protect and where possible take opportunities to enhance biodiversity. However this may be deemed to be adequately covered in the national planning policy framework and local plan.

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#### FEATURES OF HERITAGE SIGNIFICANCE

Consideration is being given to whether a policy should be included to protect and where possible take opportunities to enhance heritage assets. However this may be deemed to be adequately covered in the national planning policy framework and local plan.

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#### TYPE AND DESIGN OF NEW DEVELOPMENT

A policy may be included to ensure the character and design of new development is in keeping or enhances local character. It will also look to support new technologies and future-proof, adaptable designs.

Another policy may try to ensure that the size of housing provided on sites improves the current balance of homes and demographic mix in each settlement – but this will be balanced alongside the need to consider the size in relation to local character.

The cumulative impact of continued unchecked addition of lighting schemes is a concern, and a policy is therefore likely to be included to ensure that external lighting schemes are the minimum needed for security and operational purposes, do not give rise to unnecessary light pollution from glare and spillage. Where such schemes are likely to have a significant adverse impact on local landscape character, the benefits of the lighting scheme must be shown to outweigh any adverse effects.

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#### IMPORTANT COMMUNITY FACILITIES

The neighbourhood plan is likely to list the community facilities that the Parish Council would be minded to nominate under the Community Right to Bid, if their continued use as a community facility were likely to come under threat, and may include a policy to ensure that every effort is made to investigate potential solutions before conceding that the loss of one of these important community facilities is unavoidable.



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## FLOODING AND SEWERAGE

Flooding and sewerage problems are a major cause of local concern. In line with national policy, development will not be permitted if the development itself will be at risk from flooding or would increase flood risk elsewhere. Where new development is proposed, further information will normally be required to assess the actual risks on and off-site, before a decision can be made. A policy may be included to ensure that development proposals assess the opportunities to reduce the causes and impacts of flooding (including sewerage inundation) below current levels.

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## TRAFFIC AND ROAD SAFETY

Road safety is a real concern held by local residents. The local plan policy does not allow development that would have a significant detrimental effect on road safety that would not be alleviated by improvements included in the proposals. Much of the means for managing existing traffic, such as speeding and the choice of traffic routes taken by large delivery lorries through the Valley, lies outside the control of the Neighbourhood Plan.

The Neighbourhood Plan will make clear that that inclusion within the settlement boundary does not mean that development will be permitted, particularly if there is no safe means of access or it would increase the number of people walking along a particularly dangerous stretch of road where there is no pavement. A general policy is likely to be included to ensure that, where development adjoins a public right of way, or is proposing a new access onto the highway network, the potential to improve road safety is considered and where reasonable enabled in the design.

There is also likely to be a policy referring to the need to provide sufficient parking on-site that should be at least as convenient to the development it serves compared to on-street alternatives that may exist. This will build on the guidelines set out in the County Council's 2011 residential car parking study

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## SETTLEMENT BOUNDARIES

The Piddle Valley Neighbourhood Plan is likely to take a different approach to development boundaries than that adopted in the local plan. It is likely that the neighbourhood plan will define settlement boundaries for the main built areas of Alton Pancras, Plush, Piddletrenthide, White Lackington and Piddlehinton. These boundaries will generally be drawn along clear edges (made by tracks, field boundaries, woodland, rivers or other features) where the built form of the settlement gives way to the countryside. Inside this settlement boundary is where it makes sense to search for locations for new development, as this is the area that perceive to be an already built-up part of the valley. The settlement boundary policy would enable small-scale development of infill plots (likely to be limited through the policy in terms of the site size and nature of the plot) for new homes, businesses or community uses. However, just because a site is within the built-up area, it will not necessarily be suitable for development. Development will be subject to the proposal being in accordance with other policies in this Neighbourhood Plan, which as explained previously may relate to issues such as biodiversity, heritage, landscape or traffic impact, and relevant policies in the adopted local plan and National Planning Policy Framework.

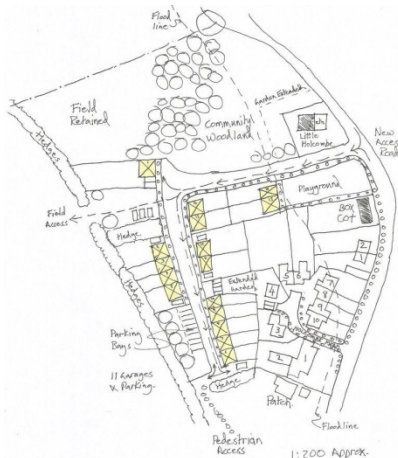
**IDENTIFIED RURAL EXCEPTION SITES**

The Neighbourhood Plan is likely to identify locations as rural exception sites which, subject to there being a demonstrable local need for affordable housing, will support the delivery of affordable homes for local people. On these sites some open market housing may be needed to bring forward the development, particularly where there are likely to be higher development costs. A further criteria-based policy may be added to the Piddle Valley Neighbourhood Plan to enable rural exception sites to come forward on larger sites of previously developed land within the settlement boundary (for example a redundant farm). This may include an element of open market housing, community or employment uses in addition to affordable housing, subject to the site being redundant and such development being in accordance with all other policies in this Neighbourhood Plan, the relevant policies in the West Dorset, Weymouth and Portland Local Plan and the National Planning Policy Framework. The requirement for a comprehensive masterplan for the development of such sites will be required.

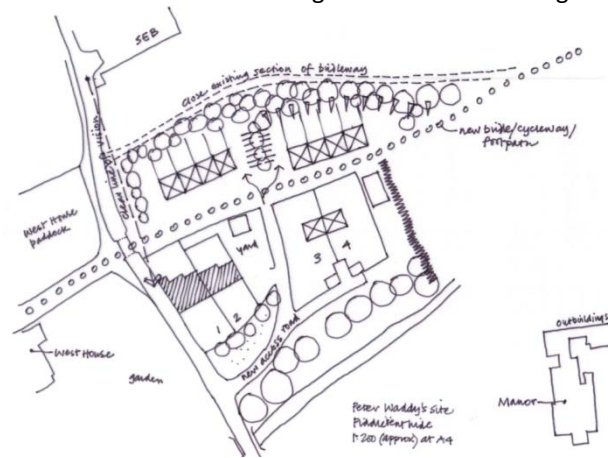
The location of the rural exception sites which have been identified at the current time are shown below, in the table and the conceptual plans which are shown for illustration only:

SETTLEMENT	SITE	NOTES
<b>Alton Pancras</b>	land north and west of Holcombe Mead	Some open market housing may be required to fund a new access , open space and landscape provision
<b>Piddletrethide</b>	Land in the grounds of West Cottage, off Cerne Road	Some open market housing may be required to fund a new pedestrian route to the village centre
<b>Piddletrethide</b>	land and buildings at Kingrove Farm	Some open market housing may be required to fund a new access. No housing development is proposed in the flood risk area. This is also an area of search for a community hall (potentially through the replacement of the larger modern agricultural building)
<b>White Lackington</b>	land at South View	Some open market housing may be required to fund higher design costs and highway width improvements. Development area likely to be limited to western end of site closest to B3143 (as less elevated / sloping)

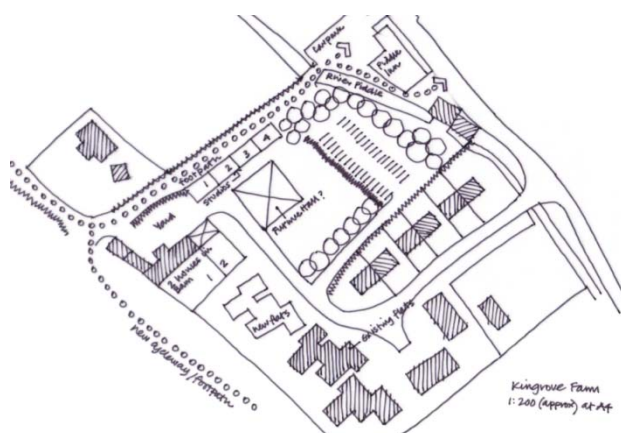
Alton Pancras: Land north and west of Holcombe Mead



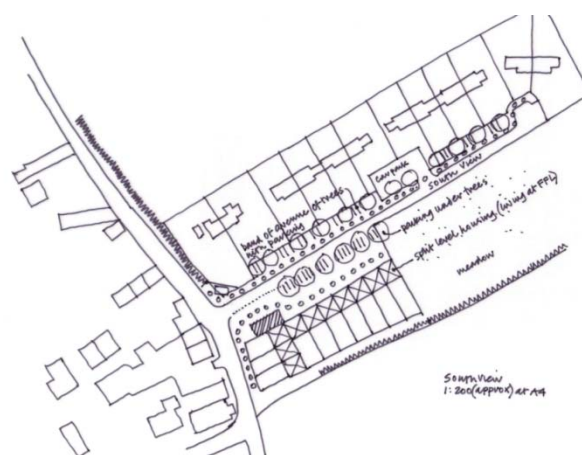
Piddletrethide: Land in the grounds of West Cottage



Piddletrenthide: Land and buildings at Kingrove Farm



White Lackington: Land at South View



### FARMING IN THE PIDDLER VALLEY

Farms are likely to continue to restructure to be fit for the future, requiring new, well designed and efficient farm buildings. A policy may be included to support the provision of new agricultural buildings to improve the operational efficiency of farms and reduce the number of farm vehicle movements along the roads, subject to ensuring the siting and design does not lead to an unacceptable impact on landscape character, heritage, wildlife or residential amenity.

The removal of redundant, intrusive modern farm buildings and structures will be sought, and consideration is being given as to whether a policy should be included to enable their replacement for alternative uses, where this would provide an overall enhancement to the AONB and the buildings are not isolated. A policy may be included to allow the residential, community or business re-use of a redundant agricultural building that makes a positive contribution to the local character, subject to certain tests including that it is not an isolated location, an important gap or an elevated or open location where its reuse (for example requiring the addition of lights and residential garden) would have an adverse impact in wider views. In the case of a larger complex, a comprehensive masterplanned approach will be required.

### ENTERPRISE PARK

A policy may be included in respect of further development within Enterprise Park, to support the refurbishment of the former barrack buildings for start-up, light industrial, electronic and storage businesses, provided that the existing footprints and heights of buildings are not significantly increased. It will seek to make sure that landscape and visual improvements which will reduce the visual impact of the built-up area are considered where further development is proposed.

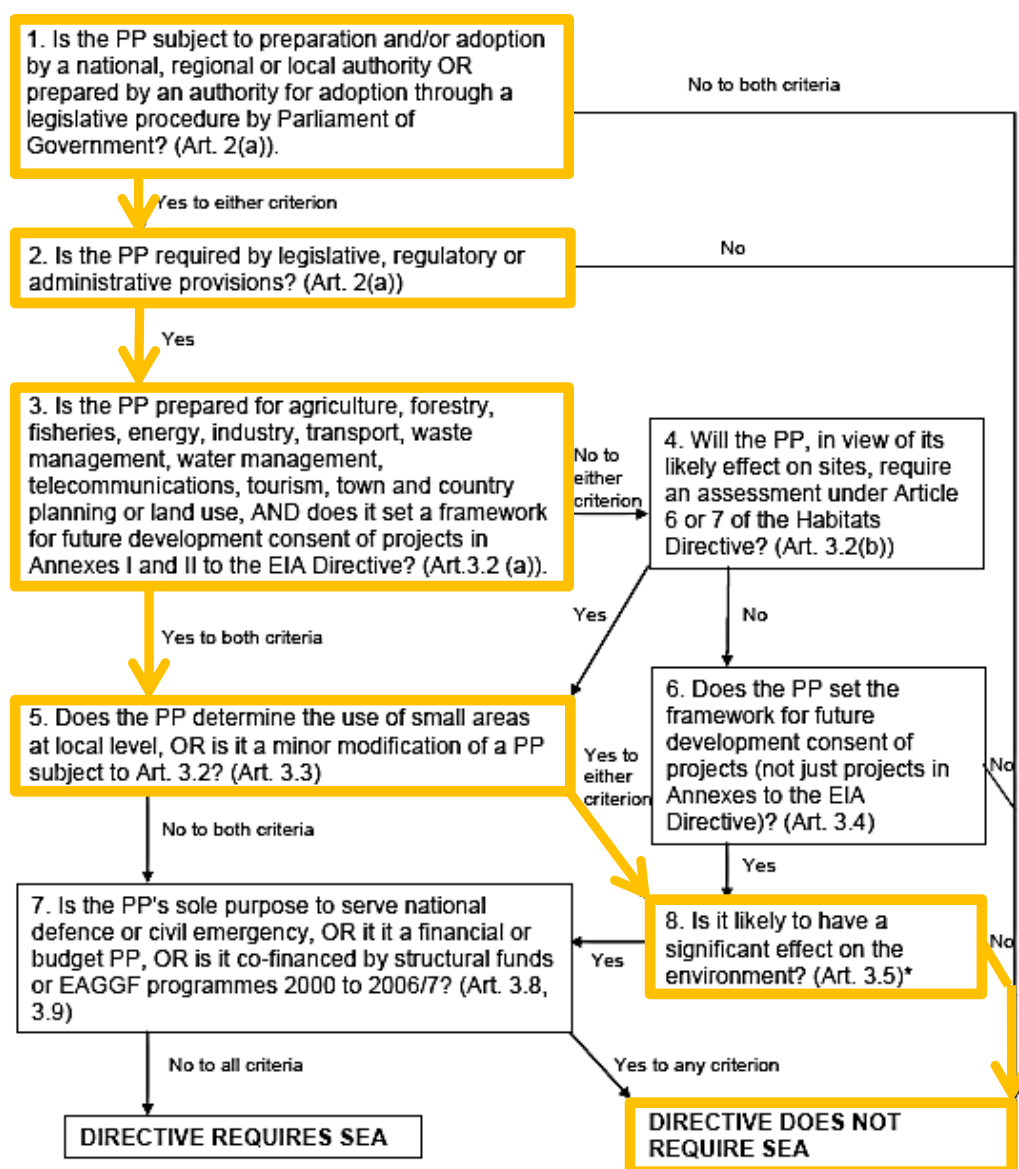
## 4. SEA SCREENING OF THE PIDDLE VALLEY NEIGHBOURHOOD PLAN

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

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

The SEA screening process is summarised in diagrammatic form in the flowchart shown in Figure 4.1<sup>1</sup>. The screening for the Piddle Valley Neighbourhood Plan is highlighted in orange and justification for the decisions made at each stage in the SEA screening process is given in Figure 4.2.

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



<sup>1</sup> Diagram taken from the Government guidance on the Strategic Environmental Assessment regulations titled 'A Practical Guide to the Strategic Environmental Assessment Directive', published by the Office of the Deputy Prime Minister in 2005

Figure 4.2 – a summary of the justification made for the decisions during the SEA screening for the Piddle Valley Neighbourhood Plan.

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

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

The final question in the SEA screening process for the Piddle Valley 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.

The criteria in Article 3.5 have been taken into consideration when determining whether the Piddle Valley Neighbourhood Plan requires SEA, as presented in Figure 4.3.

Figure 4.3: The assessment of the likely significance of effects of the Piddle Valley 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 within the Piddle Valley Neighbourhood Plan Area is set by the West Dorset, Weymouth & Portland Local Plan, which gives details of the location, size and nature of proposed development in this area. The Piddle Valley Neighbourhood Plan builds upon this framework by providing some additional details of the nature of development, for example by ensuring that development reflects local character, and gives the location of small scale development. The Piddle Valley Neighbourhood Plan supplements the existing policy in the Local Plan on a local scale only.	No
b) The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	The Piddle Valley Neighbourhood Plan will be adopted alongside its parent document, the West Dorset, Weymouth & Portland Local Plan. The Piddle Valley Neighbourhood Plan will expand upon the existing policies in the Local Plan, providing supplementary information on a local scale rather than influencing the overall direction of 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 Piddle Valley Neighbourhood Plan will be subject to the environmental considerations of the West Dorset, Weymouth & Portland Local Plan. These policies have been subject to sustainability appraisal, and are in place to ensure that sustainable development is achieved.	No
d) Environmental problems relevant to the plan or programme.	The environment of the Piddle Valley Neighbourhood Plan area is exceptional in quality, for example in terms of the landscape, wildlife, and built and historic environment. However, there are not considered to be any significant environmental problems which are specific to the	No

	area, above and beyond those considered and addressed in the Local Plan parent document. The Piddle Valley Neighbourhood Plan may include policies which provide additional environmental protection, to ensure that the environmental problems are avoided in future.	
e) The relevance of the plan or programme for the implementation of community legislation on the environment (e.g plans and programmes linked to waste management or water protection).	The implementation of community legislation is unlikely to be compromised by the Piddle Valley Neighbourhood Plan, and may facilitate the Community Right to Bid process by suggesting a list of community facilities which should be nominated if their continued use as a community facility were likely to come under threat. This will ensure that every effort is made to prevent the loss of locally important community facilities.	No
(2) Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
a) The probability, duration, frequency, and reversibility of the effects.	It is considered highly improbable that the Piddle Valley Neighbourhood Plan will result in significant effects, in light of the nature and scale of the proposals. It is anticipated that the plan will have a duration of 15 years, from 2016 to 2031. Some effects of the plan may be irreversible.	No
b) The cumulative nature of the effects.	The Cerne Valley Neighbourhood Plan, which lies adjacent and to the west of the Piddle Valley Neighbourhood Plan area, came into practice in early 2015. It is considered unlikely that the degree of development proposed through the Cerne Valley Neighbourhood Plan, when considered in combination with the proposals likely to come forward through the Piddle Valley Neighbourhood Plan, will introduce significant environmental effects.	No
c) The transboundary nature of the effects.	The transboundary impacts, beyond Piddle Valley Neighbourhood 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 Piddle Valley 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	No

	development.	
e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	The Piddle Valley occupies three parishes and a population of 1,225 people according to the 2011 census. The spatial extent of the Piddle Valley Neighbourhood Plan area and the magnitude of the population affected are not considered significant for the purposes of SEA.	No
f) The value and vulnerability of the area likely to be affected due to:  i) Special natural characteristics or cultural heritage	The Piddle Valley Neighbourhood Plan area and adjacent areas contain a number of environmental designations, reflecting its special natural characteristics and rich cultural heritage. These include landscape designations, such as the Dorset Area of Outstanding Natural Beauty, wildlife designations such as Cerne and Sydling Downs Special Protection Area, and designations which reflect the cultural and heritage value of the area, such as Listed Buildings, Conservation Areas and Scheduled Monuments. The Piddle Valley Neighbourhood Plan will conform with the Local Plan, which provides protection to these environmental characteristics, and may provide additional protection to ensure that they are not vulnerable to significant impacts from development. Furthermore, detailed site assessments were carried out to inform the site selection process for the Piddle Valley Neighbourhood Plan. This was to ensure that full consideration was given to the potential impacts of the proposals upon the natural environment through the development of the Piddle Valley Neighbourhood Plan (see Site Appraisal Report in Appendix B).	No
ii) Exceeded environmental quality standards or limit values	The Piddle Valley Neighbourhood Plan is unlikely to result in the exceedance of environmental quality standards, such as those relating to air, water and soil quality, due to the nature and scale of the development, and the likely environmental protection provided by the additional policy.	No
iii) Intensive land-use	The Piddle Valley Neighbourhood Plan is unlikely to bring forward development of an extent which would result in a significant intensification of local land use. Furthermore, the introduction of a development boundary is likely to concentrate development towards built up areas, reducing the	No



	potential for countryside areas to be changed to more intensive land use.	
g) The effects on areas or landscapes which have a recognised national, Community or international protection status.	<p>The environmental designations within and adjacent to the Piddle Valley include the Dorset Area of Outstanding Natural Beauty (AONB) landscape designation, wildlife designations including the Cerne and Sydling Downs Special Protection Area (SPA), which is a European Wildlife site, and local wildlife designations such as Sites of Nature Conservation Interest (SNCI). The plan area also includes designations which reflect the cultural and heritage value of the area such as Listed Buildings, Conservation Areas, and Scheduled Monuments.</p> <p>Policy ENV 1 of the West Dorset, Weymouth and Portland Local Plan prevents development which would cause unacceptable impacts upon the Dorset AONB. The Piddle Valley Neighbourhood Plan must be in conformity with the Local Plan, thus also preventing development which would adversely impact upon this landscape designation. The Piddle Valley Neighbourhood Plan may build upon policy ENV 1 of the Local Plan, and include policies which provide additional local protection to the Dorset AONB and the general landscape within the Piddle Valley Neighbourhood Plan area.</p> <p>Policy ENV 2 of the West Dorset, Weymouth and Portland Local Plan prevents development which would cause unacceptable impacts upon wildlife sites, including European sites such as the Cerne and Sydling Downs SPA, and local wildlife designations such as SNCI. The Piddle Valley Neighbourhood Plan may build upon policy ENV 2 of the Local Plan, and include policies which provide additional local protection to wildlife and habitats. The Piddle Valley Neighbourhood Plan does not allocate land for development within a designated wildlife site, and is likely to focus development towards the existing settlements rather than undeveloped countryside habitats.</p> <p>Policy ENV 4 of the West Dorset, Weymouth and Portland Local Plan prevents development which would cause unacceptable impacts upon designated heritage assets, such as Listed Buildings, Conservation Areas, and Scheduled</p>	No

	<p>Monuments. The Piddle Valley Neighbourhood Plan may build upon policy ENV 4 of the Local Plan, and include policies which provide additional local protection to heritage assets.</p> <p>Detailed site assessments were carried out to inform the site selection process for the Piddle Valley Neighbourhood Plan. This was to ensure that full consideration was given to the potential impacts of the proposals upon protected areas through the development of the Piddle Valley Neighbourhood Plan (see Site Appraisal Report in Appendix B).</p>	
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## 5. CONCLUSION

The SEA screening exercise explained in Chapter 4 concluded that the Piddle Valley Neighbourhood Plan is unlikely to have significant environmental impacts, largely due to the characteristics and local scale of the proposals, and the protection already provided in the West Dorset, Weymouth and Portland Local Plan parent document.

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. All parties agreed with the conclusion that the Piddle Valley Neighbourhood Plan is unlikely to have significant environmental effects (see Appendix A). Therefore, in conclusion, SEA is not required for the Piddle Valley Neighbourhood Plan.

This report provides the statement of reasons for the determination that SEA is not required as required by regulation 2(4) of the Neighbourhood Planning (General) (Amendment) Regulations 2015.

## APPENDIX A: CONSULTATION RESPONSES

Date: 09 April 2015



Oliver Rendle  
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**BY EMAIL ONLY**

Dear Oliver

**Piddle Valley Neighbourhood Plan Strategic Environmental Assessment (SEA) Screening Report**

Thank you for consulting Natural England on the SEA Screening Report for the Piddle Valley Neighbouring Plan. Your consultation were received on 2 April 2015.

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.

**Strategic Environmental Assessment not required**

It is our advice, on the basis of the material supplied with the consultation, that, in so far as statutory designated sites, landscapes and protected species are concerned, a SEA is not required for the Piddle Valley Neighbourhood Plan. We provide the reasons why we are of this view below.

We have checked our records and 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. Although within the Dorset Area of Outstanding Natural Beauty (AONB) the plan as submitted is unlikely to have an impact upon the purposes for which the AONB is designated. We are not aware of significant populations of protected species which it is likely to affect to an extent sufficient to require an SEA.

I can also confirm that the plan will not require a separate Habitats Regulation Assessment.

For any queries relating to the specific advice in this letter please contact John Stobart on 07825 844475. For any new consultations or issues, please contact [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

John Stobart  
Planning and Conservation Lead Advisor  
[john.stobart@naturalengland.org.uk](mailto:john.stobart@naturalengland.org.uk)  
07825 844475

Mr Oliver Rendle - Environmental  
Assessment Officer  
West Dorset District Council  
Planning Policy Division  
Stratton House High West Street  
Dorchester  
Dorset  
DT1 1UZ

**Our ref:** WX/2006/000265/SE-  
02/DS1-L01  
**Your ref:** Piddle SEA  
**Date:** 22 April 2015

Dear Mr Rendle

### **PIDDLE VALLEY SEA SCREENING OPINION**

Thank you for consulting the Environment Agency on the above mentioned Screening Opinion for the Piddle Valley Neighbourhood Plan.

We have no objections to the information submitted and are satisfied with the process and conclusions reached that SEA is not required for the plan.

We support the relevant information regarding the local flood risk and sewerage issues that are experienced in this area. Please note that as of 15 April 2015 that the Lead Local Flood Authority (LLFA) will be the lead for surface water and groundwater flooding matters in the planning process.

In addition to the information within the document we would highlight that the plan area also falls within a groundwater Source Protection Zone I (SPZ1). This is a zone of protection surrounding a nearby drinking water borehole, which is vulnerable to pollution. It therefore requires careful protection from contamination and therefore will need to be considered within the plan process. Further information on SPZs can be found at <http://www.environment-agency.gov.uk/homeandleisure/37833.aspx>

Please contact us if you have any queries.

Yours sincerely

**MR MICHAEL HOLM**  
**Planning Advisor - Sustainable Places**  
Direct dial 01258 483380  
Direct e-mail michael.holm@environment-agency.gov.uk

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From: Stuart, David [<mailto:David.Stuart@HistoricEngland.org.uk>]

Sent: 27 May 2015 12:22

To: Oliver Rendle

Cc: [jo@dorsetplanning.co.uk](mailto:jo@dorsetplanning.co.uk)

Subject: RE: Piddle Valley Neighbourhood Plan: SEA screening

Dear Oliver

Many thanks for getting back to me with further information on this exercise.

The attached report is very impressive as a succinct appraisal of the various sites which have been looked at for their housing potential in the Plan area. I appreciate that this has been prepared in response to our previous comments but in that it hopefully only captures in a single coherent document activities and outcomes which had actually taken place then little original "work" would have been involved. But it does illustrate the need for, and benefit to be derived from, the careful collation of evidence as the Plan preparation proceeds in order that evidence to substantiate proposals can be demonstrated at key stages in the process.

We are reassured by the involvement of your authority's conservation team in the appraisal of sites and that this exercise has resulted in the exclusion of those where major heritage constraints were identified. On the basis that those which remain with potential for heritage impact can successfully be developed without causing harm through limitations of scale together with design and mitigation measures I can

1

confirm that we now have no objection to the conclusion that an SEA will not be required.

The level and nature of evidence required to substantiate proposals should of course be relevant and appropriate to the specificity and detail of the proposals in question. While the evidence gathered is sufficient to demonstrate that those sites which remain can in principle accommodate the type of development ear-marked for them there is a need to display a more detailed understanding of the significance of relevant heritage assets than that contained in the Site Appraisal information in order to inform the levels of development and concept schemes which have been suggested.

This is a task for the Plan assuming that the need for an SEA has now been dismissed. If that additional detailed information has been captured as part of site evaluation activity it would be useful to give thought to how this can be used explicitly to guide the formulation of site allocation policies and provide briefing to would-be developers on what will need to be taken account of in the production of successful schemes. In advocating a particular concept scheme for a given site with associated development outputs it is somewhat incumbent on the Plan to be able to demonstrate that these are deliverable.

Hope this is all helpful

Best wishes

David

David Stuart | Historic Places Adviser South West  
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

Historic England | 29 Queen Square | Bristol | BS1 4ND

## APPENDIX B: SITE APPRAISAL REPORT



# Piddle Valley Neighbourhood Plan

## Site Appraisal information

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The following report outlines the site selection procedure as it worked for the Piddle Valley Neighbourhood Plan, from initial site appraisal through to more detailed investigation, that influenced the choice and wording of the pre-submission draft policies.

### Initial site investigation

#### Site selection

The initial sites investigated were sourced from sites put forward by landowners (either through the neighbourhood plan process or from the District Council's Strategic Housing Land Availability Assessment) and sites identified by the Housing Working Group from their walks around each village in 2014. These sites were presented to the community for their comments and feedback through the November / December 2014 village meetings (and also made available online). The main issues identified through consultation with the district council are included in Appendix A, and the community consultation is reported separately but summarised in the next section.

- **Alton Pancras** (AP): Seven sites were identified for initial assessment and community feedback.
- **Piddlehinton** (PH): Four sites were identified for initial assessment and community feedback. This included a slightly amended version of site PH-a proposed by the landowner on the basis of initial public support. Discussion was also held regarding the potential to extend the settlement boundary to the south to widen the area of search.
- **Piddletrenthide** (PT): Seven sites were identified for initial assessment and community feedback. An additional site (Land at West Cottage) was put forward as a result of that community event.
- **Plush** (P): Three sites were identified for initial assessment and community feedback. The group was aware that an additional site on land opposite Lower Farm, was being put promoted for planning (WD/D/14/001466: 6 low cost affordable market houses and 1 detached dwelling house with tea room) in an area proposed as an important green space – this site was not included given its advance planning stage.
- **White Lackington area** (WL): Six sites were identified for initial assessment and community feedback.

The following maps show the sites, and the major mapped environmental constraints in relation to the area.



### Alton Pancras and Plush

Potential sites selected for initial appraisal

Piddle Valley CP 



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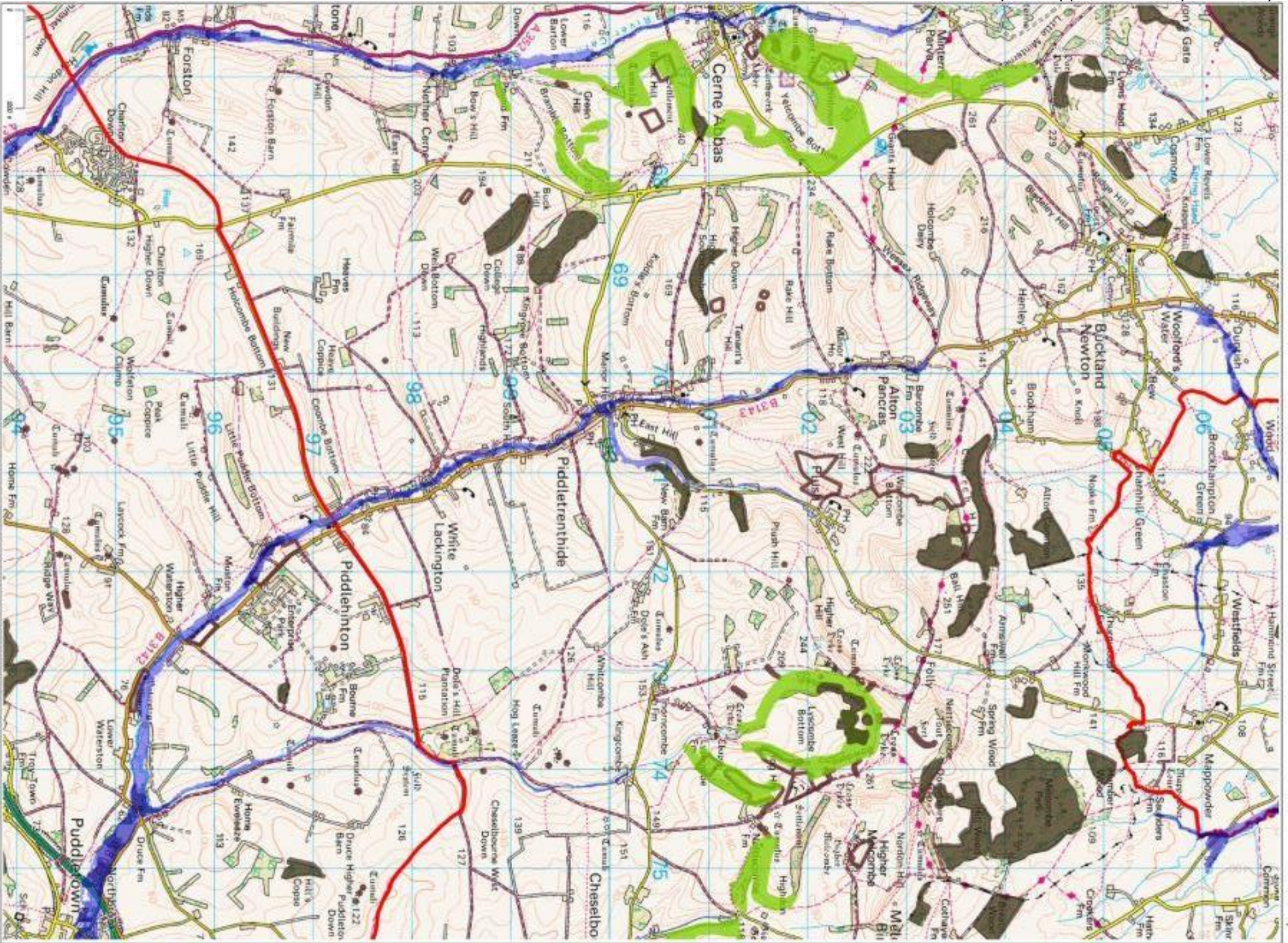
**Piddletrenthide**  
Potential sites selected for initial appraisal

Piddle Valley CP 



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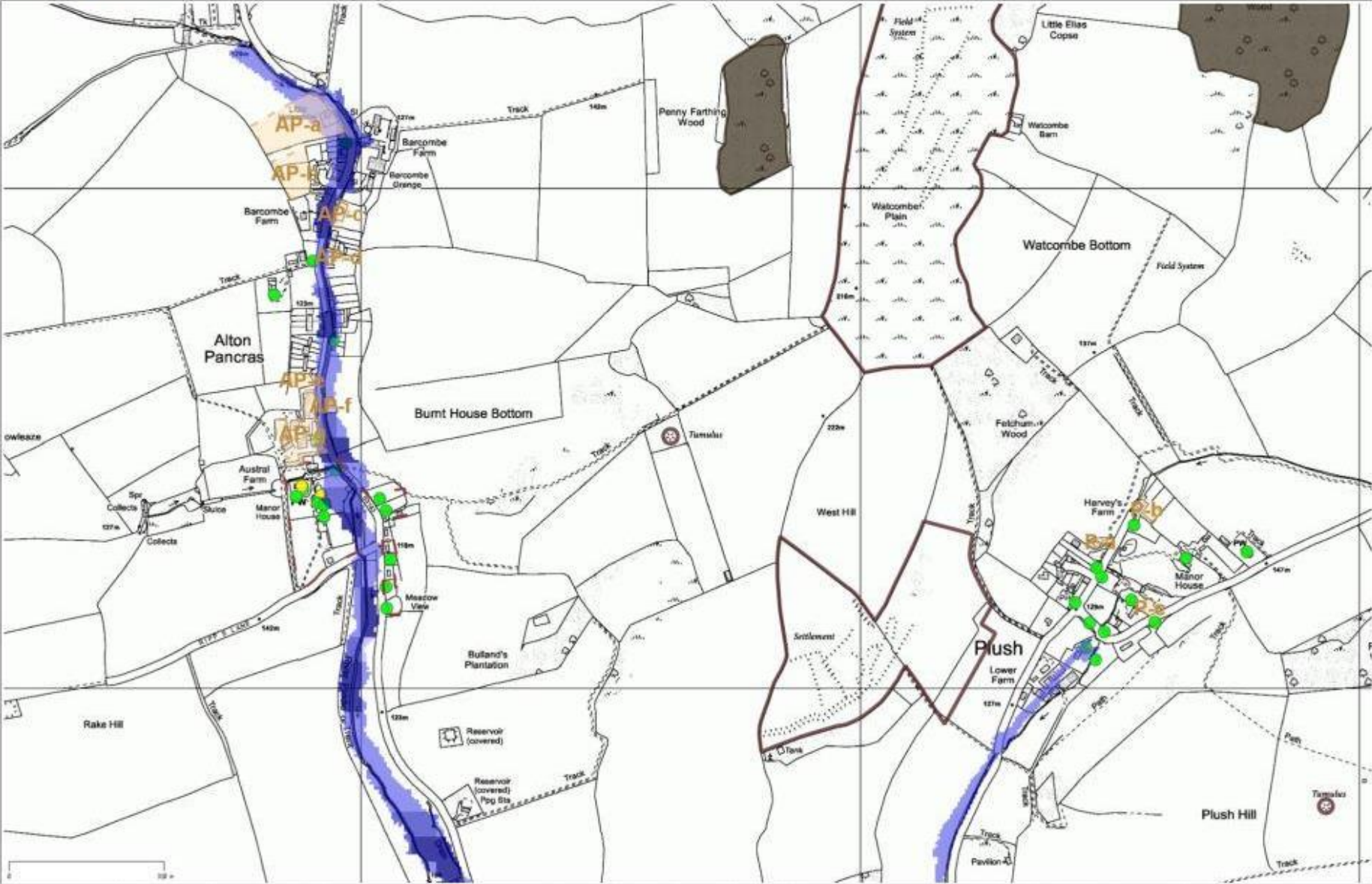






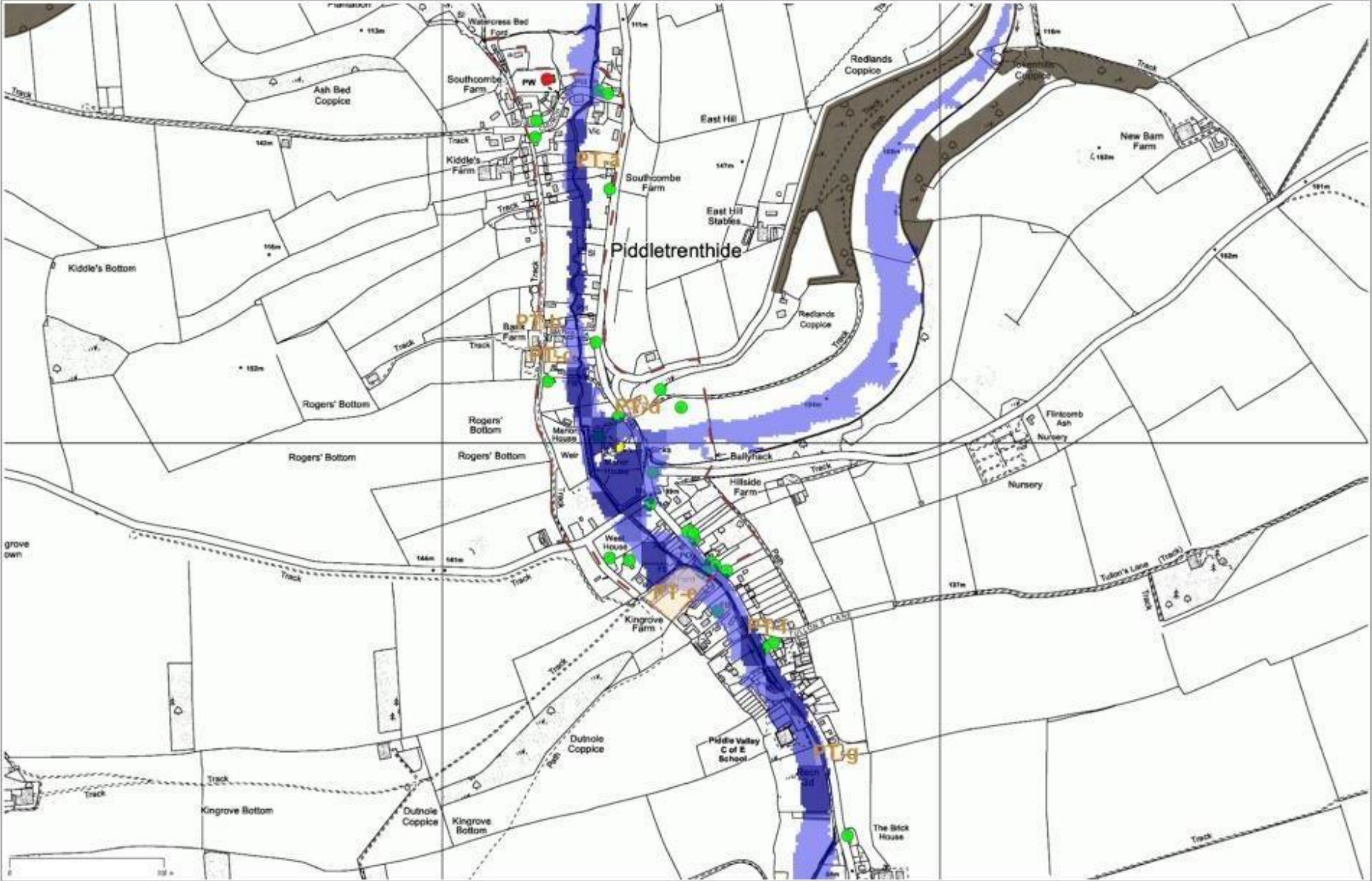
### Alton Pancras and Plush

Piddle Valley CP 



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Piddletrenthide

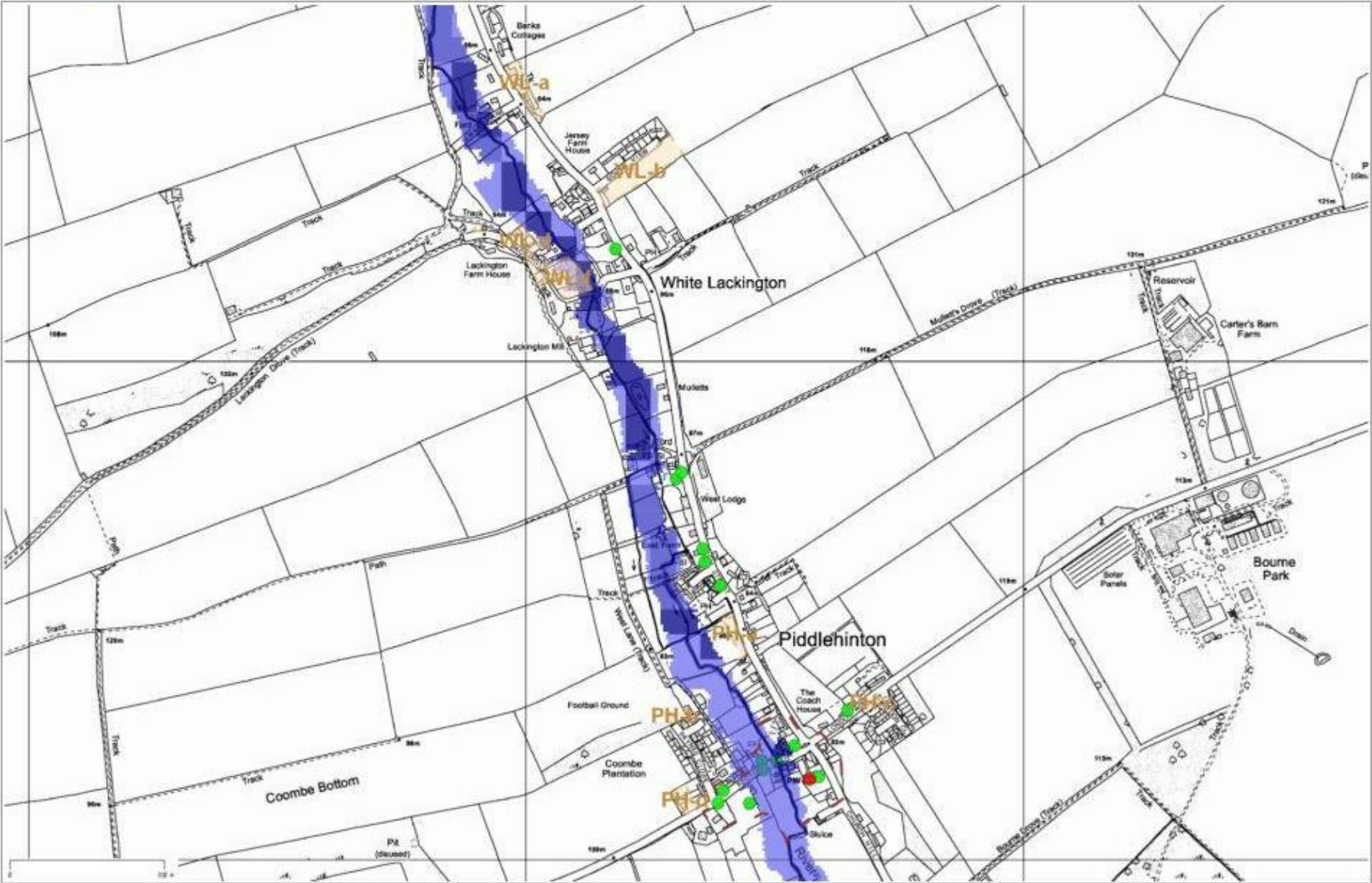


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### White Lackington, Piddlehinton








Piddle Valley CP 









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The following table summarises the site issues including the overall support and main constraints identified by the District Council in liaison with the County Council. More detail on the constraints is provided in Appendix A. The more detailed appraisal of the consultation is available separately.

Key	 No issues identified	 Potential constraints identified	 Major constraints identified likely to preclude development
	 No overall support	 Mixed public views	 Overall public support
			 Strong public support







Ref	Address	Size (ha)	Notes	Public support	Main constraints identified
AP-a	Little Holcombe, Alton Pancras	1.29ha	Landowner willing to give something back if there was some development value. Current permission WD/D/14/002826 to extend existing bungalow	No overall support (11 for, 21 against) – main concerns settlement character, traffic and flooding.	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> <li>– Heritage impact</li> </ul> No major constraints identified likely to preclude development
AP-b	Land to rear of Holcombe Mead, Alton Pancras	0.48ha	Landowner has offered the land to be used for up to 8 low cost homes and perhaps a village green.	No overall support (12 for, 20 against) – main concern settlement character	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Traffic access</li> </ul> No major constraints identified likely to preclude development
AP-c	Tennis Court, Barcombe Grange, Alton Pancras	0.15ha	Permission for new dwelling previously approved in 2003 1/N/03/001941	Overall support (17 for, 12 against) – main concern settlement character	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> <li>– Traffic access</li> <li>– TPO trees</li> </ul> No major constraints identified likely to preclude development
AP-d	Outbuilding at Higher Barton, Alton Pancras	0.03ha	Has permission for single storey extension 1/D/13/000940, but current owners are not intending progress it. Previous scheme to convert store into 2 cottages 1/E/05/000635 approved	Overall support (17 for, 11 against) – main concern settlement character	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> </ul> No major constraints identified likely to preclude development
AP-e	Land South of 1 Boldacre, Alton Pancras	0.13ha	Was owned by West Dorset District Council	Strong support (26 for, 6 against) – no major concerns	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> <li>– Traffic access</li> </ul> No major constraints identified likely to preclude development

Key	 No issues identified	 Potential constraints identified	 Major constraints identified likely to preclude development
	 No overall support	 Mixed public views	 Strong public support








Ref	Address	Size (ha)	Notes	Public support	Main constraints identified
AP-f	Crockers Barton, Austral Farm - east of B3143, Alton Pancras	0.07ha	Scheme 1/E/06/001255 previously refused on lack of information and potential flood, bat/owl and AONB impacts	Mixed support (17 for, 14 against) – main concern traffic	Major constraint identified likely to preclude development: – Flood risk Other potential / limiting constraints identified: – Landscape impact
AP-g	Farm Buildings at Austral Farm, Alton Pancras	0.87ha	Under new ownership	Overall support (19 for, 11 against) – main concern settlement character and business units	Potential / limiting constraints identified: – Flood risk – Heritage impact – Landscape impact No major constraints identified likely to preclude development
PH-a	Land west of 1 – 7 High Street, Piddlehinton	0.17ha including gap	Landowner proposed gifting the land between a house built at either end to the village as community open space. Included in SHLAA as site with development potential WD/PIWL/002	No overall support (only 28% in favour in first survey, 3 for, 27 against in second) – main concern traffic	Potential / limiting constraints identified: – Landscape impact No major constraints identified likely to preclude development
PH -b	Land to north of Paynes Close, Piddlehinton	0.09ha		No overall support (only 25% in favour in first survey, 1 for, 30 against in second) – main concerns flooding and traffic	Major constraint identified likely to preclude development: – Landscape impact Other potential / limiting constraints identified: – Flood risk
PH -c	Land opposite Poppy Bank, London Row, Piddlehinton	0.07ha	Previous submitted for SHLAA: included as site with development potential WD/PIWL/001	No overall support (only 34% in favour in first survey, 9 for, 21 against in second) – main concern traffic	Potential / limiting constraints identified: – Landscape impact No major constraints identified likely to preclude development

Key		No issues identified		Potential constraints identified		Major constraints identified likely to preclude development	
		No overall support		Mixed public views		Overall public support	








Ref	Address	Size (ha)	Notes	Public support	Main constraints identified
PH -d	Land to rear of 1-4 Paynes Close, Piddlehinton	0.18ha	Partly in Magna HA ownership	Mixed support (60% in favour in first survey, 13 for, 17 against in second) – no common concerns	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Landscape impact</li> </ul> No major constraints identified likely to preclude development
PT-a	Land south of the Old Vicarage, Piddletrenthide	0.20ha		Mixed support (16 for, 14 against) – main concern traffic	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> <li>– Heritage impact</li> <li>– Landscape impact</li> </ul> No major constraints identified likely to preclude development
PT -b	Land west of Malthouse Cottage, off Kiddles Lane, Piddletrenthide	0.06ha	Previously excluded SHLAA site (ref WD/PIDD/002) due to unacceptable highway and landscape impact	Overall support (16 for, 12 against) – main concern traffic	Major constraint identified likely to preclude development: <ul style="list-style-type: none"> <li>– Traffic access</li> <li>– Landscape impact</li> </ul> Other potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Heritage impact</li> </ul>
PT -c	Paddock / small field south of Vidine, off Kiddles Lane, Piddletrenthide	0.07ha		Overall support (17 for, 10 against) – main concern traffic	Major constraint identified likely to preclude development: <ul style="list-style-type: none"> <li>– Traffic access</li> <li>– Heritage impact</li> </ul> Other potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> <li>– Landscape impact</li> </ul>
PT-d	Land opposite / east of the Lodge, Piddletrenthide	0.14ha		No overall support (12 for, 14 against) – main concerns traffic and views	Major constraint identified likely to preclude development: <ul style="list-style-type: none"> <li>– Heritage impact</li> </ul> Other potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Landscape impact</li> </ul>

Key	 No issues identified	 Potential constraints identified	 Major constraints identified likely to preclude development
	 No overall support	 Mixed public views	 Strong public support

Ref	Address	Size (ha)	Notes	Public support	Main constraints identified
PT -e	Land at Kingrove Farm, Piddletrenthide	0.70ha	SHLAA site with development potential WD/PIWL/003 (area within flood risk zone excluded)	Strong support (20 for, 11 against) – main concern flooding	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> <li>– Traffic access</li> <li>– Heritage impact</li> </ul> No major constraints identified likely to preclude development
PT -f	Small plot north of Tullon's Lane, Piddletrenthide	0.30ha		Strong support (19 for, 7 against) – main concern site size	Major constraint identified likely to preclude development: <ul style="list-style-type: none"> <li>– Traffic access</li> </ul> Other potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> </ul>
PT -g	Land adjoining Wesley House, Piddletrenthide	0.06ha		Strong support (24 for, 2 against) – no concerns noted	No constraints identified
P-a	Land adjacent to Prisoners Cottage, Plush	0.08ha		Strong support (8 for, 2 against) – main concern traffic and flooding	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> </ul> No major constraints identified likely to preclude development
P -b	Land north of Harvey's Farm, Plush	0.15ha		Strong support (9 for, 1 against) – main concern traffic and flooding	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Flood risk</li> <li>– Heritage impact</li> <li>– Landscape impact</li> </ul> No major constraints identified likely to preclude development
P -c	Land to rear of Butts Cottage, Plush	0.09ha		Strong support (8 for, 2 against) – main concern proximity to neighbours	Potential / limiting constraints identified: <ul style="list-style-type: none"> <li>– Heritage impact</li> </ul> No major constraints identified likely to preclude development

Key		No issues identified		Potential constraints identified		Major constraints identified likely to preclude development	
		No overall support		Mixed public views		Overall public support	

Ref	Address	Size (ha)	Notes	Public support	Main constraints identified
WL-a	Land south of Banks Cottages, White Lackington	0.03ha		Overall support (5 for, 2 against) – main concern traffic	Major constraint identified likely to preclude development: – Traffic access Other potential / limiting constraints identified: – Landscape impact
WL -b	Land adjacent to South View, White Lackington	0.8ha	Housing previously refused on part of site Land in two different ownerships	No overall support (3 for, 4 against) – main concern traffic	Potential / limiting constraints identified: – Flood risk – Traffic access – Landscape impact No major constraints identified likely to preclude development
WL -c	Land north of Lackington Farm House, White Lackington	0.02ha		No overall support (1 for, 6 against) – main concern traffic	Major constraint identified likely to preclude development: – Traffic access Other potential / limiting constraints identified: – Landscape impact
WL-d	Land east of Riverway, White Lackington	0.20ha	Permission to convert farm buildings to dwelling 1/D/09/000252 previously refused on countryside policy grounds and at appeal	No overall support (3 for, 6 against) – main concern traffic	Major constraint identified likely to preclude development: – Traffic access Other potential / limiting constraints identified: – Flood risk – Landscape impact
WL -e	Land north of Mill Bank Cottage, White Lackington	0.11ha		No overall support (1 for, 7 against) – main concern traffic	Major constraint identified likely to preclude development: – Traffic access No other potential / limiting constraints identified

Key		No issues identified		Potential constraints identified		Major constraints identified likely to preclude development	
		No overall support		Mixed public views		Overall public support	

Ref	Address	Size (ha)	Notes	Public support	Main constraints identified
WL -f	Land south of Burdens Cottage, White Lackington	0.5oha		Mixed support (4 for, 4 against) – main concerns traffic and flooding	Major constraint identified likely to preclude development: – Traffic access Other potential / limiting constraints identified: – Flood risk – Landscape impact

### Initial site investigation - conclusions

The initial site investigation highlighted that almost all of the sites were subject to a degree of constraint, though with careful design and landscaping it may be possible for development to take place on at least half of the sites. The working group also became aware of the change in Government policy which would mean that small sites would no longer deliver affordable housing if allocated for housing development in their neighbourhood plan. As such the focus shifted towards identifying larger sites, as possible rural exception sites, whilst allowing limited infilling within the settlement boundary if proposals could address the various concerns raised in relation to the smaller sites (but not to rely on these unduly as contributing to the housing land supply).




The next focus of site investigation was therefore on the larger sites (which were greater than 0.2ha, as having the potential for 6 or more homes at 30dph and therefore likely to be viable to deliver affordable housing). The following sites fell into this category for consideration from the initial appraisal

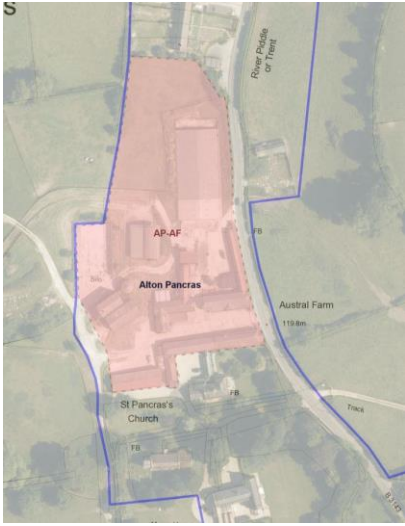
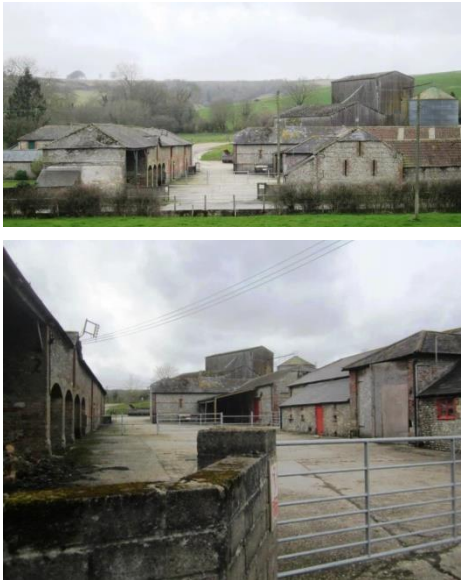
–	AP-a	Little Holcombe	]	Included – combined into a single site
–	AP-b	r/o Holcombe Mead		
–	AP-g	Farm Buildings at Austral Farm		Included – possibly under policy for re-use of redundant farm buildings
–	PT-e	Land at Kingrove Farm		Included
–	WL-b	Land adjacent to South View, White Lackington		Included
–	WL-d	Land east of Riverway		Rejected
–	WL-f	Land south of Burdens Cottage		Rejected

The two northern sites in Alton Pancras (AP-a and AP-b) were combined given the flood risk area limiting the developable area of the land at Little Holcombe, and that this land was needed in part to access the proposed affordable housing to the rear of Holcombe Mead. The two sites at White Lackington (WL-d and WL-f) were removed due to the major constraints identified in the initial appraisal. A further site was brought to the attention of the group – land at West Cottage in Piddletrentide, and due to its size included in the next stage for further consideration.

A more detailed assessment of the selected larger sites was carried out, including combined site visits with representatives from the Conservation Team (WDDC) and Highways (DCC) to Land at Kingrove Farm, land adjacent to South View, White Lackington and land at West Cottage in Piddletrentide.

## Detailed site assessment – larger sites

<b>Land north and west of Holcombe Mead, Alton Pancras</b>			
 <p>Concept scheme</p>			
			
		<b>Developable area (ha)</b>	1.2ha
		<b>Current Land Use</b>	Agricultural fields
		<b>Estimated potential</b>	Up to 16 units (new build) plus open space provision (in flood risk zone) Approximate density 13dph
<b>Ownership / Availability</b>	Site submitted by landowners		
<b>Additional notes / overview</b>		Landscape sensitive site therefore scale of development should be limited and landscape mitigation will be required to north side. Access can be located closer to Holcombe to allow setting of Box Cottage to be protected. Avoid development in flood risk area.	
<b>Constraints</b>	<b>Notes / Mitigation</b>	<b>Constraints</b>	<b>Notes / Mitigation</b>
<b>Ground condition</b>	Gently rising to west. No recorded land contamination	<b>Biodiversity interest</b>	None recorded. Due to site size full biodiversity appraisal will be required at planning application stage
<b>Flood Risk</b>	Part of site within 50m of the road within potential flood risk area. Full flood risk assessment required - no vulnerable uses to be built in area at risk from flooding.	<b>Landscape impact</b>	Modest development likely to be acceptable - though some strategic planting to the north will be necessary mitigation, along with hedgerow replanting and maintenance generally around the site.
<b>Access</b>	New highway access onto B3143 could be made to north of Box Cottage	<b>Heritage impact</b>	Setting of Box Cottage (Grade II) at site entrance – however no building proposed due to flood risk area.

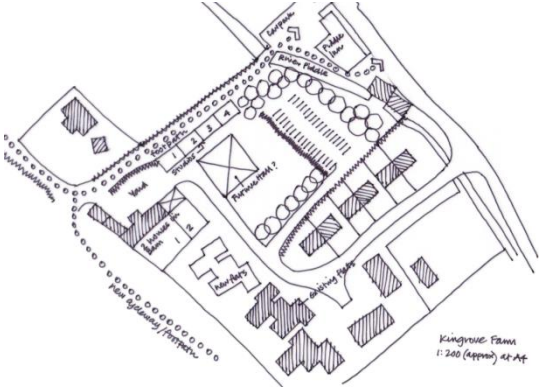


<b>Land at Austral Farm, Alton Pancras</b>				
 <p>Aerial view</p>				<b>Developable area (ha)</b> 1.2ha
				<b>Current Land Use</b> Agricultural farm buildings and adjoining field
				<b>Estimated potential</b> Up to 16 units (re-use and new build) Approximate density 13dph
				<b>Ownership / Availability</b> Site in new ownership - identified by Neighbourhood Plan group
				<b>Additional notes / overview</b> Historically sensitive site, scale of development would need to be moderated and sensitively designed. Heritage-led approach suggested.
<b>Constraints</b>	<b>Notes / Mitigation</b>	<b>Constraints</b>	<b>Notes / Mitigation</b>	
<b>Ground condition</b>	Gently rising to west. No recorded land contamination.	<b>Biodiversity interest</b>	None recorded. Potential for bats in existing buildings. Due to site size and existing buildings a full biodiversity appraisal will be required at planning application stage	
<b>Flood Risk</b>	Eastern edge within potential flood risk area. Full flood risk assessment required - no vulnerable uses to be built in area at risk from flooding.	<b>Landscape impact</b>	Potentially strong AONB concerns depending on the scale of development in this location.	
<b>Access</b>	Two existing points of access from the farm complex onto B3143 provide suitable points of access.	<b>Heritage impact</b>	Existing historic farm buildings are an impressive, unlisted model farm (date stone of 1861 above waggon stores) that adjoins the conservation area and potentially affects the setting of three listed buildings (Grade II* parish church, Grade II* Manor House & Grade II Austral Farmhouse).	

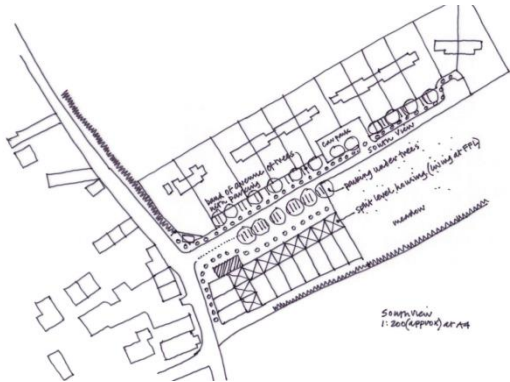



**Land to rear of West Cottage, off Cerne Hill, Piddletrenthide**

 <p>Concept scheme</p>		<p><b>Developable area (ha)</b> 0.6ha</p> <p><b>Current Land Use</b> Residential curtilage (paddock).</p> <p><b>Estimated potential</b> Up to 8 units Approximate density 13dph</p> <p><b>Ownership / Availability</b> Site submitted by landowner.</p> <p><b>Additional notes / overview</b> Access and pedestrian safety key issue – will be dependent on provision of safe alternative route. Changes to access arrangement may impact on character of Conservation area (West Cottage is Key Unlisted Building) therefore access solution and design will be critical .</p>	
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<b>Constraints</b>	<b>Notes / Mitigation</b>	<b>Constraints</b>	<b>Notes / Mitigation</b>
<b>Ground condition</b>	Gently rising to west. No recorded land contamination	<b>Biodiversity interest</b>	None recorded.
<b>Flood Risk</b>	Eastern edge of site to front of West Cottage within flood risk area. Full flood risk assessment required - no vulnerable uses to be built in area at risk from flooding.	<b>Landscape impact</b>	Site is reasonable well contained by hedgerows and trees along the site boundaries.
<b>Access</b>	Existing vehicular Cerne Lane unsuitable. It should be possible to access the site through the overgrown hedge embankment west of the current access point, and improve visibility by replanting the hedge back from the road (possibly by about 3m). pedestrian access into village also major concern re safety.	<b>Heritage impact</b>	West Cottage is locally listed as "an early C19 small country house" The Conservation Area appraisal also notes the importance of the setting of such "larger, polite (clearly designed) houses set in landscaped grounds". Any development would need to respect West Cottage and the rural character of this part of the Conservation Area.

<b>Kingrove Farm, Piddletrethide</b>			
 <p>Concept scheme</p>			
			
		<b>Developable area (ha)</b>	0.3ha
		<b>Current Land Use</b>	Farm buildings and paddock.
<b>Estimated potential</b>		Up to 6 units (new build) + 2 conversions Approximate density 22dph	
<b>Ownership / Availability</b>		Site submitted by landowner, although potential access in separate ownership.	
<b>Additional notes / overview</b>		Potential for housing on land outside flood zone. Access possible but noted that there is significant on-street parking along access road – solution that would provide alternative parking for existing residents should be explored. Community hall parking would normally require minimum of 20 spaces	
<b>Constraints</b>	<b>Notes / Mitigation</b>	<b>Constraints</b>	<b>Notes / Mitigation</b>
Ground condition	Gently rising to south west. No recorded land contamination	Biodiversity interest	None recorded. Due to site size and presence of farm buildings with potential roosts, full biodiversity appraisal will be required at planning application stage
Flood Risk	Approximately half of the site is within flood risk area. Full flood risk assessment required - no vulnerable uses to be built in area at risk from flooding.	Landscape impact	Low lying and visually reads as part of the built-up form of the linear village. Retain and extend SW boundary planting to reinforce defined edge.
Access	Existing vehicular Cerne Lane not suitable for significant additional traffic. Vehicular access can be made via Wightman's Close to the east – subject to ransom strip. Additional pedestrian access to village via a footbridge across the Piddle to B3143.	Heritage impact	The aisled barn, SW boundary building and other buildings attached to the barn on the NE side are undesignated heritage assets and should be retained. Design will need to respect the setting of these heritage assets and nearby Listed Buildings (Bakers Row to NE, and West House and The Granary to NW).

<b>Land adjacent to South View, White Lackington</b>			
 <p>Concept scheme</p>		<b>Developable area (ha)</b> 0.4ha	<b>Current Land Use</b> Agricultural land.
		<b>Estimated potential</b> Up to 10 units (new build) Approximate density 25dph	<b>Ownership / Availability</b> Inclusion of site area nearer to B3143 involves 2 landowners
		<b>Additional notes / overview</b> Limited potential for housing, primarily with the more level area close to the main road. Site size reduced.	
<b>Constraints</b>	<b>Notes / Mitigation</b>	<b>Constraints</b>	<b>Notes / Mitigation</b>
<b>Ground condition</b>	Rising to south east as part of valley (road runs along bottom). No recorded land contamination	<b>Biodiversity interest</b>	None recorded.
<b>Flood Risk</b>	Surface water flow path indicated along South View. May require further consideration.	<b>Landscape impact</b>	Concerns that development in this location would add further modern housing to an outlying area, and the site's topography may require substantial engineering, retaining walls, etc
<b>Access</b>	High levels of on-street parking and lack of adequate turning head - the road would need to be widened for the length of development.	<b>Heritage impact</b>	No heritage concerns noted.

## Detailed site investigation - conclusions

The detailed site investigation highlighted that it should be possible to address the potential constraints through a number of measures, such as limiting the site size, including detailed requirements on design and access. In a number of cases it was clear that further studies would be required before consent could be granted, and therefore this was made clear in the policy text.

The landowner for the south-western part of the site at Holcombe Mead subsequently withdrew his site, and as such the scope for delivering affordable housing on the remaining site area was reduced. The working group considered that this was no longer likely to deliver sufficient affordable housing to retain in its own right.

The potential option of further reducing the number of large sites due to the constraints (that to some degree affect all available sites) was not considered to be a realistic option. This was because doing so would seriously undermine the potential to bring forward affordable housing in light of the change in Government policy and lack of landowner interest in delivering 100% affordable housing exception sites. It was noted that, given the sites were to be treated as identified rural exception sites, they would only come forward where they were necessary to deliver affordable housing for which a local need was established.

It would also be made clear in the policy that

Any development within the settlement boundaries will need to be in accordance with all other policies in this Neighbourhood Plan and relevant policies in the adopted Local Plan, in particular:

- the protection of important local green spaces and significant views
- the avoidance of visually prominent development extending up the valley sides
- the protection of important wildlife habitats and corridors
- the protection of important sites or features of historic importance, including their setting
- the avoidance of areas subject to flooding or sewerage problems, or where development would increase such risks to other properties
- the provision of safe access by car and sufficient off-road parking
- the existence or practicality of pedestrian access routes to the facilities in that settlement
- the protection of residential amenity
- the sympathetic design in keeping with the character of that settlement

## Appendix A: summary of district council coordinated feedback from initial site investigation stage

The following table summarise the main issues identified

Key  No issues identified  Potential constraints identified  Major constraints identified likely to preclude development

Ref	Flooding	Traffic	Heritage	Landscape
AP-a	Part of site within 50m of the road within potential flood risk area	No traffic issues identified	Setting of Box Cottage (Grade II)	AONB – development possible
AP-b	No flood risk identified on-site	Would require access through adjoining land to north	No heritage issues identified	AONB – development possible
AP-c	Part of site within 40m of the road within potential flood risk area	Would require an additional crossing over the Piddle / Trent or access via Barcombe Grange	No heritage issues identified	AONB – development possible. TPO tree on east boundary and TPO tree group on southern boundary.
AP-d	Identified as potentially susceptible to surface water flooding	No traffic issues identified	No heritage issues identified	AONB – development possible
AP-e	Limited area (frontage with the B3143) is within potential flood risk area	Would require new access onto B3143	No heritage issues identified	AONB – development possible
AP-f	Wholly within flood risk area	No traffic issues identified	No heritage issues identified	AONB – development possible, but notably outside of the pattern of development
AP-g	Partially within potential flood risk area along its eastern boundary, and in SE corner	No traffic issues identified	Archaeological potential. Austral Farm House (Grade II) within site. Setting of St Pancras Church (Grade II*) to the south.	AONB – concerns about scale and impact
PH-a	No flood risk identified on-site	No traffic issues identified	No heritage issues identified	AONB – development possible, but potentially quite visible so high quality design required
PH-b	Potential for ground water flooding and risks associated with the migration of surface water to the north.	No comments received	No heritage issues identified	AONB – not supported - peripheral to the settlement and would extend further into the countryside TPO tree on western boundary

Ref	Flooding	Traffic	Heritage	Landscape
PH -c	No flood risk identified on-site	No traffic issues identified	No heritage issues identified	Concern that loss of trees would harm local character – need to retain substantial area of vegetation
PH-d	No flood risk identified on-site	No comments received	No heritage issues identified	The site is quite elevated, but is surrounded by existing development. TPO tree on western boundary
PT-a	Western section of the site close to river within potential flood risk area	No traffic issues identified	Potential impact on setting of Southcombe Farm Grade II Listed and Old Vicarage (important local building)	AONB – development possible. TPO trees on periphery.
PT -b	No flood risk identified on-site	Likely to be rejected on highway grounds.	On edge of Conservation Area - likely to be detrimental due to harmful coalescence of the Church area	AONB concern – rural character separate from existing development, unacceptable landscape impact.
PT -c	Eastern section close to river within potential flood risk area	Likely to be rejected on highway grounds.	Potential substantial impact on the rural setting of Kingsmead (Grade II) to south	AONB concern – improving access to the plot could produce some localised adverse effects
PT-d	No flood risk identified on-site	No traffic issues identified	Highly likely to cause harm to the potential impact on setting of Manor House (II*) and Lodge and associated dovecote / gazebo to east.	AONB concern – outside the pattern of development.
PT -e	Flood risk area identified covering substantial area to north east, including existing buildings.	Access possible via Wightman's Orchard (subject to landownership)	The aisled barn, SW boundary building and other buildings attached to the barn on the NE side are undesignated heritage assets. Also potential impact on Listed cottages to NE - Bakers Row, and to NW - West House and The Granary (all Grade II).	AONB – development possible
PT -f	Possible surface water flood risk	Likely to be rejected on highway	No heritage issues identified	AONB – development possible

Ref	Flooding	Traffic	Heritage	Landscape
	identified in the lower part of site (associated with fluvial flood events)	safety grounds: narrow width of the lane and junction with the B3143 (visibility to the south is sub-standard and inadequate)		
PT -g	No flood risk identified on-site	No traffic issues identified	No heritage issues identified	AONB – development possible
P-a	Potential for surface water flooding identified at site entrance but building areas likely to be outside flood risk	No traffic issues identified	No heritage issues identified	AONB – peripheral but has some development possible
P -b	Potential for surface water flooding identified along the frontage to the north and west of the site, including existing buildings	No traffic issues identified	Potential impact on Harvey's Farmhouse Listed Grade II. Plush Manor House (to south east) Listed Grade II	AONB – concerns regarding the peripheral nature of development. TPO areas of land to north, south and west
P -c	No comments received	No comments received	Potential impact on setting of Butts Cottage Grade II Listed, and opposite Four Corners Grade II Listed	No comments received
WL-a	No flood risk identified on-site	Access on to B3143 is currently difficult due to horizontal and vertical alignments. Embankment restricts visibility to north and south.	No heritage issues identified	AONB - concerns over elevated nature of site (although similarly elevated properties to the north noted)
WL -b	No flood risk identified on-site, although surface water flows noted along South View	South View width is inadequate and sub-standard	No heritage issues identified	AONB - concerns over outlying nature of development and sloping nature of site
WL -c	No flood risk identified on-site	Access via narrow single track lane, with poor visibility at junction with B3143	No heritage issues identified	AONB - development here would be relatively elevated and result in inappropriate visual impact
WL-d	Potential for flooding identified at eastern side but building areas likely to be outside flood risk	Access via narrow single track lane, with poor visibility at junction with B3143	No heritage issues identified	AONB – concerns in terms of outlying location, potentially requiring significant ground works
WL -e	No flood risk identified on-site	Access via narrow single track lane, with poor visibility at junction with	No heritage issues identified	AONB – development possible

Ref	Flooding	Traffic	Heritage	Landscape
		B3143		
WL -f	Eastern section close to river subject to potential flood risk, remainder may be susceptible to surface water flooding	Access via narrow single track lane, with poor visibility at junction with B3143	No heritage issues identified	AONB – concerns in terms of harm to area of relatively undeveloped character