

# Iwerne Minster Neighbourhood Plan

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Strategic Environmental Assessment  
Pre-submission Draft Plan  
Environmental Report

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Prepared by: Dorset Planning Consultant Ltd, on behalf of Iwerne Minster Parish Council

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## Non-Technical Summary

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

The assessment has been undertaken to comply with the SEA Regulations. It is subject to consultation with the Environment Agency, Natural England and Historic England, the public and any other interested parties. It considers the likely effects of the plan on the environment, and its evaluation includes an assessment of reasonable alternatives. It also considers appropriate mitigation and monitoring measures.

As a first step, various plans and programmes were reviewed and information collected on the environmental characteristics of the Neighbourhood Plan Area. The review included an appraisal of the National Planning Policy Framework, the adopted North Dorset Local Plan, and key documents that informed the scope of the Local Plan's own sustainability appraisal. The views of the Environment Agency, Natural England and Historic England were also sought on the proposed scope of the SEA.

The key environmental issues that may be relevant for the SEA were identified as:

- Potential impact on the Cranborne Chase and West Wiltshire Downs AONB and on local landscape character in general
- Potential impact on the area's heritage assets, most notably the Conservation Area and Listed Buildings
- Potential impact on protected species and locally important wildlife habitats
- Potential flood risk to new or existing development as a result of siting within a flood risk area or increased run-off
- Potential loss of productive farmland or minerals resources
- Potential impact on health and wellbeing, in terms of opportunities for housing and employment, and access to services, in a manner that is safe and available to all

These issues formed the development of objectives used to assess the likely environmental impact of the emerging plan.

The main focus of the assessment has been on the proposed site allocations. This has been supported by expert / technical input from a range of organisations (North Dorset District Council, Dorset County Council, the AONB Partnership and Wessex Water), together with commissioned report on ecology covering most of the preferred sites.

This analysis indicates that the general policies should provide mainly positive benefits. Although there may be some harm from the site-specific development proposals, particular in regard to landscape, this has been moderated through the requirement for appropriate mitigation, and securing schemes that provide a sensitive transition between village and countryside. Specific recommendations have been made in relation to three policies:

- **Policy 3.1 Trout Farm:** include reference to requirement for odour impact and flood risk assessments as pre-requisites to demonstrate that development can take place without risk to health, and that any necessary mitigation measures are secured.
- **Policy 3.8 Woodlynch Fruit Farm:** include reference to retention of mature trees along the western edge, and that the design and layout will need to be accompanied by a heritage

impact assessment and biodiversity mitigation assessment and include any necessary mitigation these identify. In order to reduce impact on productive farmland, the development area should be restricted (based on current density levels this could be to no more than 0.1ha)

- **Policy 3.9 Brookman's Farm Bungalow:** include reference to minimising the loss of the hedgerow and providing suitable mitigation to compensate for the loss, as assessed through a biodiversity mitigation assessment. The design and layout should include a suitable landscaping scheme to minimise the impact on the AONB and allow glimpsed views of the church tower from public rights of way to the east.

The cumulative impact on soils - in terms of the loss of productive farmland (given that the village is generally surrounded by higher grade agricultural land) - is also a potential concern. The total area of farmland that may be lost to development is in the region of 2.5ha, although this would reduce to around 1.2ha if the site area in relation to Woodlynch Fruit Farm was moderated, as suggested above. The absence of alternative site options that are not in agricultural use however means that this cumulative impact cannot be avoided if the housing need is to be met.

The significant effects of plans should be monitored. The main significant impacts identified are in relation to the delivery of housing and affordable housing, landscape, flood risk and cumulative loss of productive farmland, although the latter two may be reduced with amendments to the policy wording. In regard to these, the existing monitoring arrangements set out in the adopted Local Plan include:

- Overall provision of new dwellings
- Number of affordable homes approved per annum
- Number of planning applications approved annually contrary to Environment Agency advice
- Number of planning applications approved against AONB Management Board advice
- Loss of agricultural land and buildings to other use per annum

It is suggested that two additional indicators are measured

- Number of planning applications approved annually contrary to Flood Risk Management Team advice
- Monitoring of fixed point photography of the village edge (particularly from the higher ground to the south and east), to enable the impact of development to be assessed. Two potential locations (the two viewpoints F and G. highlighted in the Village Design Statement, see Appendix 2) are suggested.

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



## 1. Introduction

- 1.1 The Localism Act 2011 has given local communities the ability to produce neighbourhood development plans setting out planning policies for their area.
- 1.2 All such plans are required to have appropriate regard to national policy, be in general conformity with the strategic policies in the development plan for the local area, contribute to the achievement of sustainable development and be compatible with EU obligations.
- 1.3 The Neighbourhood Planning (General) Regulations 2012, which were updated in January 2015, make clear that an environmental report should be prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 unless the need for such an environmental assessment has been screened out because it is clear that it is unlikely to have significant environmental effects (and a statement of reasons for this determination should then be prepared).
- 1.4 Following discussion with North Dorset District Council in November / December 2016 on the necessity for a screening opinion (given that work had commenced on the SEA), the District Council advised that they would issue and consult on a formal SEA determination notice. This has not yet been done, but it is hoped that a screening determination can be made in light of the plan as now drafted.
- 1.5 This document forms the environmental report of the pre-submission draft of the Iwerne Minster Neighbourhood Plan. This environmental report has been prepared by Jo Witherden BSc(Hons) DipTP DipUD MRTPI of Dorset Planning Consultant Ltd, on behalf of Iwerne Minster Parish Council. The Parish Council is the qualifying body authorised to act in preparing a neighbourhood development plan in relation to the parish of Iwerne Minster.

## 2. Iwerne Minster Neighbourhood Plan – the story so far

- 2.1 The Local Plan for North Dorset was adopted in January 2016 (and its review has now commenced). The Local Plan's spatial strategy (Policy 2) identifies Stalbridge and eighteen larger villages (including Iwerne Minster) as the focus for growth to meet the local needs outside of the four main towns. In these locations the focus will be on meeting local (rather than strategic) needs. The Local Plan makes clear that local communities can review settlement boundaries and allocate sites through their neighbourhood plans.
- 2.2 Although there are no specific targets for Iwerne Minster, Policy 6: Housing Distribution refers to the provision of at least 825 dwellings in the countryside (including Stalbridge and the villages) during the period 2011 – 2031. The latest needs evidence for the housing market area includes a higher housing requirement for the district, which suggests that this target may well be increased through the review. The Local Plan identifies that there is a significant surplus of employment land available in the rural area, but Policy 11: The Economy makes clear that economic development in the countryside (including villages such as Iwerne Minster) may be supported by enabling rural communities to plan meet their own local needs, particularly through neighbourhood planning.
- 2.3 The plan period is proposed to align with the adopted Local Plan (ie to 2031).

### Deciding the Neighbourhood Plan area and scope

- 2.4 The neighbourhood plan area was agreed by North Dorset District Council on 22 June 2016. Work on the draft plan has progressed with various pieces of research being undertaken, including the completion and analysis of a household questionnaire and a review of the policies contained in the relatively recently adopted Village Design Statement (as supplementary guidance to the Local Plan).

**Map 1 – Neighbourhood Plan Area**



- 2.5 A possible vision and objectives were presented to the local community following the results of the initial household survey:

**Table 1: Vision and Objectives**

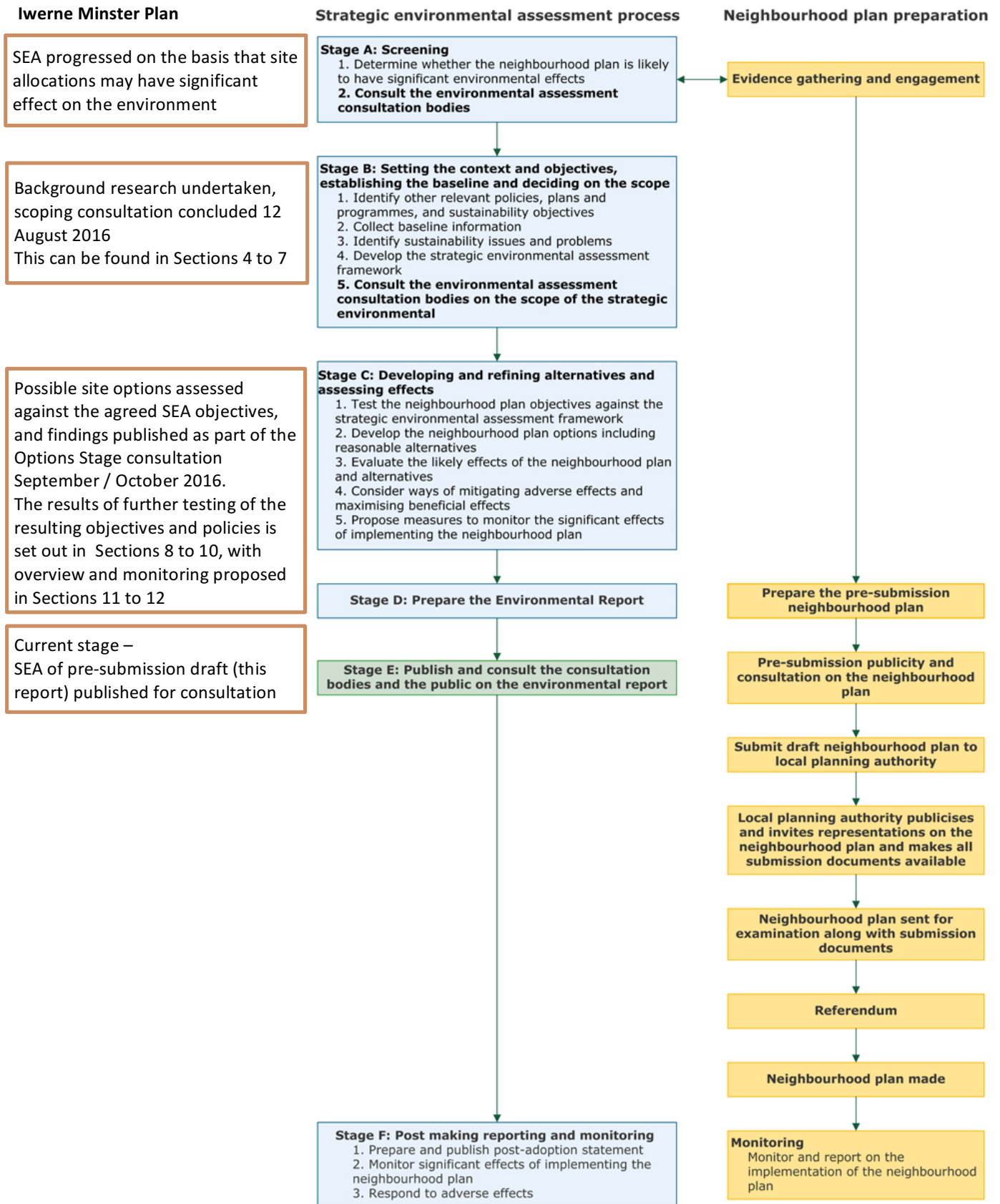
<b>Vision</b>	To protect, maintain and enhance the village and parish environment, its surroundings and the quality of life for the people who live there
<b>Objectives</b>	<p>To ensure that the community has a real say in what is suitable development in the area.</p> <p>To make sure that any development enhances the village environment and its surroundings.</p> <p>To protect the places and spaces that are highly valued by the community.</p> <p>To help meet the housing and other needs of the local community by identifying the type and number of homes and other facilities needed.</p> <p>To identify the most suitable sites for this to happen and for this to cover the 15 years of the plan.</p>

- 2.6 Further work was undertaken to look specifically into these issue and areas, including assessing possible development sites following a Call for Sites, and identifying and assessing potential Local Green Spaces. These were made the subject of a public consultation in September / October 2016. The potential development sites were the focus of the Strategic Environmental Assessment carried out as that stage. Work then continued in refining the vision, objectives and policy areas based on the feedback received. A draft neighbourhood plan has now been prepared for the Regulation 14 stage 'Pre-Submission' consultation, which is the subject of this environmental report.

### **3. Strategic Environmental Assessment process**

- 3.1 The key stages of neighbourhood plan preparation and their relationship with the strategic environmental assessment process are described in national planning policy guidance as follows, with commentary on how this related to the Iwerne Minster Neighbourhood Plan.

Figure 1: SEA Process



## 4. Strategic Environmental Assessment scoping consultation

- 4.1 The Environment Agency, Historic England and Natural England were consulted on the scope of the Strategic Environmental Assessment. In addition, the County Council and District Council, who hold information on local constraints, were also consulted. The consultation commenced on 08 July 2016 for the statutory 5 weeks, in line with the requirements set out in the Environmental Assessment of Plans and Programmes Regulations 2004.
- 4.2 The scoping consultation request included information on the potential scope of the plan, based on the above vision and objectives, a review of the key environmental assets and constraints noted in the plan area. In addition the scoping report included a review of relevant plans, programmes and objectives, and proposed sustainability objectives and assessment method.
- 4.3 Advice was sought on:
- whether the scoping report had identified the main plans and programmes and planning issues and constraints
  - whether there was any information available on missing aspects
  - the potential focus of the environmental report
  - the potential sustainability objectives and assessment methodology
  - The results of this consultation stage were used to inform the scope and methods used in this environmental assessment. The responses to the consultation and how these were acted upon are summarised below:
- 4.4 The results of this consultation stage were used to inform the scope and methods used in this environmental assessment. The responses to the consultation and how these were acted upon are summarised below:

**Table 2: Scoping Consultation Outcomes**

Respondent	Summary of response	Actions taken
Environment Agency	The topic areas and issues identified are those that would need to be considered further if SEA is required to support the plan.	Noted
	We would not expect an SEA to be required	Noted – consider screening request post site options stage
Historic England	Happy with the schedule of heritage information which the document contains and therefore have no specific comments on its content	Noted
	Encourage earliest liaison with the Council's historic environment team and Historic England with regard to possible site allocations	Noted – to be consultees at site options stage
Natural England	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	Noted



**Table 2: Scoping Consultation Outcomes**

Respondent	Summary of response	Actions taken
North Dorset District Council Dorset County Council	Strongly recommend that the Cranborne Chase AONB team are fully consulted on all potential site allocations as early as possible in the plan process	Noted – to be consultees at site options stage
	Recommend that the Neighbourhood Plan is supported by a Dorset Environmental Records Centre (DERC) data search of the plan area, and that a basic ecological assessment (phase 1 ecological survey extended to Phase 2 in cases where significant interests are found) is undertaken to ensure allocated sites avoid significant wildlife interests.	Noted – data to be acquired, and landowners informed of need for ecological survey prior to pre-submission stage
	The Neighbourhood Plan should also consider including policies that will enhance the local environment, and ensure that all development in the plan area meets the requirements of the National Planning Policy Framework (NPPF) to enhance biodiversity	Noted
	Provided the allocation of development sites avoids harm to wildlife interests, as well avoids harm to the protected landscape of the Cranborne Chase AONB, then it is likely that Natural England will not require an SEA for the Iwerne Minster Neighbourhood Plan	Noted – consider screening request post site options stage
	No additional comments	Noted
	No response received	Noted – request for detailed Minerals Safeguarding map made

## 5. Potential environmental issues

5.1 The following table lists the main environmental assets and constraints noted in the plan area, and as such has helped to identify the main planning issues and constraints that may be relevant to the neighbourhood plan.

**Table 3: Key Environmental Assets and Constraints**

Topic	Information based on	Findings
Biodiversity, flora and fauna	Sites of special scientific interest (and European designations)	None within the neighbourhood plan area Sutton Combe SSSI lies just to the north, Handcocks Bottom SSSI lies to the SE, and Hod and Hambledon Hills SSSI lies to the SW just over 800m from the parish boundary. The only European / International designations within 10km is Fontmell and Melbury Downs SAC, whose southern extent is approximately 800m N of the parish boundary
	Sites of local nature conservation interest / geological interest	There are a number of SNCI in the plan area, some distance from the main settlement. These relate to Brookman's Valley and areas of ancient woodland (West Hill plantation and Higher Downend Coppice).

Topic	Information based on	Findings
Landscape		There are no important geological sites within or close to the plan area
	AONB	The Cranborne Chase and West Wiltshire Downs AONB covers the entire area east of the A350, and in places extends about 140m W of the A350 to cover the areas around Oakwood Drive and the sports centre of Clayesmore School
	Heritage Coast	None within or close to the plan area
	Greenbelt and Local Green Spaces	None within or close to the plan area
Cultural heritage	Conservation Area	Most of Iwerne Minster village has Conservation Area status. There is no recent appraisal. There is an Article 4 direction in place that restricts the formation of access and hardstanding for vehicles.
	Historic Parks and Gardens	There are no registered Parks and Gardens within the plan area. The grounds of Ranston approximately 400m S of the parish boundary are on the register of Historic Parks and Gardens. There are no local sites identified by Dorset Gardens Trust within the plan area
	Listed Buildings	There are 43 Listings in the parish, the most notable being the Church Of St Mary within the village and also West Lodge (east of the C13), both Grade I, and The Chantry (Grade II*)
	Registered Battlefield	None within or close to the plan area
Soil, Water, Air and Climatic Factors	Scheduled monuments	There are 3 Scheduled Monuments in the parish → Roman villa 300yds (270m) W of Park House Farm buildings → Bowl barrow known as Folly Barrow → Two bowl barrows 350m SW of Keeper's Lodge south east of Bareden Down → Both bowl barrows are on the at risk register, due to arable ploughing and scrub / tree growth.
	World Heritage Sites	None within or close to the plan area
	Fluvial flood risk	There is a flood risk area along the tributary to the Fontmell Brook, around and running W from the sewage works, and from the NW corner of the Clayesmore playing fields.
	Surface water flooding	Indicative surface water flood maps also indicate some potential for flooding on land within the settlement boundary
	Agricultural land value	The South West Region ALC 1:250,000 maps indicate that a considerable area of land is of Grade 1 or 2 quality, in the area around and to the west of the village.
	Minerals safeguarding	Much of the area immediately W of the village is within the mineral safeguarding area, as well as land around East Park and the Cricket Field



Topic	Information based on	Findings
Material assets, population and human health	Land contamination and pollution	There is a historic landfill site E of the village just N of Brookman's Valley, and another at Peggs Farm to the W. The sewage treatment works to the W side of the village has the potential to create unpleasant emissions. Almost the entire area is within a Groundwater Nitrate Vulnerable zone area, which means that it is at risk from agricultural nitrate pollution. Some land east of the C13 is also within the surface water Nitrate Vulnerable zone area, and also the Groundwater Source Protection zone. The area does not contain any declared air quality management areas (AQMA)
	2015 Index of Multiple Deprivation	Iwerne Minster Parish is in the Hill Forts ward (in North Dorset 005B LSOA) and is amongst the 50% least deprived neighbourhoods in the country.
	2011 Census data 'snapshot'	978 usual residents, but only 298 households. The Census recorded 314 people (32% of the usual resident population) as living in a communal education establishment (Clayesmore School), of which 278 are thought to be students (as these were not staff or their family). Population density 0.8 persons per hectare 57.0% households under-occupied by +2 or more bedrooms 6.3% day to day activities limited (a lot or a little) 6.7% households with no car / van 1.9% economically active are unemployed 13.6% economically active work at or mainly from home, 19.9% travel to work on foot or by bicycle, 2.5% travel to work by public transport (mainly by train)

5.2 Maps showing the majority of the environmental constraints are provided in **Appendix 1**.

## 6. Relevant Plans, Programmes and Objectives

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

**Table 4: Relevant Plans, Programmes and Objectives**

Topic	Plans and Programmes	Key Objectives
Biodiversity, geology, flora and fauna	The National Planning Policy Framework (NPPF) 2012 North Dorset Local Plan 2016 Dorset Biodiversity Strategy (Mid Term review) (2010) Dorset Biodiversity Protocol	Seek to protect and conserve habitats and wild flora and fauna and avoid adverse effects upon nature conservation sites Take into account legal protection of species in developing policies relating to biodiversity and habitat protection. Identify and map components of the local ecological networks. Where development takes place, buffers should be provided to environmental assets to improve their biodiversity value and facilitate adaptation

**Table 4: Relevant Plans, Programmes and Objectives**

Topic	Plans and Programmes	Key Objectives
Landscape		to climate change, mitigation achieved and biodiversity enhancements secured.
	The National Planning Policy Framework (NPPF) 2012 North Dorset Local Plan 2016 The Cranborne Chase & West Wiltshire Downs AONB Management Plan 2014 – 2019	Protect and enhance valued landscapes - including the statutory duty on all 'relevant authorities' to have regard to the purpose of conserving and enhancing natural beauty when discharging any function affecting land in AONBs. Protect the AONB's special qualities - its diversity, distinctiveness, sense of history and remoteness, dark night skies, tranquillity and undeveloped rural character. The landscape character of the District will be protected through retention of the features that characterise the area. Further information on landscape character is provided in the North Dorset Landscape Character Assessment
Cultural heritage	The National Planning Policy Framework (NPPF) 2012 North Dorset Local Plan 2016	Conserve and enhance heritage assets in a manner appropriate to their significance Any development proposal affecting a heritage asset (including its setting) should sustain and enhance its significance and secure a viable use consistent with its conservation.
Soil, Water, Air and Climatic Factors	Nitrates Directive (91/676/EEC) Water Framework Directive (2000/60/EC), and South West River Basin Management Plan The National Planning Policy Framework (NPPF) 2012 North Dorset Local Plan 2016 North Dorset Strategic Flood Risk Assessment (SFRA) (2008) Dorset County Council Local Flood Risk Management Strategy – August 2014	Reduce water pollution caused by nitrogen from agricultural sources and prevent such pollution in the future Promote the sustainable use of water and prevent further deterioration of surface and groundwaters. Steer development away from areas of highest flood risk, apply sequential & exceptions test, seek opportunities to relocate development to more sustainable locations. Where significant development of agricultural land is necessary, use areas of poorer quality in preference to that of a higher quality. Reduce vulnerability to the impacts of climate change.
Material assets, population and human health	The National Planning Policy Framework (NPPF) 2012 Transforming Dorset - Strategic Economic Plan 2014-21 Dorset Local Transport Plan (2011-2026) North Dorset Local Plan 2016	Support local communities and promote a prosperous local economy Boost the supply of housing Meet identified local and essential rural needs Contribute towards the creation of mixed and balanced communities Ensure that the necessary infrastructure is put in place to support growth

**Table 4: Relevant Plans, Programmes and Objectives**

Topic	Plans and Programmes	Key Objectives
		Provide an integrated transport system and better accessibility to services for everyday needs.

## 7. The main issues in relation to the Neighbourhood Plan and its effect on the environment

- 7.1 From the above assessment of environmental issues and relevant plans, programmes and objectives, the following are considered to be important issues that should be included in the assessment of options and alternatives:
- Potential impact on the Cranborne Chase and West Wiltshire Downs AONB and on local landscape character in general
  - Potential impact on the area's heritage assets, most notably the Conservation Area and Listed Buildings
  - Potential impact on protected species and locally important wildlife habitats
  - Potential flood risk to new or existing development as a result of siting within a flood risk area or increased run-off
  - Potential loss of productive farmland or minerals resources
  - Potential impact on health and wellbeing, in terms of opportunities for housing and employment, and access to services, in a manner that is safe and available to all
- 7.2 As a result, the following sustainability objectives and basis for assessing the site specific allocations were identified for use in the more detailed appraisal of the potential impact of the plan.

**Table 5: Sustainability Objectives**

SEA topic areas	Objective	Assessment basis for site allocations
Biodiversity, fauna and flora	Ensure no ecological interests would be harmed by development, and where opportunities arise, enhance habitats and biodiversity	Check proximity to (and potential for harm to) existing nature conservation site designations and assess whether development could include ecological benefits
Landscape	Protect and enhance the AONB, including views and important features that contribute to local character	Check proximity to AONB and assess visibility in wider views and whether development would harm identified features of local landscape character
Cultural heritage	Protect the area's heritage assets, and where opportunities arise, enhance the historic character of the area	Check proximity to (and potential for harm to) existing heritage designations. Assess whether development could include potential enhancement benefits
Soil, water and air	Ensure development does not result in an unacceptable risk of pollution	Consider potential for proposed development to be polluting, and susceptibility of nearby recipients

SEA topic areas	Objective	Assessment basis for site allocations
Climatic factors, including flooding and heat	Avoid significant loss of high grade agricultural land or minerals resources	Assess size and grade of agricultural land (if known) and minerals resources that may be developed
	Reduce the impact of climate change, including flood risk	Check proximity to flood risk zones, and assess whether development would be vulnerable to or potentially increase flood risk
Population and human health;	Provide housing that meets the needs of the community as far as possible	Assess quantity of houses that could be provided including affordable housing, and how this will impact on community facilities
Material assets, including key infrastructure	Support the local economy	Assess employment opportunities that could be provided
	Create safe and accessible places	Consider accessibility to services for everyday needs, and the potential impact of development on the local transport network

## 8. Testing of the Plan's objectives

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

**Table 6: Sustainability Assessment of the Neighbourhood Plan's Objectives**

Neighbourhood Plan objective	B1	B2	B3	B4	B5	B6	B7	B8	B9	Comments
To ensure that the community has a real say in what is suitable development in the area										Community involvement should help ensure that local needs and issues are identified and addressed in the neighbourhood plan
To make sure that any development enhances the village environment and its surroundings										The emphasis of both these objectives should help protect the environment. This is unlikely to have an adverse impact on the other sustainability objectives
To protect the places and spaces that are highly valued by the community										
To help meet the housing and other needs of the local community by identifying the type and number of homes and other facilities needed										These objectives centre on identifying the scale and location of new development. The suitability of sites and ability to accommodate the level of growth possibly needed will depend on a variety of factors to be assessed.
To identify the most suitable sites for this to happen and for this to cover the 15 years of the plan										

Key Positive Negative  
 Neutral Uncertain






- 8.2 For this reason the scope of more detailed assessment at the options stage focused on the potential site allocations. However, with the draft plan now prepared the assessment has been expanded to include all policy areas and the overall likely impact of the plan.

## 9. Testing of the Plan's policies

- 9.1 This section provides a summary of the sustainability impacts associated with each policy area in the pre-submission draft of the Iwerne Minster Neighbourhood Plan. The results of the analysis of each policy are provided in table format, with explanation following. For ease, the assessment of the plan's policies have been grouped under the following headings, aligning with the draft plan's structure.

- Environment Policies 1.1 - 1.4
  - Policy 1.1 Landscape Setting
  - Policy 1.2 Water Heritage
  - Policy 1.3 Local Green Spaces
  - Policy 1.4 Built Character
- Community Policies 2.1 - 2.2
  - Policy 2.1 Parish facilities
  - Policy 2.2 Communications
- Housing Policies 3.1 - 3.10
  - Policy 3.1 The Trout Farm
  - Policy 3.2 Clayesmore School
  - Policy 3.3 Miles Field
  - Policy 3.4 The Old Bakery
  - Policy 3.5 Land east of Orchard House
  - Policy 3.6 Thatchways
  - Policy 3.7 Lower Field Barn
  - Policy 3.8 Woodlynch Fruit Farm
  - Policy 3.9 Brookman's Farm Bungalow
  - Policy 3.10 Settlement area

- 9.2 The policies have been assessed in terms of their likely environmental impact against each sustainability objectives in Table 5, and graded as follows. The grading is based on assessing possible harm based on professional judgement. A precautionary approach has been taken, as there are policies in the Local Plan and National Policy which would also be taken into account in deciding planning applications that should provide additional protection against potential harm.

Key:		significant positive impact likely
		positive impact likely
	-	neutral impact likely
		adverse impact likely
		significant adverse impact likely
		impact uncertain

### Environment Policies 1.1 - 1.4

- 9.3 The Environment policies deal primarily with the plan's objectives of making sure that any development enhances the village environment and its surroundings, and protects the places and spaces that are highly valued by the community. These supplement existing Local Plan policies, providing a greater level of detail than could be contained in a Local Plan. No reasonable alternatives were identified for further assessment under this section. The fall-back position (ie no

detailed Neighbourhood Plan policy and reliance on the Local Plan) was not considered as likely to achieve the neighbourhood plan objectives, but has been used as the base-line in assessing the main impacts of the policies.

**Table 7a: Summary Assessment of Policies 1.1 - 1.4**

	SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air	Climatic factors	Population and health	Material assets	
Policy 1.1 Landscape Setting		✓	✓✓	✓	-	-	-	-	✗
Policy 1.2 Water Heritage		✓	✓✓	✓	-	-	-	-	-
Policy 1.3 Local Green Spaces		✓	✓	✓	-	-	-	-	✓
Policy 1.4 Built Character		-	✓	✓✓	-	-	-	-	-

**Notes / explanation of assessment**

- **Policy 1.1 Landscape Setting:** the policy seeks to respect and reinforce those local landscape features identified in the Village Design Statement and landscape character descriptions, that contribute to the character and enjoyment of the area. These also reinforce understanding of the area's heritage, as well as having wildlife benefits. The only potential adverse impact identified is in relation to the enclosed nature of the sunken lanes, which may prevent achieving safe and convenient access for all. A review of available data ([www.crashmap.co.uk](http://www.crashmap.co.uk)) indicates that recorded incidents are focused on the main roads with only one incident (at Tower Lane) recorded on the sunken lanes in the last 10 years, where this policy would apply.
- **Policy 1.2 Water Heritage:** the policy highlights the specific water-related features that can be found around the village. These are important in local identity, understanding of local heritage, and also have potential wildlife benefits.
- **Policy 1.3 Local Green Spaces:** safeguards some important habitats, landscape and built historic features, that contribute to the distinct character of the area, and some of which provide opportunities for public recreation. The policy would not prohibit development that would support their continued use and enjoyment. This should not undermine the provision of housing as the plan has allocated sites to meet local needs.
- **Policy 1.4 Built Character:** the policy seeks to respect and reinforce the positive built features identified in the Village Design Statement which contribute to the area's unique character and the area's heritage.

**Community Policies 2.1 - 2.2**

- 9.4 The Community policies are focused on the objective of protecting the places and spaces that are highly valued by the community. No reasonable alternatives were identified for further assessment under this section. The fall-back position (ie no detailed Neighbourhood Plan policy and reliance on the Local Plan) was not considered as likely to achieve the neighbourhood plan objectives, but has been used as the base-line in assessing the main impacts of the policies.

**Table 7b: Summary Assessment of Policies 2.1 - 2.2**

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air	Climatic factors	Population and health	Material assets
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Policy 2.1 Parish facilities	-	-	-	-	-	-	-	-	✓
Policy 2.2 Communications	-	x	x	-	-	-	-	✓	✓

### Notes / explanation of assessment

- **Policy 2.1 Parish facilities:** identifies the existing community facilities to be protected, unless there is a sound viability reason for their cessation or the change proposed has the community's backing. Retaining local facilities should reduce the need to travel, and provide easy access for all to essential services.
- **Policy 2.2 Communications:** supports improvements to mobile phone and internet communications, which is particularly beneficial for local businesses and also for access to local services. The policy contains a clause that the benefits should not be significantly outweighed by harm to the environment, which should prevent any significant adverse effects, but does not rule out some adverse impacts on local features - most notably relating to visual impacts on landscape and heritage.

### Housing Policies 3.1 - 3.10

- 9.5 The housing chapter contains site specific allocations for development and a policy proposing the related changes to the settlement boundary (including site allocations and excluding local green spaces that are contiguous with the settlement boundary).
- 9.6 Following the call for sites in Summer 2016, 10 possible sites were put forward by local landowners for consideration. Members of the Neighbourhood Plan group undertook an assessment of the sites in terms of possible issues, based on desktop checks and site visits, and gave informal feedback to the landowners where possible issues had come to light. This led to Site 7 being withdrawn (where the group had identified a potentially insurmountable constraint), and a number of the proposed sites being amended in order to avoid possible issues. The resulting sites subject to the options stage assessment are shown in Map 3 and listed below.
- Site.1 The Trout Farm
  - Site.2 Clayesmore Wood
  - Site.3 Land adjoining Miles Field
  - Site.4 The Old Bakery Garden
  - Site.5 Devine House Grounds
  - Site.6 Land of Church Path Walk
  - Site.8 Land east of Orchard House
  - Site.9 Land to rear of Thatchways
  - Site.10 Lower Field Barn



### Map 3 – Site Options



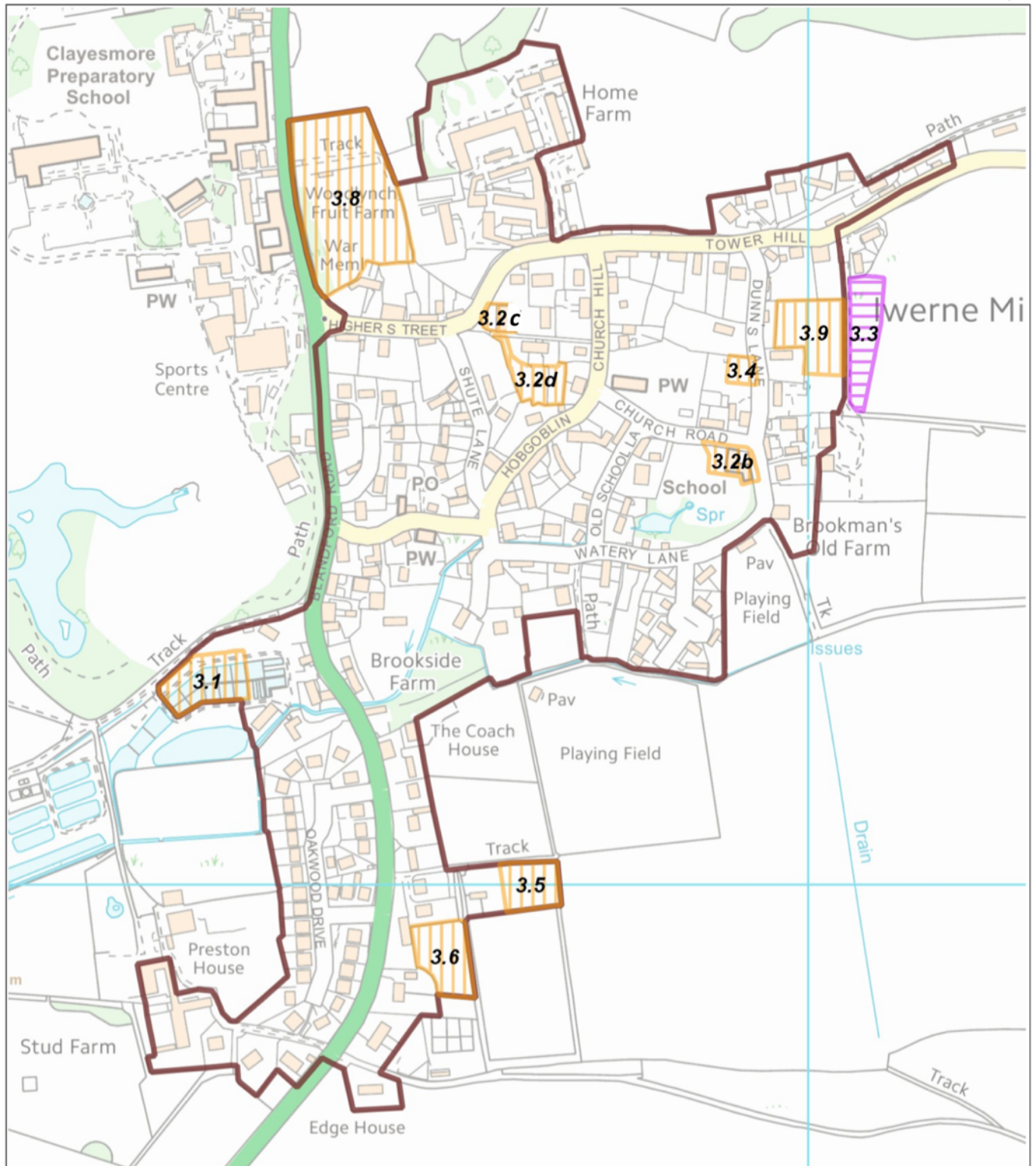
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- 9.7 Following the options consultation 3 further sites were also suggested - these were land at Woodlynch Fruit Farm (for a single dwelling), land to the rear of Brookman's Farm Bungalow, and the Arts Building of Clayesmore School. The potential area at Miles Field was confirmed as the strip of land south of the existing dwellings, an alternative location to Clayesmore Wood (further to the west) was put forward, and the site east of Orchard Farm was modified to exclude the consented residential conversion of the existing agricultural building.
- 9.8 The assessment that follows is therefore based on the sites included in the plan, and the accompanying policies. Policy 3.10 relates to changes to the settlement boundary subsequent to the site allocations, and as such the impact of this policy is assessed in the following section.
- Policy 3.1 The Trout Farm (formerly Site 1)
  - Policy 3.2 Clayesmore School (the text suggests this might include Sites 5 and 6 plus the Arts Building, but does not include Clayesmore Wood which performed poorly in terms of the options stage assessment)
  - Policy 3.3 Miles Field (formerly Site 3, boundary amended)
  - Policy 3.4 The Old Bakery (formerly Site 4)
  - Policy 3.5 Land east of Orchard House (formerly Site 8)
  - Policy 3.6 Thatchways (formerly Site 9)
  - Policy 3.7 Lower Field Barn (formerly Site 10)
  - Policy 3.8 Woodlynch Fruit Farm (additional site)
  - Policy 3.9 Brookman's Farm Bungalow (additional site)
- 9.9 These sites are shown on **Map 4** on the following page.
- 9.10 No alternative sites have been identified through the call for sites process, and as such no reasonable alternatives exist that would deliver the anticipated need for housing.
- 9.11 The initial assessments at the Options stage were therefore updated as part of this assessment, taken into account the now available policy wording and any boundary changes. The following technical / expert help was obtained and their responses incorporated into this report:




- Highways advice (Dorset County Council - Steve Savage)
- Flood risk advice (Dorset County Council - Flood Risk Management)
- Odour impacts regarding the sewage treatment works (Wessex Water - Ruth Hall)
- Landscape advice (AONB - Richard Burden)
- Heritage assessment (North Dorset - Kevin Morris)
- Ecology surveys (DERC - Bryan Edwards)
- Planning / SEA advice (North Dorset - Philip Reese)

Map 4 – Sites in the Draft Plan (Note Site 3.7 Lower Field Barn (formerly Site 10) is as shown on Map 3)



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**Table 8: Summary Assessment of Site Options**



Site	Objective	Impact	Comments
<b>3.1</b>	<b>Trout Farm</b>		
	Biodiversity	-	Outside SSSI impact zone for level of development proposed, and more than 500m from SNCI. Ecology survey key findings: Old cress beds with concrete margins, very little semi-natural vegetation present, and very little ecological interest
	Landscape	-	Site lies immediately to the W outside of the AONB boundary. Reasonably screened and low lying. No notable impact on local features / views noted
	Cultural heritage	-	Outside Conservation Area and unlikely to be viewed in the context of any Listed Buildings or any other known heritage asset. Heritage assessment key findings: There would not be any demonstrable harm to any known designated heritage assets
	Soil, water and air		The site falls within the STW Odour Consultation Zone. Wessex Water have advised that would require technical evidence demonstrating that the development can co-exist with the STW. If this cannot be provided Wessex Water may object to the planning application. However given the proximity to other residential units it is considered unlikely that there would be significant, if any, harm.
		x	In agricultural use (fish farm) and within Minerals Safeguarding area, however site size (0.3ha) suggests potential harm would be limited
	Climatic factors	xx	Potential risk from surface water flooding identified across majority of site. DCC Flood Risk Management have advised that the site is shown to be at risk from (theoretical) surface water flooding (1:30/100/1000yr). It may be possible to elevate the new dwellings / access routes above potential flooding depths, whilst surface water runoff from impermeable surfaces could be balanced prior to discharge to a watercourse. Attention would also need to be given to any impacts to the River Iwerne, particularly regarding obstruction to flow in this channel i.e. infilling, realignment or culverting. A site specific Flood Risk Assessment (including a drainage strategy) is required to ensure that the development is not at risk and to prevent any off site worsening (surface water or displaced fluvial floodplain). Although the supporting text makes clear that care will need to be taken to ensure that a sustainable drainage scheme is put in place, the policy as currently worded does not require a Flood Risk Assessment to demonstrate that the risk can be mitigated prior to supporting development in this location.
	Population and health	✓	Provision of housing, however site too limited to require on-site affordable housing restricted to local people in housing need
		-	No post-construction employment opportunities provided
<b>3.2</b>	Material assets	-	To use existing site entrance – no specific issues identified
	<b>Clayesmore</b>		
	Overall	n/a	The policy as worded does not identify or allocate specific sites, which would if decided necessary be subject of a separate neighbourhood development order and assessment at that time.

Site	Objective	Impact	Comments
3.3	<b>Miles Field</b>		
	Biodiversity	-	Outside SSSI impact zone for level of development proposed, and more than 500m from SNCI. Ecology survey key findings: Mostly an arable field. The hedgerow along the northern (road) boundary is an important feature and the roadside bank supports a woodland-type ground flora including a Red Listed (Near Threatened) plant (NB roadside bank is now outside the proposed site area).
	Landscape	✗	Site lies within the AONB boundary. Relatively elevated therefore potentially visible in views, although distant / oblique and seen against village context. Would extend built up area into countryside. Richard Burden (landscape advisor to the AONB Partnership) advised that, subject to development being within the area defined, and with appropriate landscape mitigation, development here should be possible. The policy refers to the need for the design and layout to be informed by, and include any necessary mitigation identified from, a landscape impact assessment
	Cultural heritage	-	Outside Conservation Area and unlikely to be viewed in the context of any Listed Buildings or any other known heritage asset. Heritage assessment key findings: There would not be any demonstrable harm to any known designated heritage assets
	Soil, water and air	- ✗	No pollution risks identified In agricultural use (potentially grade 2/3), however site size (0.3ha) suggests potential harm would be limited
	Climatic factors	-	No risk from flooding currently identified
	Population and health	✓✓ -	Proposed by landowner as 100% affordable housing rural exception site No post-construction employment opportunities provided
	Material assets	-	Dorset County Council advised access off Miles Field would require upgrading to provide sufficient visibility to the east (as currently obscured by the adjacent hedge and bank).
3.4	<b>Old Bakery</b>		
	Biodiversity	-	Outside SSSI impact zone for level of development proposed, and more than 500m from SNCI. Given site size (0.06ha) no ecology survey would normally be required.
	Landscape	✗	Site lies within the AONB boundary, but within built-up area. Within an area identified as important open space, providing views to the church. Scale, design and location of development could provide degree of mitigation, and the policy wording reflects the need for a low level dwelling with sensitive design.
	Cultural heritage	✗	Within the Conservation Area and visible from Grade I Church of St Mary. Heritage assessment key findings: This is part of an important open space within the village which contributes positively towards both the setting of listed buildings and conservation area. As such development has the potential to cause harm to these designated heritage assets although limited development, subject to appropriate design and landscaping could be considered without substantial harm being caused.

Site	Objective	Impact	Comments
3.5	Soil, water and air	-	No pollution risks identified
		-	Infill garden site - no potential impact on agricultural land or minerals identified
	Climatic factors	-	No risk from flooding currently identified
	Population and health	✓	Provision of housing, however site too limited to require on-site affordable housing restricted to local people in housing need
		-	No post-construction employment opportunities provided
	Material assets	-	To use existing site entrance – no specific issues identified
	<b>East of Orchard House</b>		
	Biodiversity	-	Outside SSSI impact zone for level of development proposed, and more than 500m from SNCI. Ecology survey key findings: hedgerows are being used by commuting and feeding bats and nesting birds. The policy references the need for appropriate measures identified from a biodiversity mitigation assessment.
	Landscape	✗	Site lies within the AONB boundary. Would extend built up area into countryside. Although low lying, would be visible in views from open access land to south (Preston Hill) and local rights of way. Richard Burden (landscape advisor to the AONB Partnership) advised that, subject to development being within the area defined, and with appropriate landscape mitigation, development here should be possible. The policy refers to the need for the design and layout to be informed by, and include any necessary mitigation identified from, a landscape impact assessment
	Cultural heritage	-	Adjoins Conservation Area but unlikely to be viewed in the context of any Listed Buildings or any other known heritage asset. Heritage assessment key findings: Subject to any proposals being of an appropriate scale and form, together with suitable landscaping, there would not be any demonstrable harm to any known designated heritage assets and there are therefore no substantive heritage issues
3.6	Soil, water and air	✗	No pollution risks identified In agricultural use (potentially grade 2), however site size (0.2ha) suggests potential harm would be limited
	Climatic factors	-	No risk from flooding currently identified
	Population and health	✓	Provision of housing, however site too limited to require on-site affordable housing restricted to local people in housing need
		-	No post-construction employment opportunities provided
	Material assets	-	Existing entrance limited - Dorset County Council advised no more than 4 dwellings
	<b>Thatchways</b>		
	Biodiversity	✋	Outside SSSI impact zone for level of development proposed, and more than 500m from SNCI. Ecology will be required if taken forward. The policy references the need for appropriate measures identified from a biodiversity mitigation assessment.



Site	Objective	Impact	Comments
3.7	Landscape	x	Site lies within the AONB boundary. Although low lying, would be visible in views from open access land to south (Preston Hill). The policy refers to the need for the design and layout to be informed by, and include any necessary mitigation identified from, a landscape impact assessment
	Cultural heritage	-	Adjoins Conservation Area but unlikely to be viewed in the context of any Listed Buildings or any other known heritage asset. Heritage assessment key findings: Subject to any proposals being of an appropriate scale and form, together with suitable landscaping, there would not be any demonstrable harm to any known designated heritage assets and there are therefore no substantive heritage issues
	Soil, water and air	-	No pollution risks identified
		x	In agricultural use (potentially grade 2), however site size (0.2ha) suggests potential harm would be limited
	Climatic factors	-	No risk from flooding currently identified
	Population and health	✓	Provision of housing, however site too limited to require on-site affordable housing restricted to local people in housing need
		-	No post-construction employment opportunities provided
	Material assets	-	To use existing site entrance off A354 – no specific issues identified
	<b>Lower Field Barn</b>		
	Biodiversity	-	Outside SSSI impact zone for level of development proposed, and more than 500m from SNCI. Ecology survey key findings: Little ecological interest, vegetation mainly ruderal and tall-ruderal plants reflecting the enriched soils. The older building may provide roost sites for bats. The policy references the need for appropriate measures identified from a biodiversity mitigation assessment.
	Landscape	-	Site lies over 1km from the AONB boundary. Re-uses existing buildings and the policy advises against substantial enlargement of the buildings, or provision of additional garaging or outbuildings.
	Cultural heritage	-	More than 500m from any known heritage asset. Heritage assessment key findings: There would not be any demonstrable harm to any known designated heritage assets
	Soil, water and air	-	No pollution risks identified
		-	Re-uses existing buildings
	Climatic factors	-	No risk from flooding currently identified
3.8	Population and health	✓	Provision of housing, however site too limited to require on-site affordable housing restricted to local people in housing need
		-	No post-construction employment opportunities provided
	Material assets	x	Isolated location reduces accessibility to local services
	<b>Woodlynch Fruit Farm</b>		
	Biodiversity	-	Outside SSSI impact zone for residential development, and the nearest local nature conservation site is St Mary's churchyard approximately 200m distance. Ecology survey key findings: The grassland is semi-

Site	Objective	Impact	Comments
3.9			improved and no notable plant species were seen. The mature trees along the western edge are beginning to gain features of veteran trees and may provide habitat for bats. The policy does not currently reference the need for appropriate measures identified from a biodiversity mitigation assessment, however a single low-storey dwelling should be able to be accommodated within the site without significant harm.
	Landscape		Site lies within the AONB boundary. Site visit not possible and therefore impact not fully assessed, however the site is well related to the existing village and the policy is for a single low story building therefore significant harm is unlikely.
	Cultural heritage		Southern part of the site lies within the Conservation Area, and the remaining area is likely to impact on its setting. The site lies opposite the Stable Court, which is a Grade II Listed Building, and the adjoining Former Fire station (also included in the Listing description), however there is a tree belt between the site and these heritage assets. The retention of the tree belt and sensitive siting and design of any new development should mean that the development can be accommodated within the site without significant harm. However as currently worded the policy does not provide these mitigation safeguards. Heritage assessment key findings: Subject to the mitigation identified above, it is unlikely that there would be any demonstrable harm to any known designated heritage assets.
	Soil, water and air	-	No pollution risks identified
		x	In agricultural use (Fruit Farm), and site size (1.4ha) although greater than the other sites is not likely to be considered significant.
	Climatic factors	-	No risk from flooding currently identified
	Population and health	✓	Although site could accommodate a higher number of dwellings landowner intention is for a single dwelling, and as such this would not provide any affordable housing contribution
		-	No post-construction employment opportunities provided
	Material assets	-	To use existing site entrance – no specific issues identified
	<b>Brookman's Farm Bungalow</b>		
	Biodiversity	x	the nearest local nature conservation site is St Mary's churchyard approximately 60m distance. Ecology survey key findings: Grassland semi-improved, no notable plant species noted. Main interest is in the hedgerow along the eastern edge. The policy does not currently reference the need for appropriate measures identified from a biodiversity mitigation assessment, and the access suggested would require the removal of a section of the hedgerow which without mitigation would cause adverse impact.
	Landscape	x	Site lies within the AONB boundary, but is relatively well screened in wider views by mature hedge and trees along eastern boundary and seen within village context. The low level properties should retain glimpsed views of the church tower from public rights of way to the west. Richard

Site	Objective	Impact	Comments
			Burden (landscape advisor to the AONB Partnership) advised that, subject to appropriate design and landscaping, development here should be possible.
	Cultural heritage		Immediately adjoining the Conservation Area and curtilage of Bowhay, a Grade II Listed Building off Tower Hill. Any impact could be mitigated through sensitive design and a strong landscape framework. However as currently worded the policy does not provide these mitigation safeguards. Heritage assessment key findings: Subject to the mitigation identified above, it is unlikely that there would be any demonstrable harm to any known designated heritage assets.
	Soil, water and air	-	No pollution risks identified
		-	Infill garden site - no potential impact on agricultural land or minerals identified
	Climatic factors	-	No risk from flooding currently identified
	Population and health	✓	Provision of housing, however site too limited to require on-site affordable housing restricted to local people in housing need, unless identified as a rural exception site
		-	No post-construction employment opportunities provided
	Material assets	-	Dorset County Council advised access off Miles Field would require upgrading to provide sufficient visibility to the east (as currently obscured by the adjacent hedge and bank).

9.12 The above assessments highlight a number of areas where there may be adverse or uncertain impacts, one of which (the flood risk regarding development on the land at Trout Farm), in the absence of available technical information confirming that the risk can be mitigated, is considered to be potentially significant. The following recommendations are made in order to reduce the potential for harm in respect of specific sites.

- **Policy 3.1 Trout Farm:** include reference to requirement for odour impact and flood risk assessments as pre-requisites to demonstrate that development can take place without risk to health, and that any necessary mitigation measures are secured.
- **Policy 3.8 Woodlynch Fruit Farm:** include reference to retention of mature trees along the western edge, and that the design and layout will need to be accompanied by a heritage impact assessment and biodiversity mitigation assessment and include any necessary mitigation these identify. In order to reduce impact on productive farmland, the development area should be restricted (based on current density levels this could be to no more than 0.1ha)
- **Policy 3.9 Brookman's Farm Bungalow:** include reference to minimising the loss of the hedgerow and providing suitable mitigation to compensate for the loss, as assessed through a biodiversity mitigation assessment. The design and layout should include a suitable landscaping scheme to minimise the impact on the AONB and allow glimpsed views of the church tower from public rights of way to the east.

## 10. Cumulative effects of the Neighbourhood Plan's policies

10.1 While some of the policies may individually have relatively minor impacts on the environmental, social and economic characteristics of the parish, collectively this impact could be much more



significant. So as part of this appraisal, the combined impacts of the policy proposals have been considered, by reviewing the potential impacts in one table.

**Table 10: Sustainability Assessment – Cumulative Impacts**

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air	Climatic factors	Population and health	Material assets	
Policy 1.1 Landscape Setting	✓	✓✓	✓	-	-	-	-	✗
Policy 1.2 Water Heritage	✓	✓✓	✓	-	-	-	-	-
Policy 1.3 Local Green Spaces	✓	✓	✓	-	-	-	-	✓
Policy 2.1 Parish facilities	-	-	-	-	-	-	-	✓
Policy 2.2 Communications	-	✗	✗	-	-	-	✓	✓
Policy 3.1 The Trout Farm	-	-	-	👉	✗	✗✗	✓	-
Policy 3.3 Miles Field	-	✗	-	-	✗	-	✓✓	-
Policy 3.4 The Old Bakery	-	✗	✗	-	-	-	✓	-
Policy 3.5 Land east of Orchard House	-	✗	-	-	✗	-	✓	-
Policy 3.6 Thatchways	👉	✗	-	-	✗	-	✓	-
Policy 3.7 Lower Field Barn	-	-	-	-	-	-	✓	✗
Policy 3.8 Woodlynch Fruit Farm	-	👉	👉	-	✗	-	✓	-
Policy 3.9 Brookman’s Farm Bungalow	✗	✗	👉	-	-	-	✓	-

- 10.2 This analysis indicates that under the first three sustainability objectives the general policies contained in the environment chapter will provide positive benefits. Although there may be some harm from the development proposals, particular in regard to landscape, this has been moderated through the requirement for appropriate mitigation. Given that the main cumulative impact will be in terms of changes to the edge of the village as seen from the AONB, Policy 1.1, which requires particular regard to be given to the sensitive transition between village and countryside to maintain the setting of both the village and the parish in the rural landscape and its sensitive edges, is also useful in moderating this impact. Nonetheless the cumulative impact should be monitored.
- 10.3 The cumulative impact on soils - in terms of the loss of productive farmland (given that the village is generally surrounded by higher grade agricultural land) - is also a potential concern. The total area of farmland that may be lost to development is in the region of 2.5ha, although this would reduce to around 1.2ha if the site area in relation to Woodlynch Fruit Farm was moderated. The absence of alternative site options that are not in agricultural use however means that this cumulative impact cannot be avoided if the housing need is to be met.

## 11. Overall conclusions: Likely Significant Impacts

- 11.1 The assessment process has helped identify the need to highlight and mitigate against potential adverse impacts through design and landscaping requirements or highlighting the requirement for more detailed technical checks at planning application stage.
- 11.2 In order to reduce likely adverse impacts, specific recommendations have been made in relation to three policies, as repeated below:
- **Policy 3.1 Trout Farm:** include reference to requirement for odour impact and flood risk assessments as pre-requisites to demonstrate that development can take place without risk to health, and that any necessary mitigation measures are secured.

- **Policy 3.8 Woodlynch Fruit Farm:** include reference to retention of mature trees along the western edge, and that the design and layout will need to be accompanied by a heritage impact assessment and biodiversity mitigation assessment and include any necessary mitigation these identify. In order to reduce impact on productive farmland, the development area should be restricted (based on current density levels this could be no more than 0.1ha)
- **Policy 3.9 Brookman's Farm Bungalow:** include reference to minimising the loss of the hedgerow and providing suitable mitigation to compensate for the loss, as assessed through a biodiversity mitigation assessment. The design and layout should include a suitable landscaping scheme to minimise the impact on the AONB and allow glimpsed views of the church tower from public rights of way to the east.

11.3 There were no alternative options for development identified that perform better in terms of their overall sustainability, and therefore there is no reason for these to be included in preference to the chosen options. The option of having a much lower level or no development would have an adverse impact on population and human health and not achieve the plan's objectives. Furthermore the lack of a five year housing land supply (as announced in July 2017 by North Dorset District Council) means that there is currently a presumption in favour of sustainable development subject to the tests set out in National Policy.

## 12. Proposed Monitoring of Significant Impacts

12.1 The significant effects of plans should be monitored. The main significant impacts identified are in relation to the delivery of housing and affordable housing, landscape, flood risk and cumulative loss of productive farmland, although the latter two may be reduced with amendments to the policy wording. In regard to all of these, the existing monitoring arrangements set out in the adopted Local Plan include:

- Overall provision of new dwellings
- Number of affordable homes approved per annum
- Number of planning applications approved annually contrary to Environment Agency advice
- Number of planning applications approved against AONB Management Board advice
- Loss of agricultural land and buildings to other use per annum

It is suggested that two additional indicators are measured

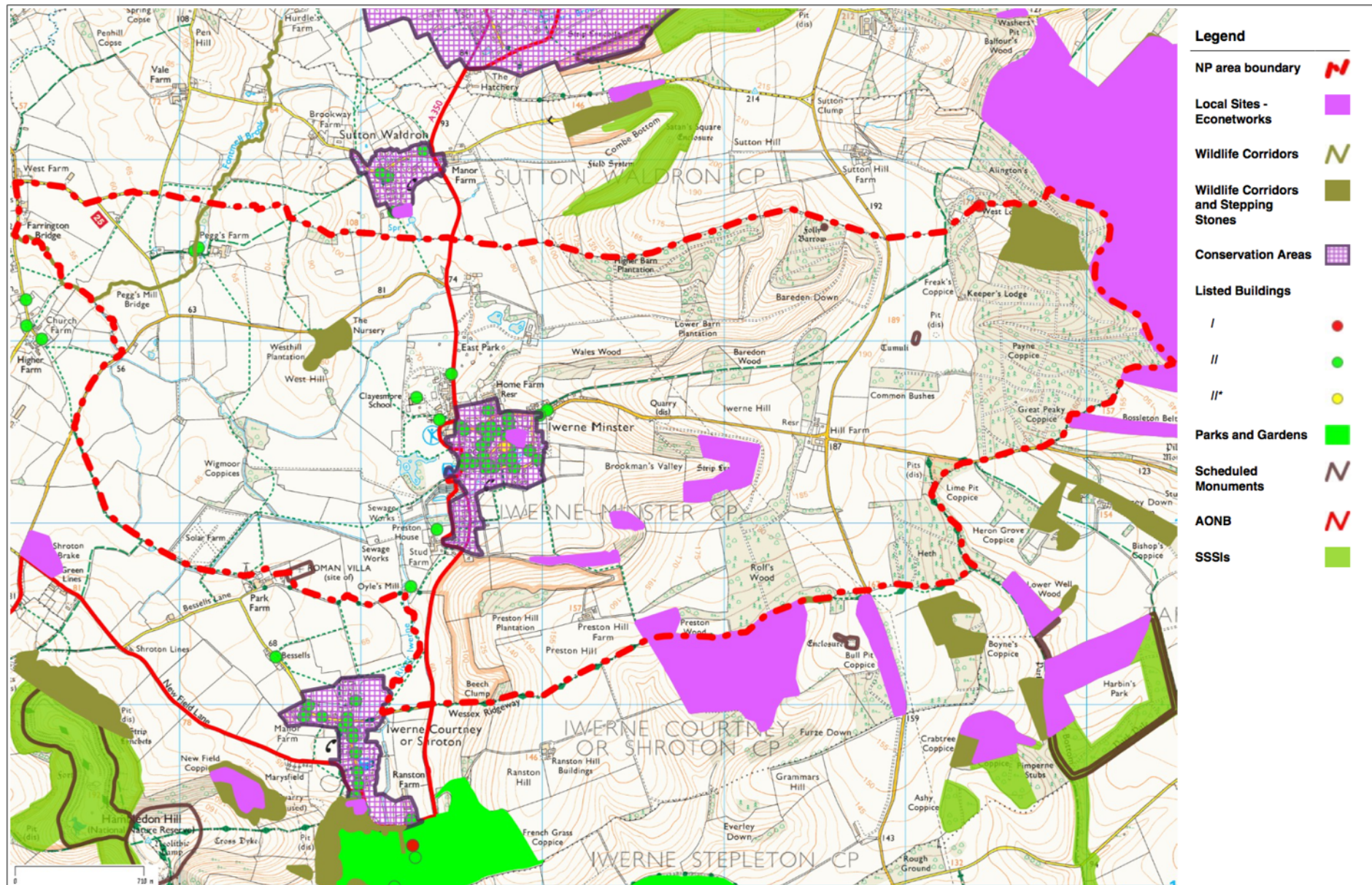
- Number of planning applications approved annually contrary to Flood Risk Management Team advice
- Monitoring of fixed point photography of the village edge (particularly from the higher ground to the south and east), to enable the landscape impact of development to be monitored. Two potential locations (the two viewpoints F and G, highlighted in the Village Design Statement, see Appendix 2) are suggested.

## 13. Next Steps

13.1 At a basic level, the main purpose of a Strategic Environmental Assessment is to identify ways of avoid or minimise any negative impacts of the Neighbourhood Plan, and maximise potential benefits. As such, consideration should be given to the findings of this report in deciding on the contents of the final plan.

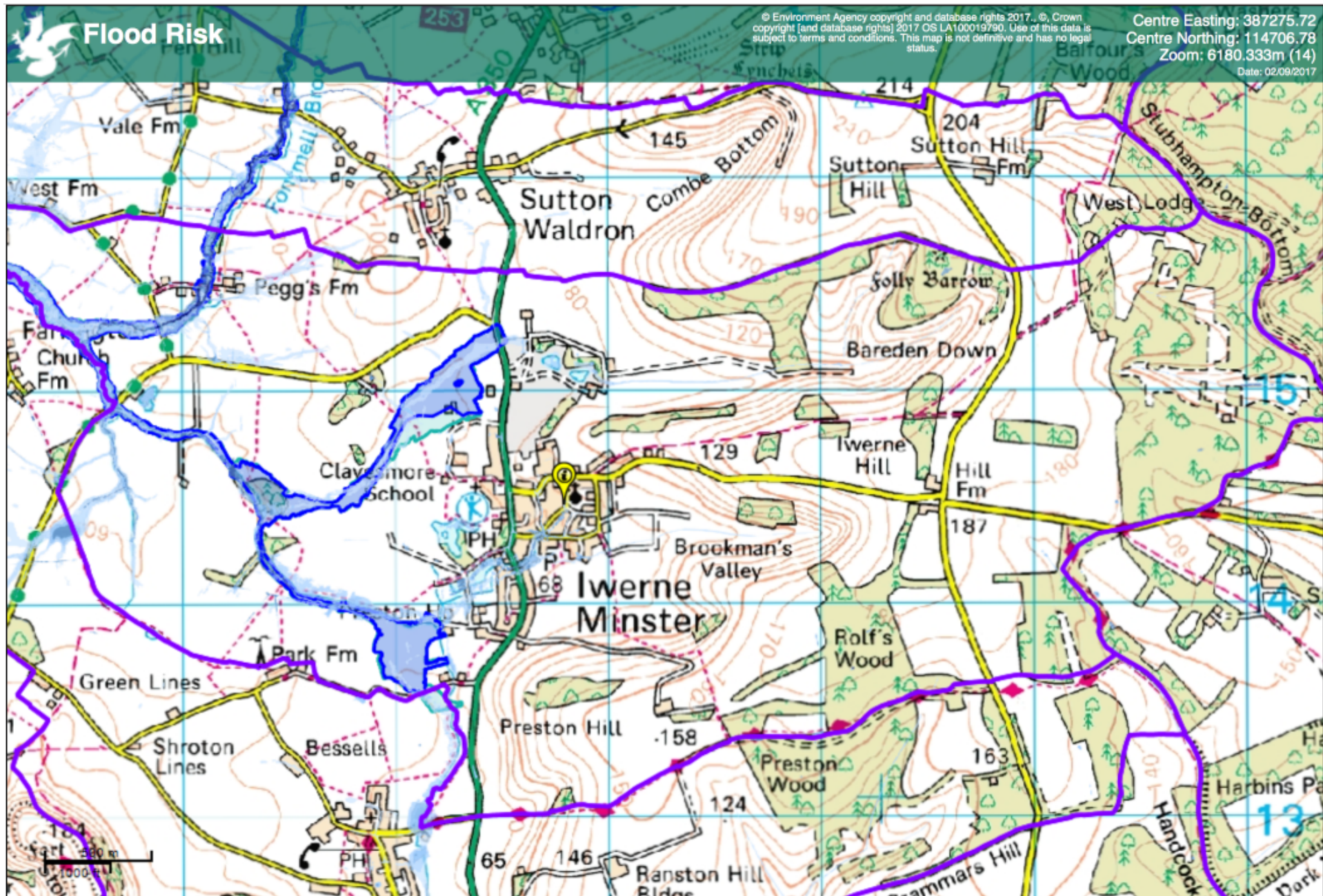
13.2 This report is being consulted on at the same time as the pre-submission draft of the Iwerne Minster Neighbourhood Plan. If appropriate it will be updated or an addendum report published when the Neighbourhood Plan is submitted for its examination.





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 Parish Boundary

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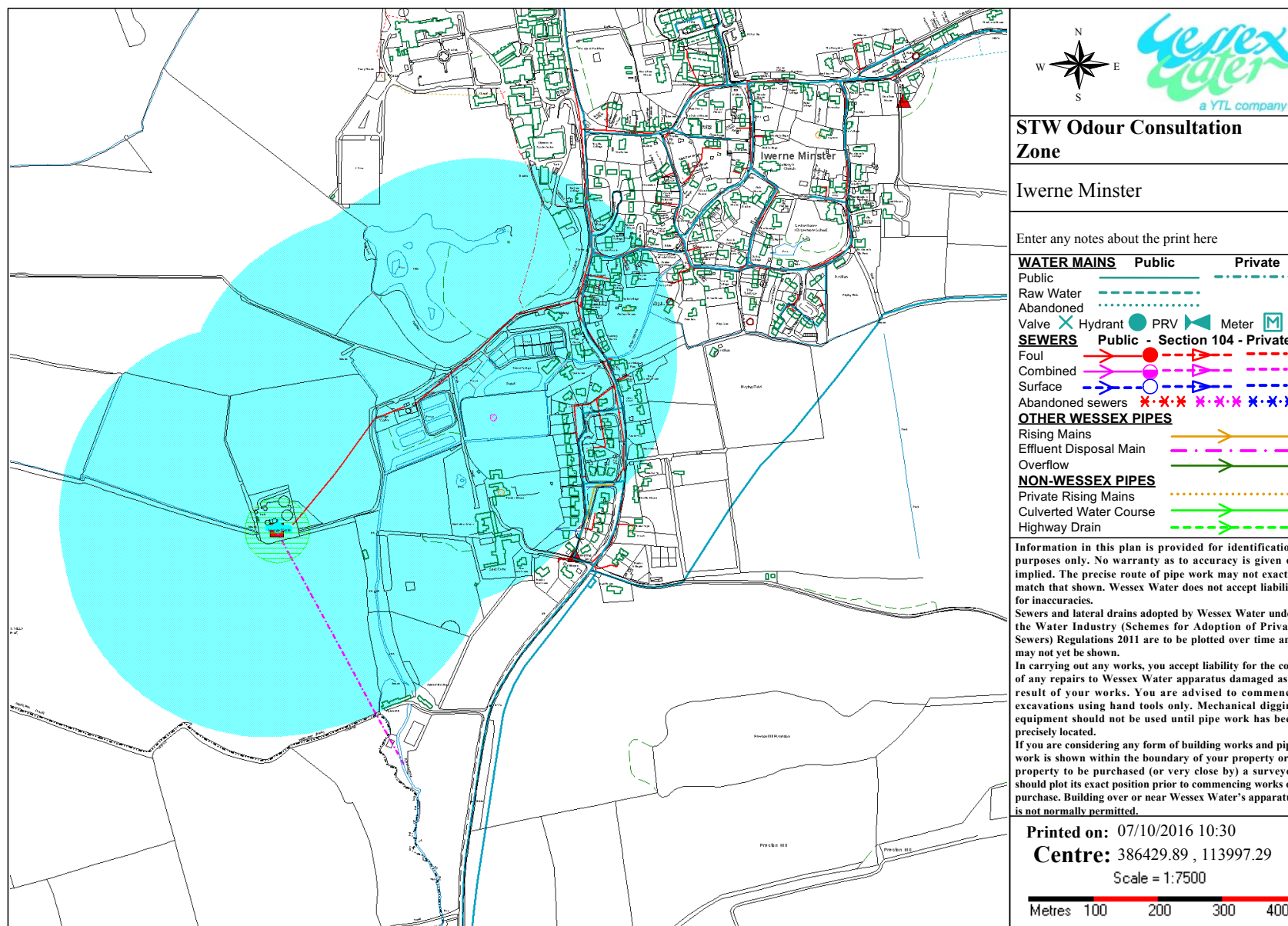
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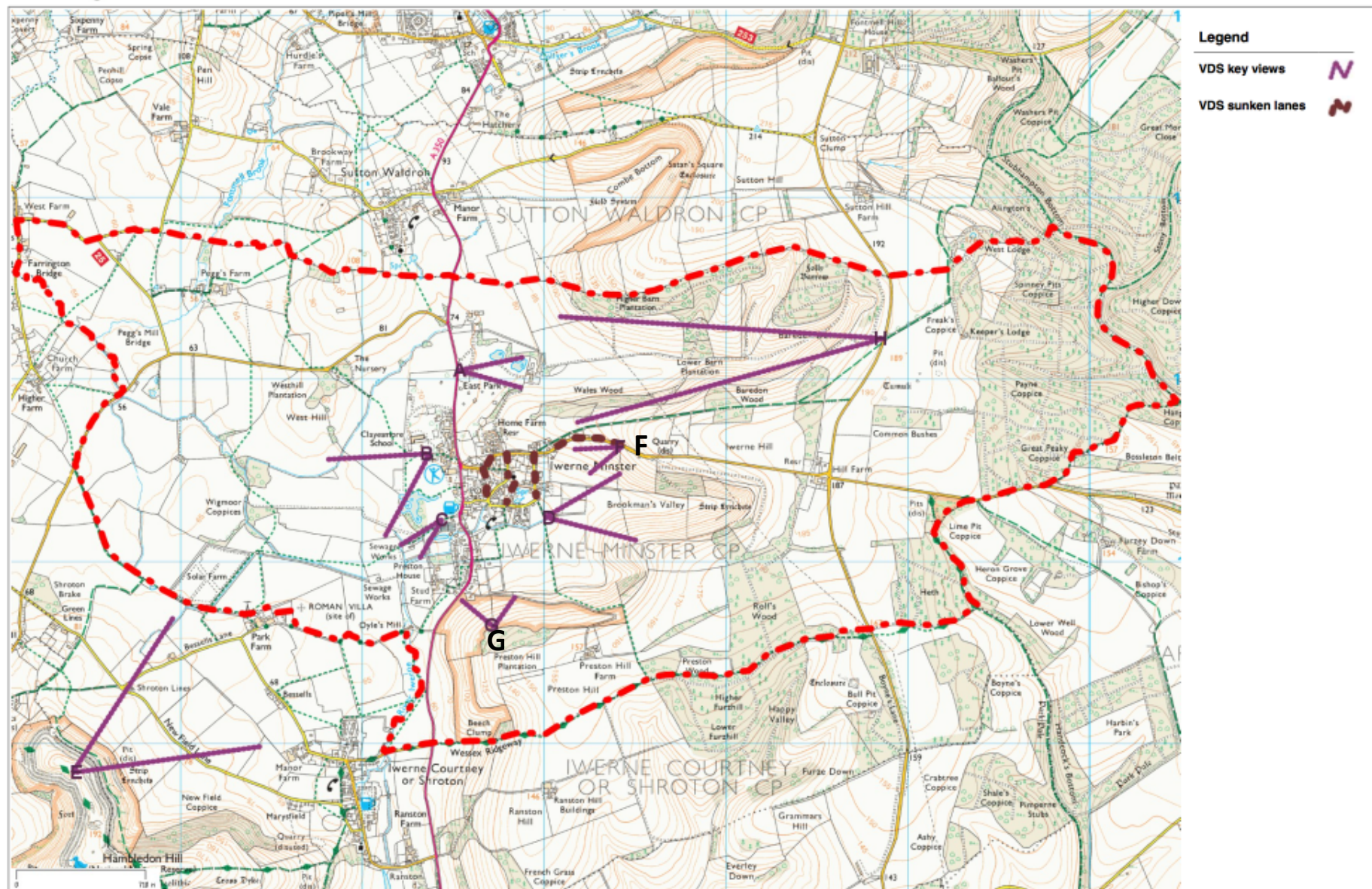
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View as observed from Viewpoint F (View from Tower Hill), Summer 2017

