

# Fontmell Magna Neighbourhood Plan

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## Strategic Environmental Assessment Submission Draft Plan Environmental Report

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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 Fontmell Magna Neighbourhood Plan.

The assessment has been undertaken to comply with the SEA Regulations. It has been 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 ecological impacts
- 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, Listed Buildings, Scheduled Monuments and also Springhead and a locally listed Parkland
- Potential loss of productive farmland
- Potential harm as a result of re-using landfill sites which may give rise to contamination, or through new uses which could contaminate the groundwater.
- Potential flood risk to new or existing development as a result of siting within a flood risk area or increased run-off
- Potential climate change impacts through increased energy consumption, both in terms of the use of buildings and travel modes and patterns
- Potential impact on health and wellbeing, in terms of opportunities for housing and access to employment, education and training, healthcare, shopping and leisure activities

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 reports on ecology and heritage impacts of the preferred sites.

In response to the pre-submission consultation and feedback on the Strategic Environmental Assessment, further updates have been made to this report in order that it reflects the latest available information. This includes a record of how the environmental report has been taken into account and the environmental considerations integrated into the plan, summarized below:

- The key sustainability issues and problems identified through the scoping stage were reflected in the sustainability objectives and assessment criteria
- An appraisal of site options was produced and consulted on as part of the options consultation. The preferred options appraised were identified as performing best against the sustainability objectives – these were the sites that were considered unlikely to cause significant environmental harm

individually. Site 1 and 22 scored slightly higher on sustainability grounds, with sites 20 and 24 identified as having potential landscape and heritage impacts (but not considered to be significantly adverse, unlike the rejected options). Site 1 was potentially more constrained due to the proximity to the sewage treatment works, which would require further investigation if brought forward. The appraisal identified possible mitigation measures to be considered at the plan drafting stage.

- The options consultation identified a strong public preference for Site 20, due to the public benefits that it would provide in terms of parking and drop-off facilities for the school. As such, although it did not score as well as the alternatives, it was taken forward along with site 22 as a site allocation in the draft plan. The mitigation measures identified at options stage were included in the draft policies (unless adequately covered in the general policies in the plan, in which case these were cross-referenced), and further expert advice sought on the heritage impacts. The other two preferred options were included in the draft plan as possible rural exception sites (which could be progressed under existing policies).
- Responses to the consultation on the pre-submission draft neighbourhood plan queried in particular the basis of the assumptions on cultural heritage impacts, as potentially more harmful than suggested. This was mainly in regard to Site 20, but also regarding the potential cumulative impact of all of the sites being developed (given that the housing evidence suggested a lower level of need). As a result, the plan was further modified by the deletion of the policy referencing the possible rural exception sites, and a reduction in the amount of development proposed on Site 20 and addition of more specific mitigation requirements to address the possible heritage impacts. The main impacts of the Neighbourhood Plan are proposed to be monitored and reviewed on an annual basis primarily through the monitoring undertaken by the District Council in relation to the Local Plan and planning applications, with data made available for the Neighbourhood Plan Area.

As a result of all this work, no significant adverse impacts have been identified in regard to the policies proposed for inclusion in the Neighbourhood Plan. The assessment process helped identify the need to highlight and mitigate against potential adverse impacts through design and landscaping requirements or highlighting the requirement for more detailed technical checks at planning application stage.

The overall conclusion is that the policies should secure significant positive benefits particularly in terms of securing opportunities for further housing to meet local needs, including a significant proportion of affordable homes, in a manner that should respect and reinforce the areas' local landscape character, biodiversity and heritage.

A table of the main impacts of the plan is shown in the following table

**Sustainability Assessment – Cumulative Impacts**

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air	Climatic factors	Population and human health	Material assets
FM1. Local Green Spaces	✓	✓	✓	-	-	-	✓
FM2. Local Wildlife Corridors and Protected Species	✓✓	✓	-	-	-	-	-
FM3. Important Views	-	✓✓	✓	-	-	-	-
FM4. The setting of the AONB	-	✓	-	-	-	-	-
FM5. Local Landscape Features	✓	✓	✓	-	-	-	-
FM6. Dark Skies	-	✓✓	-	-	✓	-	x
FM7. Conservation Area & Locally Important Features	-	✓	✓✓	-	-	-	-
FM8. Development layout	✓	✓	✓	-	✓	-	✓
FM9. Building design	-	✓	✓	-	-	-	-
FM10. Creating safer roads and pedestrian routes	-	✓	-	-	✓	-	✓✓
FM11. Sustainable drainage	-	-	-	-	✓✓	-	-
FM12. Dev't impacting on the sewage treatment works	-	-	-	✓✓	-	✓	-
FM13. Important community facilities	-	-	-	-	-	✓	✓
FM14. Facilitating home working	-	-	-	-	-	✓	-
FM15. Supporting existing businesses	-	-	-	-	-	✓	-
FM16. Housing Types	-	-	-	-	-	✓✓	-
FM17. Spatial strategy for new development	-	✓	-	✓	✓	✓✓	✓
FM18. Settlement boundary	-	✓	-	-	-	-	-
FM19. Land South of Home Farm (Site 20)	-	-	-	-	✓	✓✓	✓
FM20. Land at Blandfords Farm Barn (Site 22)	-	-	-	-	✓	✓✓	-

Key:	✓✓	significant positive impact likely
	✓	positive impact likely
	-	neutral impact likely
	x	adverse impact likely
	xx	significant adverse impact likely
	👤	impact uncertain

## 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 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 In February 2017, North Dorset District Council, as the Local Planning Authority, issued a Screening Determination following the necessary consultation with the statutory consultation bodies. This confirmed that, having considered the consultation responses, and taking into account the criteria specified in Schedule 1 to the regulations as required by Regulation 9(2)(a), the District Council were of the view that an SEA of the Fontmell Magna Neighbourhood Plan was required for the following reasons:
  - The Plan is likely to allocate land for 30 to 40 dwellings;
  - Some of the proposed development sites are either in close proximity to or within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB);
  - The village, and surrounding land, is located within a Conservation Area.
- 1.5 The District Council also consulted Natural England as to the requirement for a habitats regulation assessment. Natural England's response was to confirm that in their view 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.
- 1.6 This document forms the environmental report of the pre-submission draft of the Fontmell Magna Neighbourhood Plan. This environmental report has been prepared by Jo Witherden BSc(Hons) DipTP DipUD MRTPI of Dorset Planning Consultant Ltd, on behalf of Fontmell Magna Parish Council. The Parish Council is the qualifying body authorised to act in preparing a neighbourhood development plan in relation to the parish of Fontmell Magna.

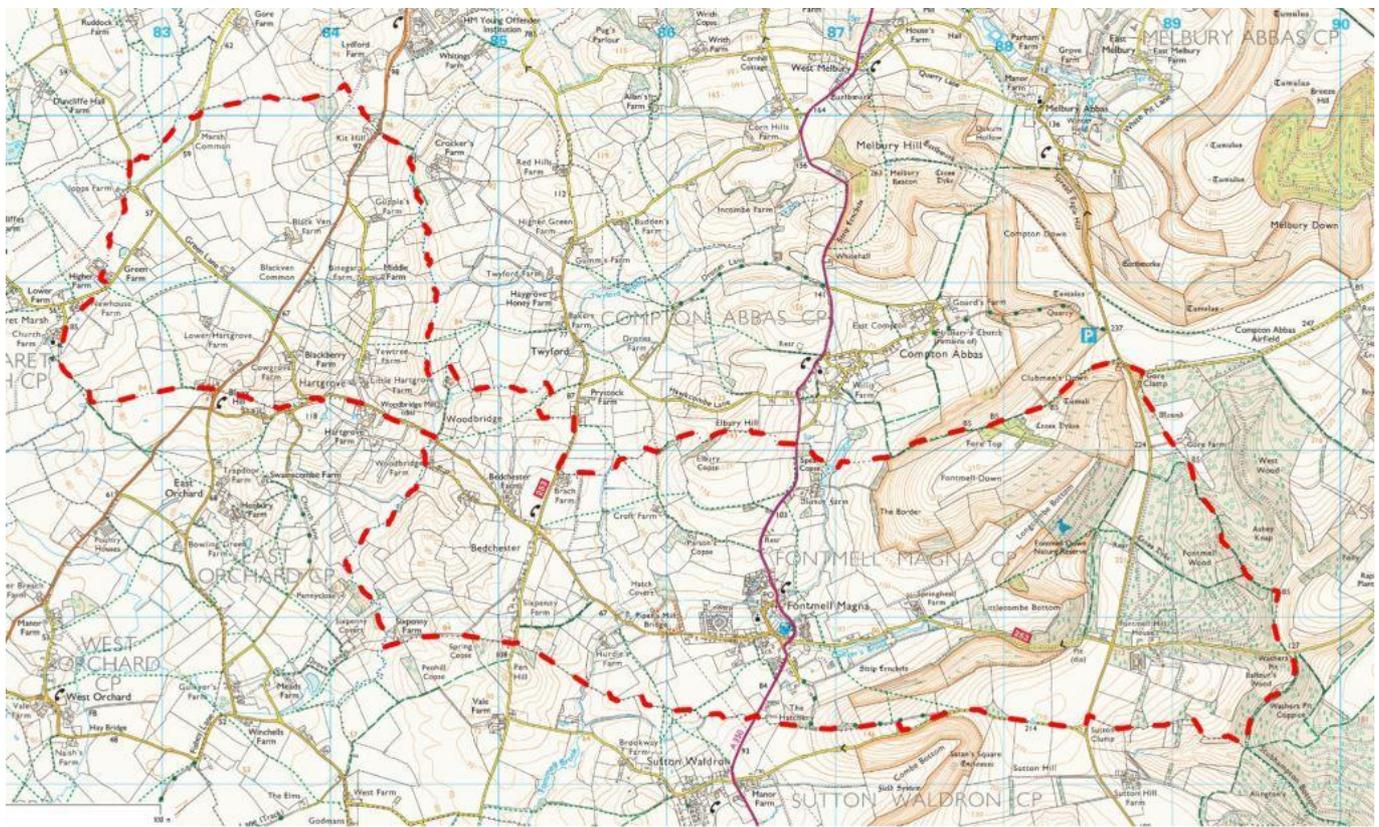
## 2. Fontmell Magna Neighbourhood Plan – the story so far

- 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 Fontmell Magna) 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 Fontmell Magna, 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 Fontmell Magna) may be supported by enabling rural communities to plan meet their own local needs, particularly through neighbourhood planning.

### Deciding the Neighbourhood Plan area and scope

- 2.3 The neighbourhood plan area was agreed by North Dorset District Council on 22 June 2016. Work on the draft neighbourhood plan has progressed with various pieces of research being undertaken, including the completion and analysis of a household questionnaire, and local evidence on housing and employment needs.

### Map 1 – Neighbourhood Plan Area



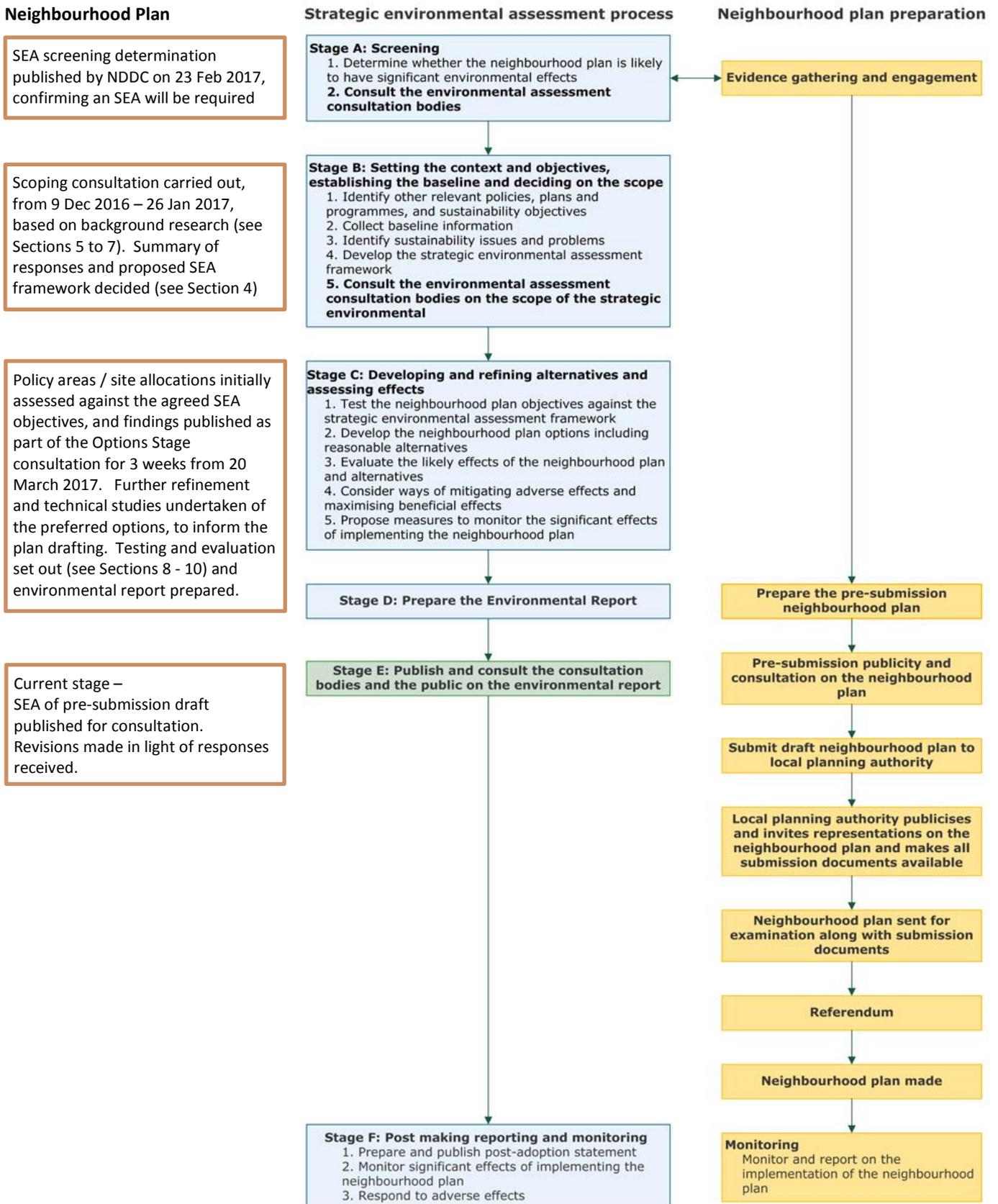
- 2.4 A scoping session was held with the local community in July 2015, to identify possible areas that could be considered through the Neighbourhood Plan. This highlighted:

- **Possible need for housing** - such as affordable housing for local people, housing for young people, family housing and retirement homes/flats or sheltered accommodation in the village
  - **Possible need for employment** - sufficient opportunities so that local people can find work in the village, whether through employment space or providing tourist / holiday accommodation
  - **Importance of village amenities** - Doctors' Surgery, Fontmell Pub, Village shop and Post Office, Village school, Church, and possible improvements such as extension to the village hall, updated playground.
  - **Importance of broadband & mobile networks** - better faster broadband service and improved mobile network signal – though this was improving with the roll-out of superfast broadband.
  - **Importance of rural character and green spaces in the village** - residents felt strongly that the village has a good mix of green open and wooded areas, and that the stream, access to and views of the countryside important were all important.
  - **Transport and parking issues** - concerns about the A350 (lack of footpath, difficulty crossing, speed and volume of traffic) and general traffic speeds and care around the village. Better access and parking for the school were also highlighted.
- 2.5 With the establishment of working groups, further work was undertaken to look specifically into these issues and areas, including a Parish Questionnaire, Call for Sites, Housing Needs Assessment, Development Site Assessments, Green Spaces Assessment and Business Needs Assessment.
- 2.6 A possible vision and objectives were drafted, and the plan period proposed to align with the adopted Local Plan (ie to 2031). The vision and objectives, together with an assessment of potential options for development sites and also policy ideas covering the various objectives, were produced and made the subject of a public consultation in March / April 2017, with a further consultation on business / infrastructure issues in May 2017. The potential development sites were the focus of the Strategic Environmental Assessment carried out as that stage.
- 2.7 Work has continued in refining the vision, objectives and policy areas based on the feedback received and further studies that have been undertaken. A draft neighbourhood plan was prepared for the Regulation 14 stage 'Pre-Submission' consultation, which was covered in the previous version of this environmental report. The responses to this consultation have been considered, included comments received about the strategic environmental assessment.

### 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 reproduced in Figure 1, with commentary on how this relates to this 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. The consultation was carried out by North Dorset District Council and commenced on 9 December 2016, for in excess of 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 vision and objectives as drafted at that point (as contained in the following sections – which have been updated in light of comments received). The consultees were informed that, given the draft vision and objectives it was likely that the neighbourhood plan would allocate housing land, and a map of potential sites (as submitted by landowners in response to the call for sites) was supplied. As further discussions would be held with landowners, the exact boundaries may change. In terms of the amount of housing proposed, the research undertaken so far had identified that an appropriate target to meet local needs to 2031 would be about 30 – 35 dwellings over the plan period, however a higher number may be supported if this were to provide significant benefits to the local community.
- 4.3 Advice was sought on:
- Whether the draft scoping report had identified the main plans and programmes and planning issues and constraints
  - Whether there is any information available on aspects that may be missing from that report
  - Whether the environmental report should focus on certain types of policy or specific topic areas
  - Whether the potential sustainability objectives and assessment methodology are considered sufficiently robust given the likely coverage of the neighbourhood plan and its requirements to be in general conformity with the strategic policies of the adopted Local Plan, and have due regard to national policy.
- 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 SEA scoping document has referenced the appropriate plans and programmes.	Noted - no changes required
	The SEA scoping document has also identified the main planning issues and constraints and potential effects on the environment.	Noted - no changes required
	Suggest the NP group liaise with NDDC for information on historic landfill records.	Request sent – assessment updated based on information received
	Recommend that the Neighbourhood Plan considers whether there is a need to deal with any local flood risk management issues. It could also look to deal with any surface water issues through development design to improve any existing local drainage issues. This may be setting green infrastructure and / or	Noted – further liaison with DCC Flood Risk Management team undertaken in refining site specific and general policies

**Table 2: Scoping Consultation Outcomes**

Respondent	Summary of response	Actions taken
	appropriate buffers to local watercourses or floodplain.	
	Recommend that the Neighbourhood Plan considers policies to protect and enhance the biodiversity of the area and the potential to enhance the watercourse to provide improved riverine conditions	Noted for consideration for site specific proposals and potential wildlife corridor
<b>Historic England</b>	We are broadly happy with the Scoping Report as presented	Noted - no changes required
	An understanding of the relevant designated heritage assets, in sufficient detail, will be key to the successful evaluation of the option sites and can help inform the regime of policies which the Plan might contain and possible projects. Refer to HE guidance and encourage the involvement of NDDC's own conservation team	NDDC Conservation Officers invited to be involved in site assessment process - due to staff resource shortages external heritage expert engaged.
<b>Natural England</b>	Based on the information provided, 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 - no changes required
	The Cranborne Chase and West Wiltshire Downs AONB Team should be consulted as early as possible during the site selection process. Given the proximity to the AONB we also advise that a Landscape and Visual Impact Assessment is undertaken of all the preferred site allocations	AONB team's advice was sought (November 2016) and their advice on the emerging site options and landscape matters.
	The emerging Plan and SEA should be supported by DERC data search, and a phase 1 "walk over" survey on all sites short listed for potential development. The plan should seek to avoid allocating sites supporting wildlife interests, and where possible provide opportunities for overall wildlife gain.	DERC records data acquired and walkover surveys undertaken as advised
	The Neighbourhood Plan should detail the measures to be taken to ensure the building design will be of a high standard, in terms of landscape impact and benefit. As the plan is proposing sites for development, it could set out any features that should be retained, or enhanced, or new features should be created as part of any new development.	Noted - design guidance included in the plan and site-specific features noted for retention
	The Neighbourhood Plan should include a policy requiring all new development proposals on greenfield sites greater than 0.1 ha to be supported by a Biodiversity Mitigation Plan (BMP),	Noted - requirements for Biodiversity Appraisal plus Mitigation Plan included in Plan, referencing Dorset Biodiversity Protocol

## 5. Potential environmental issues

5.1 The following table lists the key environmental assets and constraints noted in the plan area. Of particular note are the landscape quality and the wide range of heritage assets (particularly focused within the Conservation Area). There are also flooding issues, nitrate sensitivity of groundwater, and the quality of agricultural land, as well as the possible presence of protected species. A map of the main constraints is provided in Appendix 1.

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

Topic	Information based on	Findings
Biodiversity, flora and fauna	Sites of special scientific interest (and European designations)	Fontmell and Melbury Downs SSSI lies within the neighbourhood plan area, on the slopes between the A350 and C13. This is also designated as a Special Area of Conservation (SAC) under the EC Habitats Directive. Sutton Combe SSSI lies just to the south (the primary reason being that it is an important orchid-rich site).
	Protected species	There are over 100 records of different protected species and plants within or close to the neighbourhood plan area, including a range of bat species, butterflies and moths, birds, badger, otter, dormouse and great crested newt.
	Sites of local nature conservation interest	A number of sites in the area are identified as having local biodiversity value for example as wildlife corridors. These are mainly located away from existing settlements. Those in close proximity to the main village of Fontmell Magna include Fontmell Brook and the pond area upstream from the mill, as well as the churchyard of St Andrews
Landscape	AONB	The Cranborne Chase and West Wiltshire Downs AONB covers an area east of the A350, skirting around the main village by about 300m.
	Heritage Coast	None within or close to the plan area
	Greenbelt and Local Green Spaces	None within or close to the plan area
Cultural heritage	Conservation Area	The entire built-up area of Fontmell Magna village has Conservation Area status, and this extends to include a considerable extent of the countryside setting. There is no recent Conservation Area appraisal. <i>[This is being addressed as part of the Neighbourhood Plan evidence base]</i>
	Historic Parks and Gardens	There are no registered Parks and Gardens within or close to the plan area. Springhead is a locally listed site identified by Dorset Gardens Trust within the plan area. It is a historical mill site combined with natural spring fed lake, thought to date back possible to the 11 <sup>th</sup> century. It has Romantic 20th century landscaping and features, believed to be influenced by Brenda Colvin
	Listed Buildings	There are 44 Listings in the parish, the most notable

Topic	Information based on	Findings
		being the Church Of St Andrew within the village (Grade II*)
	Registered Battlefield	None within or close to the plan area
	Scheduled monuments	There are 4 Scheduled Monuments in the parish → Bowl barrow 220m north west of Gore Farm → Cross dyke 480m and 690m NNW of Fontmell Hill House → Medieval strip lynchets 450m south of Springhead Farm → Two cross dykes on Fontmell Down, 850m and 880m south east of Gourd's Farm
	World Heritage Sites	None within or close to the plan area
<b>Soil, Water, Air and Climatic Factors</b>	Fluvial flood risk	There are flood risk areas either side of the Fontmell / Collyer's Brook, which runs from east to west through the main village. In the west of the parish there are flood risk areas at Marsh Common and along the brook at Woodbridge.
	Surface water flooding	Indicative surface water flood maps also indicate some potential for flooding on areas of land feeding into the above river network
	Agricultural land value	The South West Region ALC 1:250,000 maps indicate the presence of some Grade 2 farmland in the area around the village (primarily to the north and east) and Grade 1 at Bedchester.
	Minerals safeguarding	A very small area to the north of the parish is designated as a minerals safeguarding area
	Land contamination and pollution	There are 22 sites identified by the District Council as potentially contaminated in the whole of Fontmell Parish including two historic landfill sites identified by the Environment Agency (used for a variety of waste types) in the east of the area - Hartgrove tip, which closed in 1978, and Binegar Farm, which closed in 1994. Some of the land around the main village and to the east is within a Groundwater Nitrate Vulnerable zone area, which means that it is at risk from agricultural nitrate pollution. 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)
	<b>Material assets, population and human health</b>	2015 Index of Multiple Deprivation
2011 Census data 'snapshot'		734 usual residents, in 334 households. The Census recorded 314 people (32% of the usual resident population). Higher than average proportion of older residents (65+

Topic	Information based on	Findings
		<p>years) and fewer young adults (16 – 39 years)</p> <p>Population density 0.6 persons per hectare</p> <p>54.9% households under-occupied by +2 or more bedrooms</p> <p>6.1% day to day activities limited (a lot or a little)</p> <p>6.0% households with no car / van</p> <p>4.2% economically active are unemployed</p> <p>14.8% people in work, work at or mainly from home,</p> <p>5.9% travel to work on foot or by bicycle, 3.2% travel to work by public transport (mainly by train), with car-based trips being the main mode of transport</p>

## 6. Relevant Plans, Programmes and Objectives

6.1 Based on the above appraisal, the following plans and programmes were identified as potentially relevant, and the issues they highlight identified for consideration. This has been informed by the Sustainability Appraisal Scoping Report for the North Dorset Local Plan Review (July 2016).

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

Topic	Plans and Programmes	Key Objectives
Biodiversity, geology, flora and fauna	<ul style="list-style-type: none"> <li>– EU Biodiversity Strategy to 2020 (2011)</li> <li>– The EU Habitats Directive and Birds Directive (92/43/EEC and 79/409/EEC as amended) are key components of the European legal framework</li> <li>– EU Water Framework Directive (2000/60/EC)</li> <li>– Biodiversity 2020: A strategy for England’s wildlife and ecosystem services (2011)</li> <li>– The National Planning Policy Framework (NPPF) 2012</li> <li>– North Dorset Local Plan 2016</li> <li>– Dorset Biodiversity Strategy (Mid Term review) (2010)</li> </ul>	<p>Seek to protect and conserve habitats and wild flora and fauna and avoid adverse effects upon nature conservation sites, including terrestrial and water environments</p> <p>Take into account legal protection of species in developing policies relating to biodiversity and habitat protection.</p> <p>Identify and map components of the local ecological networks</p> <p>Where development takes place, buffers should be provided to environmental assets to improve their biodiversity value and facilitate adaptation to climate change.</p> <p>Where opportunities exist, new habitats should be created to enhance this network further</p>
Landscape	<ul style="list-style-type: none"> <li>– European Landscape Convention (2000)</li> <li>– The National Planning Policy Framework (NPPF) 2012</li> <li>– North Dorset Local Plan 2016</li> <li>– Cranborne Chase and West Wiltshire Downs AONB Management Plan 2014 – 2019</li> </ul>	<p>Recognise landscapes as an essential component of people’s surroundings, their cultural and natural heritage, and a foundation of their identity.</p> <p>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, which includes their setting.</p>

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

Topic	Plans and Programmes	Key Objectives
		<p>Protect the AONB's special qualities - its diversity, distinctiveness, sense of history and remoteness, dark night skies, tranquillity and undeveloped rural character.</p> <p>The landscape character of the District will be protected through retention of the features that characterise the area.</p>
<b>Cultural heritage</b>	<ul style="list-style-type: none"> <li>– The National Planning Policy Framework (NPPF) 2012</li> <li>– North Dorset Local Plan 2016</li> </ul>	<p>Conserve and enhance heritage assets in a manner appropriate to their significance</p> <p>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.</p>
<b>Soil, Water, Air and Climatic Factors</b>	<ul style="list-style-type: none"> <li>– Nitrates Directive (91/676/EEC)</li> <li>– Water Framework Directive (2000/60/EC), and South West River Basin Management Plan</li> <li>– Safeguarding our Soils: A strategy for England (2009)</li> <li>– EU Air Quality Directive (2008/50/EC)</li> <li>– U.K Climate Change Act (2008)</li> <li>– The National Planning Policy Framework (NPPF) 2012</li> <li>– Dorset County Council Local Flood Risk Management Strategy (2014)</li> <li>– North Dorset Local Plan 2016</li> <li>– North Dorset Strategic Flood Risk Assessment (SFRA) (2008)</li> <li>– Bournemouth, Dorset and Poole Energy Efficiency Strategy (2009) and Renewable Energy Strategy (2013)</li> </ul>	<p>Reduce water pollution caused by nitrogen from agricultural sources and prevent such pollution in the future</p> <p>Promote the sustainable use of water and prevent further deterioration of surface and groundwaters.</p> <p>Tackle the environmental and health problems relating to air quality</p> <p>Steer development away from areas of highest flood risk, apply sequential &amp; exceptions test, seek opportunities to relocate development to more sustainable locations.</p> <p>Improve the quality of soils and safeguard their ability to provide essential services for future generations</p> <p>Prevent harm to geological conservation interests</p> <p>Reduce vulnerability to the impacts of climate change.</p> <p>Reduce carbon emissions to meet the UK target and move towards a low carbon economy</p>
<b>Material assets, population and human health</b>	<ul style="list-style-type: none"> <li>– European Sustainable Development Strategy (2006)</li> <li>– The National Planning Policy Framework (NPPF) 2012</li> <li>– Transforming Dorset - Strategic Economic Plan 2014-21</li> <li>– Bournemouth Dorset and Poole Workspace Strategy (2008)</li> <li>– Bournemouth, Poole and Dorset Local Transport Plan</li> </ul>	<p>Promote a prosperous local economy and reduce poverty</p> <p>Meet identified local and essential rural needs</p> <p>Ensure there are employment sites and healthy town centres</p> <p>Boost the supply of housing and ensure everyone can live in a good quality home</p> <p>Contribute towards the creation of mixed and balanced communities that are socially inclusive</p> <p>Promote safe and accessible environments where crime and disorder, and the fear of crime,</p>

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

Topic	Plans and Programmes	Key Objectives
	(2011-2026) – Dorset Sustainable Community Strategy 2010-2020 (2010) – North Dorset Local Plan 2016	do not undermine quality of life or community cohesion Promote good public health, access to healthcare and opportunities for healthy, active and independent lifestyles Ensure that the necessary infrastructure is put in place to support growth Provide an integrated transport system and better accessibility to services for everyday needs.

## 7. 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 sites of ecological interest that could be harmed by development, in particular sites designated for their wildlife value, important habitats such as the riverine environment and ancient woodland, and protected species.
  - 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, Listed Buildings, Scheduled Monuments and also Springhead and a locally listed Parkland
  - Potential loss of productive farmland
  - Potential harm as a result of re-using landfill sites which may give rise to contamination, or through new uses which could contaminate the groundwater.
  - Potential flood risk to new or existing development as a result of siting within a flood risk area or increased run-off
  - Potential climate change impacts through increased energy consumption, both in terms of the use of buildings and travel modes and patterns
  - Potential impact on health and wellbeing, in terms of opportunities for housing and access to employment, education and training, healthcare, shopping and leisure activities
- 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
<b>Biodiversity, fauna and flora</b>	Ensure no ecological interests would be harmed by development, and where opportunities arise, enhance habitats and biodiversity	Consider proximity (and potential for harm) to existing nature conservation site designations (sites mapped by Dorset Environmental Records Centre) and site survey observations. If proposed for inclusion in the plan, an additional ecological walkover survey will be undertaken for new greenfield sites. The assessment should also consider potential to include ecological benefits eg connecting wildlife corridors
<b>Landscape</b>	Avoid major development in the AONB, protect and enhance the AONB, and protect views and important features that contribute to local character.	Assessment of impact to be based on advice provided by the AONB team, consideration of scale of development and proximity and visibility in views from the AONB, and potential harm to features of local landscape character (eg notable trees / woodland, boundary features, river corridors, locally important buildings)
<b>Cultural heritage</b>	Protect the area's heritage assets, and where opportunities arise, enhance the historic character of the area	Assessment of impact by NDDC Conservation Team, with reference to NPPF and National Planning Practice Guide, Historic England's Good Practice Advice Notes 1, 2 and 3 and Local Planning Policies. Options assessment responses to relate to: <ul style="list-style-type: none"> <li>– Known archaeology – scheduled monuments</li> <li>– Statutory Listed Buildings</li> <li>– Conservation area</li> </ul> At the plan drafting stage the Historic Environment Record (HER) will also be consulted
<b>Soil, water and air</b>	Ensure development does not result in an unacceptable risk of pollution to soil, water and air, or significant loss of productive farmland.	Consider proximity to known / suspected sources of contamination (as shown on Environment Agency Maps and supplemented by NDDC information) and potential for proposed development to be polluting to groundwater. Consider extent of loss of productive farmland that may be developed.
<b>Climatic factors, including flooding and heat</b>	Reduce flood risk and support the use of appropriate renewable energy and reduced energy consumption	Consider proximity to flood risk zones (as mapped, including both fluvial and surface water flooding) and local knowledge of flood incidences. Consider accessibility to community facilities in the village on foot, and whether development could accommodate measures to reduce its carbon footprint over and above requirements set out in the Local Plan.
<b>Population and human health;</b>	Provide housing and/or opportunities for work and community facilities	Assess quantity of houses that could be provided (or might be lost) including affordable housing, and the potential for the site to accommodate new jobs or community facilities.
<b>Material assets, including key infrastructure</b>	Create safe and accessible places	Consider whether the site is or can be made safe and accessible, particularly on foot (based on advice provided by DCC Highways)

## 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.

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

Neighbourhood Plan Objectives	Biodiversity	Landscape	Cultural heritage	Soil, Water and Air	Climatic Factors	Population & health	Material assets	Comments
1a) Encouraging the use of renewable energy technologies, energy efficient design and technologies and efficient management of water resources while addressing flood risk	--			--	✓	--	--	Some renewable energy technologies can adversely impact on landscape and heritage designations, and this will need to be considered in policy drafting
1b) Influencing the location of new housing to be within safe walking or cycling distance of local amenities				--	--	✓	✓	The village is on the edge of the AONB and has many designated heritage assets and potential wildlife interest that could be adversely impacted by development
1c) Ensuring new housing and business sites minimise the impact on restricted roads, e.g. Mill Street and West Street and minimise additional car journeys within the parish	--			--	--	✓	✓	Road improvement schemes can adversely impact on landscape and heritage designations - avoidance
2a) Ensuring new development respects the quality of the historic built environment, and does not have a damaging effect on any assets of historic or architectural importance	--	✓	✓	--		--	--	This may limit the scope for new technologies and materials, and provides a 'balance' for objective 1(a) in this respect
2b) Ensuring development contributes to the quality and interest of the local character of the different areas within the parish		✓		--	--	--	--	This should include the natural as well as the built environment, and could enhance biodiversity. The harmony / relationship of new designs with existing heritage assets will need to be considered in policy drafting
2c) Preserving the character of the narrow local byways with their high banks, tall hedges and wildflowers	✓	✓	✓	--		--		These features have multiple benefits but do have safety implications for more vulnerable road users that will need to be considered

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

<b>Key</b>		Positive		Negative
	--	Neutral		Uncertain

Neighbourhood Plan Objectives	Biodiversity	Landscape	Cultural heritage	Soil, Water and Air	Climatic Factors	Population & health	Material assets	Comments
2d) Encouraging the growth of the village in a way which maintains its pattern of open spaces between developments and protects the amenity of current and future residents in terms of density and height of new housing, and proximity to existing developments	✓	✓	✓	--		--		As 2(c) above, the retention of green spaces within the village form will have multiple benefits, but is also likely to lead to a more dispersed pattern of development, and therefore safe and convenient walking routes will be an important consideration
3a) Ensuring that Cranborne Chase and West Wiltshire Downs AONB is protected from inappropriate development	--	✓	--	--	--	--	--	No potential concerns identified
b) Ensuring that nature conservation sites and rare and protected species are safeguarded	✓	✓	--	--	--	--	--	No potential concerns identified
c) Enhancing the status of Collyer's Brook/Fontmell Brook watercourse and other important sites as wildlife corridors and habitats	✓	✓	--	--	--	--	--	No potential concerns identified
3d) Promoting 'soft edges' to the built environment, planting trees near boundaries, and maintaining and encouraging green corridors	✓	✓	--	--	--	--	--	No potential concerns identified
4a) Promoting a range of mixed housing development appropriate to local needs over the period to 2031 in relation to affordability, size and location						✓		As highlighted in 1(b) further checks will be needed to ensure development does not harm identified environmental interests
4b) Supporting the development of the facilities and amenities offered by the Village School to ensure its long-term viability	--	--	--	--	--	✓	--	No potential concerns identified
4c) Prioritising affordable housing for households with a 'local connection' to the Parish	--	--	--	--	--	✓	--	No potential concerns identified

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

Neighbourhood Plan Objectives	Biodiversity	Landscape	Cultural heritage	Soil, Water and Air	Climatic Factors	Population & health	Material assets	Comments
4d) Enabling the growth of business and employment opportunities to meet local needs								As highlighted in 4(a) checks will be needed to ensure development does not harm identified environmental interests
4e) Continuing to offer a wide and diverse range of social, sport and leisure activities	--	--	--	--	--			No potential concerns identified
4f) Encouraging the provision of transport links to local towns				--	--			New road infrastructure would need to be carefully assessed given the environmental sensitivity of the area. No potential concerns identified regarding improvements to public transport or walking / cycling links.
4g) Encouraging the adequate provision of health, education and retail facilities				--	--			As highlighted in 4(a) checks will be needed to ensure development does not harm identified environmental interests and can be easily accessed by the community it serves

- 8.2 The above appraisal shows that the proposed objectives and therefore the policies linked to their delivery should as a whole have a positive environmental impact. However there is a degree of uncertainty on two counts:
- The location of new development unless carefully considered could result in adverse environmental impacts.
  - The appropriate balance to be struck between respecting the historic character of the village, and the potential benefits (eg cost, energy efficiency) from more modern building techniques and materials that may not be as reflective of the local vernacular
- 8.3 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. The assessment of further changes as a result of responses to pre-submission consultation is also included as an addendum to each section.

## 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 Neighbourhood Plan, and revision made prior to submission. The results of the analysis of each policy or policy area (where several policies are covering similar issues) are provided in table format. For ease of assessment, the assessment of the plan's policies have been grouped under the following headings, aligning with the draft plan's structure.

- The Rural Character of the Parish (Policies FM1-6)
  - Policy FM1. Local Green Spaces
  - Policy FM2. Local Wildlife Corridors and Protected Species
  - Policy FM3. Important Views
  - Policy FM4. The setting of the AONB
  - Policy FM5. Local Landscape Features
  - Policy FM6. Dark Skies
- The Built Character and Historic Environment (Policies FM7-9)
  - Policy FM7. The Conservation Area and Locally Important Features
  - Policy FM8. Development layout
  - Policy FM9. Building design
- Infrastructure (Policies FM10-13)
  - Policy FM10. Creating safer roads and pedestrian routes
  - Policy FM11. Sustainable drainage
  - Policy FM12. Development impacting on the sewage treatment works
  - Policy FM13. Important community facilities
- Employment and housing needs (Policies FM14-16)
  - Policy FM14. Facilitating home working
  - Policy FM15. Supporting existing businesses
  - Policy FM16. Housing Types
- Amount and location of new development (Policies FM17-20)
  - Policy FM17. Spatial strategy for new development
  - Policy FM18. Settlement boundary
  - Policy FM19. Land South of Home Farm (Site 20)
  - Policy FM20. Land at Blandfords Farm Barn (Site 22)
  - ~~Policy FM21. Rural Exception Sites for Affordable Housing (deleted)~~

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:

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

### The Rural Character of the Parish (Policies FM1-6)

9.3 The Rural Character policies deal primarily with the plan's objectives to maintain the local character and historic environment and to conserve the natural environment. 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 FM1-6**

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air	Climatic factors	Population and human health	Material assets
FM1. Local Green Spaces	✓	✓	✓	-	-	-	✓
FM2. Local Wildlife Corridors and Protected Species	✓✓	✓	-	-	-	-	-
FM3. Important Views	-	✓✓	✓	-	-	-	-
FM4. The setting of the AONB	-	✓	-	-	-	-	-
FM5. Local Landscape Features	✓	✓	✓	-	-	-	-
FM6. Dark Skies	-	✓✓	-	-	✓	-	x

#### Notes / explanation of assessment

In all cases, sites for general growth have been identified that would not conflict with the various policies, and therefore no adverse impact on population and human health is considered likely.

- **FM1. 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.
- **FM2. Local Wildlife Corridors and Protected Species:** helps identify and protect locally important wildlife corridors and seeks the enhancement of these habitats, plus other measures as may be identified through the provision of a Biodiversity Mitigation Plan. Given the importance of local wildlife in landscape character, there is also likely to be a positive impact under this objective.
- **FM3. Important Views:** helps identify and protect locally important views that provide an important basis for the enjoyment of local landscape character, and the unspoilt and panoramic views are characteristic of this AONB. Where these relate to a heritage asset (such as St Andrew's Church), there is also likely to be a positive impact under this objective.
- **FM4. The setting of the AONB:** helps identify and protect the setting of the AONB in proximity to village (where the pressure for development is likely to be highest). The setting of an AONB is the surroundings in which the area is experienced. If the quality of the setting declines, then the appreciation and enjoyment of the AONB diminishes.
- **FM5. Local Landscape Features:** helps identify and seeks to reinforce local landscape features such as the local streams and springs that contribute to the character of the area. A number of these are important in understanding the history of the area, and also for supporting local wildlife.
- **FM6. Dark Skies:** seeks to reduce the impact of external lighting schemes - the dark night skies are an important characteristic of the AONB. There may be safety concerns arising from the absence of street lighting, but the policy does not prevent other forms of lighting required for security or other reasons, but instead seeks to minimise light spillage and glare. More controlled lighting should in turn reduce energy consumption.

**Notes / explanation of changes following pre-submission consultation**

The changes made to policies as a result of the pre-submission consultation have not resulted in any need to update the above assessment.

**The Built Character and Historic Environment (Policies FM7-9)**

9.4 The Built Character policies deal primarily with the plan's objectives to maintain the local character and historic environment. These supplement existing Local Plan policies on design and heritage, and like the rural character policies provide 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 7b: Summary Assessment of Policies FM7-9**

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air	Climatic factors	Population and human health	Material assets
FM7. Conservation Area & Locally Important Features	-	✓	✓✓	-	-	-	-
FM8. Development layout	✓	✓	✓	-	✓	-	✓
FM9. Building design	-	✓	✓	-	-	-	-

**Notes / explanation of assessment**

In all cases, sites for general growth have been identified that would not conflict with the various policies, and therefore no adverse impact on population and human health is considered likely.

- **FM7. Conservation Area & Locally Important Features:** helps identify and seeks to reinforce local features identified as important in defining the character and history of the area.
- **FM8. Development layout:** provides design guidance regarding layout and landscaping to ensure that new development respects and reinforces the existing historic pattern of development, provides opportunities for tree and hedge planting using indigenous species (providing both landscape and wildlife benefits), and that it is designed in a way that avoids amenity issues such as overlooking and provides sufficient space for modern-day requirements (parking using permeable surfacing etc). It is noted that the density restriction applies only to greenfield open market housing, and therefore should not unduly impact on the provision of affordable housing.
- **FM9. Building design:** provides design guidance regarding building scale, form and materials to ensure that new development respects and reinforces local character, with guidance based on the Conservation Area appraisal findings. The restriction on building heights and densities will place more pressure on greenfield sites to meet local needs, but is considered unlikely to result in a significant loss of productive farmland.

**Notes / explanation of changes following pre-submission consultation**

The changes made to policies as a result of the pre-submission consultation have not resulted in any need to update the above assessment.

### Infrastructure (Policies FM10-13)

9.5 The following three chapters in the draft plan (Getting around – Roads, Buses, Walking & Cycling, Flood Risk, Drainage and Sewage Treatment, and Community Facilities) all deal with important infrastructure requirements.

**Table 7c: Summary Assessment of Policies FM10-13**

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air	Climatic factors	Population and human health	Material assets
FM10. Creating safer roads and pedestrian routes	-	✓	-	-	✓	-	✓✓
FM11. Sustainable drainage	-	-	-	-	✓✓	-	-
FM12. Dev't impacting on the sewage treatment works	-	-	-	✓✓	-	✓	-
FM13. Important community facilities	-	-	-	-	-	✓	✓
FM13A. Social Infrastructure	-	-	-	-	-	✓	✓

9.6 These policies are focused on maintaining a thriving local community, ensuring environmental sustainability in line with the neighbourhood plan's objectives. 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.

#### Notes / explanation of assessment

- **FM10. Creating safer roads and pedestrian routes:** is based on protecting and creating connections to important pedestrian routes, and improving road safety particularly focusing on pedestrians. It ensures the design of such connections is in keeping with the rural character of the area (avoiding over-engineered urban solutions), and should encourage walking and cycling to the local facilities
- **FM11. Sustainable drainage:** highlights the local issues associated with surface water flooding and underlying geology that could otherwise be missed, and in particular and ensures that appropriate measures are integrated into designs to reduce flood risk
- **FM12. Development impacting on the sewage treatment works:** ensures that development is not adversely affected by the emissions from the existing sewage treatment works, and allows for its future upgrading
- **FM13. Important community facilities:** identifies the existing community facilities that should be protected, and supports their improvement and the provision of new facilities that are accessible to the main population. The Neighbourhood Plan and Local Plan contain other policies that should safeguard against adverse impacts on the environment and residential amenity, although this could be made clearer in the supporting text.

#### Notes / explanation of changes following pre-submission consultation

*The changes made to policies as a result of the pre-submission consultation have not resulted in any need to update the above assessment, but a new policy has been added which is assessed below and included in Table 7c.*

- **FM13A. Social Infrastructure:** includes local projects to provide social infrastructure that may be relevant to new development in the absence of implementation of the Community Infrastructure

Levy. These relate to improvements to existing facilities and access, with associated health benefits.

### Employment and housing needs (Policies FM14-16)

- 9.7 The chapters on employment and housing needs provide general guidance on the type of employment that will be supported, focusing on those areas where a slightly different approach to the Local Plan is proposed. They primarily relate to the objective of maintaining and enhancing a thriving local community, and the sub-objectives of promoting a range of mixed housing development appropriate and enabling the growth of business and employment opportunities to meet local needs. 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 7d: Summary Assessment of Policies FM14-16**

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air	Climatic factors	Population and human health	Material assets
FM14. Facilitating home working	-	-	-	-	-	✓	-
FM15. Supporting existing businesses	-	-	-	-	-	✓	-
FM16. Housing Types	-	-	-	-	-	✓✓	-

#### Notes / explanation of assessment

- **FM14. Facilitating home working:** broadens the ability for homeworking by allowing the provision of outbuildings including rural locations. Although this could have an impact on rural character, safeguards have been included in the policy regarding increased traffic movements and potential adverse impacts on the environment and residential amenity
- **FM15. Supporting existing businesses:** identifies the existing community facilities that are run as commercial businesses and therefore where the impact on their viability may be a planning matter
- **FM16. Housing Types:** provides guidance on the provision of affordable and open market housing, in relation to house type (size), adaptability and local connection prioritisation, based on the most up to date relevant information on housing need.

#### Notes / explanation of changes following pre-submission consultation

*The changes made to policies as a result of the pre-submission consultation have not resulted in any need to update the above assessment.*

### Amount and location of new development (Policies FM17-21)

- 9.8 The final chapter of the plan includes two general policies clarifying the spatial strategy for new development and changes to the settlement boundary, with the remaining policies being site specific allocations for development.
- 9.9 As with the preceding chapters, no reasonable alternatives were identified for the first two policies, and the fall-back position (ie no detailed Neighbourhood Plan policy and reliance on the Local Plan) was used as the base-line in assessing the main impacts of the policies.

**Table 7e: Summary Assessment of Policies FM17-18**

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air	Climatic factors	Population and human health	Material assets
FM17. Spatial strategy for new development	-	✓	-	✓	✓	✓✓	✓
FM18. Settlement boundary	-	✓	-	-	-	-	-

**Notes / explanation of assessment**

- **FM17. Spatial strategy for new development:** establishes the amount of housing to be provided over the plan period based on an assessment of local need, and the key locational criteria. This recognises the village as the main location for such growth, and steers development towards the western side of the village where it is likely to be better located in relation to existing facilities, and less likely to impact on the AONB or its setting and higher grade agricultural land.
- **FM18. Settlement boundary:** proposed some minor adjustments to the settlement boundary taking into account where development or other changes have taken place, and where infill development would be inappropriate, mainly on landscape-related grounds. Sites sufficient to meet the need for growth have been identified, and as such these changes should not place undue restriction on development that is needed.

**Notes / explanation of changes following pre-submission consultation**

*The amount of housing proposed under FM17 has been reduced (from 40) to 30 to 35, to more closely align to rather than exceed the projected needs, changes to Policy FM19 and deletion of Policy FM21. The scoring is considered to reflect the policy as revised.*

9.10 The potential sites (as submitted by landowners in response to the call for sites run by the Neighbourhood Plan group) are shown on the maps in **Appendix 2**. 12 sites were subject to detailed assessments at the Options stage (as replicated in **Appendix 3**). In preparing the detailed site assessments for the options stage, the following technical expert's help was obtained and their responses incorporated into the reports:

- Highways impact and mitigation (Dorset County Council - Steve Savage)
- Sewage impact and mitigation (Wessex Water - Ruth Hall)
- Landscape impact and mitigation (AONB - Richard Burden)
- Heritage impact and mitigation (North Dorset District Council - Conservation Team)
- Contaminated land impact and mitigation (North Dorset District Council - Steven Horsler)

9.11 The sites covered were:

Site 1: Land West of West View - Brooklands .....	35
Site 9: Field East of 3,4,5, North Street .....	37
Site 10.2 Middle Farm Dutch Barn .....	38
Site 10.3 Middle Farm Paddock .....	40
Site 12: Land North of Mill Street.....	42
Site 20: Land South of Home Farm .....	43
Site 22 Blandford's Farm Barn.....	45
Site 24: Land South of Village Hall.....	46
Site 27 Land West of Surgery by Marshmoor .....	48
Site 31.2: Slurry Pit, Bedchester Farm.....	50

Site 35.2: St Pennhill Farmhouse Paddock.....	51
Site 46: Land Bordering Hannah’s Hill.....	53

9.12 Three sites submitted by landowners were not assessed, for the following reasons:

- **Site 10.1 Buildings at Middle Farm** is a small infill site primarily based on the conversion of an existing building which is within the current settlement boundary, for which no policy change would be required.
- **Site 31.1: St Andrew’s Farm Building** already has planning consent granted for one conversion (2/2014/1602/PMBPA Part Q permitted development rights).
- **Site 35.1: St Pennhill Farmhouse Stable Block** is a proposal to replace an existing stables structure. There are general policies for the conversion or replacement of buildings in the countryside contained in the Local Plan (and other issues relevant to the suitability of that general location for new buildings are covered in the consideration of Site 35.2)

9.13 Following the options consultation a further potential site was identified (as the landowner of land at Little Orchard (SHLAA site 2-19-0012) querying why his site was excluded). An explanation was provided (in that a letter had been sent to said landowner inviting him to respond to the Call for Sites request, but no response had been received and therefore the site had not been considered to still be available). Nevertheless a further invitation was made to the landowner to put forward his site for consideration, and a follow-up email was sent. No response was received to either communication. The site has not been confirmed as available, and no permission was given to allow the site to be visited for further checks. As such, it was not deemed to be a reasonable alternative for the purpose of this assessment.

9.14 The options assessment identified five sites which were unlikely to cause significant environmental harm (see Table 8, which provides a summary of the more detailed assessments given in Appendix 3 at site options stage). These were sites 1, 20, 22, 24 and 27. Site 27 was not classed as a potential preferred option in the consultation, as the overall cumulative harm from developing this site appeared likely to outweigh the benefits. The other (rejected) options included more prominent and sensitive sites where the avoidance of significant impacts would have been difficult to achieve, and the sites were generally less well located in terms of safe access to community facilities. As such, the remaining four sites (1, 20, 22, 24) were the focus of the options consultation and further technical checks. **Appendix 4** includes a list of the potential mitigation measures that the SEA had identified at that stage, in relation to these options.

**Table 8: Summary Assessment of Site Options Stage – see Appendix 2 and 3 for details**

SEA objective	Site 1	Site 9	Site 10.2	Site 10.3	Site 12	Site 20	Site 22	Site 24	Site 27	Site 31.2	Site 35.2	Site 46
Biodiversity, fauna and flora	Hand	Hand	Hand	Hand	Hand	Hand	Hand	Hand	Hand	Hand	Hand	Hand
Landscape	-	xx	xx	xx	xx	x	-	x	x	x	x	x
Cultural heritage	-	x	-	x	x	x	-	x	x	Hand	-	x
Soil, water and air	Hand	x	-	-	x	-	-	-	-	Hand	-	Hand
Climatic factors	✓	x	x	-	x	-	Hand	Hand	x	x	x	x
Population and human health	✓✓	✓	-	✓	✓	✓	✓✓	✓✓	✓	-	✓	-
Material assets	-	xx	-	-	x	✓	✓	✓	x	xx	xx	xx
<b>OVERALL ASSESSMENT</b>	✓	xx	xx	xx	xx	-	✓	-	x	xx	xx	xx

- 9.15 The results of the options consultation indicated that Site 20 (Land South of Home Farm) had the greatest degree of public support, followed by Site 22 (Blandford's Farm Barn). The main statutory consultee responses are summarized in **Appendix 5** in respect of the four preferred sites.
- 9.16 Two further assessments were then commissioned, for the four preferred sites. An ecology survey of the sites was undertaken by Bryan Edwards of the Dorset Environmental Record Centre, and a heritage assessment undertaken by Kevin Morris of Kevin Morris Heritage Planning. These checks, the previously identified mitigation measures, together with the feedback from the statutory consultees have resulted in an updated appraisal in relation to the relevant site-specific policies for these sites as contained in the draft plan, as set out below.

**Table 9: Summary Assessment of Policies FM19-21**

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air	Climatic factors	Population and human health	Material assets
FM19. Land South of Home Farm (Site 20)	-	-	-	-	✓	✓✓	✓
FM20. Land at Blandfords Farm Barn (Site 22)	-	-	-	-	✓	✓✓	-
<del>FM21. Rural Exception Sites (part of Sites 1 and 24)</del>							

**Notes / explanation of assessment**

→ **FM19. Land South of Home Farm (Site 20):**

- **Biodiversity, fauna & flora** - no protected species were found as a result of the ecology survey, the hedgerows and their margins were identified as potentially important corridors for invertebrates, bats and birds. The policy requires retention of the tree belt along the northern boundary and biodiversity appraisal and mitigation plan.
- **Landscape** - the site lies outside of the AONB, and is only partly visible (mainly western edge) from Sutton Hill in the AONB. The policy requires that the layout, scale and design, including landscaping requirements, minimise the visual impact of development as seen from the strip lynchets on Sutton Hill and provide an attractive entrance and edge to the village as seen from the approach from the A350, in line with the AONB team advice, and includes reference to providing a substantial landscaped edge along the south-west and south-east boundaries, and a pepper-potting of green landscaped spaces within the site, in line with NDDC Conservation Team advice .
- **Cultural heritage** - the proposals will not cause substantial harm to any designated or non-designated assets subject to the mitigation required as part of the policy wording being secured
- **Soil, water and air** - the area is not shown to be of high agricultural land value and there is no recorded risk of potential contamination.
- **Climatic factors** - the site is not shown to be at risk of flooding, however any development proposals will be required to consider the management of surface water runoff generated by the site through a Flood Risk Assessment. Development of the site should secure a safe and convenient off-road walking route to West Street, to the school, pre-school and village hall.
- **Population and human health** - the site should secure a mix of up to 30 open market and affordable homes, and improve drop off facilities to the rear of school for coaches and a car park for parents, relieving congestion on West Street experienced at school start and

end times

- **Material assets** - the policy requires that the provision of a new junction onto the A350 is designed to reduce traffic speeds of all vehicles travelling in both directions along the A350 to under 30mph. This will need to be designed with regard to the rural character and sensitivity of this approach.

→ **FM20. Land at Blandfords Farm Barn (Site 22)**

- **Biodiversity, fauna & flora** - no protected species found through ecology survey, the hedgerows and their margins may act as important corridors for invertebrates, bats and birds. The policy requires that the layout and design must enable the retention of the tree belt along the southern boundary and hedgerow boundaries, except for access to site 20, and a landscape scheme agreed that reinforces the site's screening and enclosure as viewed from public rights of way. A biodiversity appraisal and mitigation plan will also be required.
- **Landscape** - the site lies outside of the AONB, and is only partly visible (mainly western edge) from Sutton Hill in the AONB. The policy requires the retention of the tree belt along the southern boundary and hedgerow boundaries (except for access to site 20), and a landscape scheme agreed that reinforces the site's screening and enclosure as viewed from public rights of way
- **Cultural heritage** - the proposals will not cause substantial harm to any designated or non-designated assets
- **Soil, water and air** - the area is not shown to be of high agricultural land value and there is no recorded risk of potential contamination.
- **Climatic factors** - the north / north-western boundary of the site may be at risk of surface water flooding (1:100/1000 year), and any development proposals will be required to consider the management of surface water runoff generated by the site through a Flood Risk Assessment. Development of the site should secure a pedestrian access connecting to land south of the village hall and the play area.
- **Population and human health** - the site should secure up to 10 self / custom build homes, and provide opportunities for employment/community facilities through the re-use or replacement of the existing barn.
- **Material assets** - the policy seeks to secure a pedestrian and vehicular access via land South of Home Farm or, in the absence of such provision, measures that would allow safe access onto and along West Street for the likely level of traffic.

→ ~~**FM21. Rural Exception Sites for Affordable Housing (part of Sites 1 and 24):**~~

~~This policy provides guidance on two sites that could come forward as Rural Exception Sites for Affordable Housing, if the need for such housing exceeds the level of provision made by the main allocations. The main thrust of the policy is that proposals for meeting this need on alternative sites that do not accord with this plan's strategy for growth should include information justifying why these preferred sites were not being taken forward, and the Local Plan policy in respect of Rural Exception Sites therefor remains relevant. No protected species were found on either site through the ecology survey, though the brook to the north and the hedgerows and their margins may act as important corridors for invertebrates, bats and birds. Both sites lie some distance from the AONB, and development in these locations would not cause substantial harm to any designated or non-designated assets (as the area to the rear of Barn Cottage & Rose Cottage has been excluded). The area is not shown to be of high agricultural land value and there is no recorded risk of potential contamination, other than potential odour from the sewage treatment works as per Policy FM12. The area closest to treatment works has also been excluded from the site area, given this potential issue and higher risk of flooding.~~

**Notes / explanation of changes following pre-submission consultation**

*The amount of housing proposed under Policy FM19 has been reduced from between 30 and 40 units (to 'should not exceed 30 units') and the mitigation measures included in the policy have been enhanced. A substantial landscaped edge is now proposed along the south-west and south-east boundaries, a pepper-potting of green landscaped spaces within the site has been included, and reference to a thorough understanding of the character of the Conservation Area and views from the AONB strengthened. This is in response to NDDC Conservation Team consideration that 40 dwellings, a school drop off facility and car park, and traffic management measures on the main road were likely to cause substantial harm to the unique rural qualities of the Conservation Area and views from the higher ground in the AONB. The site assessment explanatory text has been adjusted in light of these changes and has been re-scored as a neutral heritage impact, although subject to design it may still be possible to strengthen the underlying character and appearance of the village through good design and landscaping.*

*Policy FM21 has been deleted, given that it is not required in light of existing Rural Exception Site policies.*

**10. Pre-submission consultation**

- 10.1 The Environment Agency, Historic England and Natural England were consulted on the pre-submission draft plan and accompanying Strategic Environmental Assessment. The consultation was carried out by Fontmell Magna Parish Council and commenced on 2 October 2017 and ran through to 20 November 2017, for in excess of the statutory 6 weeks, and in line with the requirements set out in the Environmental Assessment of Plans and Programmes Regulations 2004.
- 10.2 The statutory consultees were sent electronic copies of the draft Neighbourhood Plan, Strategic Environmental Assessment and draft Conservation Area Appraisal, and also directed to the parish council website where supporting information was held, and informed of two open sessions when the plans would be on display. They were invited to comment on whether the Draft Plan:
- Complies with national policy and guidance
  - Contributes to sustainable development
  - Is in general conformity with the strategic policy of the NDDC Local Plan
  - Is compatible with EU obligations, including the SEA Directive of 2001/42/EC.
- 10.3 Responses were received from Cranborne Chase AONB Partnership, Dorset Gardens Trust, Environment Agency, Historic England, North Dorset District Council and Wessex Water, as well as from landowners, developers and local residents. The main issues raised in respect of the Strategic Environmental Assessment are summarised in Table 10 that follows:

**Table 10: Pre-Submission Consultation Outcomes**

Respondent	Summary of response	Actions taken
Environment Agency	We have reviewed the document and we consider that the document has identified the relevant issues, objectives and assessment criteria for the plan area.	Noted - no changes required
Historic England / NDDC	Table 8 sets out a Summary Assessment of the Site Options and asserts that there will be "neutral impact" on Cultural Heritage arising from the	Table 8 is brought forward from the options stage assessment (see Appx 3). Para 9.10 explains that this assessment was informed with input from the NDDC

**Table 10: Pre-Submission Consultation Outcomes**

Respondent	Summary of response	Actions taken
	allocation of sites 1 & 22 and sites 20 & 24 will have “adverse impact”. It is not clear how this is informed by the Heritage Assessment.	Conservation team.
Historic England / NDDC	Table 9 concludes that the site allocation policies will not cause substantial harm and should strengthen the underlying character of the village.	Unlike Table 8 (which was based on an assessment with no policies in place to specifically secure effective mitigation), Table 9 includes an assessment of the site-specific policies including mitigation measures to address the potential harm identified. In relation to heritage matters, 9.16 explains that this stage of the assessment was based on a report by Kevin Morris Heritage Planning (a former NDDC Conservation Manager) who had been provided with the draft policies. The report was published during the consultation as part of the supporting evidence base.
Historic England / NDDC	Table 10 showing the Cumulative Impacts now asserts that the impact on Cultural Heritage from allocating site 20 will be positive overall whereas that from sites 22, 1 & 24 will be neutral. Given previous evidence referred to this presumably regards the potential for positive design to be sufficient to overcome the harm caused by the site allocations themselves, as might be inferred from para 11.1 (p25). We strongly dispute the basis and appropriateness of this conclusion.	This is based on the updated assessment as supplied by Kevin Morris Heritage Planning, a qualified heritage expert. However further concerns raised by the NDDC Conservation team have led to additional revisions being considered in relation to site 20’s allocation. This is explained in the revised assessments.
NDDC	The assessment of reasonable options does not appear to have fully explored the options of the Plan allocating different amounts of land in relation to the housing need - for example a no-development scenario or meeting a lesser figure than the scale of development in the plan as proposed.	One of the plan’s objectives is to promote a range of mixed housing development appropriate to local needs over the period to 2031. As such a no-development scenario would not be considered a reasonable option. The submission draft has reduced the number of dwellings on site 20 and deleted policy 21, reducing the level of proposed development to more closely align with the projected need.
NDDC	It is important that the submission plan sets out how the SEA process has informed the choices being made in the plan as set out in national guidance.	There is no requirement in national guidance for the SEA process to be explicitly noted in the Neighbourhood Plan. This is required in the post-adoption statement – however information to

**Table 10: Pre-Submission Consultation Outcomes**

Respondent	Summary of response	Actions taken
		inform this can be provided as an addition at this stage (section 14 “Next Steps” has been amended accordingly).
<b>Pennyfarthing Homes</b>	There is a slight contradiction between heritage impacts as assessed on Page 23 of the SEA and in its Appx 3. It is recommended that the reference to ‘only limited development’ is omitted from Appx 3. There is also a slight discrepancy where the SEA suggests that constraining features could limit the development potential of Site 20 to less than 10 dwellings, and should be considered to accommodate employment generating use.	Appx 3 is a record of the options based assessment based on feedback obtained from NDDC at that time and in the absence of specific policy wording. The additional technical work undertaken since, and plan drafting, has resulted in the revised wording included in the main SEA.

## 11. Cumulative effects of the Neighbourhood Plan’s policies

11.1 While some of the policies may individually have a relatively minor impact 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 11: Sustainability Assessment – Cumulative Impacts**

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air	Climatic factors	Population and human health	Material assets
FM1. Local Green Spaces	✓	✓	✓	-	-	-	✓
FM2. Local Wildlife Corridors and Protected Species	✓✓	✓	-	-	-	-	-
FM3. Important Views	-	✓✓	✓	-	-	-	-
FM4. The setting of the AONB	-	✓	-	-	-	-	-
FM5. Local Landscape Features	✓	✓	✓	-	-	-	-
FM6. Dark Skies	-	✓✓	-	-	✓	-	x
FM7. Conservation Area & Locally Important Features	-	✓	✓✓	-	-	-	-
FM8. Development layout	✓	✓	✓	-	✓	-	✓
FM9. Building design	-	✓	✓	-	-	-	-
FM10. Creating safer roads and pedestrian routes	-	✓	-	-	✓	-	✓✓
FM11. Sustainable drainage	-	-	-	-	✓✓	-	-
FM12. Dev’t impacting on the sewage treatment works	-	-	-	✓✓	-	✓	-
FM13. Important community facilities	-	-	-	-	-	✓	✓
FM13A. Social Infrastructure	-	-	-	-	-	✓	✓
FM14. Facilitating home working	-	-	-	-	-	✓	-
FM15. Supporting existing businesses	-	-	-	-	-	✓	-

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air	Climatic factors	Population and human health	Material assets
FM16. Housing Types	-	-	-	-	-	✓✓	-
FM17. Spatial strategy for new development	-	✓	-	✓	✓	✓✓	✓
FM18. Settlement boundary	-	✓	-	-	-	-	-
FM19. Land South of Home Farm (Site 20)	-	-	-	-	✓	✓✓	✓
FM20. Land at Blandfords Farm Barn (Site 22)	-	-	-	-	✓	✓✓	-
<del>FM21. Rural Exception Sites for Affordable Housing</del>							

11.2 This analysis indicates the overall positive environmental sustainability impacts that will be produced as a result of the plan. Adverse impacts are largely avoided by the inclusion of appropriate mitigation within the policies, and ensuring that the overall level of development would not create a significant shift in the character of the village.

## 12. Overall conclusions: Likely Significant Impacts

12.1 There are no likely significant adverse impacts identified as a result of the assessment process. Overall the policies should secure significant positive benefits particularly in terms of securing opportunities for further housing to meet local needs (including a significant proportion of affordable homes), in a manner that should respect and reinforce the areas' local landscape character, biodiversity and heritage.

12.2 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.

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

## 13. Proposed Monitoring of Significant Impacts

13.1 The significant effects of plans should be monitored. The main significant impacts identified for this Neighbourhood Plan are in relation to the delivery of housing and affordable housing. It is also proposed that impacts on landscape, biodiversity, heritage and flood risk are monitored if practical to do so.

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

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

It is suggested that three additional indicators are measured

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

- Number of planning applications approved annually contrary to Conservation Team advice
- Extent of wildlife corridors improved through Biodiversity Mitigation Plans

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

## 14. Next Steps

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

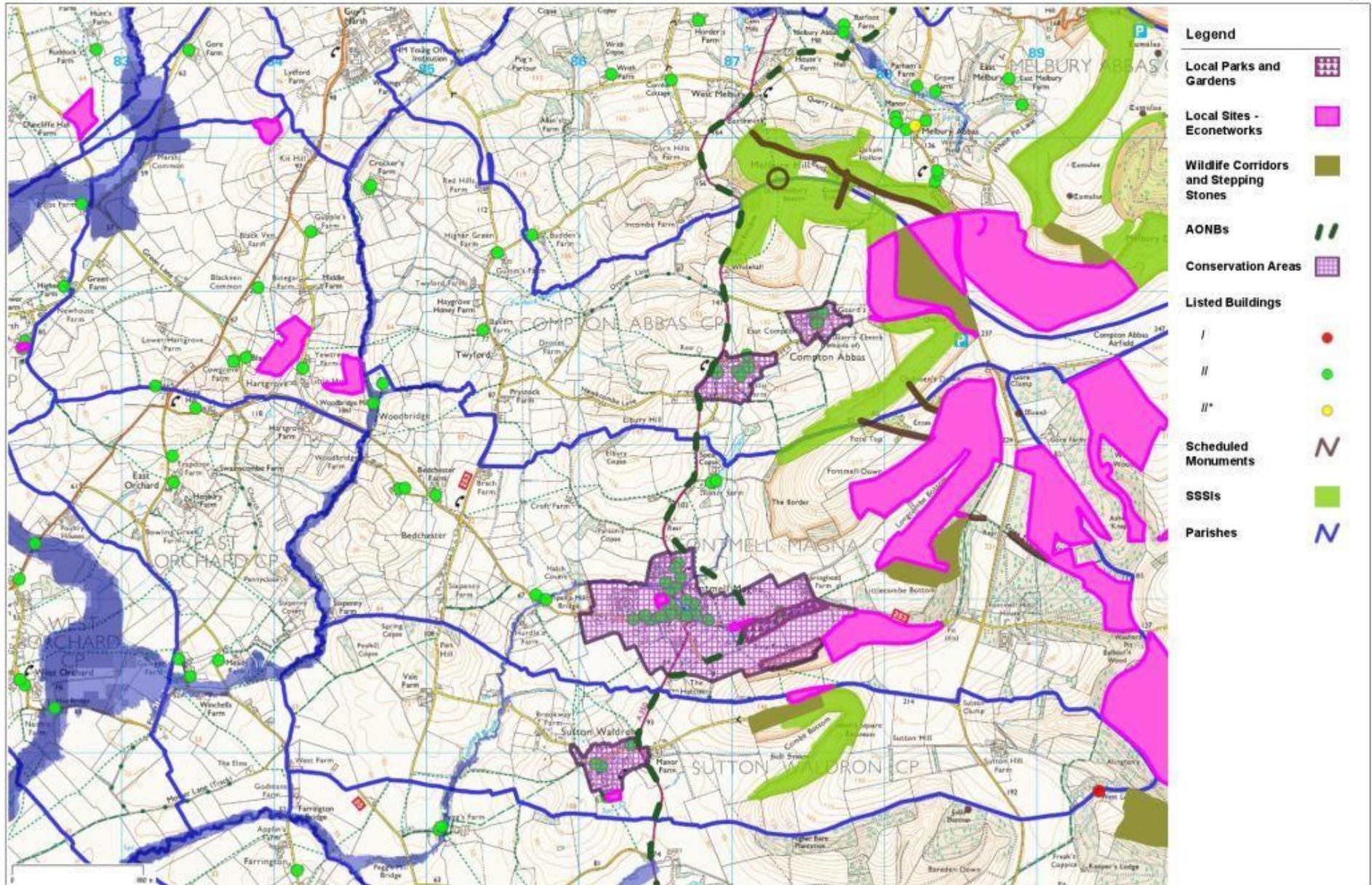
14.2 As soon as reasonably practicable after the Neighbourhood Plan is made, North Dorset District Council will need to inform consultees of its adoption and include information on how the environmental report has been taken into account and the environmental considerations integrated into the plan (which is summarised below).

- The key sustainability issues and problems identified through the scoping stage were reflected in the sustainability objectives and assessment criteria (see Table 5)
- An appraisal of site options was produced and consulted on as part of the options consultation. The preferred options appraised were identified as performing best against the sustainability objectives – these were the sites that were considered unlikely to cause significant environmental harm individually. Site 1 and 22 scored slightly higher on sustainability grounds, with sites 20 and 24 identified as having potential landscape and heritage impacts (but not considered to be significantly adverse, unlike the rejected options). Site 1 was potentially more constrained due to the proximity to the sewage treatment works, which would require further investigation if brought forward. The appraisal identified possible mitigation measures to be considered at the plan drafting stage.
- The options consultation identified a strong public preference for Site 20, due to the public benefits that it would provide in terms of parking and drop-off facilities for the school. As such, although it did not score as well as the alternatives, it was taken forward along with site 22 as a site allocation in the draft plan. The mitigation measures identified at options stage were included in the draft policies (unless adequately covered in the general policies in the plan, in which case these were cross-referenced), and further expert advice sought on the heritage impacts. The other two preferred options were included in the draft plan as possible rural exception sites (which could be progressed under existing policies).
- Responses to the consultation on the pre-submission draft neighbourhood plan queried in particular the basis of the assumptions on cultural heritage impacts, as potentially more harmful than suggested. This was mainly in regard to Site 20, but also regarding the potential cumulative impact of all of the sites being developed (given that the housing evidence suggested a lower level of need). As a result, the plan was further modified by the deletion of the policy referencing the possible rural exception sites, and a reduction in the amount of development proposed on Site 20 and addition of more specific mitigation requirements to address the possible heritage impacts. For information on all the comments on the SEA, please see Table 10 of this report.



Parish Constraints

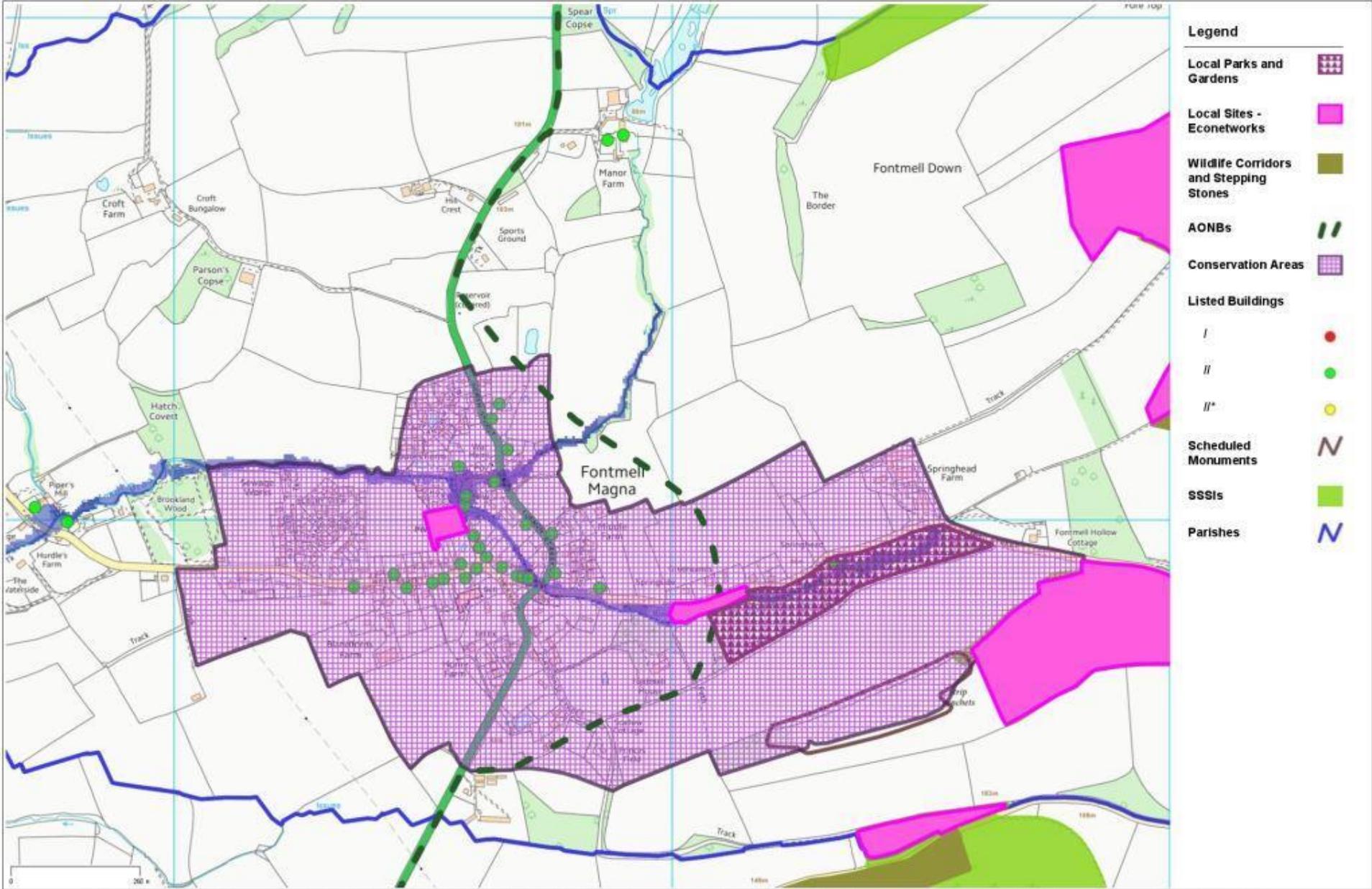
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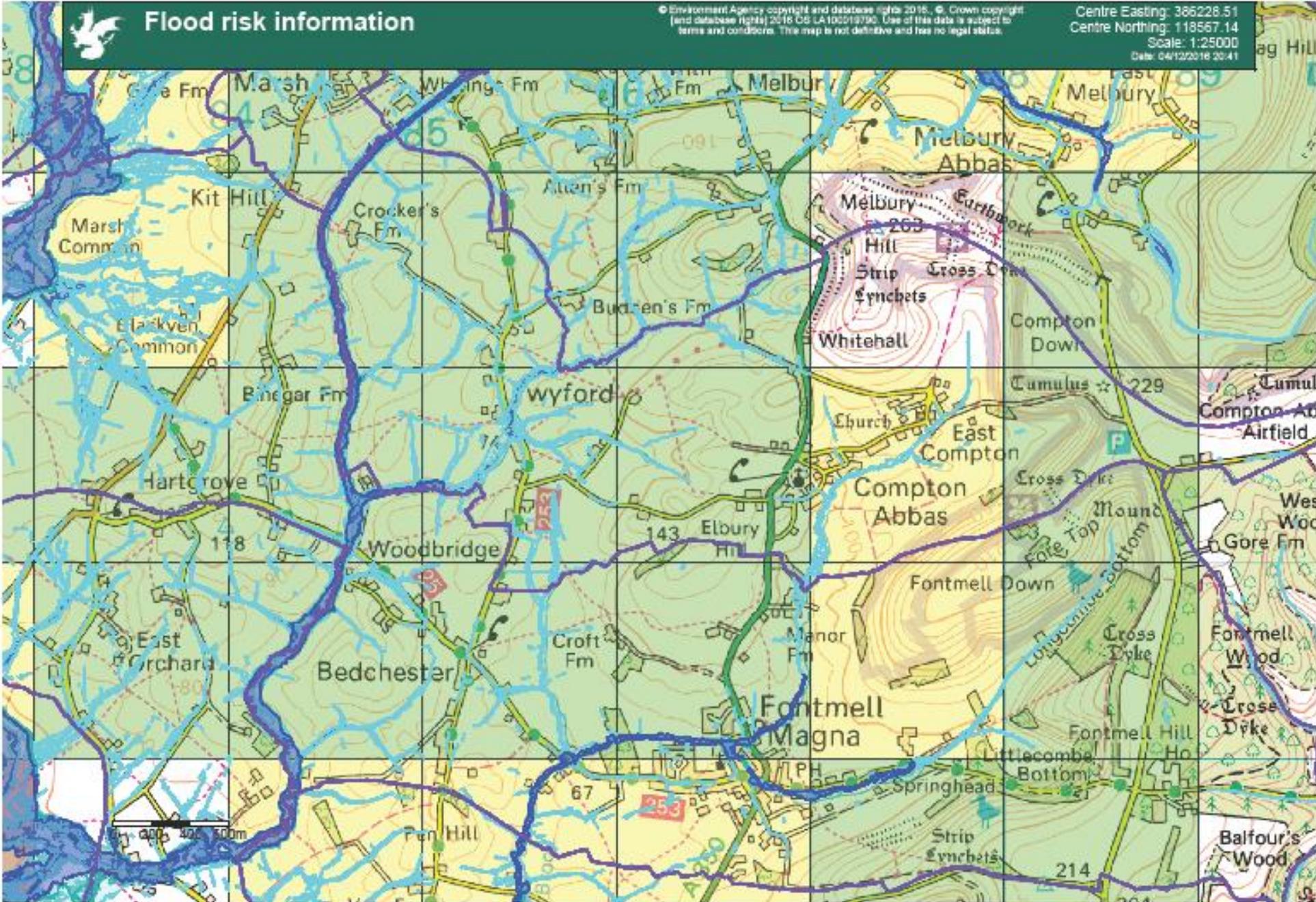


- Legend**
-  Local Parks and Gardens
  -  Local Sites - Econetworks
  -  Wildlife Corridors and Stepping Stones
  -  AONBs
  -  Conservation Areas
  - Listed Buildings**
  -  /
  -  //
  -  //\*
  -  Scheduled Monuments
  -  SSSIs
  -  Parishes

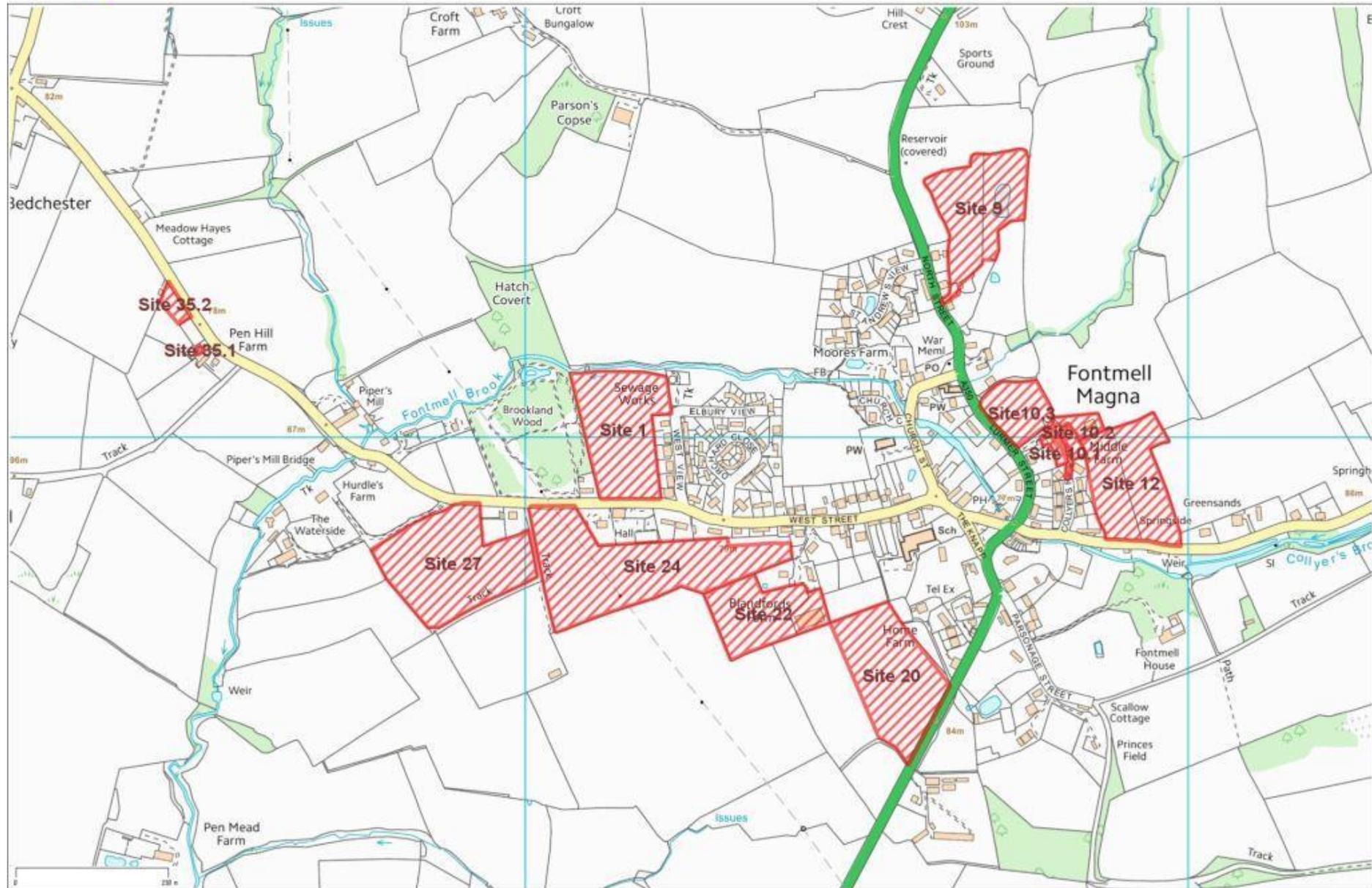
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Parish Constraints





Development site options (E)

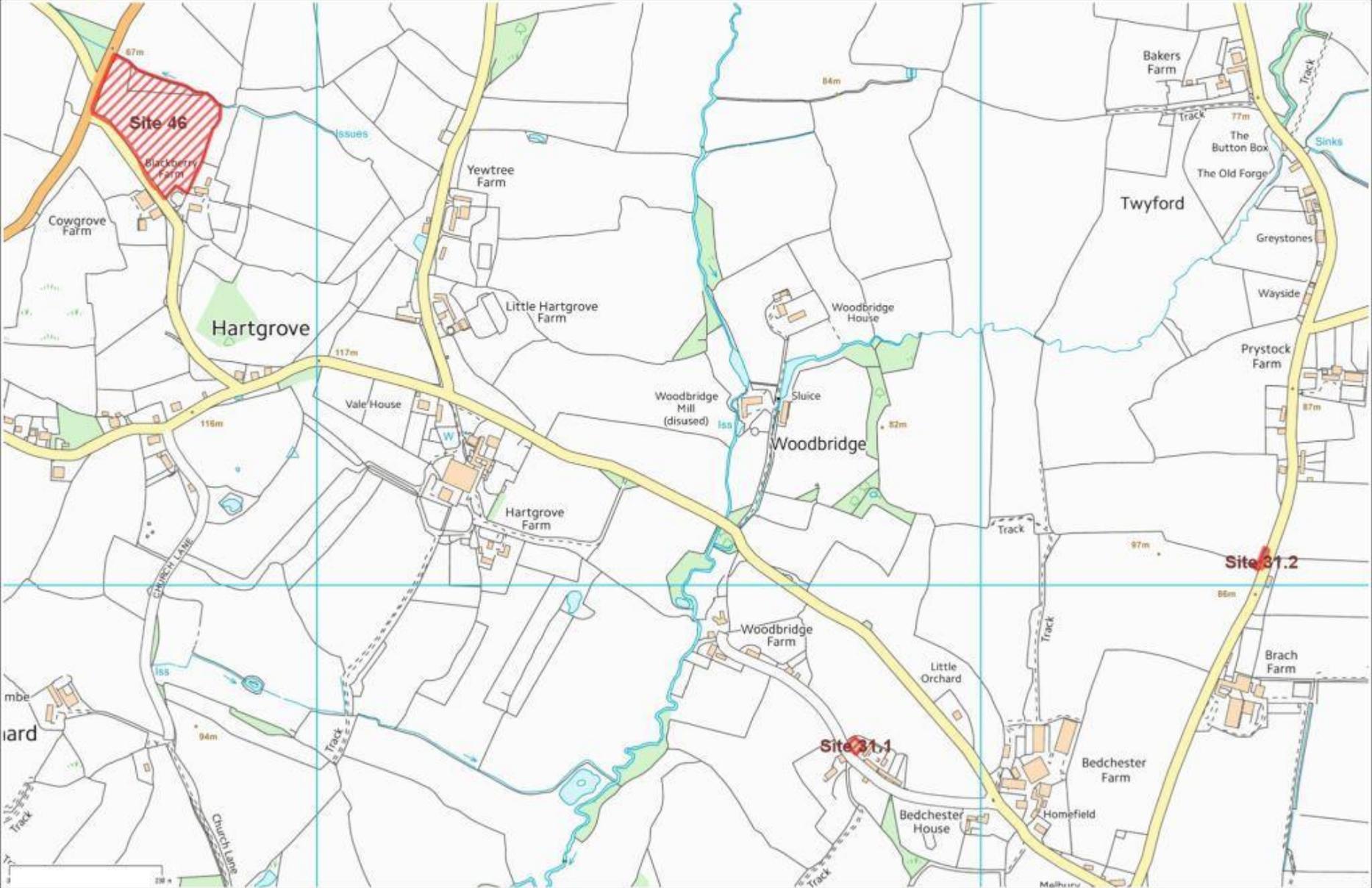


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Development site options (W)

Fontmell Magna CP



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### Appendix 3: Detailed site assessments (Options Stage)

<b>Site 1: Land West of West View - Brooklands</b>			
<b>Location:</b>	West Street, west of West View. Grid Ref 386144 117002		
<b>Photos:</b>			
<b>Current / lawful use:</b>	Agricultural		
<b>Agriculture land value:</b>	Regional map indicates this site could potentially be grade 4 – higher grades nearby		
<b>Planning status:</b>	Outside the settlement boundary, no extant permissions		
<b>Area (ha):</b>	2.1ha	<b>Developable area (ha):</b>	tbc based on odour assessment
<b>Landform:</b>	Broadly level, sloping down to north towards Fontmell Brook.		
<b>EXISTING SITE FEATURES</b>			
<b>Landscape features/ interest:</b>	Hedgerow boundaries Fontmell Brook along northern perimeter, Brookland Wood (Woodland Trust) to west		
<b>Heritage interest:</b>	Within Fontmell Magna Conservation Area		
<b>Wildlife habitats / interest:</b>	Fontmell Brook along northern perimeter locally important wildlife corridor. Deciduous woodland (managed by Woodland Trust) to west may potentially be of local importance.		
<b>VISIBILITY AND VIEWS</b>			
<b>General prominence and visibility from main public views</b>	Visible from West Street Mainly screened from longer views of the village by the adjoining wood and estate Potentially visible in distant views from AONB, notably Fore Top and Melbury Beacon. Likely to be seen / read in the context of the village which would be in the foreground.		
<b>POTENTIAL CONSTRAINTS</b>			
<b>Utility constraints:</b>	Wessex Water: Any development of this site needs to allow for the potential expansion requirements of the Sewage Treatment Works which could treble in size.		
<b>Flood risk / ground conditions:</b>	No flood risk indicated within the main area of the site.		
<b>Potential contamination:</b>	Wessex Water: to avoid the potential of environmental nuisance Wessex Water advises against development in close proximity to treatment works – as such on this site odour modelling will be required and may limit the northern extent of the development and identify mitigation if required.		
<b>Adjoining land uses:</b>	Woodland (public access / informal recreation) to west, residential (West View) to east, farmland to north, sewage treatment works to NE, village hall and doctor's surgery to south (across road)		

ACCESSIBILITY				
<b>Vehicular access:</b>	Existing field access requires 2.4m by 43.0m sight lines to be provided (will impact upon the hedgerow).			
<b>Pedestrian access to key facilities:</b>	0 – 400m	400 – 800m	Over 800m	Facility
	✓ ✓	✓ ✓		Primary School Village Hall / Healthcare PO / Shop Public House
	Good access to facilities all within walking distance – lack of pavement along West Street.			
SUSTAINABILITY APPRAISAL				
<b>Biodiversity</b>		Ecology impact assessment required due to site size and proximity to Fontmell Brook and deciduous woodland.		
<b>Landscape</b>	-	Unlikely to affect setting of AONB, but will potentially be visible in distant views from Fore Top and Melbury Beacon. Hedgerow, stream and adjoining woodland would need to be respected in design and layout. Some loss of hedgerow likely to be required for visibility splay. Potential to improve village edge. Potential adverse impact on enjoyment of tranquility of Brooklands Wood and enjoyment of views from there to the church and Fontmell Down may be mitigated by buffer zone along western edge of site and consideration in layout and design.		
<b>Cultural heritage</b>	-	Within Conservation Area, but no other designations. Unlikely to be any demonstrable harm to any known designated heritage assets. Development would need to respect the vernacular character of Fontmell Magna in terms of scale, massing, materials, layout and design		
<b>Soil, water and air</b>		Requires odour assessment due to proximity to Sewage Treatment Plant. No other issues identified		
<b>Climatic factors</b>	✓	No flood risk identified though would require FRA due to size of site and impact of potential surface water run-off. Within walking distance of community facilities. No specific carbon footprint measures identified.		
<b>Population and health</b>	✓✓	Site size suggests potential for > 10 houses, therefore including some affordable. May provide land and access for expanded Sewage Treatment Works, and potential to create new footpath to avoid West Street		
<b>Material assets</b>	-	No specific safety concerns identified		

<b>Site 9: Field East of 3,4,5, North Street</b>			
<b>Location:</b>	North Street (A350), opposite St Andrew's View. Grid Ref 386680 117315		
<b>Photos:</b>			
<b>Current / lawful use:</b>	Agricultural		
<b>Agriculture land value:</b>	Regional map indicates this site could potentially be grade 2 – higher grades nearby		
<b>Planning status:</b>	Outside the settlement boundary, no extant permissions Site was excluded as part of NDDC's SHLAA <i>2/19/0009: Almost entirely outside of the settlement boundary, part of the site is within an AONB and CA, the site is sensitive in terms of landscape setting of the village and therefore excluded.</i>		
<b>Area (ha):</b>	1.9ha	<b>Developable area (ha):</b>	1.1ha excluding field with pond and access
<b>Landform:</b>	Slopes gently down to south (approx 1:25)		
<b>EXISTING SITE FEATURES</b>			
<b>Landscape features/ interest:</b>	Partially within AONB (boundary runs diagonally across the site from NW to SE) Hedgerow boundaries with occasional mature trees are important for screening and offer a sense of enclosure around the inhabited village. Pond within eastern field with shrubs surround. Relatively small field sizes providing intimacy of character.		
<b>Heritage interest:</b>	Partly within Fontmell Magna Conservation Area. Home Mead Cottage and Dairy Cottage are Listed Buildings at the southern end of the site, right next to the existing access.		
<b>Wildlife habitats / interest:</b>	No local wildlife designations within or in close proximity to the site. Pond habitat may potentially be of local importance.		
<b>VISIBILITY AND VIEWS</b>			
<b>General prominence and visibility from main public views</b>	Not immediately visible due to set-back from North Street, though elevation and scale of development may mean it is visible in views approaching from the north. Visible in views from AONB, notably Fore Top, Melbury Beacon, and Sutton Hill.		
<b>POTENTIAL CONSTRAINTS</b>			
<b>Utility constraints:</b>	Electricity pylon at potential access point – may need to be relocated		
<b>Flood risk / ground conditions:</b>	No flood risk indicated within the main area of the site, however local knowledge suggests potential springs to north draining into ponds.		
<b>Potential contamination:</b>	No risks identified		
<b>Adjoining land uses:</b>	Residential to south and west, farmland to north and east.		
<b>ACCESSIBILITY</b>			
<b>Vehicular access:</b>	Current access via single track adjoining Home Mead Cottage, with exceedingly poor		

	visibility along North Street. Severe safety concerns due to lack of pedestrian links to the settlement centre.			
<b>Pedestrian access to key facilities:</b>	0 – 400m	400 – 800m	Over 800m	Facility
	✓	✓	✓	Primary School Village Hall / Healthcare PO / Shop Public House
	Some facilities beyond accepted walking distance, and walking along main road considered unsafe without pavements at this point			
<b>SUSTAINABILITY APPRAISAL</b>				
<b>Biodiversity</b>	✎	Ecology impact assessment required due to site size and proximity to pond		
<b>Landscape</b>	✘ ✘	Partially within the AONB, and will be visible in views from some key vantage points as foreground to village. Sites east of the A350 are considered likely to be the most problematic from an AONB perspective. Hedgerows, mature trees and pond would need to be respected in design and layout.		
<b>Cultural heritage</b>	✘	Partially within Conservation Area, and likely to impact on setting of Listed Buildings. Potentially very limited development could be accommodated within the boundary of the conservation area behind the unlisted buildings to the north of the village. However, beyond this, stretching around the pond would again erode the green buffer around the village.		
<b>Soil, water and air</b>	✘	No identified pollution risks. Potential loss of > 1ha higher grade farmland		
<b>Climatic factors</b>	✘	No recorded flood risk identified though would require FRA due to size of site and potential impact of springs if verified. Some community facilities beyond accepted walking distance. No specific carbon footprint measures identified.		
<b>Population and health</b>	✓	Site size could provide > 10 houses and therefore some affordable, however as constrained this may not be possible.		
<b>Material assets</b>	✘ ✘	Severe safety concerns raised regarding site access and lack of pedestrian footpath along main road link into the village		

### Site 10.2 Middle Farm Dutch Barn

<b>Location:</b>	Land to east of Middle Farm, off A350 / Collyer's Rise. Grid Ref 386835 116986
<b>Photos:</b>	
<b>Current / lawful use:</b>	Agricultural with open sided dutch barn
<b>Agriculture land value:</b>	Regional map indicates this site could potentially be grade 2 – higher grades nearby
<b>Planning status:</b>	Outside the settlement boundary, no extant permissions Dutch barn unlikely to be considered as applicable for permitted development rights due to lack of foundations / walls.

<b>Area (ha):</b>	0.2ha	<b>Developable area (ha):</b>	0.2ha
<b>Landform:</b>	Broadly level		
<b>EXISTING SITE FEATURES</b>			
<b>Landscape features/ interest:</b>	Outside but close (approx. 100m) to AONB boundary Overgrown hedgerow / tree boundaries to south and west sides Although of no particular merit existing Dutch Barn reinforces rural agricultural character of the area		
<b>Heritage interest:</b>	Within Fontmell Magna Conservation Area. • Listed C19 Cottages site directly to the south- west of the site facing Lurmer Street, No 20 Ferring Cottage and No.21		
<b>Wildlife habitats / interest:</b>	No local wildlife designations within or in close proximity to the site. May be unimproved grassland. Potential reptile / invertebrate habitats created by farm debris associated with pole barn.		
<b>VISIBILITY AND VIEWS</b>			
<b>General prominence and visibility from main public views</b>	Footpath N63/9 crosses the field close to the eastern edge of the site, from which nearby views would be gained. Potentially highly visible in views from AONB, notably Fore Top, Melbury Beacon and Elbury Hill.		
<b>POTENTIAL CONSTRAINTS</b>			
<b>Utility constraints:</b>	No identified issues		
<b>Flood risk / ground conditions:</b>	No flood risk indicated within the main area of the site. However may be susceptible to seasonal groundwater and surface water flooding.		
<b>Potential contamination:</b>	No risks identified		
<b>Adjoining land uses:</b>	Residential to south and west, farmland to north and east.		
<b>ACCESSIBILITY</b>			
<b>Vehicular access:</b>	A350 access would not be safe due to visibility issues. Access possible via lane serving Collyer's Rise.		
<b>Pedestrian access to key facilities:</b>	0 – 400m	400 – 800m	Over 800m
	✓	✓	
	✓ ✓		
	Facility Primary School Village Hall / Healthcare PO / Shop Public House		
	Good proximity to facilities all within walking distance – however shortest route does necessitate crossing A350 at a location with poor visibility. Alternative route would lengthen journey distances (to over 400m) and still necessitate crossing A350 which is an identified concern of local residents.		
<b>SUSTAINABILITY APPRAISAL</b>			
<b>Biodiversity</b>		May be unimproved grassland and possible invertebrate / reptile habitats. Ecology impact assessment required due to site size	
<b>Landscape</b>		Highly visible in views from some key vantage points within the AONB as foreground to village. Sites east of the A350 are considered likely to be the most problematic from an AONB perspective. Hedgerows and mature trees would need to be respected in design and layout.	
<b>Cultural heritage</b>	-	Within Conservation Area, but no other designations. As this is clearly part of an historic farmstead, development would need to respond to this character.	
<b>Soil, water and air</b>	-	No identified pollution risks. Potential loss of higher grade farmland, however	

		due to size unlikely to be significant
<b>Climatic factors</b>	✘	No recorded flood risk identified, but local knowledge suggests may be susceptible to seasonal groundwater and surface water flooding. Within walking distance of community facilities, however safety issues for shortest journey considered a potential risk. No specific carbon footprint measures identified.
<b>Population and health</b>	-	Site unlikely to provide affordable housing due to limited size.
<b>Material assets</b>	-	No specific safety concerns identified

### Site 10.3 Middle Farm Paddock

<b>Location:</b>	Land opposite Middle Farm House, off A350 (Lurmer St). Grid Ref 386756 117011		
<b>Photos:</b>			
<b>Current / lawful use:</b>	Agricultural		
<b>Agriculture land value:</b>	Regional map indicates this site could potentially be grade 2 –higher grades nearby		
<b>Planning status:</b>	Outside the settlement boundary, no extant permissions		
<b>Area (ha):</b>	0.8ha	<b>Developable area (ha):</b>	0.8ha
<b>Landform:</b>	Broadly level, sloping down slightly to north, significantly elevated above main road and Willow Cottage		

### EXISTING SITE FEATURES

<b>Landscape features/ interest:</b>	Outside but close (approx. 120m) to AONB boundary Intermittent hedgerow boundaries with mature trees. Relatively small field size providing intimacy of character. Within a current gap within built up frontage along main road, that links to Middle Farm and church.
<b>Heritage interest:</b>	Within Fontmell Magna Conservation Area. 3 Listed buildings in close proximity to the site and a site of archaeological importance to the north-west of the site. No 20 (Ferring Cottage ) and No.21 to the south of the site. Middle Farm House on land opposite is also Listed, and field would probably be associated with its historic development. View of (but not particularly visible from) Grade II* church.
<b>Wildlife habitats / interest:</b>	No local wildlife designations within or in close proximity to the site. May be unimproved grassland.

### VISIBILITY AND VIEWS

<b>General prominence and visibility from main public views</b>	Adjoining and in elevated position to A350 Lurmer St. Potentially visible from footpath N63/9 which crosses the adjoining field to the east. Visible in views from AONB, notably Fore Top, Melbury Beacon and Elbury Hill.
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<b>POTENTIAL CONSTRAINTS</b>				
<b>Utility constraints:</b>	Pylons along main road			
<b>Flood risk / ground conditions:</b>	No flood risk indicated within the main area of the site. However change in levels may increase potential surface water run-off to adjoining sites.			
<b>Potential contamination:</b>	No risks identified			
<b>Adjoining land uses:</b>	Residential to north, south and west, farmland to east.			
<b>ACCESSIBILITY</b>				
<b>Vehicular access:</b>	A350 access would not be safe due to visibility issues. Access possible via lane serving Collyer's Rise.			
<b>Pedestrian access to key facilities:</b>	0 – 400m	400 – 800m	Over 800m	Facility
	✓			Primary School
	✓	✓		Village Hall / Healthcare
	✓			PO / Shop
				Public House
	Good proximity to facilities all within walking distance – however shortest route does necessitate crossing A350 at a location with poor visibility. Alternative route would lengthen journey distances (to over 400m) and still necessitate crossing A350 which is an identified concern of local residents.			
<b>SUSTAINABILITY APPRAISAL</b>				
<b>Biodiversity</b>		May be unimproved grassland. Ecology impact assessment required due to site size		
<b>Landscape</b>	xx	Visible in views from some key vantage points within the AONB as foreground to village. Sites east of the A350 are considered likely to be the most problematic from an AONB perspective.		
<b>Cultural heritage</b>	x	This is a very sensitive site with Listed buildings in close proximity and potential for archaeology on the site. The site is elevated in relation to the road and is considered to be an important green gap within the street scene that enhances the conservation area. Development would be limited and would need to be of individual plots, facing the road and respect the existing line of development and plot sizes which are generally very spacious.		
<b>Soil, water and air</b>	-	No identified pollution risks. Potential loss of higher grade farmland, however due to size unlikely to be significant		
<b>Climatic factors</b>	-	No recorded flood risk identified. Within walking distance of community facilities, however safety issues for shortest journey considered a potential risk. No specific carbon footprint measures identified.		
<b>Population and health</b>	✓	Site size could provide > 10 houses and therefore some affordable, however as constrained this may not be possible.		
<b>Material assets</b>	-	No specific safety concerns identified		

<b>Site 12: Land North of Mill Street</b>			
<b>Location:</b>	Land North of Mill Street, east of Collyer's Rise. Grid Ref 386913 116936		
<b>Photos:</b>			
<b>Current / lawful use:</b>	Agricultural		
<b>Agriculture land value:</b>	Regional map indicates this site could potentially be grade 2 – higher grades nearby		
<b>Planning status:</b>	Outside the settlement boundary, extant permission to form vehicular access to agricultural land (2/2015/1929/FUL) Site was excluded as part of NDDC's SHLAA <i>2/19/0002: Site is excluded due to access constraints of the site and the potential impact of development on a designated landscape (AONB &amp; CA).</i>		
<b>Area (ha):</b>	2.0ha	<b>Developable area (ha):</b>	2.0ha
<b>Landform:</b>	Broadly level, sloping down slightly to south, then more sharply down at the southern edge, with a bank height of over 3m along the road frontage. Elevated above Mill Street and village as a whole		
<b>EXISTING SITE FEATURES</b>			
<b>Landscape features/ interest:</b>	Outside but close (approx. 50m) to AONB boundary Hedgerow boundaries with mature trees. Small field sizes providing intimacy of character.		
<b>Heritage interest:</b>	Within Fontmell Magna Conservation Area. Glyn Gift Cottage (at existing entrance) Listed, on a lower ground level to site 12.		
<b>Wildlife habitats / interest:</b>	No local wildlife designations within the site. May be unimproved grassland, and hedgerows provide potential foraging and nesting habitats. Fontmell Brook immediately to south of Mill Street locally important wildlife corridor.		
<b>VISIBILITY AND VIEWS</b>			
<b>General prominence and visibility from main public views</b>	Adjoining and in elevated position to Mill St. Potentially visible from footpath N63/9 which crosses the adjoining fields to the east. Highly visible in views from AONB, notably Fore Top, and area of strip lynchets Middle Mill Dam.		
<b>POTENTIAL CONSTRAINTS</b>			
<b>Utility constraints:</b>	Pylons run across the site – would need to be taken into account in layout or relocated		
<b>Flood risk / ground conditions:</b>	No flood risk indicated within the main area of the site. However local knowledge of surface/ ground water flooding and areas of standing water.		
<b>Potential contamination:</b>	No risks identified		
<b>Adjoining land uses:</b>	Residential to south and west, farmland to north and east. Rear gardens of adjoining houses in Collyer's Rise limited therefore any design would need to avoid overlooking		

	issues.			
<b>ACCESSIBILITY</b>				
<b>Vehicular access:</b>	No current access although consent granted for agricultural access off Mill Street which could be used.			
<b>Pedestrian access to key facilities:</b>	0 – 400m	400 – 800m	Over 800m	Facility
	✓	✓		Primary School
	✓	✓		Village Hall / Healthcare PO / Shop Public House
Good access to facilities all within walking distance – however narrow approach roads and lack of pedestrian facilities present safety concerns, and does necessitate crossing A350 which is an identified concern of local residents.				
<b>SUSTAINABILITY APPRAISAL</b>				
<b>Biodiversity</b>		May be unimproved grassland, and hedgerows provide potential foraging and nesting habitats. Ecology impact assessment required due to site size		
<b>Landscape</b>	xx	Visible in views from some key vantage points within the AONB as foreground to village. Relatively elevated in nature, extending village outward. Sites east of the A350 are considered likely to be the most problematic from an AONB perspective. Retention of field boundaries and mature trees would be essential.		
<b>Cultural heritage</b>	x	The site is on a sensitive fringe of the village due to the ground level difference between the road and the site. There is screening but the differences in ground level will make screening the site difficult. The character of the village here is very much of a rural fringe. There are clear views of the site in relation Glyn-Gift when looking to the north-east. Development of this site has the potential to harm the setting of the Listed building and views into the Conservation Area. There may be scope for development in the northern corner in association with the Middle Farm site, but again, this would be limited and would need to reflect a farmstead character.		
<b>Soil, water and air</b>	x	No identified pollution risks. Potential loss of > 1ha higher grade farmland.		
<b>Climatic factors</b>	x	No recorded flood risk identified, however local knowledge of surface/ ground water flooding and areas of standing water. Within walking distance of community facilities, however safety concerns raised by highways authority. No specific carbon footprint measures identified.		
<b>Population and health</b>	✓	Site size could provide > 10 houses and therefore some affordable, however as constrained this may not be possible.		
<b>Material assets</b>	x	No current safe access. Potential access point accepted for agricultural use, but safety concerns raised due to narrow approach roads and lack of pedestrian facilities		

### Site 20: Land South of Home Farm

<b>Location:</b>	Land South of Home Farm, west of A350 South St. Grid Ref 386551 116630
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<b>Photos:</b>				
<b>Current / lawful use:</b>	Agricultural			
<b>Agriculture land value:</b>	Regional map indicates this site could potentially be grade 3 – higher grades nearby			
<b>Planning status:</b>	Outside the settlement boundary, no extant permissions			
<b>Area (ha):</b>	2.3ha	<b>Developable area (ha):</b>	2.3ha	
<b>Landform:</b>	Broadly level, sloping down slightly to south.			
<b>EXISTING SITE FEATURES</b>				
<b>Landscape features/ interest:</b>	Outside but close to AONB boundary which runs goes around the east side of the village but meets and runs along the A350 main road at the southern tip of the site. Hedgerow boundaries (northern edge with mature trees) screen the village as it extends up West Street when viewed for the southern approach			
<b>Heritage interest:</b>	Within Fontmell Magna Conservation Area			
<b>Wildlife habitats / interest:</b>	No local wildlife designations within or in close proximity to the site.			
<b>VISIBILITY AND VIEWS</b>				
<b>General prominence and visibility from main public views</b>	Visible from A350 in approach to village from the south. Footpath N63/6 runs along eastern and northern edges of the site. Visible in views from AONB, notably Sutton Hill (although may not be visible from public access areas).			
<b>POTENTIAL CONSTRAINTS</b>				
<b>Utility constraints:</b>	No identified issues			
<b>Flood risk / ground conditions:</b>	No flood risk indicated within the main area of the site.			
<b>Potential contamination:</b>	No risks identified			
<b>Adjoining land uses:</b>	Residential to east, school playing fields to north, farmland to south and west.			
<b>ACCESSIBILITY</b>				
<b>Vehicular access:</b>	Access from A350 achievable, would require a 2.4m by 43m sight line to the north and a 2.4m by 79m to the south. Potential to provide access onto site 22.			
<b>Pedestrian access to key facilities:</b>	0 – 400m	400 – 800m	Over 800m	Facility
	✓	✓		Primary School Village Hall / Healthcare
	✓	✓		PO / Shop Public House
Good access to facilities all within walking distance – through site to West Street (A350 not preferred)				

SUSTAINABILITY APPRAISAL		
<b>Biodiversity</b>		Ecology impact assessment required due to site size.
<b>Landscape</b>	✘	Potentially visible from the elevated ground of the AONB but might provide an opportunity to create a clear and more appropriate southern edge to the village. Mature trees along northern boundary would be important to retain.
<b>Cultural heritage</b>	✘	Within Conservation Area, and potentially visible in longer oblique views achieved from strip lynchets (SAM) to east on Coombe Hill. This is considered to be a very sensitive site on the fringe of the village and an important green buffer forming the direct setting of the conservation area, and only limited development may be possible.
<b>Soil, water and air</b>	-	No identified pollution risks. No other issues identified.
<b>Climatic factors</b>	-	No recorded flood risk identified. Within walking distance of community facilities. No specific carbon footprint measures identified.
<b>Population and health</b>	✓	Site size could provide > 10 houses and therefore some affordable, however as constrained this may not be possible. The site also has the potential to accommodate new jobs or create access to site 22 as a potential employment areas
<b>Material assets</b>	✓	No specific safety concerns identified. Potential for site to provide alternative parking for school and preschool (and site 22) to reduce existing problems.

Site 22 Blandford's Farm Barn			
<b>Location:</b>	Land South of Shambani, off West St. Grid Ref 386364 116730		
<b>Photos:</b>			
<b>Current / lawful use:</b>	Agricultural		
<b>Agriculture land value:</b>	Regional map indicates this site could potentially be grade 3 – higher grades nearby		
<b>Planning status:</b>	Outside the settlement boundary, no extant permissions Agricultural barns – potentially applicable for permitted development rights but may be ruled out due to size or degree of conversion required.		
<b>Area (ha):</b>	1.4ha	<b>Developable area (ha):</b>	1.4ha
<b>Landform:</b>	Broadly level.		
EXISTING SITE FEATURES			
<b>Landscape features/ interest:</b>	Hedgerow boundaries with occasional mature trees. Existing largescale farm buildings of no particular intrinsic character.		
<b>Heritage interest:</b>	Within Fontmell Magna Conservation Area. 3 Listed buildings to the north of the site facing West Street (Site 24 lies in between)		
<b>Wildlife habitats /</b>	No local wildlife designations within or in close proximity to the site. May be		

<b>interest:</b>	unimproved grassland. Potential reptile / invertebrate habitats created by farm debris associated with barns.			
<b>VISIBILITY AND VIEWS</b>				
<b>General prominence and visibility from main public views</b>	Potentially visible from footpath N63/6 which runs along the adjoining field to the south. Unlikely to be visible in views from AONB or other key vantage points.			
<b>POTENTIAL CONSTRAINTS</b>				
<b>Utility constraints:</b>	Overhead pylons – would need to be taken into account in layout or relocated			
<b>Flood risk / ground conditions:</b>	No flood risk indicated within the main area of the site. However local knowledge of surface/ ground water flooding.			
<b>Potential contamination:</b>	No risks identified			
<b>Adjoining land uses:</b>	Residential to north, school playing fields to east, farmland to south and west.			
<b>ACCESSIBILITY</b>				
<b>Vehicular access:</b>	Access from West Street would requires 2.4m by 43.0m sight lines to be provided. May be potential to link through site 20, and potentially on to site 24.			
<b>Pedestrian access to key facilities:</b>	0 – 400m	400 – 800m	Over 800m	Facility
	✓ ✓ ✓	✓		Primary School Village Hall / Healthcare PO / Shop Public House
	Good access to facilities all within walking distance.			
<b>SUSTAINABILITY APPRAISAL</b>				
<b>Biodiversity</b>		May be unimproved grassland. Potential reptile / invertebrate habitats created by farm debris associated with barns. Ecology impact assessment required due to site size.		
<b>Landscape</b>	-	Unlikely to affect setting of AONB.		
<b>Cultural heritage</b>	-	The site is within the Conservation Area and development would need to respect the character. The site is well screened from views to the south and from West Street.		
<b>Soil, water and air</b>	-	No identified pollution risks. No other issues identified.		
<b>Climatic factors</b>		No recorded flood risk identified, however local knowledge of surface/ ground water flooding and areas of standing water. Within walking distance of community facilities. No specific carbon footprint measures identified.		
<b>Population and health</b>	✓✓	Site size suggests potential for > 10 houses, therefore including some affordable. Potential for site to provide enhanced pre-school facilities. Employment uses would also be compatible in this location if accessed via site 20.		
<b>Material assets</b>	✓	No specific safety concerns identified, however use for employment may require alternative access if likely to give rise to significant vehicle movements.		

### Site 24: Land South of Village Hall

<b>Location:</b>	Land South of West Street, south of the village hall. Grid Ref 386204 116802
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<b>Photos:</b>				
<b>Current / lawful use:</b>	Agricultural			
<b>Agriculture land value:</b>	Regional map indicates this site could potentially be grade 3 – higher grades nearby			
<b>Planning status:</b>	Outside the settlement boundary, no extant permissions Eastern half of site was included in NDDC's SHLAA 2/19/0538			
<b>Area (ha):</b>	3.5ha	<b>Developable area (ha):</b>	1.5 – 2.7ha	
<b>Landform:</b>	Broadly level.			
<b>EXISTING SITE FEATURES</b>				
<b>Landscape features/ interest:</b>	Hedgerow boundaries with occasional mature trees.			
<b>Heritage interest:</b>	Within Fontmell Magna Conservation Area. Barn Cottage and No 61 West St are Listed and back onto the site.			
<b>Wildlife habitats / interest:</b>	No local wildlife designations within or in close proximity to the site. May be unimproved grassland. Deciduous woodland (managed by Woodland Trust) to north may potentially be of local importance.			
<b>VISIBILITY AND VIEWS</b>				
<b>General prominence and visibility from main public views</b>	Western end of site visible from West Street. Footpaths generally a field (150m or more) away to south and west. May be visible in distant views from AONB (Sutton Hill, but not public access areas).			
<b>POTENTIAL CONSTRAINTS</b>				
<b>Utility constraints:</b>	Main overhead powerlines crossing western end of site – would need to be taken into account in layout or relocated			
<b>Flood risk / ground conditions:</b>	Potential surface water flood risk indicated within a small portion of the site (and local knowledge of localized drainage issues) indicates need for further investigation and that developable area may need to be reduced.			
<b>Potential contamination:</b>	No risks identified			
<b>Adjoining land uses:</b>	Village hall, play area, doctors surgery and residential to north, farmland to other sides			
<b>ACCESSIBILITY</b>				
<b>Vehicular access:</b>	Existing field access onto West Street requires 2.4m by 43.0m sight lines to be provided (will impact upon the hedgerow).			
<b>Pedestrian access to key facilities:</b>	0 – 400m	400 – 800m	Over 800m	Facility
	✓			Primary School
	✓			Village Hall / Healthcare
	✓	✓		PO / Shop
				Public House

		Reasonable access to facilities, all within walking distance but lack of footway.
<b>SUSTAINABILITY APPRAISAL</b>		
<b>Biodiversity</b>		May be unimproved grassland and in proximity to deciduous woodland. Ecology impact assessment required due to site size.
<b>Landscape</b>		Unlikely to affect setting of AONB. Access arrangements likely to have negative impact on rural character of the far end of West Street (opposite Brooklands Wood).
<b>Cultural heritage</b>		The setting of the Listed buildings would be an issue for development on this site, and development should not abut the rear boundary of the cottages facing West Street, limiting the potential scope for development to the western end of the site.
<b>Soil, water and air</b>	-	No identified pollution risks. No other issues identified.
<b>Climatic factors</b>		Some limited potential surface water flood risk identified on maps, which will require further investigation. Within walking distance of community facilities, although lack of footway. No specific carbon footprint measures identified.
<b>Population and health</b>		Site size (even reduced) suggests potential for > 10 houses, therefore including some affordable.
<b>Material assets</b>		Other than lack of footway, no specific safety concerns identified. Potential for site to provide enhanced outdoor play facilities associated with the village hall, and also create footpath linking site 20 and site 22 to Village Hall and playground.

<b>Site 27 Land West of Surgery by Marshmoor</b>		
<b>Location:</b>	Land off West Street, field south and east of Marshmoor. Grid Ref 385892 116807	
<b>Photos:</b>		
<b>Current / lawful use:</b>	Agricultural	
<b>Agriculture land value:</b>	Regional map indicates this site could potentially be grade 4 – higher grades nearby	
<b>Planning status:</b>	Outside and approximately 50m from the settlement boundary, no extant permissions	
<b>Area (ha):</b>	2.7ha	<b>Developable area (ha):</b> 2.7ha
<b>Landform:</b>	Broadly level.	
<b>EXISTING SITE FEATURES</b>		
<b>Landscape features/ interest:</b>	Hedgerow boundaries with occasional mature trees.	
<b>Heritage interest:</b>	Adjoining Fontmell Magna Conservation Area.	
<b>Wildlife habitats / interest:</b>	May be unimproved grassland. No local wildlife designations within or in close proximity to the site.	

VISIBILITY AND VIEWS				
<b>General prominence and visibility from main public views</b>	Site visible from West Street, and footpath N63/11 runs along western field boundary. May be visible in more distant views from AONB.			
POTENTIAL CONSTRAINTS				
<b>Utility constraints:</b>	Overhead powerlines cross the site – would need to be taken into account in layout or relocated			
<b>Flood risk / ground conditions:</b>	No flood risk indicated within the main area of the site.			
<b>Potential contamination:</b>	No risks identified			
<b>Adjoining land uses:</b>	Primarily farmland, single house (Marshmoor) to north east.			
ACCESSIBILITY				
<b>Vehicular access:</b>	Farm access track from West Street and connection to village would need to be improved to provide safe access, requiring removal of hedgerow.			
<b>Pedestrian access to key facilities:</b>	0 – 400m	400 – 800m	Over 800m	Facility
	✓	✓	✓	Primary School Village Hall / Healthcare PO / Shop Public House
	Some facilities beyond accepted walking distance, and narrow section of West Street considered unsafe without improvements at this point			
SUSTAINABILITY APPRAISAL				
<b>Biodiversity</b>		May be unimproved grassland. Ecology impact assessment required due to site size		
<b>Landscape</b>	✘	Unlikely to affect setting of AONB. Removal of hedgerow would adversely affect rural character of far end of West Street (opposite Brooklands Wood).		
<b>Cultural heritage</b>	✘	Encroachment into the countryside at this point would impact negatively on the setting of the conservation area.		
<b>Soil, water and air</b>	-	No identified pollution risks. No other issues identified.		
<b>Climatic factors</b>	✘	No recorded flood risk identified though would require FRA due to size of site. Some community facilities beyond accepted walking distance and unsafe. No specific carbon footprint measures identified.		
<b>Population and health</b>	✓	Landowner proposing affordable homes. Site size also suggests potential for > 10 houses, therefore would include some affordable even if open market. However benefits moderated due to more isolated location.		
<b>Material assets</b>	✘	Potential safety concerns raised regarding lack of pedestrian footpath.		

<b>Site 31.2: Slurry Pit, Bedchester Farm</b>				
<b>Location:</b>	Slurry Pit off Twyford, east of Bedchester Farm. Grid Ref 385422 118038			
<b>Photos:</b>				
<b>Current / lawful use:</b>	Slurry pit			
<b>Agriculture land value:</b>	n/a			
<b>Planning status:</b>	Outside and approximately 500m from the hamlet of Bedchester, no extant permissions			
<b>Area (ha):</b>	0.03ha	<b>Developable area (ha):</b>	0.03ha	
<b>Landform:</b>	Broadly level site. Adjacent land slopes considerably uphill to the west.			
<b>EXISTING SITE FEATURES</b>				
<b>Landscape features/ interest:</b>	Hedgerow boundary to road front and mature trees on site edge.			
<b>Heritage interest:</b>	Site of Archaeological Importance runs right along the road in front of the site.			
<b>Wildlife habitats / interest:</b>	No local wildlife designations within or in close proximity to the site.			
<b>VISIBILITY AND VIEWS</b>				
<b>General prominence and visibility from main public views</b>	Site visible from Twyford lane. Not likely to be viewed from AONB.			
<b>POTENTIAL CONSTRAINTS</b>				
<b>Utility constraints:</b>	No identified issues.			
<b>Flood risk / ground conditions:</b>	No flood risk indicated on the Environment Agency maps, however standing water observed at time of site visit.			
<b>Potential contamination:</b>	Slurry pit usage – potential contamination risks would need to be assessed further.			
<b>Adjoining land uses:</b>	Farmland.			
<b>ACCESSIBILITY</b>				
<b>Vehicular access:</b>	Existing field access from lane would need improvement to provide 2.4m by 113m splays.			
<b>Pedestrian access to key facilities:</b>	0 – 400m	400 – 800m	Over 800m	Facility
			✓ ✓ ✓ ✓	Primary School Village Hall / Healthcare PO / Shop Public House

		All facilities beyond accepted walking distance – major safety risk for pedestrians due to distance and lack of footway.
SUSTAINABILITY APPRAISAL		
<b>Biodiversity</b>		Potential loss of hedgerow due to highway improvements to provide adequate visibility splay – despite small site size ecology survey should be required.
<b>Landscape</b>	<b>x</b>	Unlikely to affect setting of AONB. Unrelated to existing settlements and substantial development would adversely impact on the character of this rural lane
<b>Cultural heritage</b>		There may be archaeology on the site itself. Any development on this site would need to be subject to an archaeological watching brief.
<b>Soil, water and air</b>		Further investigation required given current use
<b>Climatic factors</b>	<b>x</b>	No recorded flood risk identified, but potential drainage concerns noted. All community facilities beyond accepted walking distance. No specific carbon footprint measures identified.
<b>Population and health</b>	-	Limited capacity 1 home, and benefits moderated due to more isolated location.
<b>Material assets</b>	<b>x x</b>	Major safety concerns due to lack of safe pedestrian footpath and distance to nearby settlements.

### Site 35.2: St Pennhill Farmhouse Paddock

<b>Location:</b>	Land off West Street, paddock west of Pennhill Farmhouse. Grid Ref 385471 117201		
<b>Photos:</b>			
<b>Current / lawful use:</b>	Agricultural		
<b>Agriculture land value:</b>	Regional map indicates this site could potentially be grade 3 – higher grades nearby		
<b>Planning status:</b>	Outside and approximately 700m from the settlement boundary, no extant permissions		
<b>Area (ha):</b>	0.1ha	<b>Developable area (ha):</b>	0.1ha
<b>Landform:</b>	Broadly level.		
EXISTING SITE FEATURES			
<b>Landscape features/ interest:</b>	Hedgerow boundaries.		
<b>Heritage interest:</b>	No heritage assets identified close to the site.		
<b>Wildlife habitats / interest:</b>	May be unimproved grassland. No local wildlife designations within or in close proximity to the site.		

VISIBILITY AND VIEWS				
<b>General prominence and visibility from main public views</b>	Site visible from West Street, and footpath N63/12 runs south along track west of Penn Hill Farm. Not likely to be viewed from AONB.			
POTENTIAL CONSTRAINTS				
<b>Utility constraints:</b>	There is an existing water main which crosses the site, with a minimum stand-off distance of 3 metres			
<b>Flood risk / ground conditions:</b>	No flood risk indicated within the main area of the site.			
<b>Potential contamination:</b>	No risks identified			
<b>Adjoining land uses:</b>	Primarily farmland, single house (Penn Hill Farm) to east.			
ACCESSIBILITY				
<b>Vehicular access:</b>	Existing access track from West Street to Penn Hill Farm - would require 2.4m by 113m splays. Narrow approach roads unsuited for increased traffic generation.			
<b>Pedestrian access to key facilities:</b>	0 – 400m	400 – 800m	Over 800m	Facility
		✓	✓ ✓ ✓	Primary School Village Hall / Healthcare PO / Shop Public House
Most facilities beyond accepted walking distance, and narrow rural lane (no footway) major safety concern for pedestrian journeys				
SUSTAINABILITY APPRAISAL				
<b>Biodiversity</b>		May be unimproved grassland. Ecology impact assessment required due to site size		
<b>Landscape</b>	✘	Unlikely to affect setting of AONB. Unrelated to existing settlements and substantial development would adversely impact on the character of this rural lane		
<b>Cultural heritage</b>	-	No substantive heritage issues identified.		
<b>Soil, water and air</b>	-	No identified pollution risks. No other issues identified.		
<b>Climatic factors</b>	✘	No recorded flood risk identified. Most community facilities beyond accepted walking distance. No specific carbon footprint measures identified.		
<b>Population and health</b>	✓	Landowner proposing affordable homes. However benefits moderated due to more isolated location.		
<b>Material assets</b>	✘✘	Major safety concerns regarding lack of safe pedestrian footpath into village.		

<b>Site 46: Land Bordering Hannah's Hill</b>				
<b>Location:</b>	Field west of Blackberry Farm, Hartgrove. Grid Ref 383759 118683			
<b>Photos:</b>				
<b>Current / lawful use:</b>	Agricultural			
<b>Agriculture land value:</b>	Regional map indicates this site could potentially be grade 3 or 4.			
<b>Planning status:</b>	Outside and approximately 500m from the small settlement of Hartgrove, no extant permissions. 2005 application (2/2005/0538) to erect stables, hay shed and construct equestrian exercise school, form new vehicular and pedestrian access and construct access track dismissed on appeal primarily on grounds of landscape impact			
<b>Area (ha):</b>	2.3ha	<b>Developable area (ha):</b>	2.3ha	
<b>Landform:</b>	Undulating rising sharply to the east of the site.			
<b>EXISTING SITE FEATURES</b>				
<b>Landscape features/ interest:</b>	Hedgerow and mature trees along field boundary			
<b>Heritage interest:</b>	Cow Grove Farmhouse and Blackberry (Blatchfords) Farm both Listed, and development here may impact on their setting.			
<b>Wildlife habitats / interest:</b>	May be unimproved grassland. Land east of Blackberry Farm (approx. 150m distance) of local wildlife importance.			
<b>VISIBILITY AND VIEWS</b>				
<b>General prominence and visibility from main public views</b>	Site visible from adjoining roads and also Footpath N63/16 that runs approx. 130m to the north-east of the field, and potentially in wider views including from Duncliffe Hill and Woods. Not likely to be viewed from AONB (some 3km distant).			
<b>POTENTIAL CONSTRAINTS</b>				
<b>Utility constraints:</b>	There is an existing water main which crosses the site, with a minimum stand-off distance of 3 metres			
<b>Flood risk / ground conditions:</b>	No flood risk indicated on the Environment Agency maps, existing watercourse to north side of site noted.			
<b>Potential contamination:</b>	No risks identified			
<b>Adjoining land uses:</b>	Primarily farmland, single houses (Cowgrove Farm and Blackberry Farm to south).			
<b>ACCESSIBILITY</b>				
<b>Vehicular access:</b>	Existing field access from lane is too close to the road junction with the B3091, and the actual road junction is sub-standard, in terms of available visibility.			
<b>Pedestrian access to key facilities:</b>	0 – 400m	400 – 800m	Over 800m	Facility
			✓	Primary School

			✓ ✓ ✓	Village Hall / Healthcare PO / Shop Public House
	All facilities beyond accepted walking distance, such that users would need a motor vehicle.			
<b>SUSTAINABILITY APPRAISAL</b>				
<b>Biodiversity</b>		Ecology impact assessment required due to site size. May be unimproved grassland and in proximity to watercourse and site of local nature conservation importance.		
<b>Landscape</b>	x	Unlikely to affect setting of AONB. Unrelated to existing settlements and substantial development would adversely impact on the character of this rural area		
<b>Cultural heritage</b>	x	Potential to adversely impact on the isolated location and setting of both Listed farmhouses		
<b>Soil, water and air</b>		No identified pollution risks. Ground conditions may require further investigation due to sloping nature of the site.		
<b>Climatic factors</b>	x	No recorded flood risk identified. All community facilities beyond accepted walking distance. No specific carbon footprint measures identified.		
<b>Population and health</b>	-	Although landowner would welcome possibility for business / community uses, any benefits would be moderated due to isolated location.		
<b>Material assets</b>	x x	Major safety concerns raised regarding junction arrangements and lack of safe pedestrian footpath into nearby settlements.		

## Appendix 4: Potential mitigation measures identified in relation to preferred site options (Options Stage)

### Site 1: Land West of West View – mitigation proposals

- Ecology survey to provide further assessment of likely biodiversity impact and potential mitigation and enhancement measures, particularly in light of potential loss of lane-side hedgerow
- Odour impact assessment to provide further information on the northern extent of the development in relation to the Sewage Treatment Works and potential mitigation. Protected zone to enable expansion of Sewage Treatment Works to be safeguarded.
- Flood Risk Assessment to inform drainage strategy due to size of site and impact of potential surface water run-off
- Landscape scheme to provide an appropriate buffer to Brookland Wood and Fontmell Stream
- Layout of development to respect amenity of neighbouring properties and views from Brookland Wood to the church and Fontmell Down
- Design and layout, scale, massing and materials to respect the vernacular character of Fontmell Magna
- Opportunities to provide safe and convenient off-road walking route to main village centre, and traffic calming along West Street appropriate to the Conservation Area, to be investigated and if feasible secured

### Site 20: Land South of Home Farm – mitigation proposals

- Ecology survey to be undertaken to provide further assessment of likely impact and potential mitigation and enhancement measures
- Landscape impact assessment from AONB and A350 to provide further information of likely visual impact and potential mitigation. As a minimum this is likely to include retention of mature trees along the northern edge of the site, and native hedgerow boundaries, and landscape scheme to soften the edge as viewed from the approach to the village from the south
- Flood Risk Assessment to inform drainage strategy due to size of site and impact of potential surface water run-off
- Design and layout, scale, massing and materials to respect the vernacular character of Fontmell Magna, and the sensitivity of this location in views
- Safe and convenient off-road walking route to West Street to be secured. Opportunities for parking area for school, potential for vehicular link to site 22, and entrance to provide potential traffic calming point on A350 appropriate to the Conservation Area, to be investigated and if feasible secured.

### Site 22 Blandford's Farm Barn – mitigation proposals

- Phase 1 ecology survey to be undertaken to provide further assessment of likely impact and potential mitigation
- Retention of hedgerow boundaries and trees. Landscape scheme required to reinforce screening and enclosure of the site.

- Flood Risk Assessment to inform drainage strategy due to size of site and impact of potential surface water run-off
- Design and layout, scale, massing and materials to respect the vernacular character of Fontmell Magna, and the more rural / agricultural links of this area
- Opportunities for site to provide enhanced pre-school facilities to be investigated and if feasible secured
- Potential for vehicular and footpath links to site 20 and 24 to be investigated and if feasible secured. If employment uses considered, detailed transport impact on West Street and connecting track will be required, including consideration of safe pedestrian passage.

#### **Site 24: Land South of Village Hall – mitigation proposals**

- Phase 1 ecology survey to be undertaken to provide further assessment of likely impact and potential mitigation, particularly in light of potential loss of lane-side hedgerow
- Landscape scheme required to reinforce screening and enclosure of the site.
- Portion of field to rear of Barn Cottage and No 61 West St to remain undeveloped as green space.
- Potential for safe and convenient off-road walking route to main village centre, and traffic calming along West Street appropriate to the Conservation Area, to be investigated and if feasible secured
- Potential for vehicular and footpath links to site 22 to be investigated and if feasible secured.

## Appendix 5: Site-specific Statutory Consultee responses to Options Consultation

	Statutory Consultee	Summary of responses (site specific)
Site 1: Land West of West View	Dorset County Council (FRM)	The site is at some (theoretical) risk of surface water flooding (1:30/100/1000 year) and fluvial risk (Flood Zones 2 & 3 medium / high risk) close to the Fontmell Brook that forms the northern boundary of the site.
Site 20: Land South of Home Farm	Dorset County Council (FRM)	The site is not shown by relevant mapping to be at (theoretical) risk of flooding, however any development proposals would need to consider the management of surface water runoff generated by the site
	Cranborne Chase and West Wiltshire Downs AONB Team	The development of site 20 could impact on the approach to the village and the entry to the village. Great care would be necessary in the handling of not just the design of the site layout and buildings but also the materials and landscape treatments.
Site 22 Blandford's Farm Barn	Dorset County Council (FRM)	The site is shown by relevant mapping to be at some (theoretical) risk of surface water flooding (1:100/1000 year) to the north / north-western boundary, adjoining Site 24. Any redevelopment proposals would need to consider both the prevailing risk of surface water flooding, together with the management of surface water runoff generated by the site.
Site 24: Land South of Village Hall	Dorset County Council (FRM)	The site is shown by relevant mapping to be at some (theoretical) risk of surface water flooding (1:100/1000 year) to the south and south-eastern boundary, adjoining West St. Any redevelopment proposals would need to consider both the prevailing risk of surface water flooding, together with the management of surface water runoff generated by the site.
	Cranborne Chase and West Wiltshire Downs AONB Team	The development of site 24 could impact on the approach to the village and on the entry through West Street. Although this is a much less trafficked route development would be on both sides of the road and the existing character of the road should be sustained and, preferably, enhanced. Maintaining the rural character, rather than allowing urbanisation, should be part of a sensitive approach to accommodating necessary development.
General	Dorset County Council (FRM)	All development proposals are to be supported by a site specific and deliverable strategy for surface water management
	Historic England	Further informed assessment is required to ensure that the development of the preferred options avoids causing significant harm
	Cranborne Chase and West Wiltshire Downs AONB Team	The AONB is to the east of the A350 road and on the elevated ground, Open Access land, and public Rights of Way, there are extensive views over the village of Fontmell Magna. Development proposals should, therefore, consider the impact on the appearance and character of the village from those viewpoints.