

# Yetminster & Ryme Intrinsic Neighbourhood Plan

## Strategic Environmental Assessment Screening Report

April 2018

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## 1. INTRODUCTION

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

The SEA screening was consulted upon between 22<sup>nd</sup> January and 2<sup>nd</sup> February 2018 with the statutory consultation bodies, which include Natural England, Historic England and Environment Agency, in accordance with regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations (2004). The responses are presented in Appendix A.

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

## 2. LEGISLATIVE BACKGROUND TO STRATEGIC ENVIRONMENTAL ASSESSMENT

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

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

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

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

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

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

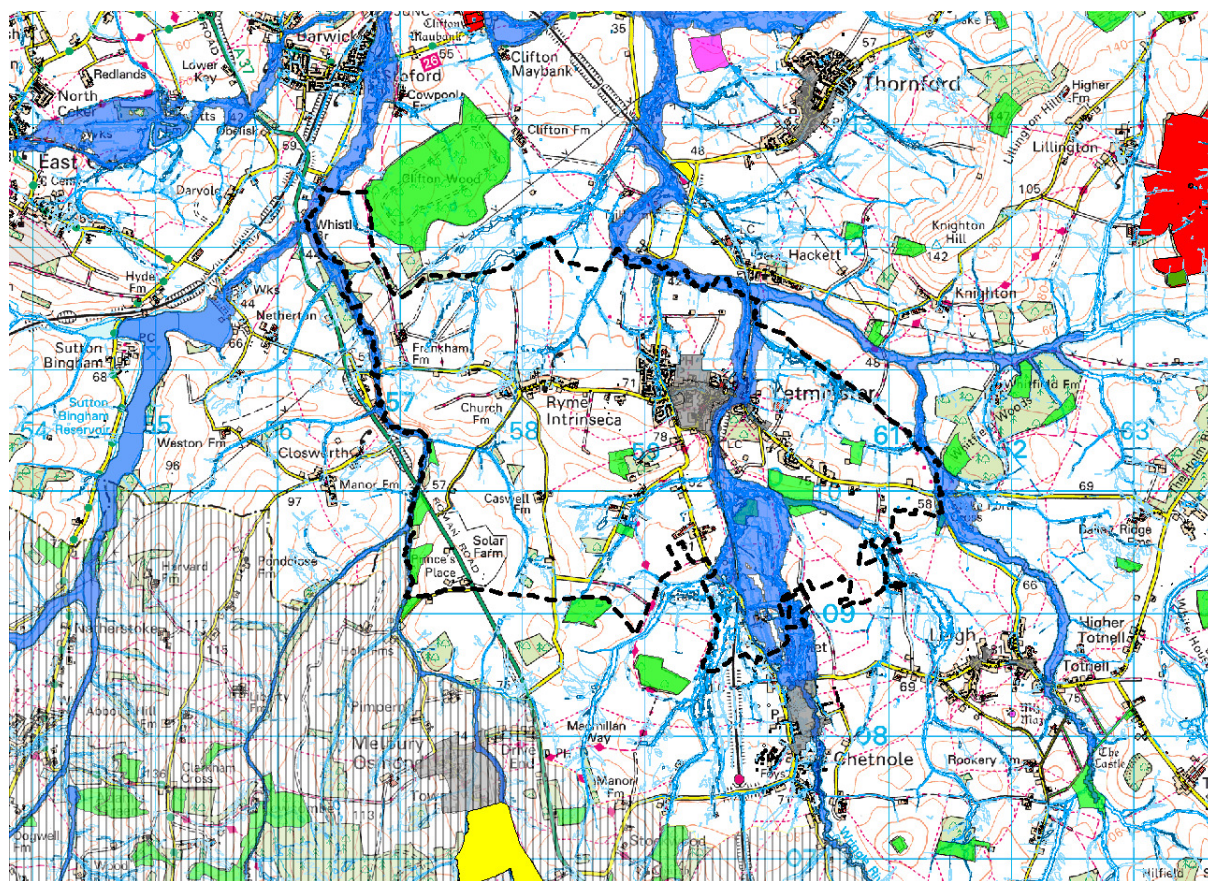
### 3. THE YETMINSTER & RYME INTRINSICA NEIGHBOURHOOD PLAN

#### THE CHARACTERISTICS OF THE YETMINSTER & RYME INTRINSICA NEIGHBOURHOOD PLAN AREA

The Yetminster & Ryme Intrinsic Neighbourhood Plan area occupies both the civic parishes of Yetminster and Ryme Intrinsic, occupying the villages of Yetminster and the smaller Ryme Intrinsic and part of the hamlet, with the surrounding countryside. The neighbourhood plan area covers an area of approximately 1065 hectares (Figure 3.1) and a population of approximately 1220<sup>1</sup>.

The Neighbourhood Plan area and surrounding areas include a number of environmental designations, particularly relating to wildlife, heritage assets, and flooding, due to the importance and sensitivity of the plan area from an environmental perspective (Figure 3.1).

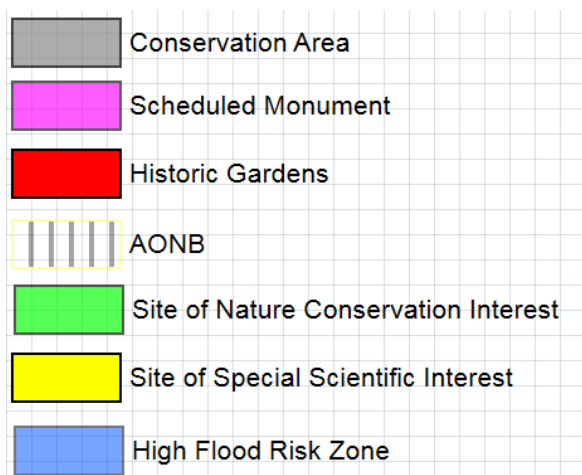
Figure 3.1: Environmental designations within the Yetminster & Ryme Intrinsic Neighbourhood Plan area



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<sup>1</sup> According to the 2013 population data released by the Office for National Statistics

### Legend



There are no national or European wildlife designations within the Yetminster & Ryme Intrinsic Neighbourhood Plan area. However, the surrounding areas include Sites of Special Scientific Interest (SSSI), which are national designations for wildlife or geological interest. The Trill Quarry Sites of Special Scientific Interest (SSSI), which is designated for its geological rather than ecological importance, is located approximately 740m to the north of the plan area and the Melbury Park SSSI approximately 1.7km to the south the site.

Figure 3.2: The Sites of Special Scientific Interest (SSSI) in the areas surrounding the Yetminster & Ryme Intrinsic Neighbourhood Plan area

Name of SSSI	Approx. Area	Approx. Distance from NP area	Reason for designation
Trill Quarry SSSI	1.4ha	740m to the north	This is a key locality in studies of Bathonian (Middle Jurassic) stratigraphy. It shows sections through the Thornford Beds of the Fullers Earth Rock. This has been defined as the type locality for the base of the standard <i>Tulites subcontractus</i> zone. The zonal index ammonite <i>T. subcontractus</i> is very common at the site.
Melbury Park SSSI	255ha	1.7km to the south	A surviving remnant of the Forest of Blackmoor, Melbury Park. The site has a varied topography and includes several small streams. This, together with the rare continuity of park woodland including individual trees of great antiquity, helps to explain the exceptional importance of this site for lichens.

The wildlife designations within the Yetminster & Ryme Intrinsic Neighbourhood Plan area include Sites of Nature Conservation Interest (SNCI) which are local wildlife designations (Figure 3.3).



Figure 3.3: The Sites of Nature Conservation Interest (SNCI) within the Yetminster & Ryme Intrinsic Neighbourhood Plan area

Name of SNCI	Area	Description
Gallica Bridge (west)	6.2ha	Semi-improved grassland and an area of woodland
Gallica Bridge	1.1ha	Neutral grassland and deciduous woodland
Cuckoo Hill Meadow	1.2ha	Semi-improved neutral grassland and marshy grassland
Yetminster Lime Kiln	3.3ha	Unimproved grassland with a calcareous influence containing a rich flora
Mill House Meadow	2.5ha	Semi-improved neutral grassland with a varying species richness
Sycamore Farm	11.5ha	Four fields of unimproved and semi-improved neutral grassland, and a species-rich hedge

The heritage assets in the plan area include the Listed Buildings including the Grade I listed “Parish Church of St Andrew” and the following Grade II\* Listed Buildings:

- “Manor House, Including Front Boundary Wall”;
- “Hamlet House, Including Attached Maltings and Outbuildings”;
- “Parish Church of St Hypolite”; and
- “Upbury Farm House”

In addition, the plan area includes the Yetminster Conservation Area. Whilst there are no Scheduled Monuments within the plan area, the surrounding areas include the “Roman villa 900yds (820m) NW of parish church” located 1.6km to the north of the site.

There are a series flood zones within the plan area, including a high risk flood zone running along the eastern side of the settlement of Yetminster and occupying areas to the south of the settlement.

#### THE OBJECTIVES OF THE YETMINSTER & RYME INTRINSICA NEIGHBOURHOOD PLAN

The Yetminster & Ryme Intrinsic Neighbourhood Plan has the following vision:

“By 2036 we will be living in a vibrant supportive community which will value its historic environment and rural setting.

Local people’s requirements will have been met by providing a variety of housing, business opportunities and community facilities. Changes will have retained the distinctive characteristics of the individual villages and will have made a genuinely positive contribution to our environment in terms of the scale, design, materials, layout and density of development”.

The Yetminster & Ryme Intrinsic Neighbourhood Plan has the following objectives:

### *Community*

- To support existing services and facilities that are important to local residents' quality of life and that enable young and older people to play a full and active part in community life; and
- To provide new or enhanced facilities that are likely to be needed to support the community. A need has been expressed for:
  - a village green;
  - improved sports / leisure facilities; and
  - a larger village hall (pending further investigation).

### *Business & Economy:*

- To support the retention and growth of local businesses to maintain the settlements as working communities, through the availability of suitable premises and support services;
- To encourage and support home working; and
- To provide improvements in infrastructure and support to local businesses.

### *Environment and Design*

- To protect and enhance the conservation area and locally valued landscapes, thereby retaining the unique nature, heritage, character, landscape and environmental assets of the NP area and its comparative tranquillity;
- To confirm or redefine Yetminster's development limits and possibly those of Ryme Intrinsic thus defining where new building can take place whilst protecting the countryside and important green spaces; and
- To ensure that the traditional form and styles of buildings in the parish are retained.

### *Housing*

- Integrating new housing development into the existing fabric of the villages;
- The provision of housing suitable for older people to downsize, including some form of sheltered housing, should be a high priority; and
- The location of new development should help consolidate and be within easy walking distance of the existing village core.

### *Transport & Infrastructure*

- To initiate traffic management measures to improve road safety, including opportunities for off-road pedestrian links;
- To ensure new development provides an adequate number of car parking spaces for its occupants and visitors;
- To support improvements to and the frequency of public transport services, including car sharing, local bus or taxi hire (NORDCAT), use of school buses, and a community bus service;
- To reduce the impact of flooding of local roads where practicable; and
- To ensure that new development will not overload the existing sewage network.



## SCOPE OF THE YETMINSTER & RYME INTRINSICA NEIGHBOURHOOD PLAN

The Yetminster & Ryme Intrinsic Neighbourhood Plan is at an early stage of development. The neighbourhood planning group have held seven discussion meetings to allow the community to air their views and discuss the key issues.

In addition, a consultation document asking the community for their views on the vision and objectives for the Yetminster & Ryme Intrinsic Neighbourhood Plan was distributed at the end of September. Approximately 35% of consultees responded to the consultation and the neighbourhood planning group are currently analysing the responses.

Whilst specific details of the contents of the plan are not known at this stage, early indications are that the Yetminster & Ryme Intrinsic Neighbourhood Plan will provide in the region of an additional 36 dwellings in the period up to 2036. This is likely to be achieved through allocating sites for development. In addition, the neighbourhood plan intends to bring forward a village green, improved sports/leisure facilities, and a larger village hall (pending further investigation).

The West Dorset, Weymouth & Portland Local Plan already provides a policy framework which the Yetminster & Ryme Intrinsic Neighbourhood Plan must conform with. The purpose of the policies in the Yetminster & Ryme Intrinsic Neighbourhood Plan is to seek to deliver development against the objectives specific to the area (presented in the section above).

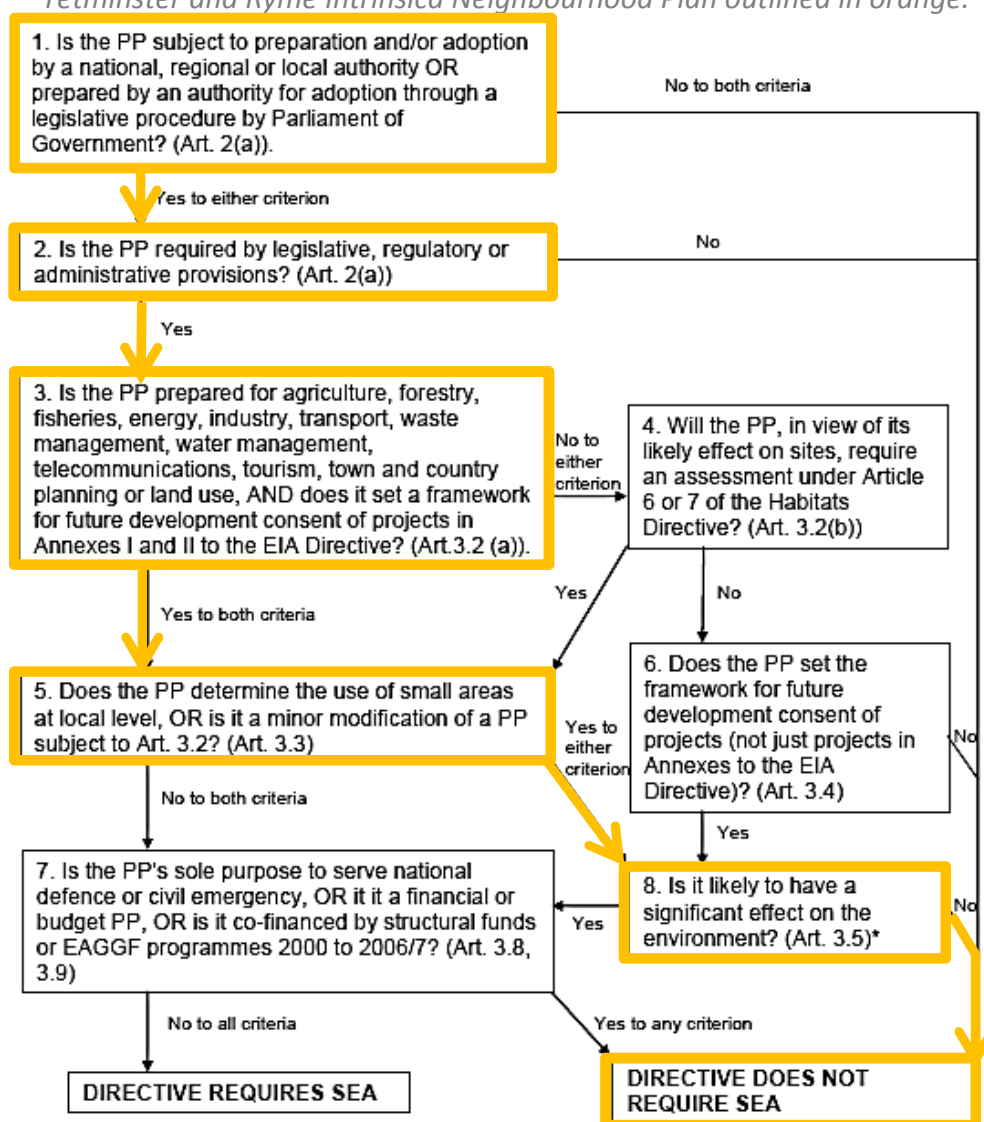
## 4. SEA SCREENING OF THE YETMINSTER & RYME INTRINSICA NEIGHBOURHOOD PLAN

This Chapter provides an account of the SEA screening exercise for the Yetminster & Ryme Intrinsic Neighbourhood Plan.

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

The SEA screening process is summarised in diagrammatic form in the flowchart shown in Figure 4.1<sup>2</sup>. The screening for the Yetminster & Ryme Intrinsic Neighbourhood Plan is highlighted in Figure 4.1 in orange and justification for the decisions made at each stage in the SEA screening process is given in Figure 4.2.

Figure 4.1: A diagram summarising the SEA screening process with the SEA screening for the Yetminster and Ryme Intrinsic Neighbourhood Plan outlined in orange.



<sup>2</sup> Diagram taken from the Government guidance on the Strategic Environmental Assessment regulations titled 'A Practical Guide to the Strategic Environmental Assessment Directive', published by the Office of the Deputy Prime Minister in 2005

*Figure 4.2 – a summary of the justification made for the decisions during the SEA screening for the Yetminster & Ryne Intrinsic Neighbourhood Plan.*

Question in SEA screening flow chart (Figure 4.1)	Response
1. Is the PP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament of Government?	<b>YES</b> The intention is for the Yetminster & Ryne Intrinsic Neighbourhood Plan to be adopted by West Dorset District Council, a local authority, through a legislative procedure.
2. Is the PP required by legislative, regulatory or administrative provisions?	<b>YES</b> The Yetminster & Ryne Intrinsic Neighbourhood Plan would be a Statutory document, prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 as amended.
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive?	<b>YES</b> The Yetminster & Ryne Intrinsic Neighbourhood Plan is a document prepared for town and country planning purposes, and may indicate where future development which falls under Annex II of the EIA Directive which includes urban development projects under paragraph 10(b).
5. Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2?	<b>YES</b> The Yetminster & Ryne Intrinsic Neighbourhood Plan determines the use of small areas at a local level.
8. Is it likely to have a significant effect on the environment (Article 3.5)?	<b>NO</b> Justification for this decision is given later in this chapter.

#### IS THE YETMINSTER & RYME INTRINSICA NEIGHBOURHOOD PLAN LIKELY TO HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT?

The final question in the SEA screening process presented in Figures 4.1 and 4.2 for the Yetminster & Ryne Intrinsic Neighbourhood Plan was question 8: Is it likely to have a significant effect on the environment?

In asking this question, the SEA Directive refers to Article 3.5, which states that the relevant criteria in Annex II of the SEA Directive shall be taken into account when determining whether there are likely to be significant effects. Therefore, the criteria in Article 3.5 have been taken into consideration when determining whether the Yetminster & Ryne Intrinsic Neighbourhood Plan requires SEA, as presented in Figure 4.3.

Figure 4.3: The assessment of the likely significance of effects of the Yetminster & Ryne Intrinsic Neighbourhood Plan (Taken from Annex II of the SEA Directive)

Criteria in Annex II of the SEA Directive	Response	Is there a significant effect?
(1) Characteristics of the plan and programmes, having regard, in particular, to:		
a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size, and operating conditions or by allocating resources.	The framework for development projects within the Yetminster & Ryne Intrinsic Neighbourhood Plan area is set by the West Dorset, Weymouth & Portland Local Plan ('Local Plan'), which provides the overarching policy for the location, size and nature of development projects in this area. The Yetminster & Ryne Intrinsic Neighbourhood Plan builds upon this framework by providing further details of development projects within this area, potentially allocating land for 36 dwellings.	No
b) The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	The Yetminster & Ryne Intrinsic Neighbourhood Plan will be adopted alongside its parent document, the Local Plan. The Yetminster & Ryne Intrinsic Neighbourhood Plan will expand upon the existing policies in the Local Plan, providing supplementary information on a local scale rather than influencing the Local Plan.	No
c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	Any development which comes forward through the Yetminster & Ryne Intrinsic Neighbourhood Plan will be subject to the environmental considerations of the Local Plan, the aim of which is to achieve sustainable development.	No
d) Environmental problems relevant to the plan or programme.	The environmental problems within the Yetminster & Ryne Intrinsic Neighbourhood plan area are not considered exclusive to the area, and are similar to those considered and addressed in the Local Plan.	No
e) The relevance of the plan or programme for the	The implementation of community legislation is unlikely to be significantly compromised by the	No

implementation of community legislation on the environment (e.g plans and programmes linked to waste management or water protection).	Yetminster & Ryme Intrinsic Neighbourhood Plan.	
(2) Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
a) The probability, duration, frequency, and reversibility of the effects.	The plan will run until 2036 and whilst some effects of the plan may be irreversible and experienced beyond the plan period, it is not probable that significant effects will result owing to the scale and nature of the development.	No
b) The cumulative nature of the effects.	<p>The Chetnole &amp; Stockwood Neighbourhood Plan Area and the Leigh Neighbourhood Plan Area are located adjacent and to the south of the Yetminster &amp; Ryme Intrinsic Neighbourhood Plan area. Other neighbourhood plans in the surrounding areas include the Corscombe, Halstock &amp; District Neighbourhood Plan Area approximately 800m to the east of the plan area. These neighbourhood plans are at an early stage and therefore the amount of development which is likely to come forward is not known at this stage.</p> <p>The planning permissions within the plan area include the scheme for 87 dwellings at Folly Farm, at Thornford Road to the north of Yetminster. In addition, there are existing planning permissions for approximately 241 dwellings at the settlement of Sherborne, located approximately 4.8km to the northeast of the plan area. Whilst this amount of development in combination with the 36 dwellings proposed by the Yetminster &amp; Ryme Intrinsic Neighbourhood Plan will represent a substantial amount of development for the local area and wider surroundings, it is unlikely to result in significant environmental impacts considering the environmental sensitivity of the plan area and scale and location of the development.</p>	No
c) The transboundary nature of the effects.	The transboundary impacts, beyond the Yetminster & Ryme Intrinsic Neighbourhood Plan	No

	area, are unlikely to be significant in light of the nature and scale of the proposals.	
d) The risks to human health or the environment (e.g due to accidents).	The Yetminster & Ryne Intrinsic Neighbourhood Plan is unlikely to introduce significant risks to human health and the environment, for example due to accidents, in light of the scale and type the development.	No
e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	The Yetminster & Ryne Intrinsic Neighbourhood Plan area occupies approximately 1065ha and a population of 1220 people according to the 2013 mid year estimates produced by the Office for National Statistics. The spatial extent of the Yetminster & Ryne Intrinsic Neighbourhood Plan area and the magnitude of the population affected are not considered of a significant scale for the purposes of SEA.	No
f) The value and vulnerability of the area likely to be affected due to:  i) Special natural characteristics or cultural heritage	<p>The Yetminster &amp; Ryne Intrinsic Neighbourhood Plan area and its surroundings contain some environmental designations which reflect the natural characteristics and cultural heritage of the area.</p> <p>The plan area includes a series of Sites of Nature Conservation Importance (SNCI) which are local wildlife designations which mainly consist of grassland and woodland habitats within the plan area. In addition, the areas adjacent to the plan area include the 'Trill Quarry' Site of Special Scientific Interest (SSSI), approximately 740m to the north of the site, which is designated due to its geological importance. The site is in favourable condition and due to being a geological designation, is unlikely to be vulnerable to the type of development which is likely to come forward through the neighbourhood plan. The Melbury Park SSSI is mainly in favourable condition (60%), with the majority of the remaining area in unfavourable condition but recovering.</p> <p>The cultural and heritage designations within the plan area include Listed Buildings, including the Grade I Listed 'Parish Church of St Andrew', and the Yetminster Conservation Area. The surrounding areas contain the Scheduled Monument titled "Roman villa 900yds (820m) NW of parish church" located 1.6km to the north of the</p>	No

		site. None of these features are listed on the Heritage at Risk Register.	
ii)	Exceeded environmental quality standards or limit values	The Yetminster & Ryne Intrinsic Neighbourhood Plan is unlikely to result in the exceedance of environmental quality standards, such as those relating to air, water and soil quality, due to the nature and scale of the development.	No
iii)	Intensive land-use	The Yetminster & Ryne Intrinsic Neighbourhood Plan is unlikely to bring forward development of an extent which would result in a significant intensification of land use in light of the scale of development.	No
g)	The effects on areas or landscapes which have a recognised national, Community or international protection status.	<p>The environmental designations within the Yetminster &amp; Ryne Intrinsic Neighbourhood Plan area and its surrounding areas include:</p> <ul style="list-style-type: none"> <li>• Site of Special Scientific Interest (SSSI);</li> <li>• Site of Nature Conservation Interest (SNCI);</li> <li>• Scheduled Monument;</li> <li>• Conservation Area; and</li> <li>• Listed Buildings.</li> </ul> <p>The wildlife designations associated with the plan area include the SNCI within the plan area, which are local wildlife designations, and the SSSI in the surrounding areas which are national wildlife and geological designations. An objective of the neighbourhood plan is 'protecting the countryside and important green spaces' and also policy ENV 2 of the Local Plan will ensure that new development does not result in unacceptable impacts upon wildlife designations. It is considered unlikely that the development of the proposed scale will result in significant environmental impacts upon the locally important wildlife sites within the plan area. Furthermore, in light of their proximity from the plan area, and the geological nature of the Trill Quarry SSSI site, it is considered unlikely that the development which comes forward through the neighbourhood plan will result in significant environmental impacts about the SSSI.</p> <p>The cultural and heritage designations within the plan area include Listed Buildings, including the Grade I Listed 'Parish Church of St Andrew', and</p>	No



	<p>the Yetminster Conservation Area. The surrounding areas containing a Scheduled Monument titled "Roman villa 900yds (820m) NW of parish church" located 1.6km to the north of the site. The objectives of the plan include 'to protect and enhance the conservation area and locally valued landscapes, thereby retaining the unique nature, heritage, character, landscape and environmental assets of the NP area', and 'to ensure that the traditional form and styles of buildings in the parish are retained'. Furthermore, the Yetminster &amp; Ryme Intrinsic Neighbourhood Plan will be in general conformity with policy ENV 4 of the Local Plan, which ensures that new development does not result in unacceptable impacts upon heritage assets. In light of the objectives of the neighbourhood plan, the policy background provided by the Local Plan, and the amount of development which is likely to come forward through the neighbourhood plan, it is considered unlikely that significant impacts upon heritage features will result.</p>	
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## 5. CONCLUSION

The SEA screening for the Yetminster Neighbourhood Plan concluded that it was unlikely that significant effects on the environment would result from the Yetminster & Ryme Intrinsic Neighbourhood Plan having considered the environmental designations and constraints, and the scale of development being considered in combination with that already benefiting from planning permission.

The consultation bodies, which comprise Natural England, Historic England, and the Environment Agency, were consulted on the SEA screening report in accordance with regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations (2004). The consultation responses are presented in Appendix A.

Whilst Natural England and the Environment Agency agreed with the findings of the SEA screening, Historic England were unable to support the findings of the SEA screening report due to the lack of detail and evidence at this time, suggesting perhaps that a decision regarding the SEA screening can be deferred until a later date. However, the SEA screening must be finalised at an early stage in the plan's development to achieve regulatory compliance, and ensure that the SEA screening and plan making processes are aligned correctly to allow the SEA to inform the development of the plan. Therefore, following Historic England's comments, the Yetminster & Ryme Intrinsic Neighbourhood Plan have decided to undertake a full SEA.

## APPENDIX A: CONSULTATION RESPONSES

**Date: 02 February 2018**

**Your Ref:**

**Our Ref: 236842**



FAO: Oliver Rendle

By email only

**Planning Ref: Yetminster & Ryne Intrinsica Neighbourhood Plan - SEA Screening report**

Dear Mr Rendle

Thank you for your consultation on the above, dated and received by Natural England on the 22 January 2018.

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

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

While Natural England cannot give a legal opinion of the requirement for an SEA, given the very low housing allocations being brought forward by the Yetminster & Ryne Intrinsica NP, and the low density of natural and cultural assets in or adjacent to the plan area, the conclusion that an SEA will not be required would appear the best decision. Natural England, therefore, concur with the recommendation that an SEA is not required.

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

For any queries regarding the advice in this letter only, please contact Matt Low on 07771 838550. For any new consultations and to provide further information relating to this consultation please send your correspondence to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

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

Yours sincerely

A handwritten signature in dark ink that reads "Matt Low".

**Matt Low**

**Natural England**

**Dorset, Hants and Isle of Wight Area Team**

**Dorset Coast Team**

Mr Oliver Rendle  
Environmental Assessment Officer  
West Dorset District Council  
Planning Policy Division  
Dorchester  
Dorset

**Our ref:** WX/2006/000265/OR-  
13/IS2-L01  
**Your ref:** SEA  
**Date:** 22 January 2018

Dear Mr Rendle

**Yetminster and Ryme Intrinsic Neighbourhood Plan  
Strategic Environment Assessment Screening Report – January 2018**

Thank you for consulting the Environment Agency on the above mentioned Strategic Environment Assessment Screening Report.

We have considered the information within the document and from our remit can agree with the conclusions that the plan does not require a full SEA.

Please contact me if you have any queries.

Yours sincerely

**MICHAEL HOLM**  
**Planning Advisor - Sustainable Places**  
Direct dial 02030 259358  
Direct e-mail [swx.sp@environment-agency.gov.uk](mailto:swx.sp@environment-agency.gov.uk)

## Oliver Rendle

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**From:** Stuart, David <David.Stuart@HistoricEngland.org.uk>  
**Sent:** 30 January 2018 10:46  
**To:** Oliver Rendle  
**Subject:** SEA Screening: Yetminster & Ryne Intrinsic

**Categories:** Red Category

Dear Oliver

Thank you for your SEA Screening consultation on the emerging Yetminster and Ryne Intrinsic Neighbourhood Plan.

We note from the Screening Report and Plan website that preparation is still in its infancy and policies have yet to be drafted and appropriate evidence gathered. Nonetheless, the community aspires to allocate sites for 36 dwellings and has issued a Call for Sites. We assume detailed assessment of sites identified to determine their suitability against relevant criteria, including the historic environment, would then follow.

The SEA Screening Report identifies the 1 Grade I and 4 Grade II\* Listed Buildings in the Plan area as well as the Yetminster Conservation Area. However, our records indicate that there are in addition 69 Grade II Listed Buildings, with a significant number of the overall Listed estate clustered in and around settlement frameworks. Given that one of only the two Call for Sites selection criteria on the Plan's website requires that "New housing should be closely integrated into the existing fabric of the villages in order to maintain a strong and unified community", this suggests that any allocations may well fall within the individual or collective setting of designated heritage assets and thereby generate a likelihood of significant environmental effects.

Such sites are in addition to improved sports/leisure facilities and a larger village hall, details on the provision of which are unavailable at this time and so may also have potential to generate significant environmental effects.

With the relative paucity of available evidence we are unsure how the Screening Report can therefore assert in Figure 4.3, Section (2)b) (p11) that the Plan is unlikely to result in significant environmental impacts and conclude overall that a full SEA is not necessary (p15). In our view the evidence available does not support such a conclusion and we must therefore object to this outcome.

We appreciate that the community is keen to avoid carrying out a full SEA if possible. While the evidence available at this time does not in our view allow for the conclusion that an SEA is not required further evidence gathering and policy formulation will no doubt allow for a more informed and definitive outcome to a Screening exercise to be determined at a later date. Unless the community is insistent upon an outcome now to an SEA Screening the answer might be to defer such an exercise until more information is known.

Otherwise, we are regrettably obliged to advise that an SEA should be pursued.

Kind regards

David

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

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



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**From:** Oliver Rendle [<mailto:ORendle@dorset.gov.uk>]

**Sent:** 22 January 2018 11:53

**To:** 'consultations@naturalengland.org.uk'; 'Matt.Low@naturalengland.org.uk'; South West Casework; 'Holm, Michael ([michael.holm@environment-agency.gov.uk](mailto:michael.holm@environment-agency.gov.uk))'

**Cc:** Nick Cardnell

**Subject:** SEA Screening: Yetminster & Ryne Intrinsica

Dear All,

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

Please can you respond by Friday 16<sup>th</sup> February 2018 to allow for your responses to be taken into account and a decision to be made regarding the need for SEA.

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

Best wishes,

**Oliver Rendle**  
**Environmental Assessment Officer**

**Dorset Councils' Partnership serving:**

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

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