

STRATEGIC ENVIRONMENTAL ASSESSMENT OPTIONS STAGE ENVIRONMENTAL REPORT

Prepared on behalf of Yetminster and Ryme Intrinsic Group Parish Council

YETMINSTER AND RYME INTRINSICA NEIGHBOURHOOD PLAN
JULY 2018

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1 INTRODUCTION

THE NEIGHBOURHOOD PLAN AREA

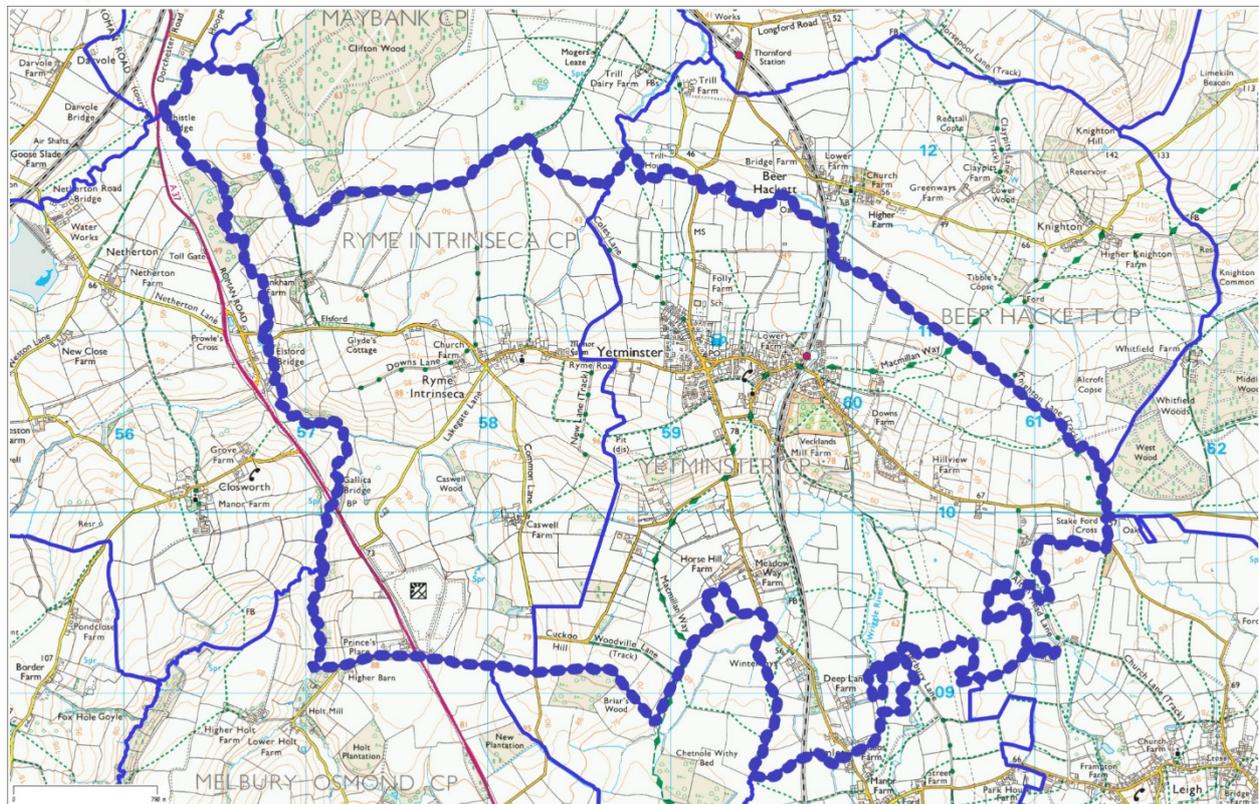
The Yetminster and Ryme Intrinsic Area Neighbourhood Plan area was designated by West Dorset District Council in June 2016. It includes both the civic parishes of Yetminster and Ryme Intrinsic, as shown below.

The Neighbourhood Plan area



Neighbourhood Plan Area
Showing Plan Area and Parish Boundaries

Yetminster CP



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ENVIRONMENTAL ISSUES - LEGISLATIVE BACKGROUND

Government guidance¹ recognises that, in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Articles 2 and 3 of the SEA Directive and regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004 provide the legislative framework for making this decision - known as SEA screening. The broad basis for the decision for development plans is whether significant environmental impacts are likely.

West Dorset District Council produced a draft screening report for the Yetminster and Ryme Intrinsic Neighbourhood Plan in December 2017, based on the emerging vision, objectives and likely scale of development. Before making a final decision, Natural England, Historic England and the Environment Agency were consulted in January 2018. Whilst the Environment Agency and Natural England concurred with the Local Planning Authority's view that the plan would be unlikely to have significant effects on the environment, Historic England felt that given the significant number of Listed structures clustered in and around settlement, and the likelihood that

¹ NPPG Paragraph: 027 Reference ID: 11-027-20150209

development would be closely integrated into the existing settlements, any allocations may well fall within the individual or collective setting of designated heritage assets and thereby generate a likelihood of significant environmental effects. On this basis Historic England suggested that either an SEA should be required, or the screening deferred until such time that more information on the plan's proposals was known.

Given the timescales for the planning options consultation, a scoping consultation is now being progressed on the likelihood that an SEA may be required.

As with a screening decision, before making a final decision on the scope of the SEA, Natural England, Historic England and the Environment Agency are consulted. This report provides the basis for this scoping consultation. Responses from the statutory consultees responses will be considered and any necessary changes made to the scope.

2 SCOPING CONSULTATION

The Environment Agency, Historic England and Natural England were consulted on the scope of the Strategic Environmental Assessment. The consultation commenced on 01 June 2018, for the statutory 5 weeks, in line with the requirements set out in the Environmental Assessment of Plans and Programmes Regulations 2004.

The responses to the consultation and how these were acted upon are summarised below:

Table 1: Scoping Consultation Outcomes

Respondent	Summary of response	Actions taken
Environment Agency	<i>Response awaited</i>	
Historic England	There are no specific comments on its content, potentially useful advice notes highlighted.	Response noted.
Natural England	Natural England do not consider that the plan is likely to have significant effects on protected sites. We welcome the inclusion of the Ecological Network mapping layer as a tool to identify important areas for wildlife and suggest that the locally important wildlife sites within the plan area which are Sites of Nature Conservation Interest (SNCI) are identified as such in any accompanying text. There appears to be a good network of public rights of way in the plan area, continued and improved access to nature for health and wellbeing purposes should be identified as an objective in the plan	Response noted. Improved access to nature has now been included under the 'safe access' objective.

3 POTENTIAL ENVIRONMENTAL ISSUES

LANDSCAPE QUALITY

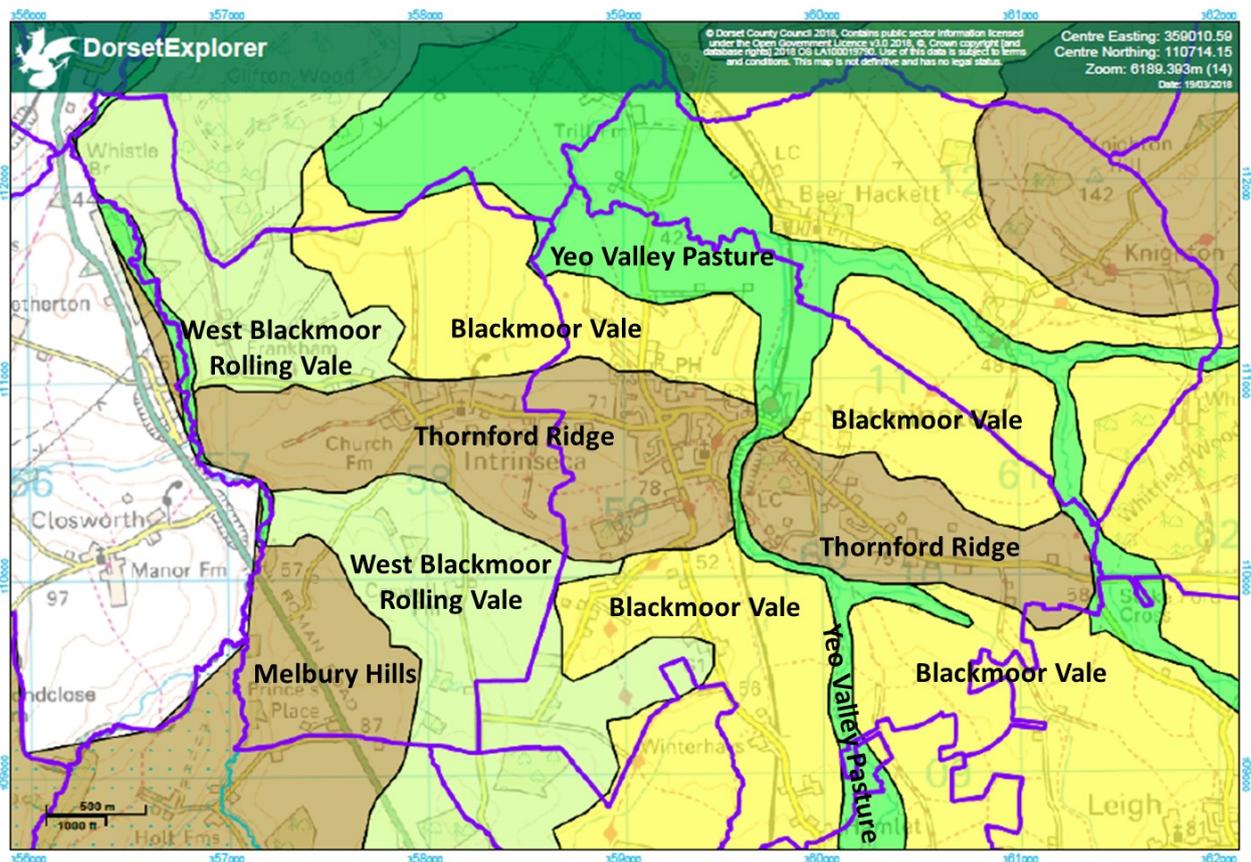
The Plan area lies just beyond the northern edge of the Dorset Area of Outstanding Natural Beauty – a nationally valued landscape. The main settlements lie within the Thornford Ridge and Blackmoor Vale landscape character areas (as defined in the West Dorset Landscape Character Assessment, February 2009), with the Yeo Valley Pasture character area following the River Wriggle that flows from south to north through Yetminster parish. Further west, the landscape changes to include parts of the West Blackmoor Rolling Vale and Melbury Hills.

Key common characteristics include:

- The landform is generally flat and largely open in character, gently sloping towards the river floodplain.
- Fields are defined by hedgerow boundaries with incidental hedgerow trees (mainly oak). Some fields have distinctive curving and dogleg field boundaries formed during the enclosures of the late medieval or post medieval period. Field sizes tend to be smaller around the fringes of the settlements,
- Areas of mixed or deciduous woodlands of varying size, including some ancient semi natural woodland, and carr woodland in more flooded areas, plus scattered deciduous copses and tree groups. Riparian vegetation such as Alder and Willow flank the river corridor.

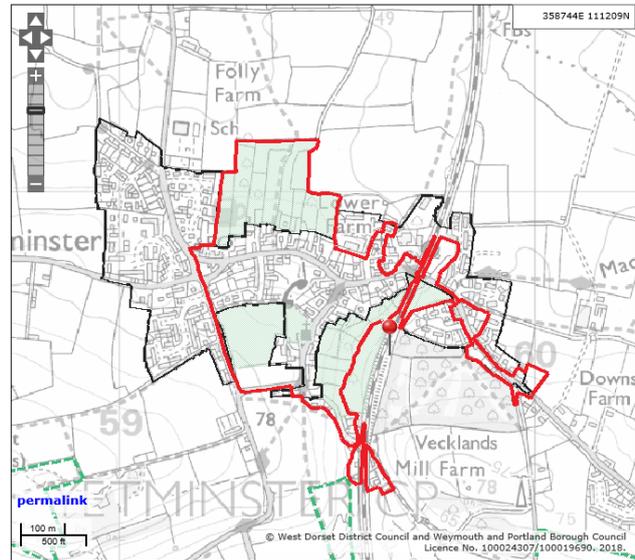
Detrimental features include

- Historic loss of traditional orchards around settlements.
- Fragmentation of hedgerows and / loss and decline in hedgerow trees.
- Loss of wet woodland and riverside vegetation
- Some large agricultural buildings have a negative visual impact.



There are three areas designated as 'Land of Local Landscape Importance' under the previous (2006) Local Plan, which will be reviewed as part of the Local Plan Review. The designation currently applies to:

- St Andrew's Church area which is important to the setting of the church;
- Open spaces between Church Street and the railway line which act as a buffer between parts of the settlement and provide an attractive setting for the river. This area also acts as a buffer between the railway line and the settlement, protecting the amenity of the village.
- The field to the west of the church which is an open area within the settlement that contributes positively to its character and to the Conservation Area. It provides a setting for the Church and acts as a buffer between the development on its sides, and combines with other undeveloped land to create an important "green wedge" at the heart of the village and Conservation Area.
- Paddocks to the north of the public house that form an attractive and interesting area in their own right. They are a wedge of countryside which comes up to the centre of the village and act as a buffer between existing parts of the settlement to the west and east and, therefore, contribute to the character of the settlement by providing a relationship between the built and natural environment.



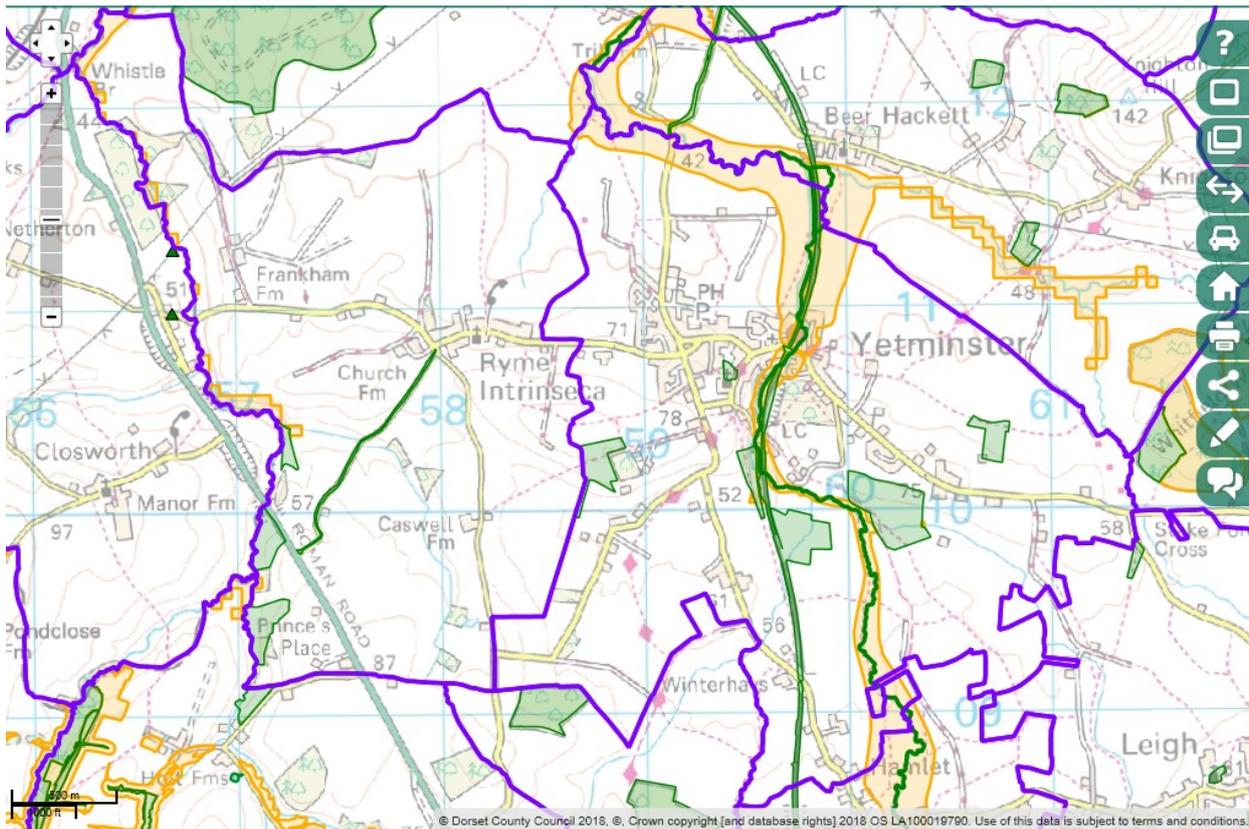
Land of Local Landscape Importance courtesy of West Dorset District Council

There is an extensive network of public rights of way radiating out from the village of Yetminster, allowing the enjoyment of the local landscape character.

There are no national or European wildlife designations within the 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 SSSI approximately 740m to the north of the Plan area is designated for its geological rather than ecological importance, and the Melbury Park SSSI approximately 1.7km to the south of the Plan area is particularly notable for tree lichens.

There are a number of locally important wildlife sites within the Plan area. This includes on the western fringe of Ryeme Parish areas around Gallica Bridge, comprising semi-improved and grassland and deciduous woodland, and Lakegate Lane (rural lane) leading south-westerly from Ryeme Intrinsica. The churchyard in Yetminster is also of wildlife interest, as are a number of sites primarily to the south side of the village, the nearest being 50m south of Shearstones (Sycamore Farm - 11.5ha - of unimproved and semi-improved neutral grassland, and a species-rich hedge), and areas approximately 200m south of the junction of Birch Lane and Mill Lane (Mill House Meadow - 2.5ha of semi-improved neutral grassland with a varying species richness). Other sites include Cuckoo Hill Meadow (1.2ha of semi-improved neutral grassland and marshy grassland) and Yetminster Lime Kiln (3.3ha of unimproved grassland with a calcareous influence containing a rich flora). The railway embankment and river corridor are also of local wildlife interest.

BIODIVERSITY AND GEODIVERSITY ASSETS



Map of the Ecological Network courtesy of Dorset County Council

HERITAGE ASSETS

There are 74 Listed buildings or structures within the Neighbourhood Plan area, including the Grade I listed "Parish Church of St Andrew" and four Grade II* Listed Buildings.

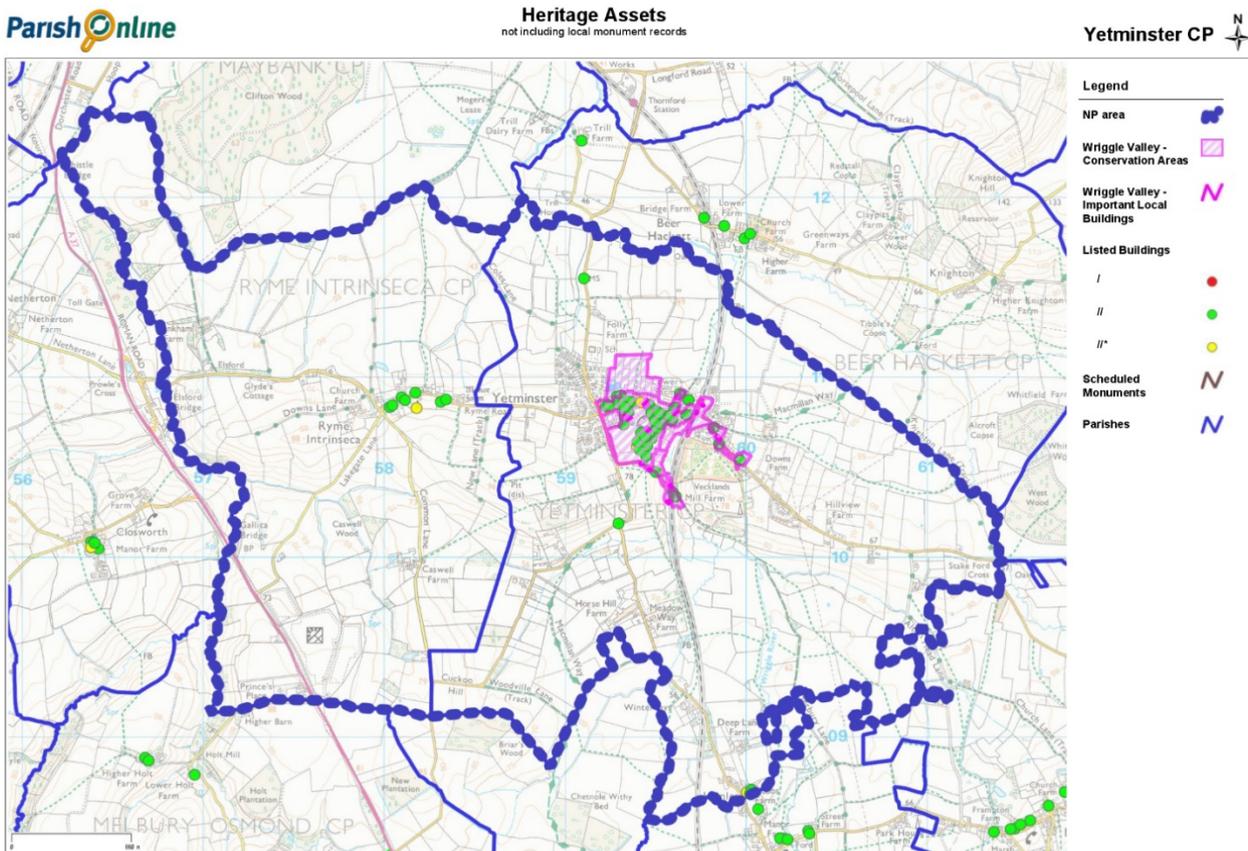
Yetminster Conservation Area was designated in September 1970 and extended in December 2009 and October 2010. The latest Conservation Area Appraisal prepared in 2009, and provides a detailed description of the character of the area including locally important buildings, spaces and views. The area's special interest largely derives from the following factors:

- The fundamental influence of the three manorial prebends on the development of Yetminster, including Brister End;
- A pleasant landscape setting, with undulating topography, mature trees, a small river, green spaces in the centre of the village and views out of distant hills;
- Some specimen trees in the churchyard and gardens and some attractive private gardens visible from the public realm;
- An interesting medieval and post-medieval archaeology, related to ownership and tenure and their effects upon plan form and building types;
- A particularly rich assemblage of late medieval and post-medieval vernacular houses displaying a range of plan forms;
- 56 Listed Buildings within the conservation area, including a Grade I parish church and two Grade II* larger houses;
- About a dozen important local buildings, including late C19 cottages, a mid-C19 Nonconformist chapel and a K6 telephone box;
- A large coherent group of quality buildings covering most of the village centre, linked by stone boundary walls, gardens and green space;
- Valuable details, such as boundary walls and gate piers; iron railings and gates; stone date stones and plaques and churchyard memorials;

- The consistent use of two local limestones, together with Hamstone dressings, stone and clay tiles, thatch and slate.

In contrast detrimental features are listed as follows:

- Poles and wires on parts of High and Church Streets;
- Occasional problems with traffic density and speeds, along High Street, around the western crossroads and over the railway bridge into Brister End;
- A visible and obtrusive pair of garages on the south side of High Street, linked to a bungalow and a wide highway access, all detracting from the overall coherence of the street;
- A rather bare space at the side of Boyle’s School, currently used for parking;
- Concerns over the condition of Upbury Farm and its outbuildings, with the latter, in particular, at risk; exceptional grouping requiring a comprehensive overall strategy;
- A broken finger to the DCC post at the western crossroads;
- Some examples of insensitive treatment of Listed and unlisted buildings of value, notably harsh, raised cement pointing and (for unlisted properties) some unworthy replacement doors and windows; there are two poor modern windows and a large garage door between The Old School and The Old Library
- The untidy and fragmented nature of the business area by the station, with poor surfacing, recent brick walls with poor detailing, a mixture of materials, and second hand cars scattered throughout the site; its employment value is fully recognised but the area is not a good ‘gateway’ to arriving rail travellers; it would benefit from careful improvement;



Map of Heritage Assets (accept sites of local archaeological importance)

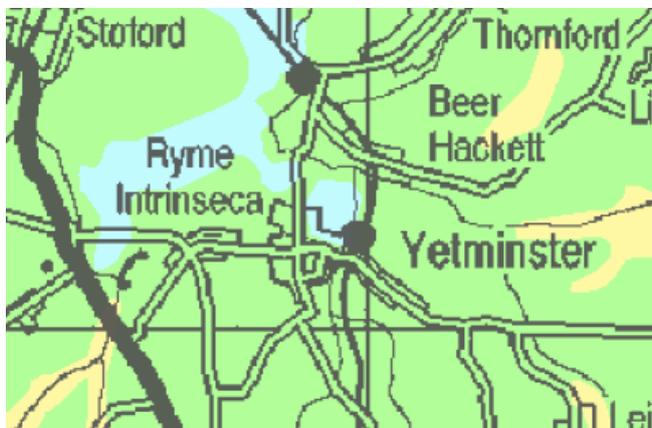
There are no Scheduled Monuments within the plan area, with the nearest (a “Roman villa 900yds (820m) NW of parish church”) located 1.6km to the north of the plan area. There are also number of undesignated monuments registered on the Dorset Historic Environment Record, including several lime kilns in the area and green lanes.

There are no registered historic parks or gardens in or close to the area, or locally listed gardens as identified by the Dorset Garden Trust.

There are no heritage assets on the national at risk register.

AGRICULTURAL LAND VALUE

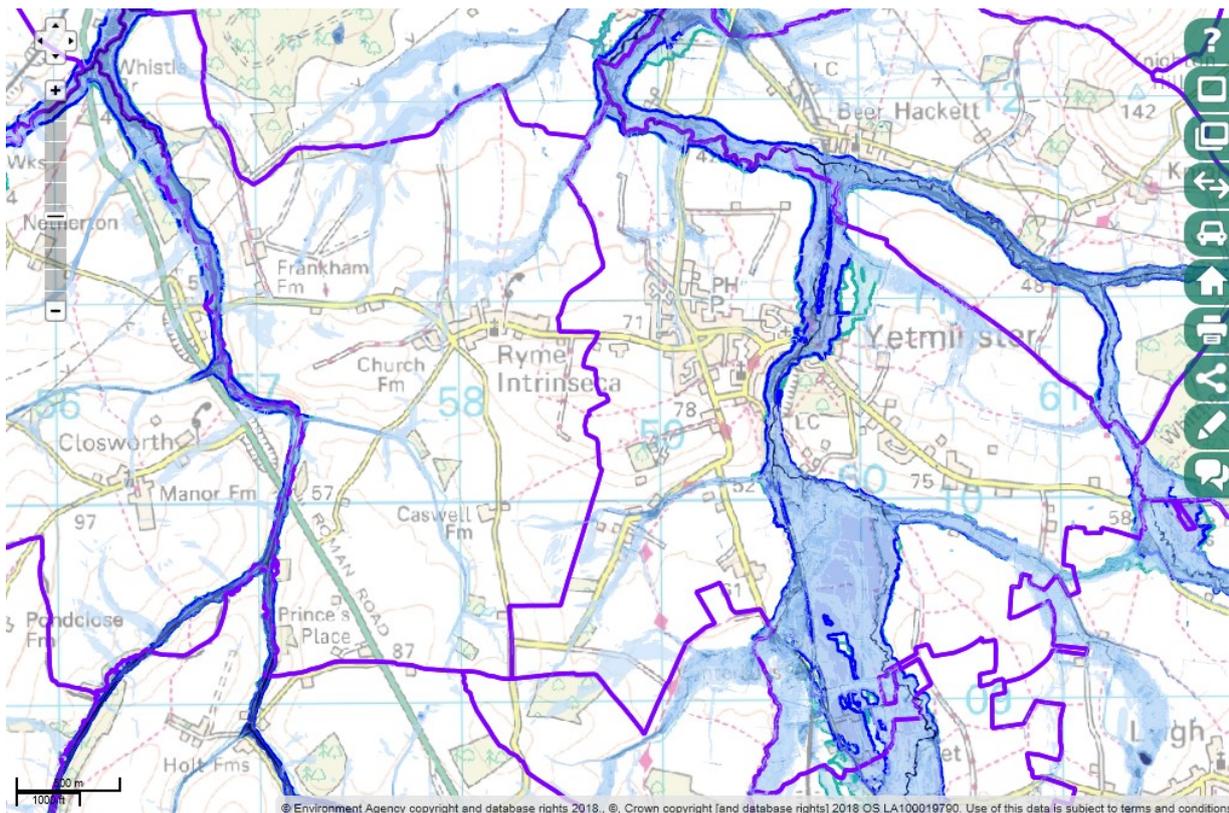
The farmland is mainly Grade 3 (moderate) but does have some areas of Grade 2 quality farmland particularly in the north-western part of the plan area and immediately north of Yetminster. The areas of Grade 4 (poor) are largely outside of the Plan area.



<u>Grade</u>	<u>Description</u>
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

FLOOD RISK AND WATER QUALITY

There are a series flood zones within the plan area, including a high-risk flood zone running south – to north through the settlement of Yetminster. This also impacts on accessibility to the main settlements when flooding across local roads.



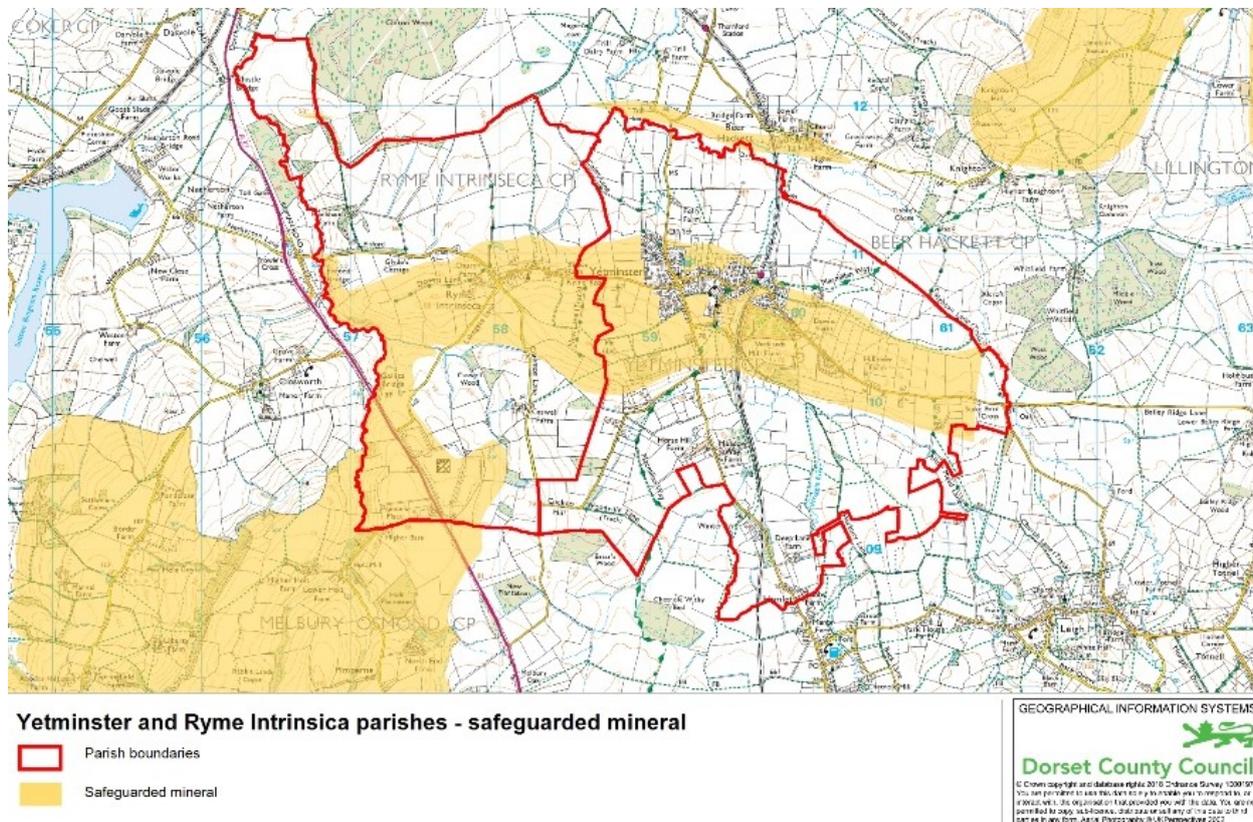
Flood risk map courtesy of Dorset County Council

Wessex Water have asked specifically to be consulted on all planning applications, major and minor, in the Yetminster sewerage catchment. This is due to the risk of sewer flooding caused

by the inundation of sewers by groundwater during periods of prolonged wet weather. Wessex Water have been working with Dorset County Council to more clearly identify those areas in the parish which are susceptible to groundwater flooding.

MINERALS SAFEGUARDING

There are Minerals Safeguarding Areas defined that cover parts of the Neighbourhood Plan area. This includes a large swathe cutting across the centre of the area, including areas to the south and west of Yetminster village relating to the potential for building stone. There are no active quarries in the Neighbourhood Plan area.



Minerals Safeguarding Area map courtesy of Dorset County Council

POLLUTION RISKS

There are no designations relating to water pollution such as nitrate vulnerability, drinking water safeguard or groundwater source protection currently operating in the area.

There are no historic landfill sites noted for the area on the Environment Agency records. There are a number of sites on the contaminated land register, most of which are relatively modest in extent and of low risk. The most significant in size are two former quarry pits, one at Quarry Farm the other south of Vecklands, to the south of the village (identified from the 1888 OS map). A more detailed check of the contaminated land register can be undertaken as part of any site assessment process.

The nearest sewage treatment works is at Thornford Bridge halt approximately 800m north of the Neighbourhood Plan area.

There are no Air Quality Management Areas identified in the area.

HEALTH AND WELL-BEING

Yetminster and Ryme Intrinsica are two separate parishes, who share a Parish Council. The two main settlements in the area are Yetminster Village in Yetminster, and the much smaller

village of Ryme Intrinsic. There are also scattered farmsteads and a small hamlet (called Hamlet) just outside of Chetnole, to the south. According to the 2011 Census Yetminster Parish has a usual resident population of 1,105 persons, and the parish is 598ha in size. This compares to 115 persons and 470ha for Ryme Intrinsic Parish.

There is a range of services and facilities within the larger village of Yetminster, which include a primary school, a village hall, local healthcare, local shop and post office, public house and sports and recreation facilities. Most higher level facilities, such as hospital, secondary school etc, are situated in Sherborne / Yeovil and Dorchester. There are a cluster of small business workshops on Station Road. About 800m to the south of the village on Chetnole Road ABP Wholesale operate an abattoir and distribution centre – although this site does not employ many local residents. Across the area there is also the farming industry and a range of single owner/ self-employed businesses ranging from accommodation and catering to hairdressing, home services and IT.

The A37, which is the main road between the county town of Dorchester and the large town of Yeovil in Somerset, runs along the west edge of the two parishes. Yetminster is on the railway line that runs from Weymouth, through Dorchester, to Yeovil and on to Bristol, although it is not a busy main line railway, with services on general running about every 2 to 3 hours on a typical weekday. With the withdrawal of the bus service in 2017, the train is now the only form of regular public transport available. The travel to work data from the 2011 Census shows quite clearly that over 70% of workers commute 5km or more to work (to places such as Yeovil and Sherborne), and a similar proportion commute by car to work.

The parish has an ageing population profile – with the proportion of those aged under 45 dropping more significantly in the last inter-Census period than West Dorset.

	Yetminster			West Dorset		
	2001	2011	% change	2001	2011	% change
Aged up to 19	21.5%	18.9%	-2.6%	20.5%	22.1%	-1.6%
Aged 20 to 44	23.6%	19.2%	-4.4%	23.3%	26.4%	-3.2%
Aged 45 to 64	29.3%	32.9%	3.5%	29.8%	27.0%	2.8%
Aged 65 plus	25.6%	29.0%	3.5%	26.5%	24.5%	2.0%

About 20% of local resident's day to day activities is limited due to health (which is broadly the same as for West Dorset), and about 4.5% consider themselves to be in poor health. The amount of residents providing unpaid care is slightly higher than for West Dorset, at about 15% of residents (compared to 12% for West Dorset).

4 RELEVANT PLANS, PROGRAMMES AND OBJECTIVES

Based on the above appraisal, the following plans and programmes have been identified as potentially relevant, and the issues they highlight identified for consideration.

IN drawing up this list reference has been made to the West Dorset, Weymouth & Portland Local Plan Review Sustainability Appraisal Scoping Report (July 2016).

Topic	Plans and Programmes	Key Objectives
Biodiversity, geology, flora and fauna	<p>EU Biodiversity Strategy to 2020 (2011), EU Habitats Directive and Birds Directive (92/43/EEC and 79/409/EEC as amended)</p> <p>EU Water Framework Directive (2000/60/EC)</p> <p>The National Planning Policy Framework (NPPF) (2012) and Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)</p> <p>Dorset Biodiversity Strategy (Mid Term review) (2010)</p> <p>Dorset Biodiversity Protocol West Dorset, Weymouth and Portland Local Plan (2015)</p>	<p>Retain the protection and improvement of the natural environment as core objectives of the planning system</p> <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, mitigation achieved and biodiversity enhancements secured.</p>
Landscape	<p>European Landscape Convention (2000)</p> <p>The National Planning Policy Framework (NPPF) (2012)</p> <p>West Dorset, Weymouth and Portland Local Plan (2015)</p>	<p>Recognise landscapes as an essential component of people's surroundings, their cultural and natural heritage, and a foundation of their identity.</p> <p>The landscape character of the District will be protected through retention of the features that characterise the area.</p>
Cultural heritage	<p>Town and Country Planning (Listed Buildings and Conservation Areas) Act (1990)</p> <p>The National Planning Policy Framework (NPPF) (2012)</p> <p>West Dorset, Weymouth and Portland Local Plan (2015)</p> <p>Yetminster Conservation Area Appraisal (2009)</p>	<p>Have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"</p> <p>Conserve and enhance heritage assets in a manner appropriate to their significance and secure a viable use consistent with its conservation.</p>
Soil, Water, Air and Climatic Factors	<p>Water Framework Directive (2000/60/EC)</p> <p>U.K Climate Change Act (2008)</p> <p>The National Planning Policy Framework (NPPF) (2012)</p> <p>South West River Basin Management Plan</p> <p>Safeguarding our Soils: A strategy for England (2009)</p> <p>Dorset County Council Local Flood Risk Management Strategy (2014)</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 & 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</p>

Topic	Plans and Programmes	Key Objectives
	<p>West Dorset, Weymouth and Portland Local Plan (2015)</p> <p>Bournemouth, Dorset and Poole Energy Efficiency Strategy (2009) and Renewable Energy Strategy (2013)</p> <p>West Dorset Strategic Flood Risk Assessment (2008)</p> <p>West Dorset Climate Change Strategy (2009)</p> <p>West Dorset Contaminated Land Strategy 2008-13 (2008)</p>	<p>future generations</p> <p>Prevent contamination of land from causing unacceptable risks to human health or the wider environment</p> <p>Prevent harm to geological conservation interests</p> <p>Reduce vulnerability to the impacts of climate change, and mitigate against further climate change by reducing carbon emissions.</p> <p>Reduce carbon emissions to meet the UK target and move towards a low carbon economy</p>
<p>Material assets, population and human health</p>	<p>European Sustainable Development Strategy (2006)</p> <p>UK Government Sustainable Development Strategy (2005)</p> <p>The National Planning Policy Framework (NPPF) 2012</p> <p>Transforming Dorset - Strategic Economic Plan 2014-21</p> <p>Bournemouth Dorset and Poole Workspace Strategy (2016)</p> <p>Bournemouth, Poole and Dorset Local Transport Plan (2011-2026)</p> <p>Dorset Sustainable Community Strategy 2010-2020 (2010)</p> <p>Bournemouth, Dorset & Poole Minerals Strategy (2014)</p> <p>West Dorset, Weymouth and Portland Local Plan (2015)</p> <p>West Dorset Community Plan 2010-26 (2013)</p> <p>West Dorset District Council & Weymouth and Portland Borough Council Joint Housing Strategy 2014-19</p>	<p>Promote a prosperous local economy, create the conditions for enterprise to flourish</p> <p>Identify the size, type, tenure and range of housing to reflect local demand, to boost the supply of housing and ensure everyone can live in a good quality home</p> <p>Meet identified local and essential rural needs</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, do not undermine quality of life or community cohesion</p> <p>Promote good public health, access to healthcare and opportunities for healthy, active and independent lifestyles</p> <p>Ensure that the necessary infrastructure is put in place to support growth</p> <p>Provide opportunities to reduce car use; improve safety; ensure convenient and appropriate public transport services; and seek greater network efficiency for pedestrians, cyclists and equestrians and better access to services for everyday needs.</p> <p>Prevent the unnecessary sterilisation of valuable mineral resources and negative impacts of incompatible development on existing minerals operations or facilities.</p>

5 PROPOSED SCOPE OF THE NEIGHBOURHOOD PLAN

Having undertaken some initial consultation on the issues that matter the most to local residents, the likely scope of the plan has been identified as follows. Work is now underway gathering evidence and assessing possible options.

VISION AND OBJECTIVES

The Yetminster & Ryme Intrinsic Neighbourhood Plan is likely to be based on 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 following objectives are proposed:

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.

In terms of the likely need for further development, a pro-rata assessment has been made of possible housing needs for the Neighbourhood Plan area. The conclusion from this is that a total of 144 dwellings may be required for the 25 year period 2011-2036 (covering the adopted plan and its roll-forward through the review). This equates to about 5 or 6 dwellings a year. Of these, 21 have already been completed and 87 have been approved but not yet built on land at Thornford Road, Yetminster (Application No. WD/D/16/000642). This leaves a notional requirement for an additional 36 dwellings by 2036, subject to identifying suitable sites. In terms of employment, the main aspiration is to encourage and support the provision for the start-up and sustainable growth of all types of businesses and enterprise, including rural tourism and leisure facilities that benefit local businesses, residents and visitors, and which respect the character of the Parish.

6 THE MAIN ENVIRONMENTAL ISSUES

IDENTIFICATION OF ISSUES

From the above assessment of environmental issues and relevant plans, programmes and objectives, the following are considered to be the important issues that should be included in the assessment of options and alternatives:

BIODIVERSITY, GEOLOGY, FLORA AND FAUNA - the potential for development to harm significant ecological interests is limited as development is unlikely to harm nationally or internationally designated sites. However all sites have potential for biodiversity interest that could be harmed by development and as such their ecological interest and possible presence of protected species should be considered, and opportunities to enhance biodiversity (such as through establishing wildlife corridors connecting habitats) could be identified.

LANDSCAPE – although outside of any nationally designated landscapes, development may impact on local landscape character. The scale of development proposed and sensitivity of the landscape to change should therefore be taken into account in any site selection process, including identifying and protecting important landscape features, and opportunities to enhance the landscape character.

CULTURAL HERITAGE – there is potential for development to harm the significance of heritage assets, particularly Listed Buildings which may adjoin a development site, and the Yetminster Conservation Area. The Conservation Team at the District Council should be involved in the site selection process, to assist in identifying potential harm to these assets and advising how this can be avoided. Where possible development should make a positive contribution to local character and distinctiveness.

SOIL, WATER, AIR AND CLIMATIC FACTORS – there are flooding issues within the Neighbourhood Plan Area, including that arising from groundwater flooding, and the avoidance of flood risk should therefore be a key consideration. The possible sterilisation of minerals resources and the grade of agricultural land should also be considered for larger greenfield sites.

MATERIAL ASSETS, POPULATION AND HUMAN HEALTH – given the current level of out-commuting and the ageing population, consideration should also be given to the potential to reduce reliance on the private car and provide opportunities for affordable housing, work, and community facilities in easy walking distance of the main community facilities

7 PROPOSED SUSTAINABILITY OBJECTIVES AND ASSESSMENT FRAMEWORK

The following objectives and basis for assessing the site specific allocations are suggested for use in the more detailed appraisal of the potential impact of the plan.

SEA topic areas	Objective	Assessment basis for site allocations
Biodiversity, geology, flora and fauna	Ensure no ecological interests would be harmed by development, and where opportunities arise, enhance habitats and biodiversity	Consider proximity to nature conservation designations and possible presence of protected species / habitats and whether development could include ecological benefits eg connecting wildlife corridors All sites >0.1ha proposed for inclusion in the plan should be subject to an ecological walkover survey to identify the likely harm and any potential mitigation
Landscape	Ensure development respects and reinforces the area's rural landscapes and character	Through site visits assess visibility in views from public areas and potential harm to features that contribute positively to the local landscape character, including land of local landscape importance and impact on reason for designation
Cultural heritage	Protect the area's heritage assets, and where opportunities arise, enhance the historic character of the area	Consider proximity to existing heritage designations and potential harm to these assets including their setting and significance, and whether development could include enhancements, inviting responses from WDDC conservation team. Where assessment highlights potential harm, sites proposed for inclusion in the plan will be subject to a more detailed assessment to identify the likely harm and any potential mitigation
Soil, Water, Air and Climatic Factors	Reduce flood risk	Record proximity to existing flood risk zones (as mapped) and local knowledge of flooding incidences, inviting responses from Wessex Water and the DCC Flood Risk Management team. Where assessment highlights potential harm, sites proposed for inclusion in the plan will be subject to more detailed evaluation of whether any risk can be avoided, and potential mitigation
	Ensure development does not result in sterilisation of high grade agricultural land or minerals resources	Assess scale of loss of productive farmland (including grade where known) and record whether a site is within a minerals safeguarding area. Prioritise development of brownfield sites
Material assets, population and human health	Provide housing, employment and community facilities to help meet local needs	Assess quantity of houses that could be provided including affordable housing, and the potential for the site to accommodate new jobs or community facilities to help reduce the need to travel.
	Ensure safe access and a pedestrian-friendly environment	Consider distance to key community facilities, access to the countryside / nature, and whether the site is safe and accessible, inviting responses from DCC as Highways Authority

8 TESTING OF THE SITE OPTIONS - OPTIONS STAGE

This section provides a summary of the sustainability impacts associated with the potential site allocations being considered (at this stage of the assessment process). It has primarily been based on a combination of site visits, and the information on constraints gathered through the scoping stage. More detailed technical studies and expert input will be required at the next stage for sites proposed for inclusion in the plan, as outlined in the preceding section. Please note that this assessment process does not necessarily provide the level of detail that may be required with planning applications.

SITE OPTIONS - IDENTIFICATION OF REASONABLE ALTERNATIVES

To establish what sites local landowners would be prepared to put forward for possible development, an initial 'call for sites' was run and some 12 sites were submitted as part of this process. Two additional sites identified as having potential as part of the 2014 SHLAA and the 2016 SHLAA update were also considered, together with two additional sites identified by the housing working group as having potential for housing development, but from which no landowner contact had been made.

Sites that had been submitted to the District Council's SHLAA and excluded were not considered to be reasonable alternatives (with the exception of Site 1 where the request was made that this should be considered alongside Sites 2 and 3 as a package).

Stake Ford Barn (numbered Site 6) is not included in the assessment as prior approval for its change of use to a dwelling was granted in May 2018.

The site options assessed for the purpose of the options consultation are therefore as listed below:

- Sites 1 to 3: Mill Lane, Yetminster (applicant request that these be considered jointly)
- Site 4: Land adjoining Basils, Melbury Road, Yetminster
- Site 5: Land adjacent to Shearstones, Brister End, Yetminster
- Site 7: Yew Tree Cottage, Brister End (split site, 7a land adjoining, 7b land opposite)
- Site 8: Land NE of Brister End between Mapledurham and Hillview Farm, Yetminster
- Site 9: Land NE of Brister End beyond Windyridge, Yetminster
- Site 10: Kilbernie, Chapel Lane, Yetminster
- Site 11: Old Grain Store, Downfield, Ryme Intrinseca
- Site 12: The Old Forge, Manor Farm, Ryme Intrinseca
- Site 13: Land W of Thornford Road and N of Frylake Meadow, Yetminster (2014 SHLAA)
- Site 14: Land N of Chapel Meadow, Yetminster (2016 SHLAA update: revised area)
- Site 15: Land E of Stonyacres, north of High Street
- Site 16: Land at Upbury Farm

Maps showing these site options are provided in **Appendix 1**.

Members of the neighbourhood plan working group, together with their planning advisor, visited all of the sites in June 2018, and took notes of possible issues. Technical expertise was also sought from the District and County Councils regarding landscape, heritage, highways, flooding, contaminated land. The following table summarises the extent to which the various options perform against the sustainability criteria (for details of assessments see **Appendix 2**).

The assessment indicates the potential benefits and harm (subject to more detailed testing) in respect of the various site options, as summarized in the following table. All sites have the potential for both positive and negative impacts. More significant impacts are identified in relation to safe access in relation to the outlying sites at Brister End and Ryme Intrinseca. Three sites are identified as likely to have significant harm to heritage, although it may be possible to mitigate this to a degree.

Table 4: Sustainability Assessment – Overview of Potential Impacts

Topic↓ & Site→	1 - 3	4	5	7a	7b	8	9	10	11	12	13	14	15	16
Ecology *	-	-	-	0	-	-	-	0	-	-	-	-	-	-
Landscape	--	0	0	0	-	0	0	+	0	-	-	-	-	-
Heritage	--	0	0	--	-	0	0	+	0	+	0	0	-	--
Flooding	0	0	0	0	0	0	0	0	0	0	-	-	0	0
Soils / Minerals	-	-	-	0	0	-	-	++	0	+	-	-	-	-
Local Needs	++	+	++	+	+	+	+	+	+	0	++	++	++	++
Safe Access	-	-	--	-	-	--	--	-	--	--	-	-	-	-

* ecology walkover surveys to be carried out my impact on current assessed value

Key: ++ significant positive impact possible - some adverse impact likely
+ some positive impact likely -- significant adverse impact possible
0 neutral impact likely ? impact uncertain

Based on the assessments carried out to date, the following sites are therefore likely to be preferable in avoiding significant harm, and maximizing environmental benefits:

Best performing sites		Mitigation measures suggested
Site 4:	Land adjoining Basils, Melbury Road, Yetminster	Include mitigation for loss of hedgerow Ensure careful design so that development relates positively to the junction with (and view from along) Birch Lane and does not dominate the skyline. Relocate and provide improved access Consider feasibility of providing off-road footpath connecting to Queen Street and off-road link to footpath N34/5 (to the south).
Site 7b:	opposite Yew Tree Cottage, Brister End	Retain hedgerows as far as practical, and yew trees to road front, and include additional ecological mitigation Development to consider historic context, and be subordinate and sensitive to setting of Yew Tree Cottage (opposite) New vehicular access would need to be made off Downs Lane.
Site 10:	Kilbernie, Chapel Lane, Yetminster	Design to be sensitive to the context of the Conservation Area and Listed Building Consider feasibility of improving shared-surface pedestrian connection to High Street along Chapel Lane (see also site 14)
Site 13:	Land W of Thornford Road and N of Frylake Meadow, Yetminster	Retain hedgerows and hedgerow trees as far as practical and include additional ecological mitigation Limit development to south side of public footpath, with landscaping along this edge Include measures to avoid access road becoming impassable in the event of flooding Extend the existing footpath along the west side of Thornford Road
Site 14:	Land N of Chapel Meadow, Yetminster	Retain hedgerows and hedgerow trees as far as practical and include additional ecological mitigation. Remove existing structures / clutter and reinforce landscape planting to northern site boundaries and along river corridor Improve vehicular access and include measures to avoid this becoming impassable in the event of flooding Consider feasibility of improving shared-surface pedestrian connection to High Street along Chapel Lane

Best performing sites		Mitigation measures suggested
Site 15:	Land E of Stonyacres, north of High Street	Retain hedgerows as far as practical and include additional ecological mitigation. Limit height of buildings towards southern end of site, avoid development towards southern edge of site closest to Listed Buildings and strengthen intervening landscaping to Listed Buildings. Avoid development on the small area of land where surface water flood risk is noted, and as a precaution require FRA to consider drainage flows across the site Consider feasibility of providing off-road footpath connecting north to Folly Farm development and formalising footpath south to High Street

This assessment is subject to consultation, and therefore may be updated as a result of feedback received.

Potential mitigation measures will need to be considered further in regard to allocating sites, at the next stage, to help maximise environmental benefits and minimize the potential for harm. Suggestions for these are noted above

NEXT STEPS

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 on the environment, 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.

If the plan is taken forward which includes a site option likely to cause harm, then justification will need to be included as to why this option was preferred over less harmful reasonable alternatives. At this stage it is clear that many of the sites overall have potentially positive, negative and uncertain impacts, and with further consideration there may be variations or improvements that could be made to options to provide a better outcome.

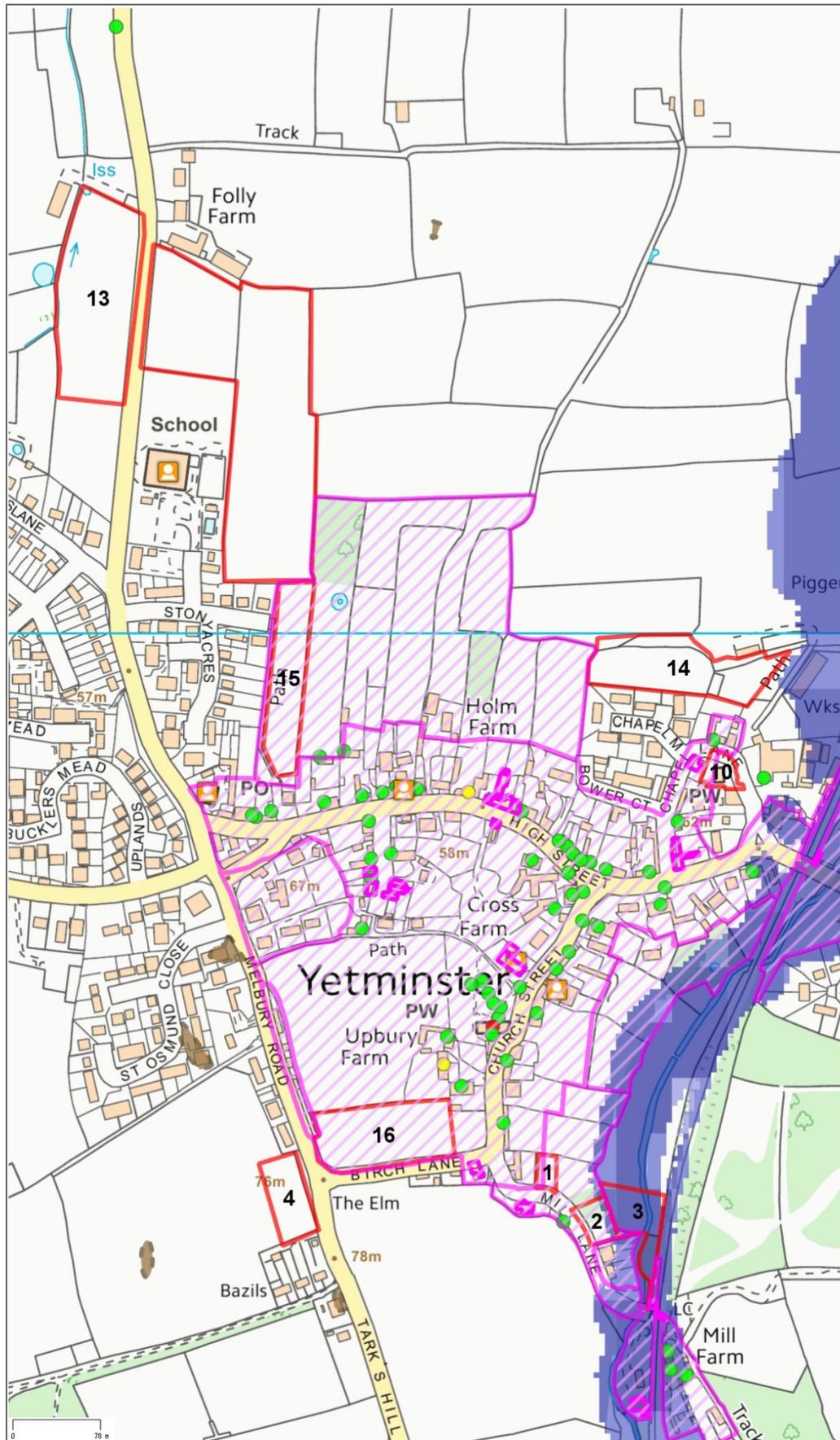
This report will be updated at the next stage of the plan (which will be consultation on the pre-submission draft). More detailed assessment of the proposed site allocations will be undertaken on the proposed site allocations at that stage, together with an appraisal of the other policies contained in the plan. The environmental report will include an explanation of how the impacts of the proposals in the plan were considered (including any related impacts such as cumulative effects of short-term issues related to construction), the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment, and also how any significant effects will be monitored. Monitoring is likely to be done by the District Council as they will be responsible for making the plan. Consideration will be given to using existing monitoring information where this may be relevant locally.

Comments are welcome on this report, as part of the options consultation.

APPENDIX 1 – MAPS OF SITE OPTIONS ASSESSED



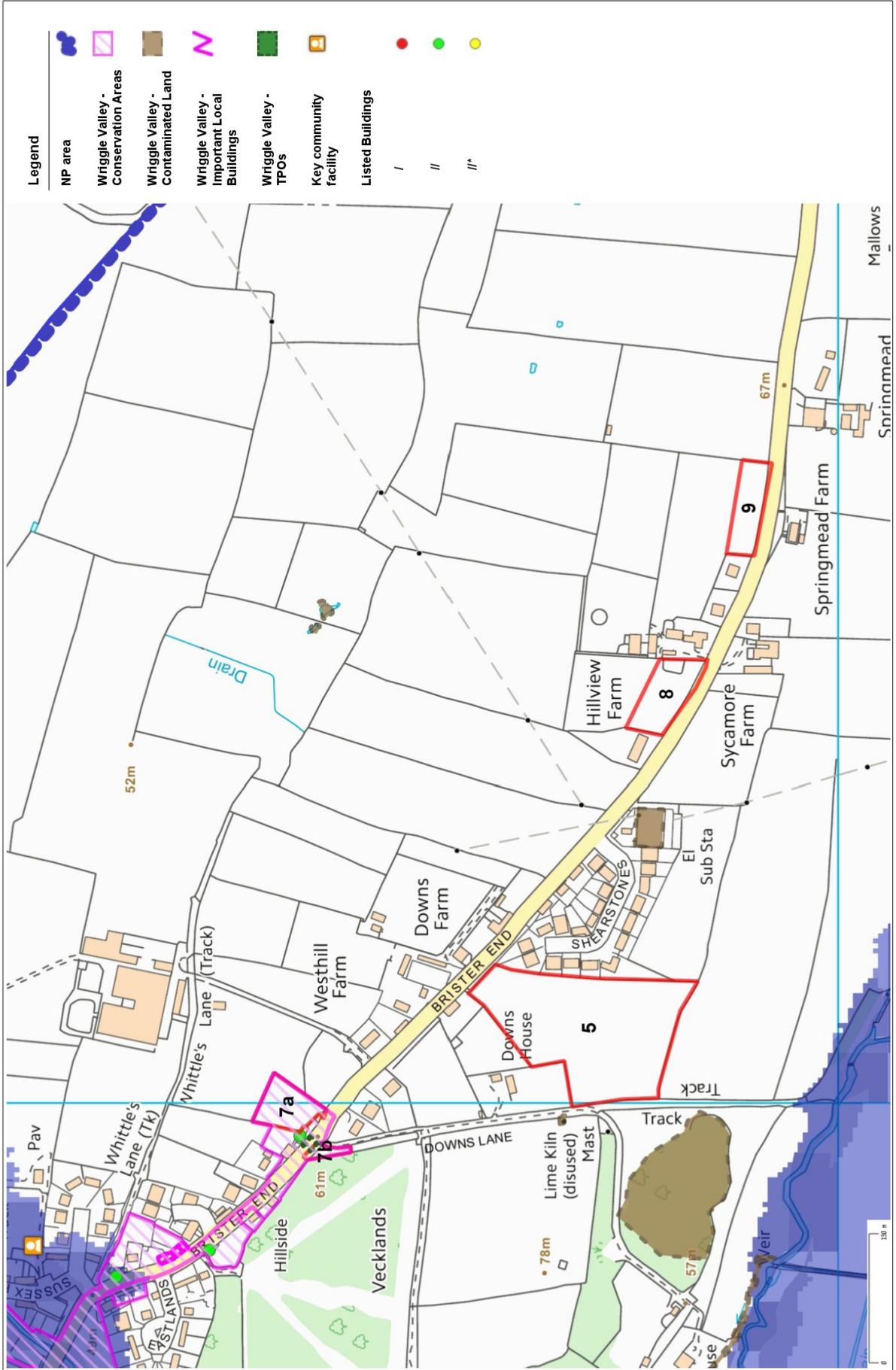
Date Created: 11-6-2018 | Map Centre (Easting/Northing): 357925 / 110878 | Scale: 1:5000 | © Crown copyright and database right. All rights reserved (00009999) 2018 © Contains Ordnance Survey Data : Crown copyright and database right 2018 © English Heritage © Environment Agency 2018



Legend

- NP area ■
- Wriggle Valley - Conservation Areas
- Wriggle Valley - Contaminated Land
- Wriggle Valley - Important Local Buildings ~
- Wriggle Valley - TPOs
- Key community facility
- Listed Buildings
 - / ●
 - // ●
 - //* ●

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APPENDIX 2 – DETAILED SITE ASSESSMENTS

SITES 1 - 3: LAND OFF MILL LANE

SITE DESCRIPTION

The sites lie off Mill Lane, and have been promoted together as a 'package' and therefore assessed as such. They are relatively small, with Site 1 being part of the field below The Garden House (a hedgerow has been planted to provide a new boundary to divide it from the remaining part of the field), and adjoins, agricultural land leading down to the river to the east. Site 2 is part of the field adjoining and to the north of 3 - 6 Mill Lane, opposite a cottage, with agricultural land to north and floodplain to east. Site 3 is within the floodplain, with agricultural land to north and south, the railway to east.

Site size (entire area): 0.4ha comprising Site 1: 0.05ha, Site 2: 0.10ha Site 3: 0.25ha

Proposed use: Site 1: single dwelling, Site 2: pair of affordable houses, Site 3: public open space and circular walk with river views

ECOLOGY

There are no wildlife designations impacting directly on the site. Sites 1 and 2 fall largely outside of the potential ecological network (which follows the river floodplain), Site 3 falls within this area and the banks of the Wriggle are noted as likely to be of local wildlife interest and potentially host protected species. None of the sites have been intensively farmed. The hedgerows, and also the mature trees (within site 2) are of potential local wildlife interest. The management of Site 3, if secured, could provide ecological enhancements.

LANDSCAPE

Site 1: gently sloping, part hedgerow boundaries bordering on the lane, which could potentially be retained. Site 2: the ground slopes down towards river although the southern section closest to the row of cottages is less steep. There is hedge to lane frontage and a number of large, mature native deciduous trees within and on the edge of the site that would be likely to be impacted by development in this location. Site 3: is broadly level site with river running through, hedges to some site boundaries. The main views of all three sites are from Mill Lane. All sites fall within the designated LLLI (Land of Local Landscape Importance), with the exception of the area within the development boundary (of Site 1) and the southern part of Site 3. The update of SHLAA identified the Site 1 (WD/YETM/007) as likely to harm the openness of this area. On this basis, particularly with the likely loss of trees on site 2 and the intimate and sloping nature of the fields, some landscape harm is likely and would significantly harm the character of the LLLI.

HERITAGE

Sites 1 and 2 fall within the Conservation Area, Site 3 adjoins. Site 1 adjoins the garden of Greystones (LB Grade 2), although due to the intervening development of The Garden House is unlikely to impact significantly on its setting. Sites 1 and 2 lie opposite St Francis Cottage (LB Grade 2) and would potentially impact on the character (and setting) provided by the very rural nature of Mill Lane at this point. In the Conservation Area Appraisal the view along Mill Lane is marked as important, although this is likely to be seasonal depending on the vegetation. The update of SHLAA identified the Site 1 (WD/YETM/007) as 'unsuitable for development because it would be prominent in views along Mill Lane'. Overall, the changes proposed are likely to significant impact on the character of Mill Lane, within the Conservation Area, and also to a degree adversely impact the setting of St Francis Cottage, and may therefore cause substantial harm.

WDDC conservation team comments are invited on this assessment

FLOOD RISK

Sites 1: no known flood risk. Site 2 adjoins flood risk zone 3 to the east but this area could readily be avoided. Site 3 subject to extensive flood risk (River Wriggle runs through site) but is not proposed for built development.

Wessex Water comments are invited on this assessment

DCC Flood Risk Management team comments are invited on this assessment

SOILS / MINERALS

These are greenfield sites, which according to landowner Grade 4 agricultural land – however ALC 1:250,000 suggests more likely to be Grade 2 or 3. The site area likely to lost to development would be limited in extent. They are also within minerals safeguarding area, although due to site size and proximity to settlement unlikely to give rise to significant sterilization.

LOCAL NEEDS

The landowner proposes 2 affordable units and public open space, plus one open market dwelling, providing potentially significant community benefits (albeit that the proposed POS would only provide a limited circular route and does not connect in with other sites).

SAFE ACCESS

There is an existing field access (reinstated) to Site1 and also to Site 2, which may be suitable for the limited level of development proposed. Access to the proposed POS provides a benefit although this is also limited due to lack of stream crossing point and connecting routes. However visibility further along Mill Lane (leading to the junction with Birch Lane / Church Street) is particularly poor, with no obvious scope for improvement. Pedestrian access into settlement would be along Mill Lane narrow lane with limited traffic, no pavements. Although not severe (as the lane has little traffic being a no through road), the higher risk of accidents and lack of potential mitigation is considered to be significant. The sites are within easy walking distance (400m) of village hall and health centre and within walking distance (800m) of the station and shop. They are just over 800m walking distance to school.

DCC Highways Authority comments are invited on this assessment

SEA ASSESSMENT CONCLUSIONS:

Topic	Score	Potential mitigation
Ecology	-	Retain hedgerows and mature trees as far as practical and include additional mitigation
Landscape	--	Retain hedgerows and mature trees as far as practical
Heritage	--	Retain hedgerows as far as practical and ensure development is of a scale and sensitive to its context for a rural lane within the Conservation Area
Flooding	0	Avoid development within the flood risk zones. Any structures proposed over the river to allow access to the proposed public open space should not impede the river's flow.
Soils / Minerals	-	No mitigation identified
Local Needs	++	
Safe Access	-	Secure access to nature. No feasible mitigation identified in relation to poor pedestrian access into settlement

Key:	++	significant positive impact possible	-	some adverse impact likely
	+	some positive impact likely	--	significant adverse impact possible
	0	neutral impact likely	?	impact uncertain

SITE 4: LAND ADJOINING BASILS, MELBURY ROAD, YETMINSTER



SITE DESCRIPTION

Part of open agricultural field in relatively elevated position, to rear of strip of unmanaged land (in separate ownership) which previously contained a dwelling (now demolished)

Residential to north and south, agricultural to east and west.

Site size (entire area): 0.26ha (approx.) Proposed use: Housing

ECOLOGY

No designated sites or sites identified as having ecological potential within 200m. Hedge to front boundary (dividing field from roadside strip) and roadside strip appear largely unmanaged and may provide wildlife habitats. Field of no obvious ecological interest. On this basis, some harm is possible, but unlikely to be significant.

LANDSCAPE

The site is at a slightly higher level than the adjoining road and slopes gently to the west, and is of no obvious landscape merit, although would be notable from public rights of way extending westward from Melbury Road. Development here would fill in a gap in the frontage of Melbury Road. However, subject to careful design this could be seen as appropriate 'rounding off' of development on this side of Yetminster, and unlikely to be harmful in landscape terms.

HERITAGE

The site lies just outside Conservation Area. It is not marked as significant in terms of views in or out of the Conservation Area, although it is opposite the junction with Birch Lane (noted as a gateway marking the transition from countryside to village). Historically there was development here. The view of this site from along Birch Lane is therefore potentially sensitive and would require careful design, but is not considered likely to cause harm.

Concerns are raised in the Conservation Area Appraisal over the condition of Upbury Farm and its outbuildings, with the latter, in particular, at risk. The submitted site is within the same family ownership as Upbury Farm and development here could, but there is no obvious planning reason to limit development in this location to enabling development.

WDDC conservation team comments are invited on this assessment

FLOOD RISK

Not within or in close proximity to any known flood risk zones (as mapped).

Wessex Water comments are invited on this assessment

DCC Flood Risk Management team comments are invited on this assessment

SOILS / MINERALS

The field is a greenfield site. The ALC 1:250,000 suggests it is Grade 3 farmland. However for a small scheme as proposed the total site area lost to development would be limited in extent. It is within minerals safeguarding area, although due to site size and proximity to settlement unlikely to give rise to significant sterilization.

LOCAL NEEDS

Given surrounding character, potential for approx. 4 – 6 dwellings along road front, depending on arrangements for access and parking. Additional dwellings would require backland development which although feasible would need careful consideration in terms of how this might service a larger area. Based on the current extent, no affordable housing or other community benefits could be required.

SAFE ACCESS

Existing field access has poor visibility, and a new access point would be required, using the third party land to the front (in separate ownership). There is no existing footway along this part of Melbury Road / Birch Lane. However there is potential to link through the land adjoining Upbury Farm (within the same ownership) to connect to Queen Street to provide an alternative off-road route. There is access to nature via the nearby public rights of way, and an off-road link to N34/5 (to the south) could be secured

The site is within easy walking distance (400m) of shop, village hall and health centre. Within walking distance (800m) of station and school.

DCC Highways Authority comments are invited on this assessment

SEA ASSESSMENT CONCLUSIONS:

Topic	Score	Potential mitigation
Ecology	-	Include mitigation for loss of hedgerow
Landscape	0	Careful design will be needed to ensure that houses here do not dominate the skyline and that they relate positively to the junction with and view from along Birch Lane.
Heritage	0	
Flooding	0	
Soils / Minerals	-	No mitigation identified
Local Needs	+	
Safe Access	-	Relocated and improved access would be required. Consider feasibility of providing off-road footpath connecting to Queen Street, and off-road link to footpath N34/5 (to the south)

Key:	++	significant positive impact possible	-	some adverse impact likely
	+	some positive impact likely	--	significant adverse impact possible
	0	neutral impact likely	?	impact uncertain

SITE 5: LAND ADJACENT TO SHEARSTONES, BRISTER END



SITE DESCRIPTION

A relatively level agricultural field rising slightly away from the road. Residential to eastern boundary and to north, farmland to other sides.

Site size (entire area): 2.0ha

Proposed use: housing

ECOLOGY

Land immediately to south designated as of local wildlife interest. The site's hedgerow boundaries may be of local wildlife value, but the field itself appears to be improved grassland. On this basis, some harm is possible, but unlikely to be significant.

LANDSCAPE

Hedge to road frontage. The field rises gently from Brister End towards the centre of site (approximately where the pylons cross) and then falls away gently, and there are distant views of hills to south. Development in the front portion of the field would fill in a gap, and subject to landscaping to the south would be unlikely to be harmful in landscape terms.

HERITAGE

The site lies approximately 140m from eastern end of Conservation Area and there are no Listed Buildings closer. There are disused Lime Kilns on Downs Lane to western edge of site of archaeological interest, but these are unlikely to be impacted by the development. On this basis, no potential harm is identified.

WDDC conservation team comments are invited on this assessment

FLOOD RISK

The site is not within or in close proximity to any known flood risk zones (as mapped).

Wessex Water comments are invited on this assessment

DCC Flood Risk Management team comments are invited on this assessment

SOILS / MINERALS

This is a greenfield site, the ALC 1:250,000 suggests Grade 3 farmland. It is within a minerals safeguarding area. Although consideration should be given to potential for extraction of building stone, given proximity to adjoining residential properties development here is unlikely to give rise to significant sterilization.

LOCAL NEEDS

Due to potential scale of development, affordable housing should be viable as part of the housing mix, providing a significant benefit.

SAFE ACCESS

There is an existing field access from Brister End but this would need to be improved and potentially relocated eastwards to provide the necessary visibility splays. Pedestrian access into village would be along Brister End (potentially via Downs Lane), which has no pavements. The site is within walking distance (800m) of the station, but other key facilities (village hall, shop, school and healthcare centre) are further than 800m distance. It is therefore likely to significantly increase trips by car to local facilities. There is potential to link to Downs Lane and bridleway N34/19 to provide easy access to Vecklands (Woodland Trust site) and the countryside

DCC Highways Authority comments are invited on this assessment

SEA ASSESSMENT CONCLUSIONS:

Topic	Score	Potential mitigation
Ecology	-	Retain hedgerows as far as practical and include additional mitigation
Landscape	0	Subject to limiting development to northern portion of the site. Provide landscape belt to south.
Heritage	0	Subject to avoiding development in close proximity to disused lime kilns
Flooding	0	
Soils / Minerals	-	No mitigation identified
Local Needs	++	
Safe Access	--	Improved access would be required. No feasible mitigation identified regarding walking routes, although a link to Downs Lane and bridleway N34/19 would enable easy recreational access to Vecklands and the countryside.

Key:

++	significant positive impact possible	-	some adverse impact likely
+	some positive impact likely	--	significant adverse impact possible
0	neutral impact likely	?	impact uncertain

SITE 7A. LAND ADJOINING YEW TREE COTTAGE, BRISTER END



SITE DESCRIPTION

Land to the rear of Yew Tree Cottage, forming part of the large residential garden (and including the potential to use the converted garage for residential use (currently subject to holiday occupancy condition). Residential land to west and south, farmland to north and east.

Site size (entire area): 0.24ha

Proposed use: housing

ECOLOGY

No designated sites or sites identified as having ecological potential within 200m. The site is managed as a residential garden, and therefore unlikely to have significant ecological value.

LANDSCAPE

Garden land, relatively well contained in views. No obvious harm identified, although backland development is not characteristic of this locality.

HERITAGE

Within the Conservation Area. Yew Tree Cottage is Grade 2 Listed. Development within the grounds would be likely to detract from the semi-rural setting of Yew Tree Cottage and cause potentially significant harm. The garage adjoining the cottage has been converted for holiday letting but could not be readily extended without compromising the setting of the listed building.

WDDC conservation team comments are invited on this assessment

FLOOD RISK

Not within a known flood risk zones (as mapped), although noted that surface water flooding along the access road may occur.

Wessex Water comments are invited on this assessment

DCC Flood Risk Management team comments are invited on this assessment

SOILS / MINERALS

Garden land. The site lies within the minerals safeguarding area, although due to site size and proximity to settlement unlikely to give rise to significant sterilization.

LOCAL NEEDS

Given site size and character it is unlikely that any affordable housing or other community benefits could be required.

SAFE ACCESS

There is an existing vehicular access to Yew Tree Cottage (serving house and holiday let conversion). Pedestrian access into village would be along Brister End, which has no pavements. The site is within walking distance (800m) of the station, village hall and healthcare centre but shop and school and are both more than 800m distance. The site is reasonably well located to access Vecklands (Woodland Trust site) and the countryside (via bridleway N34/19).

DCC Highways Authority comments are invited on this assessment

SEA ASSESSMENT CONCLUSIONS:

Topic	Score	Potential mitigation
Ecology	0	
Landscape	0	Retain existing landscaping along boundaries
Heritage	--	Any development should be of a scale and sensitive to its context as the setting of Yew Tree Cottage
Flooding	0	
Soils / Minerals	0	
Local Needs	+	
Safe Access	-	No feasible mitigation identified

Key:

++	significant positive impact possible	-	some adverse impact likely
+	some positive impact likely	--	significant adverse impact possible
0	neutral impact likely	?	impact uncertain

SITE 7B. LAND OPPOSITE YEW TREE COTTAGE, BRISTER END



SITE DESCRIPTION

Small, intimate site opposite Yew Tree Cottage and currently used for garden / orchard. Residential to north and east, farmland to south and west.

Site size (entire area): 0.04ha

Proposed use: one dwelling

ECOLOGY

No designated sites or sites identified as having ecological potential within 200m. Hedgerow may be of local wildlife interest (requires assessment).

LANDSCAPE

The two yew trees on the road frontage (which appear to be of limited stature) are subject to Tree Preservation Orders, and form a matching pair to those opposite. Hedgerow boundaries including small hedgerow trees contribute to the rural character of the road and lane to side. The development of this site would impact on this rural character, particularly if a substantial length of the hedgerow were removed, although the impact would be limited to the immediate area.

HERITAGE

Within the Conservation Area. Opposite Yew Tree Cottage, Grade 2 Listed. Appears to be an old pump and potentially the remains of a former building (potential footprint noted). Although a very small scale development here should be possible, it would be likely to cause a degree of harm to the character of the area, although significant harm should be avoidable given likelihood of historic development in this location.

WDDC conservation team comments are invited on this assessment

FLOOD RISK

Not within a known flood risk zones (as mapped), although surface water flooding along the access road may occur.

Wessex Water comments are invited on this assessment

DCC Flood Risk Management team comments are invited on this assessment

SOILS / MINERALS

Garden land associated with (but severed by road from) Yew Tree Cottage. Within minerals safeguarding area, although due to site size and proximity to settlement unlikely to give rise to sterilization.

LOCAL NEEDS

Given site size and character it is unlikely that any affordable housing or other community benefits could be required.

SAFE ACCESS

No existing vehicular access. Given TPO and setting of Yew Tree Cottage, new vehicular access would need to be formed off Downs Lane. Pedestrian access into village would be along Brister End, which has no pavements. The site is within walking distance of the station, village hall and healthcare centre but shop and school and are both more than 800m distance. The site is reasonably well located to access Vecklands (Woodland Trust site) and the countryside (via bridleway N34/19).

DCC Highways Authority comments are invited on this assessment

SEA ASSESSMENT CONCLUSIONS:

Topic	Score	Potential mitigation
Ecology	-	Retain hedgerows as far as practical and include additional mitigation
Landscape	-	Retain hedgerows as far as practical, and yew trees to road front
Heritage	-	Development to consider historic context, and be subordinate and sensitive to setting of Yew Tree Cottage (opposite)
Flooding	0	
Soils / Minerals	0	
Local Needs	+	
Safe Access	-	New vehicular access would need to be made off Downs Lane. No feasible mitigation identified regarding walking routes.

Key:

++	significant positive impact possible	-	some adverse impact likely
+	some positive impact likely	--	significant adverse impact possible
0	neutral impact likely	?	impact uncertain

SITE 8: LAND BETWEEN MAPLEDURHAM AND HILLVIEW FARM, BRISTER END



SITE DESCRIPTION

Roadside field on off Brister End between increasing scattered / sporadic development. Residential on road front on either side, farmland (and stable complex) to rear.

Site size (entire area): 0.34ha (front part of field) Proposed use: housing

ECOLOGY

Land approx. 90m to the south is designated as of local wildlife interest, and a further site of local wildlife interest lies approx. 250m to the north east. Hedgerow to road frontage and eastern side of potential wildlife interest, but remainder of field appears to be improved grassland of no particular ecological value.

LANDSCAPE

Broadly level site with hedgerows to road boundary. Due to road running along slightly elevated ridge, there are long distance views to north (but no public rights of way nearby). Housing on this site would fill a gap between an isolated house and the farm access, forming a ribbon of development extending well beyond the core of the village.

HERITAGE

No designated heritage assets within 400m of the site.

WDDC conservation team comments are invited on this assessment

FLOOD RISK

Not within or in close proximity to any known flood risk zones (as mapped).

Wessex Water comments are invited on this assessment

DCC Flood Risk Management team comments are invited on this assessment

SOILS / MINERALS

Greenfield site currently farmed, ALC 1:250,000 suggests Grade 3 farmland. The site is within a minerals safeguarding area, although due to site size and proximity to residential properties unlikely to give rise to significant sterilization.

LOCAL NEEDS

Given site size and character it is unlikely that any affordable housing or other community benefits could be required.

SAFE ACCESS

Existing field access but likely to be improved for housing development. Pedestrian access into village would be along Brister End, which has no pavements. There are no key community facilities within walking distance (800m). Although surrounded by countryside there is not ready access via the local Rights of Way network.

DCC Highways Authority comments are invited on this assessment

SEA ASSESSMENT CONCLUSIONS:

Topic	Score	Potential mitigation
Ecology	-	Retain hedgerows as far as practical and include additional mitigation
Landscape	0	Subject to limiting development to roadside portion of the site. Provide landscape belt to northern edge.
Heritage	0	
Flooding	0	
Soils / Minerals	-	No mitigation identified
Local Needs	+	
Safe Access	--	Improved access would be required. No feasible mitigation identified regarding walking routes.

Key:

++	significant positive impact possible	-	some adverse impact likely
+	some positive impact likely	--	significant adverse impact possible
0	neutral impact likely	?	impact uncertain

SITE 9: LAND BEYOND WINDYRIDGE, BRISTER END



SITE DESCRIPTION

Site on the very outskirts of the village, agricultural field behind hedgerow. Residential on road front to west, farmland on all other sides.

Site size (entire area): 0.27ha (front part of field) Proposed use: housing

ECOLOGY

Land approx. 150m to the north east is designated as of local wildlife interest. Hedgerow of potential local wildlife interest. No clear view of site to allow assessment of field, but likely to be similar in character to Site 8.

LANDSCAPE

Although it was not possible to visually assess the site, it is broadly level with hedgerows to road boundary and likely to be similar in character to Site 8. Housing on this site would extend a ribbon of development well beyond the core of the village.

HERITAGE

No designated heritage assets within 400m of the site. No harm identified.

WDDC conservation team comments are invited on this assessment

FLOOD RISK

Not within or in close proximity to any known flood risk zones (as mapped). No harm identified.

Wessex Water comments are invited on this assessment

DCC Flood Risk Management team comments are invited on this assessment

SOILS / MINERALS

Greenfield site currently farmed, ALC 1:250,000 suggests Grade 3 farmland. The site is within a minerals safeguarding area, although due to site size and proximity to residential properties unlikely to give rise to significant sterilization.

LOCAL NEEDS

Given site size and character it is unlikely that any affordable housing or other community benefits could be required.

SAFE ACCESS

No existing field access but potential to incorporate new entrance. Pedestrian access into village would be along Brister End, which has no pavements. There are no key community facilities within walking distance (800m). Although surrounded by countryside there is not ready access via the local Rights of Way network.

DCC Highways Authority comments are invited on this assessment

SEA ASSESSMENT CONCLUSIONS:

Topic	Score	Potential mitigation
Ecology	-	Retain hedgerows as far as practical and include additional mitigation
Landscape	0	Subject to limiting development to roadside portion of the site. Provide landscape belt to northern edge.
Heritage	0	
Flooding	0	
Soils / Minerals	-	No mitigation identified
Local Needs	+	
Safe Access	--	New vehicular access would be required. No feasible mitigation identified regarding walking routes.

Key:

++	significant positive impact possible	-	some adverse impact likely
+	some positive impact likely	--	significant adverse impact possible
0	neutral impact likely	?	impact uncertain

SITE 10: KILBERNIE, CHAPEL LANE, YETMINSTER



SITE DESCRIPTION

An existing developed site with bungalow within the village. Neighbouring uses include residential, chapel and small industrial estate

Site size (entire area): 0.09ha

Proposed use: housing (replacement of existing bungalow with 2 dwellings)

ECOLOGY

River corridor approximately 80m to east of local wildlife importance. The site itself is residential garden of no obvious wildlife interest or potential.

LANDSCAPE

The site is prominent because it is elevated above the adjoining highway, but of no obvious landscape value. There is an opportunity to replace the existing concrete panel bungalow and concrete paving with development more in keeping with the local character.

HERITAGE

Partly within the Conservation Area, opposite Lower Farm House and adjoining barns (LB Grade 2) and adjoining the Methodist Church (identified as an important local building). The sensitive redevelopment of this site could improve their setting.

WDDC conservation team comments are invited on this assessment

FLOOD RISK

Not within a known flood risk zones (as mapped), although surface water flooding along Chapel Lane to the north side may occur.

Wessex Water comments are invited on this assessment

DCC Flood Risk Management team comments are invited on this assessment

SOILS / MINERALS

Brownfield site, of no agricultural value or potential for minerals working.

LOCAL NEEDS

Given site size it is unlikely that any affordable housing or other community benefits could be required.

SAFE ACCESS

Existing vehicular access serving bungalow. Pedestrian access into village would be along Chapel Lane, which has no pavements on the section immediately adjoining the site. The site is within easy walking distance (400m) of the station, village hall and healthcare centre, and also within walking distance (800m) of the shop. The school is just outside walking distance at approximately 900m. There is ready access to the countryside via the footpath N34/12.

DCC Highways Authority comments are invited on this assessment

SEA ASSESSMENT CONCLUSIONS:

Topic	Score	Potential mitigation
Ecology	0	
Landscape	+	
Heritage	+	Subject to development being more sensitive to the context of the Conservation Area and Listed Building
Flooding	0	
Soils / Minerals	++	
Local Needs	+	
Safe Access	-	Consider feasibility of improving shared-surface pedestrian connection to High Street along Chapel Lane

Key:

++	significant positive impact possible	-	some adverse impact likely
+	some positive impact likely	--	significant adverse impact possible
0	neutral impact likely	?	impact uncertain

SITE 11: OLD GRAIN STORE SITE, DOWNFIELD, RYME INTRINSECA



SITE DESCRIPTION

Relatively exposed site within Downfield slightly beyond the outskirts of Ryme Intrinsica, with former agricultural grain store being converted to two dwellings (under permitted development rights). Residential to east, agricultural land to other sides.

Site size (entire area): 0.12ha

Proposed use: housing

ECOLOGY

No designated sites or sites identified as having ecological potential within 200m. There are mature trees including native oak along roadside frontage are the only obvious features that may support local wildlife interest.

LANDSCAPE

Broadly level site rising slightly away from the road, no nearby public rights of way. Mature trees (including native oak) to road boundary. The scale and materials used to clad the converted grain store make this visible in approach along the road into Ryme Intrinsica, although this may lessen with weathering. The further development of this site is unlikely to significantly alter the landscape impact of the existing development, subject to avoiding the area closest to the road.

HERITAGE

No designated heritage assets within 400m of the site. No obvious harm identified

WDDC conservation team comments are invited on this assessment

FLOOD RISK

Not within a known flood risk zones (as mapped), although surface water flooding along sections of the access road may occur.

Wessex Water comments are invited on this assessment

DCC Flood Risk Management team comments are invited on this assessment

SOILS / MINERALS

With the conversion of the grain store to agriculture, the remaining land associated with the store, although not previously developed, has no obvious function.

LOCAL NEEDS

Given site size and character it is unlikely that any affordable housing or other community benefits could be required.

SAFE ACCESS

Existing access shared with converted grain store currently being converted to residential. Pedestrian access into village would be along roads with no pavements (potentially using of permissive off-road path for part of the route). There are no key community facilities within walking distance (800m). Although surrounded by countryside there is not ready access via the local Rights of Way network.

DCC Highways Authority comments are invited on this assessment

SEA ASSESSMENT CONCLUSIONS:

Topic	Score	Potential mitigation
Ecology	-	Avoid root protection zone of roadside trees and include additional mitigation.
Landscape	0	Strengthen landscaping to site boundary, particularly in regard to views from the approach along the road from the west.
Heritage	0	
Flooding	0	
Soils / Minerals	0	
Local Needs	+	
Safe Access	--	No feasible mitigation identified regarding walking routes.

Key:

++	significant positive impact possible	-	some adverse impact likely
+	some positive impact likely	--	significant adverse impact possible
0	neutral impact likely	?	impact uncertain

SITE 12: THE OLD FORGE, MANOR FARM, RYME INTRINSECA



SITE DESCRIPTION

Old Forge on roadside within Ryme Intrinsica, leading into field wrapping around its southern and eastern side. Residential to north, church to east, agricultural land to other sides.

Site size (entire area): 0.20ha

Proposed use: housing

ECOLOGY

No designated sites or sites identified as having ecological potential within 200m. There is potential that the building may be used by bats due to its age. The field is bordered by hedgerow and hedgerow trees – including yew within the churchyard, and appears to be largely unimproved grassland, further assessment required.

LANDSCAPE

The site rises slightly away from road, with the field providing green gap in the built-up frontage added to the character of the settlement. The front portion of the site is developed, including an area of hardstanding to the rear of the Forge building. Hedge and mature hedgerow trees along the site boundaries contribute to the local landscape character. Development to the rear (beyond the hardstanding) would comprise backland development which would be uncharacteristic of the settlement, but providing this did not extend significantly beyond the existing hardstanding, it would largely be screened by the existing buildings to the front.

HERITAGE

The site is opposite Lilac Cottages (Grade 2) and the rear of the site adjoins the church which is a Grade 2* Listed Building. There is a disused lime kiln on Common Lane, approx. 150m to south, of potential archaeological interest. The original Forge is a stone building which, although neglected, is of local interest and contributes to the character of the area. It could probably be converted to residential (subject to a structural survey) with the later additions that do not contribute to its character removed / replaced. Development within the field to the rear would be likely to have an adverse impact on the setting of the Grade 2* church, and although the trees within the church grounds and on the site boundary provide a degree of screening, limits the extent of development possible without giving rise to substantial harm.

On the basis that development to the rear is limited and based on a more detailed consideration of the impact on the setting of the church, the benefit of retaining the Forge in active use in keeping with its historic character is considered to provide an overall positive benefit.

WDDC conservation team comments are invited on this assessment

FLOOD RISK

Surface water flooding is shown as possible within the building courtyard, although given the topography it should be possible for this to drain down to the road. On this basis a neutral impact is recorded.

Wessex Water comments are invited on this assessment

DCC Flood Risk Management team comments are invited on this assessment

SOILS / MINERALS

Brownfield site to front portion, agricultural field to rear. ALC 1:250,000 suggests Grade 3 farmland. Although within a minerals safeguarding area, given the site size and limited access it is unlikely to give rise to significant sterilization.

LOCAL NEEDS

Given site size and character it is unlikely that any affordable housing or other community benefits could be required. Potential loss of existing commercial uses (small workshop accommodation) in the old forge. As such, a balance (neutral) score is considered appropriate.

SAFE ACCESS

Existing vehicular access has reasonable visibility. Pedestrian access into village would be along roads with no pavements (potentially using of permissive off-road path for part of the route). There are no key community facilities within walking distance (800m). The site lies opposite footpath N29/3 which provides access to the countryside.

DCC Highways Authority comments are invited on this assessment

SEA ASSESSMENT CONCLUSIONS:

Topic	Score	Potential mitigation
Ecology	-	Assessment for bats required, and include appropriate mitigation.
Landscape	-	Any development to the rear (beyond the hardstanding) should not extend significantly beyond the existing hardstanding, and landscaping to strengthen protection of setting of church.
Heritage	+	Limit development to the conversion of existing stone forge building, unless enabling development to rear is justified.
Flooding	0	Ensure surface water run-off from courtyard area can drain into the road
Soils / Minerals	+	
Local Needs	0	
Safe Access	--	No feasible mitigation identified regarding walking routes.

Key:

++	significant positive impact possible	-	some adverse impact likely
+	some positive impact likely	--	significant adverse impact possible
0	neutral impact likely	?	impact uncertain

SITE 13: SHLAA SITE W OF THORNFORD ROAD AND N OF FRYLAKE MEADOW



SITE DESCRIPTION

A broadly level roadside field adjoining the recently developed affordable housing exception site. Residential to south, primary school and new estate consented to east, farmland to north and west.

Site size (entire area): 1.21ha

Proposed use: housing

ECOLOGY

No designated sites or sites identified as having ecological potential within 200m. Currently pasture, may be unimproved grassland. Hedgerow boundaries with occasional native hedgerow trees (including Ash) are also potential source of local wildlife interest (requires assessment). On this basis, some harm is possible, but unlikely to be significant subject to a similar design with the layout set back from the road frontage and hedgerow / trees largely retained.

LANDSCAPE

Broadly level site with hedgerows and hedgerow trees along site boundaries. Public footpath crosses northern part of site, and would become urbanised in character, unless northern extent of development limited to south side of footpath.

HERITAGE

Roadside milestone marker (Listed G2) approx. 140m north of site, Conservation Area to rear of school / Stoneyacres approx.. 200m east of site. Development of this site is unlikely to impact on the setting of either, and no harm therefore identified.

WDDC conservation team comments are invited on this assessment

FLOOD RISK

Drainage ditch near western boundary. North-western part of site (beyond footpath) subject to potential fluvial and surface water flooding. It should be possible to develop site without encroaching into the flood risk area. Access road also subject to flooding on occasion.

Wessex Water comments are invited on this assessment

DCC Flood Risk Management team comments are invited on this assessment

SOILS / MINERALS

Greenfield site used for agriculture, ALC 1:250,000 suggests Grade 2 or 3 farmland. The site is not within a minerals safeguarding area.

LOCAL NEEDS

Due to potential scale of development, affordable housing should be viable as part of the housing mix, providing a significant benefit.

SAFE ACCESS

Existing field access, likely to require improvement. No pavements, but potential to extend the existing footpath along the west side of Thornford Road to provide safe pedestrian access. Within easy walking distance (400m) of the shop and school station, but other key facilities (village hall, station and healthcare centre) just beyond 800m walking distance. The site has access to the countryside via footpath N34/8.

DCC Highways Authority comments are invited on this assessment

SEA ASSESSMENT CONCLUSIONS:

Topic	Score	Potential mitigation
Ecology	-	Retain hedgerows and hedgerow trees as far as practical and include additional mitigation
Landscape	-	Limit development to south side of public footpath, with landscaping along this edge
Heritage	0	
Flooding	-	Subject to avoiding area within flood risk zone. Measures to avoid access road becoming impassable in the event of flooding should also be considered.
Soils / Minerals	-	No mitigation identified
Local Needs	++	
Safe Access	-	Extend the existing footpath along the west side of Thornford Road

Key:

++	significant positive impact possible	-	some adverse impact likely
+	some positive impact likely	--	significant adverse impact possible
0	neutral impact likely	?	impact uncertain

SITE 14: SHLAA SITE N OF CHAPEL MEADOW



SITE DESCRIPTION

The site consists of two small fields and two barns on the site's northern edge. There is residential development to the south; agricultural land to remaining sides. The site could be expanded to include the barns within the development area if not longer required in connection with the farming operations.

Site size (entire area): 0.7ha

Proposed use: housing

ECOLOGY

River corridor approximately 60m to east of local wildlife importance. Hedgerows and occasional hedgerow trees likely to be of local wildlife interest. Existing builds open and therefore considered unlikely to provide for roosting birds / bats. Some areas appear overgrown / not intensively farmed. Full access to site not possible – further assessment required.

LANDSCAPE

Broadly level and low-lying site with no notable landscape features, well contained in wider views. Public footpath runs to the east. Adjoins Land of Local Landscape Importance to west. Development could be visible from the wider footpath network, but unlikely to be significant harm subject to careful design, and could result in improvements to the site through clearance of the existing clutter.

HERITAGE

Conservation area on fields to west. Site lies to the rear of Lower Farm House (to south) which is Listed Grade 2, however the garden area to its rear provides a degree of buffer, and the development here could improve on the run-down state of the site.

WDDC conservation team comments are invited on this assessment

FLOOD RISK

Proposed site area excludes the existing flood risk zones (as mapped) associated with the river to the east, although surface water flooding along the access road is known to occur and would require improvement.

Wessex Water comments are invited on this assessment

DCC Flood Risk Management team comments are invited on this assessment

SOILS / MINERALS

Greenfield site, part occupied by farm buildings and hard-standing. The ALC 1:250,000 suggests Grade 2 or 3 farmland. The site is partly within a minerals safeguarding area, although due to site size and proximity to settlement unlikely to give rise to significant sterilization.

LOCAL NEEDS

Due to potential scale of development, affordable housing should be viable as part of the housing mix, providing a significant benefit.

SAFE ACCESS

The existing farm access track east of Lower Farm House would need to be upgraded. Pedestrian access into village would be along Chapel Lane, which has no pavements on the section immediately adjoining the site. The site is within easy walking distance (400m) of the station, village hall and healthcare centre, and also within walking distance (800m) of the shop. The school is just outside walking distance at approximately 900m. There is ready access to the countryside via the footpath N34/12.

DCC Highways Authority comments are invited on this assessment

SEA ASSESSMENT CONCLUSIONS:

Topic	Score	Potential mitigation
Ecology	-	Retain hedgerows and hedgerow trees as far as practical and include additional mitigation
Landscape	-	Removal of structures / clutter. Reinforce landscape planting to northern site boundaries and along river corridor.
Heritage	0	Removal of structures / clutter. Design and layout to be sensitive to setting of Lower Farm House (Listed) and Conservation Area.
Flooding	-	Subject to avoiding area within flood risk zone. Improvements to vehicular access need to include measures to avoid this becoming impassable in the event of flooding.
Soils / Minerals	-	No mitigation identified
Local Needs	++	
Safe Access	-	Consider feasibility of improving shared-surface pedestrian connection to High Street along Chapel Lane

Key:	++	significant positive impact possible	-	some adverse impact likely
	+	some positive impact likely	--	significant adverse impact possible
	0	neutral impact likely	?	impact uncertain

SITE 15: LAND E OF STONYACRES, NORTH OF HIGH STREET



SITE DESCRIPTION

Paddock to the rear of the High Street, on gently sloping land. Residential to south and west, recent planning consent for housing at Folly Farm on land to north, extended gardens / paddocks to east

Site size (entire area): 0.52ha

Proposed use: no landowner contact
but assessed for housing

ECOLOGY

No designated sites or sites identified as having ecological potential within 200m. Currently grazed, may be unimproved grassland. Hedgerow boundaries, partly overgrown, also potential source of local wildlife interest (requires assessment). On this basis, some harm is possible, but unlikely to be significant.

LANDSCAPE

Site gently slopes down to the north, and includes hedgerow boundary to eastern side. The site falls within a designated LLLI (Land of Local Landscape Importance). Current footpath along edge of site is permissive (ie not established public right of way). With development to the High Street (reducing the intervisibility) and consented development at Folly Farm, the outlook has and will become more enclosed in wider views and this paddock does not now appear to contribute to the LLLI as significantly as those further to the east. On this basis, although some harm is possible, the level of harm is considered unlikely to be significant.

HERITAGE

The site is within the Conservation Area and to the rear of Boyle's Old School (a Grade 2 LB on the south along the High Street). The Conservation Area was specifically extended in 2010 to include the gardens and crofts behind properties (from School House to The Old Post Office inclusive) fronting the north side of High St that are historically associated (as shown on the 1840 Tithe Map) with those properties. Together, the crofts represent an early field system with mature hedgerow and small patches of woodland and the appraisal notes that their amenity value is observable from public footpath N34/11 and from approaches off High St.

The rear setting of other Listed Buildings on the High Street could also be affected – including The Cedars (G2), The Old Court House (G2) and barn to the north (G2). However, intervening vegetation and development provides some screening. In particular, the site is no longer as closely associated with the frontage building because of intervening development of two houses (granted consent in 2009). Although a visual connection to the High Street remains, this is also much narrowed, and the site is not visible from N34/11 (the permissive footpath along the edge of site is not an established public right of way).

On this basis, although some harm is possible, the level of harm is considered unlikely to be substantial, particularly if the focus of development is on the lower, northern section close to the potential vehicular access via Stonyacres.

WDDC conservation team comments are invited on this assessment

FLOOD RISK

Potential for the northern section of the eastern boundary to be subject to surface water flooding, but the known flood risk zones (as mapped) do not extend across the site, and there would be no need to develop in the flood risk area.

Wessex Water comments are invited on this assessment

DCC Flood Risk Management team comments are invited on this assessment

SOILS / MINERALS

Greenfield site currently used for grazing of horses. ALC 1:250,000 suggests Grade 2 farmland, however it is not of a size or readily accessible to make a significant contribution. The site is within minerals safeguarding area, although due to site size and proximity to settlement unlikely to give rise to significant sterilization.

LOCAL NEEDS

Due to potential scale of development, affordable housing should be viable as part of the housing mix, providing a significant benefit.

SAFE ACCESS

Existing access from the High Street not suitable for additional traffic. Potential alternative vehicular access from Stoneyacres. Permissive footpath along western boundary of site – potential to formalise and extend to link Folly Farm development to the High Street. The site is within easy walking distance of the school, shop, village hall and healthcare centre, and also within walking distance of the station. There is potential to improve access to the countryside by linking into the Folly Farm development that in term links to the PRow network.

DCC Highways Authority comments are invited on this assessment

SEA ASSESSMENT CONCLUSIONS:

Topic	Score	Potential mitigation
Ecology	-	Retain hedgerows as far as practical and include additional mitigation
Landscape	-	Retain hedgerows as far as practical and limit height of buildings towards southern end of site
Heritage	-	Avoid development towards southern edge of site closest to Listed Buildings and strengthen intervening landscaping.
Flooding	0	Avoid development on the small area of land where surface water flood risk is noted, and as a precaution require FRA to consider drainage flows across the site
Soils / Minerals	-	No mitigation identified
Local Needs	++	
Safe Access	-	Consider feasibility of providing off-road footpath connecting N to Folly Farm development and formalising footpath south to High St

Key:

++	significant positive impact possible	-	some adverse impact likely
+	some positive impact likely	--	significant adverse impact possible
0	neutral impact likely	?	impact uncertain

SITE 16: LAND AT UPBURY FARM



SITE DESCRIPTION

A largely hidden field on the edge of the Conservation Area, screened by high hedges from the surrounding lanes. Residential to east and south, farmland to remaining sides

Site size (entire area): 0.7ha (approx)

Proposed use: no landowner contact
but assessed for housing

ECOLOGY

Church grounds approx. 80m to NW of local wildlife interest. Banks of the Wriggle approx. 160m to east of site are also noted as likely to be of local wildlife interest and potentially host protected species. Hedgerows and potentially unimproved grassland may be of local wildlife interest (requires assessment). On this basis, some harm is possible, but unlikely to be significant.

LANDSCAPE

Site slopes gently from west to east and is surrounded by hedgerows. The site lies outside of the designated LLLI (Land of Local Landscape Importance), which covers adjoining land to north (seen as a valuable 'green wedge' at the heart of the village). There are public rights of way across the fields to the north and south. Development could be visible above hedge height, and if the hedgerow were removed the site would potentially be prominent in views. On this basis, some harm is possible, but unlikely to be significant subject to careful design.

HERITAGE

Site falls within the Conservation Area. Also adjoins Upbury farmhouse (LB Grade 2*) and barns (Grade 2) and slopes down eastward towards Greystones (Grade 2). Development could have an impact on their setting, although intervening vegetation provides some screening. Upbury Farmhouse is noted in the Conservation Area Appraisal as likely to be the oldest house (a late medieval hall house) and home to Benjamin Jesty, a pioneer of vaccination against smallpox. The associated 'infields' related to Upbury Farm are considered important historically. On this basis, although some mitigation may be possible, given the elevated nature of the site and significance of nearby heritage assets, the level of harm may be substantial.

Concerns are raised in the Conservation Area Appraisal over the condition of Upbury Farm and its outbuildings, with the latter, in particular, at risk. The submitted site is understood to be within the same family ownership as Upbury Farm and development here could, subject to a legal agreement, be considered as enabling development to fund repairs and maintenance of the Listed farmhouse. The same could also apply to Site 4.

WDDC conservation team comments are invited on this assessment

FLOOD RISK

Not within or in close proximity to any known flood risk zones (as mapped).

Wessex Water comments are invited on this assessment

DCC Flood Risk Management team comments are invited on this assessment

SOILS / MINERALS

Greenfield site in agricultural use. ALC 1:250,000 suggests Grade 3 farmland. The site is within the minerals safeguarding area, although due to site size and proximity to settlement development here would be unlikely to give rise to significant sterilization.

LOCAL NEEDS

Due to potential scale of development, affordable housing should be viable as part of the housing mix, and this would contribute to a significant positive benefit.

SAFE ACCESS

Existing field access onto Melbury Road is unsuitable due to poor visibility, and any new vehicular access would be problematic without removal of a substantial length of the boundary hedge. There is no existing footway along this part of Melbury Road / Birch Lane, although the local roads are not heavily trafficked. There is potential to link through the site north (on land within same ownership) to connect to Queen Street to provide an alternative off-road route. The site is within easy walking distance (400m) of the shop, village hall and health centre. Within walking distance (800m) of station and school. It is also well-located to access to the countryside via the PRow network.

DCC Highways Authority comments are invited on this assessment

SEA ASSESSMENT CONCLUSIONS:

Topic	Score	Potential mitigation
Ecology	-	Retain hedgerows as far as practical and include additional mitigation
Landscape	-	Retain hedgerows as far as practical and limit height of buildings to avoid dominating the skyline
Heritage	--	Avoid development towards eastern edge of site closest to Listed Buildings and strengthen intervening landscaping. Consider potential for legal agreement to fund repairs and maintenance of the Listed farmhouse (as enabling development).
Flooding	0	
Soils / Minerals	-	No mitigation identified
Local Needs	++	
Safe Access	-	Improved access would be required. Consider feasibility of providing off-road footpath connecting to Queen Street

Key:

++	significant positive impact possible	-	some adverse impact likely
+	some positive impact likely	--	significant adverse impact possible
0	neutral impact likely	?	impact uncertain