

# STRATEGIC ENVIRONMENTAL ASSESSMENT PRE-SUBMISSION STAGE ENVIRONMENTAL REPORT

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## Non-Technical Summary

# STRATEGIC ENVIRONMENTAL ASSESSMENT OPTIONS STAGE ENVIRONMENTAL REPORT

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Prepared on behalf of Milborne St Andrew Parish Council

MILBORNE ST ANDREW NEIGHBOURHOOD PLAN AREA  
JULY 2018

This non-technical summary explains the scope and main findings of the Strategic Environmental Assessment (SEA) of the Milborne St Andrew Neighbourhood Plan, at its pre-submission draft stage.

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

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

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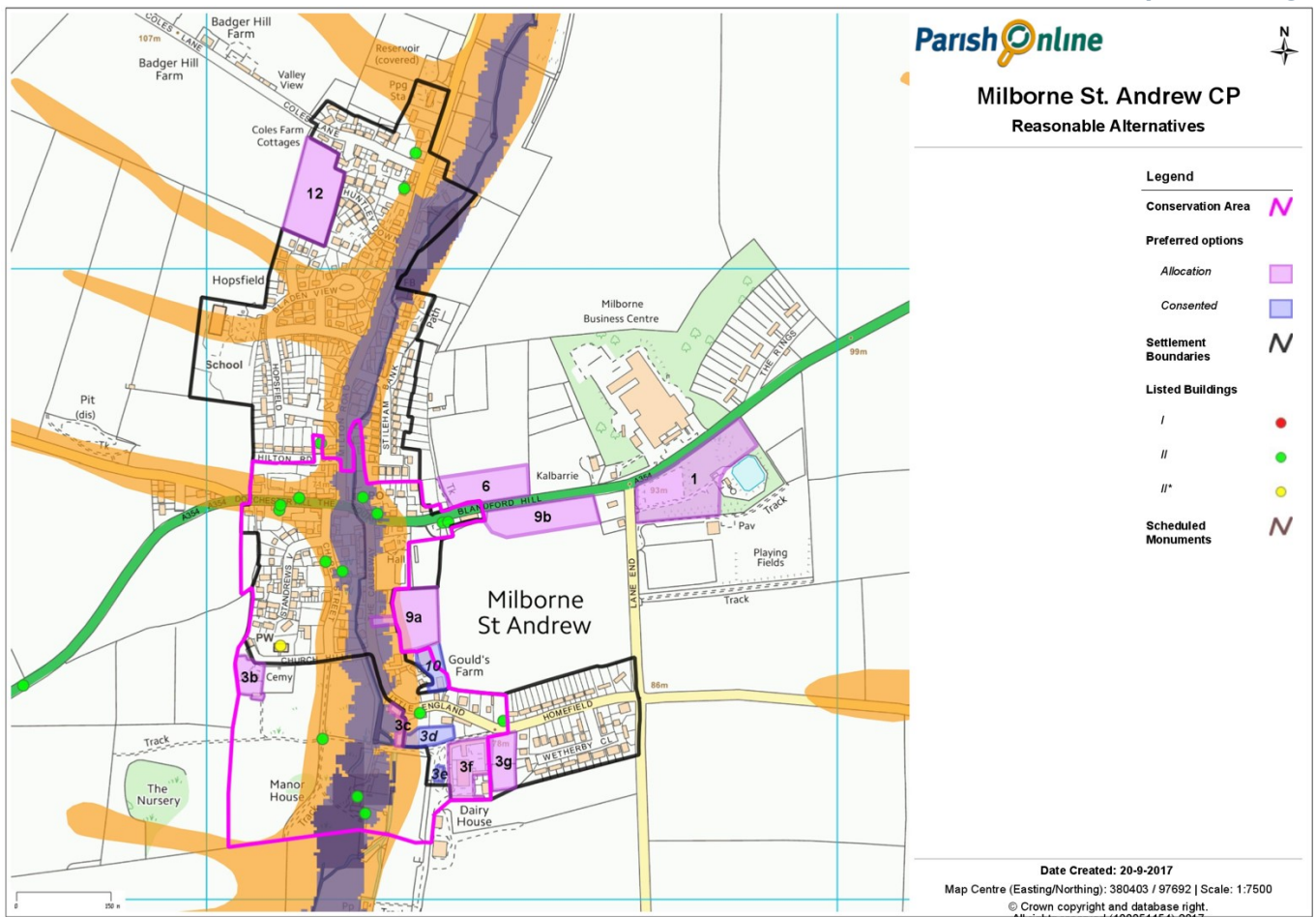
The key environmental issues that may be relevant for the SEA were identified as:

- all sites have potential for biodiversity interest that could be harmed by development.
- all sites have potential to be unduly prominent in the landscape or harm features of local landscape character
- potential for development to harm the significance of heritage assets, most notably the Conservation Area, Listed Buildings and Scheduled Monuments. The setting and significance of designated assets is not usually defined in their listing, and there may also be non-designated heritage assets potentially affected by development
- potential for harm as a result of re-using contaminated sites, or through new uses which could give rise to pollution.
- potential for flood risk to new or existing development as a result of siting within a flood risk area or increased run-off
- potential impact on health and wellbeing, in terms of opportunities for housing, employment, education and training, healthcare, shopping and leisure activities, with safe access and within walking distance of people's homes







































These issues formed the basis of the sustainability objectives.

A call for sites was run in early 2016. The sites put forward amounted to just over 42 hectares. All the sites were visited by the Neighbourhood Plan Group and assessed against the plan's 7 objectives (to support a working, active village; to promote a walkable village; to retain important green spaces; to strengthen the village form and character; to create attractive places to live; to minimise flood risk; and to minimise the risk of traffic problems), and from this the reasonable alternatives at that stage were identified for further assessment.






### Reasonable Alternatives Assessed (Possible Site Allocations) – Options Stage



**Sustainability Assessment – Site Options Stage**

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air pollution	Climatic factors: flooding	Housing, jobs and community	Safe and accessible	Minerals safeguarding
Site 1 - land opposite Camelco					--		--	--
Site 3b - land at the top of Church Hill				--	--			--
Site 3c - Old Allotment Site, Little England				--			--	
Site 3f - Farmyard adjoining Dairy House				--	--			--
Site 3g - Paddock adjoining Dairy House		--		--	--		--	--
Site 6 - Blandford Hill - North side		--		--	--			--
Site 9a - land to rear Orchard Villa / Hurdles			--		--		--	--
Site 9b - Blandford Hill - South side (Homefield)		--		--	--			--
Site 12 - land at top of Huntley Down		--	--	--	--		--	--

**Key:**

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

The assessment of the various site options did not suggest that significant harm would arise from any one site, with the possible exception of site 3c where a range of adverse impacts, though none significant in their own right, have been identified. Additional more detailed checks would be required where potential harm has been noted for sites that may be included within the draft plan. Site 3c performed the least strongly, which suggested it would not be suitable for allocation in light of the alternatives. The same applied, albeit to a lesser extent, to sites 3b, and 9a. Site 3f is likely to be dependent on site 3g for access, and therefore the impacts of both sites should be considered together.

The sites that emerged as the preferred options in terms of responses from local residents were:

- Site 1 - Land Opposite Milborne Business Centre / Camelco
- Site 6 and 9B - The Blandford Hill Group - the field uphill from Southview and the strip of Home Field adjoining the A354
- Site 12 - The field at the top of Huntley Down, off Milton Road.

From the initial appraisal these appeared to perform well against the sustainability criteria, although further checks are needed to confirm this due to the number of uncertainties. These sites were therefore identified as the reasonable alternatives for further assessment, with Site 1 being the preferred option. None of the other sites performed more favourably (with the only other site without adverse impacts being Site 3f, which is dependent on site 3g for access). The Blandford Hill Group was also considered as two separate alternatives encompassing larger portions of each field (as the prospective landowners had indicated that they do not consider limiting the development to the road frontage to be desirable).

This Environmental Report has now appraised all the policies included in the pre-submission plan, to provide a more holistic overview of the plan's likely environmental impact. A fairly limited number of suggestions have been made as part of this latest review, all of which have now been included in the draft Plan.

No significant adverse impacts were identified in regard to the policies proposed for inclusion in the draft Neighbourhood Plan. The alternative options considered did not perform better in terms of their overall sustainability. The collective (cumulative) impact of the plan was also considered, by reviewing the potential impacts in one table (shown below).

***Sustainability Assessment – Overall Impacts, Pre-Submission Stage***

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air pollution	Climatic factors:	Housing, jobs and community	Safe and accessible	Minerals safeguarding
MSA1. Amount & location of new development	✓	✓	✓	✎	✎	✓✓	✓✓	--
MSA2. Dwelling Types	--	--	--	--	--	✓✓	--	--
MSA3. Meeting Employment Needs	✎	✎	✎	--	✎	✓✓	✗	--
MSA4. Supporting Community Facilities	--	--	--	--	--	✓✓	✓	--
MSA5. Development of the Camelco Site	✓	✓	✓	✎	--	✓✓	✓✓	--
MSA6. Settlement Boundary	--	--	✓	--	✓	--	--	--
MSA7. Creating safer roads & pedestrian routes	✓	✓	--	--	--	✎	✓✓	--
MSA8. Parking Provision	--	--	--	--	--	--	✓✓	--
MSA9. Reinforcing Local Landscape Character	✓	✓✓	✓	--	--	--	--	--
MSA10. Protecting Local Wildlife	✓✓	✓	--	--	--	--	--	--
MSA11. Local Green Spaces	✓	✓	✓	--	--	--	--	--
MSA12. Improving Recreation Opportunities	✓	✓	--	--	--	✓✓	✓	--
MSA13. Locally important character features	--	✓	✓✓	--	--	--	--	--
MSA14. Character and Design Guidance	--	✓	--	--	--	--	✓	--
MSA15. Minimising Flood Risk	--	--	--	--	✓✓	--	--	--

This analysis indicates there are no likely significant adverse impacts arising from the Plan. Overall the policies should secure positive benefits particularly in terms of securing opportunities for further housing to meet local needs (including a significant proportion of affordable homes and community infrastructure), in a manner that should respect and reinforce the areas' local landscape character, biodiversity and heritage.

It is also suggested that the monitoring arrangements are based on the following indicators:

- Overall provision of new dwellings
- Number of affordable homes approved per annum
- Recorded road safety accidents (annual)
- Number of objections raised by Conservation Team or Landscape Officer in relation to areas of hardstanding
- Net gain / improvement in infrastructure provision
- Net gain / loss in employment land

Comments are welcome on this report, as part of the pre-submission consultation.