

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

FOR THE TRENT NEIGHBOURHOOD PLAN

Prepared on behalf of Queen Thorne Parish Council, April 2026

Draft for consultation



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NON-TECHNICAL SUMMARY

This non-technical summary explains the scope and main findings of the Strategic Environmental Assessment (SEA) of the pre-submission draft of the Trent Neighbourhood Plan. The assessment has been undertaken to comply with the SEA Regulations. 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. It is subject to consultation with the Environment Agency, Natural England and Historic England, the public and any other interested parties.

The main purpose of the assessment is to help ensure the Neighbourhood Plan protects the environment and will promote sustainable development, taking into account the environmental sensitivities of the area. The Trent Neighbourhood Plan area was designated by Dorset Council in 2023 and follows the parish boundaries.

The scope of the SEA was explored in 2024, when the Environment Agency, Natural England and Historic England were all consulted. The scoping report considered factors such as air quality, land, soil and water resources, biodiversity and geology, climate change and flood risk, community wellbeing and transport, the historic environment and the landscape. The aim of this stage was to ensure that the assessment focuses on the environmental impacts which are likely to be significant. From this, the SEA objectives and assessment questions were derived, as set out below.

| Topic | Proposed SEA objectives | Proposed assessment questions |
|-----------------------------------|---|--|
| LAND, SOIL AND WATER RESOURCES | Ensure the efficient and effective use of land, and protect and enhance water quality, using water resources in a sustainable manner. | Does the Plan / policy... <ul style="list-style-type: none"> – Avoid the development of the best and most versatile agricultural land? – Avoid negative impacts on water quality, including groundwater pollution and adverse impacts to the Trent sewage treatment works? |
| BIODIVERSITY | Protect and enhance biodiversity. | Does the Plan / policy... <ul style="list-style-type: none"> – Improve and extend green infrastructure, ecological sites and networks and increase the resilience of biodiversity in the area? – Avoid harm to internationally and nationally designated wildlife sites outside of the area that may be indirectly harmed through development? |
| CLIMATE CHANGE AND FLOOD RISK | Reduce the contribution to climate change made by activities within the neighbourhood area and increase resilience to the potential effects of climate change, including flooding. | Does the Plan / policy... <ul style="list-style-type: none"> – Encourage higher standards of design that will reduce carbon emissions and resilience to the likely future effects of climate change? – Avoid areas at risk of fluvial, surface and groundwater flooding, and sustainably manage water run-off, reducing runoff where possible? |
| COMMUNITY WELLBEING AND TRANSPORT | Ensure growth in the neighbourhood area is aligned with the needs of all residents and in suitably connected places, supported by the appropriate and timely provision of infrastructure to enable cohesive and inclusive communities. Promote sustainable transport use and reduce the need to travel. | Does the Plan / policy... <ul style="list-style-type: none"> – Support the provision of a range of house types and sizes to help meet local needs, including the needs of an ageing population? – Improve the availability and accessibility of key local facilities? – Improve access to open space and the enjoyment of the countryside? – Reduce the need to travel and promote the use of more sustainable modes of transport, including walking, cycling, public transport, and electric vehicle (EV) infrastructure? – Support local employment opportunities and working |

| Topic | Proposed SEA objectives | Proposed assessment questions |
|----------------------|---|--|
| | | from home? – Improve road safety? |
| HISTORIC ENVIRONMENT | Protect, conserve, and enhance the historic environment within and surrounding the Neighbourhood Plan area. | Does the Plan / policy... – Conserve and enhance the Trent Conservation Area, and protect the integrity of its historic setting? – Conserve and enhance nationally designated heritage assets, local buildings and structures of architectural or historic interest, and their settings? – Support access to, interpretation and understanding of the historic evolution and character of the neighbourhood area and its archaeological interest? |
| LANDSCAPE | Protect and enhance the character and quality of the immediate and surrounding landscape. | Does the Plan / policy... – Protect and / or enhance local landscape character and quality of the area, and enhance local identity, diversity, and settlement character? – Retain and enhance landscape features that contribute to the landscape setting, including trees and hedgerows and locally important views? |

The potential housing sites that could be included within the Neighbourhood Plan (as reasonable alternatives) were then tested, before any policies were drafted. At this stage three site options were considered as ‘reasonable alternatives’, recognising that not all of these would be included in the Plan. The testing helped highlight potential issues that would require further consideration – in particular the potential for harm to the historic environment. The two sites that had the most favourable assessments overall have been taken through for inclusion within the draft Neighbourhood Plan. The least favourable has been discounted, which was the option that was also rejected by the community at the village meeting in January 2025.

The eight policies contained in the draft Neighbourhood Plan were then assessed against the SEA objectives. The following table provides a summary of the findings from this assessment.

| Policies | Environmental assessment objective | | | | | |
|-----------------------------------|------------------------------------|--------------|-----------------------------|---------------------------------|----------------------|-----------|
| | Land, soil & water resources | Biodiversity | Climate change & flood risk | Community wellbeing & transport | Historic Environment | Landscape |
| Policy TNP1 DESIGN CODES | - | ✓ | - | - | ✓✓ | ✓ |
| Policy TNP2 CHURCH FARM Site T4 | - | ? | ✓ | ✓ | ✓ | ✓ |
| Policy TNP3 HARBIN’S FARM Site T7 | ? | ? | ✓ | ✓ | ✗ | - |
| Policy TNP4 DARK SKIES | - | ✓ | - | ✗ | - | ✓ |
| Policy TNP5 LOCAL GREEN SPACES | - | ✓ | - | - | ✓ | ✓ |
| Policy TNP6 IMPORTANT VIEWS | - | - | - | - | ✓ | ✓ |
| Policy TNP7 NUTRIENT NEUTRALITY | ✓ | ✓✓ | - | - | - | - |
| Policy TNP8 PUBLIC RIGHTS OF WAY | - | - | - | ✓ | - | - |

Key: ✓✓ significant positive impact likely
 ✓ lesser positive impact likely
 - neutral impact likely

✗✗ significant adverse impact likely
 ✗ lesser adverse impact likely
 ? uncertain but potentially adverse impact

The assessment concluded that, overall, the Neighbourhood Plan would be likely to have a positive environmental impact based on the draft wording and the objectives identified through the SEA. This was particularly the case in relation to biodiversity and the historic environment, where these impacts could potentially be significant (albeit the level of development / change is likely to be low). Whilst most of the policies scored either neutral or positively, there were potential (non-significant) adverse impacts in relation to two policies – that relating to dark night skies (which could reduce the attractiveness of walking and cycling outside of daylight hours), and Harbins Farm (where the potential replacement of the farmyard buildings to the rear would result in the loss of buildings of some, albeit limited, historic significance). Neither of these impacts are considered to be significant, and the policies have other clear benefits as assessed. Recommendations were made to reduce this risk, to reduce the uncertainty over potential impacts identified, and to mitigate potential adverse impacts. These were considered by the Trent Neighbourhood Planning Group in finalising the Regulation 14 Pre-Submission Draft for approval by the Parish Council, and their response and proposed changes are set out in the following table.

| Policy | SEA recommendation | Trent NP Group response |
|---------------------------------------|---|---|
| Policy TNP1 DESIGN CODES | In order to improve the robustness of TNP1's design codes in respect of landscape character guidance, it is recommended that further consideration is given to specifying the retention / enhancement of the additional features noted in this SEA. | Partially agree - while DG.1 and DG.3 already provides some contextual guidance, an additional clause in respect of LCA features will be considered. |
| | Recommend clarifying that the guidance should not be rigidly applied to buildings that are not in keeping with the area's overall character | Agreed – amend policy to include: “The Trent Design Code should be applied proportionately to the significance of the site and its context.” |
| Policy TNP2 CHURCH FARM Site T4 | It is recommended that the following heritage-based principles are also included in the policy: <ul style="list-style-type: none"> – The early C19 stables/cart shed that forms the west boundary of the yard, the sheds attached to the barn on the boundary with the churchyard, and attached walls to the Milkhouse are important in defining this unique space, and reinforce its significance as the largest group of extant farm buildings in the Conservation Area, and must be retained; – The existing examples of early window in the Milkhouse must be retained. | Agreed - add new bullet point as recommended, and amplify examples of 3-light C17 casement windows with ovolo-moulded timber mullions (Milkhouse) must be retained. |
| | The final criteria regarding the introduction on internal boundaries should include the caveat “provided this does not undermine the understand and coherence of the group as a whole”. | Agreed - bullet would then read: "Natural boundary treatments (hedging or the use of local stone boundary walls) should be used if needed to help define the plots, provided this does not undermine the legibility and coherence of the group as a whole”. |
| | The policy should reference the requirement for a preliminary survey to check for the presence of bats and birds, and that any alterations / proposals for demolition should avoid harm if these are shown to be present. | Agreed - propose additional bullet: “Development proposals should be informed by appropriate ecological assessment where necessary, and must avoid harm to protected species, including bats and nesting birds, with |

| Policy | SEA recommendation | Trent NP Group response |
|---|--|--|
| | | mitigation secured where required.” |
| Policy TNP3 HARBIN’S FARM Site T7 | The policy should reference the requirement for a contamination survey and, if appropriate, that a decontamination scheme will need to be agreed to ensure that pollution to groundwater is mitigated. | Agreed - propose additional bullet: “Where there is potential for land contamination arising from previous uses, development proposals must be supported by appropriate site investigation, and where necessary, remediation measures to ensure no unacceptable risk to groundwater or the wider environment.” |
| | The policy should reference the requirement for a preliminary survey to check for the presence of bats and birds, and that any alterations / proposals for demolition should avoid harm if these are shown to be present. | Agreed - propose additional bullet: “Development proposals should be informed by appropriate ecological assessment where necessary, and must avoid harm to protected species, including bats and nesting birds, with mitigation secured where required.” |
| | The policy should require the retention of the mature native trees species within and adjoining the site (or suitable compensatory planting secured if this is not feasible), as well as protecting the existing mature hedgerow trees. Proposals should seek to take opportunities to further reinforce this landscape characteristic (hedgerow boundaries with trees) along the site boundaries. | Agreed - replace existing bullet with “Existing hedgerows and mature trees within and adjoining the site should be retained where possible, and proposals should take opportunities to strengthen these features through additional native planting.” |
| | It is recommended that preference is given to retaining elements of the former farmbuildings if feasible and viable, and that the agricultural heritage of the site is reflected in the design of any replacement buildings. | Disagree – this is considered too prescriptive as the heritage of this site is one of light industrial workshops and engineering, not agriculture. The existing buildings do not resemble farm buildings. |
| | | |
| Policy TNP6 IMPORTANT VIEWS | For clarity, it is recommended that the descriptions of the additional views identified in Annex 3 and referred to in TNP6 explicitly cover the heritage interest and features of the buildings that are of particular note within that view. | Agreed. |
| | Consideration should be given to the potential additional benefit of confirming the non-designated heritage asset status of all the locally important historic buildings that are identified (potentially through the addition of a further policy). | It is considered that this would be better progressed as an additional Project, rather than a new policy, with potential buildings nominated to Dorset Council for inclusion in their Local Heritage List. |

No significant effects were identified that would warrant more stringent monitoring over and above that already undertaken by Dorset Council with regard to the Local Plan.

Comments are invited on this Environmental Report as part of the consultation on the pre-submission Neighbourhood Plan.

1 INTRODUCTION

1.1 The main purpose of a Strategic Environmental Assessment (SEA) is: “to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development”¹.

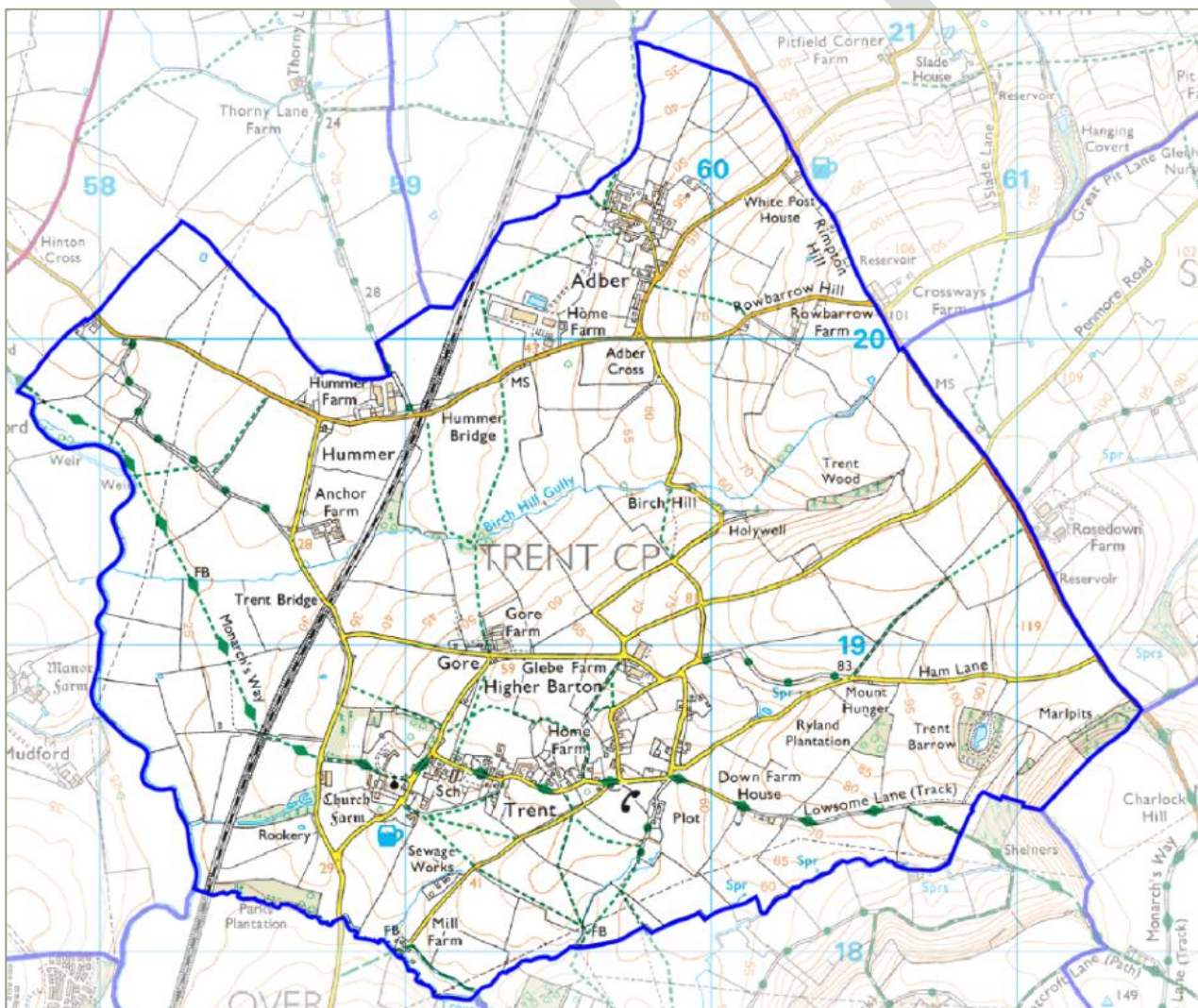
1.2 The process derives from legislation from the European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (‘SEA Directive’) which has been assimilated within UK legislation Environmental Assessment of Plans and Programmes Regulations 2004.

1.3 The report was drafted by Jo Witherden BSc (Hons) DipTP DipUD MRTPI of Dorset Planning Consultant Ltd, on behalf of Queen Thorne Parish Council.

THE NEIGHBOURHOOD PLAN AREA

1.4 The Trent Neighbourhood Plan area was designated by Dorset Council on 25 September 2023². It follows the parish boundaries, as shown in Map 1.

Map 1. the Neighbourhood Plan area



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¹ As set out in Article 1 of the SEA Directive

² <https://moderngov.dorsetcouncil.gov.uk/ieDecisionDetails.aspx?ID=2516>

THE NEIGHBOURHOOD PLAN'S AIMS AND OBJECTIVES

1.5 The first draft of the pre-submission Trent Neighbourhood Plan was produced in April 2026, and is the subject of this assessment. Its stated aim is:

to shape a resilient and distinctive future for Trent by managing development so that it strengthens community well-being, protects the parish's heritage and landscape, and reflects the priorities of local people.

1.6 The draft Plan includes four objectives:

- ⊕ **Objective 1: Character-led development and site selection.** To conserve and enhance the distinctive character, heritage assets and landscape setting of Trent by directing development to appropriate locations, prioritising the re-use of brownfield land and ensuring that all development is sympathetic in scale, design and form.
- ⊕ **Objective 2: Environmental protection, climate resilience and infrastructure.** To ensure that development protects and enhances the natural environment and is supported by appropriate infrastructure, addressing climate change, biodiversity, water management, nutrient neutrality and local capacity constraints.
- ⊕ **Objective 3: Access, recreation and well-being.** To support access to green spaces and the countryside, and to enhance opportunities for recreation and enjoyment that contribute to health, well-being and social inclusion.
- ⊕ **Objective 4: Community priorities beyond planning policy.** To identify and promote community-led projects that address local issues outside the scope of land-use planning, working with relevant partners where appropriate.

1.7 It contains eight planning policies and four projects. The former are the focus of this assessment given their statutory nature. These cover:

- ⊕ Design Codes (TNP1)
- ⊕ Proposals for the Church Farm Site T4 (TNP2)
- ⊕ Proposals for the Harbin's Farm Site T7 (TNP3)
- ⊕ Dark Skies (TNP4)
- ⊕ Local Green Spaces (TNP5)
- ⊕ Important Views (TNP6)
- ⊕ Nutrient Neutrality in relation to the Somerset Levels and Moors Ramsar site and Special Protection Area (TNP7)
- ⊕ Public Rights Of Way (TNP8)

THE SEA PROCESS

Screening

1.8 Government guidance³ advises that "In some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment." The following examples are given of where a strategic environmental assessment may be required:

- ⊕ a neighbourhood plan that allocates sites for development
- ⊕ in areas which contain sensitive natural or heritage assets that may be affected by the proposals in the plan
- ⊕ where the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through other routes.

1.9 An initial assessment was undertaken in October 2023 in conjunction with Dorset Council, to determine whether or not the Neighbourhood Plan was likely to have significant environmental effects.

³ NPPG Paragraph: 027 Reference ID: 11-027- 20190722 <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

The conclusion from this assessment was that the Trent Neighbourhood Plan would be likely to require a full SEA, given that the plan was likely to allocate land for development, albeit on a relatively small scale, and due to the environmental sensitivity of the plan area and surroundings, in particular with regard to heritage assets. The response provided by Dorset Council is included in Appendix 1.

Scoping

1.10 The scope and level of detail of the information to be included in an SEA must be subject to consultation with the statutory bodies. This helps to ensure that the assessment focuses on the environmental impacts which are likely to be significant. The guidance is clear that the assessment “does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the neighbourhood plan.”⁴ The scoping stage is intended to:

- ⊕ set out the context, in particular the consideration of key environmental and sustainability objectives of plans and strategies relevant to the area and issue;
- ⊕ identify existing environmental issues and related baseline information likely to be affected by the neighbourhood plan; and from this
- ⊕ determine the objectives that should be considered as part of the assessment.

1.11 A scoping report was prepared by AECOM Limited (“AECOM”), and the statutory bodies (the Environment Agency, Historic England, and Natural England), as well as Dorset Council and South Somerset Council, were consulted on this in April / May 2024. Responses were received from all of the consultees (see Appendix 2), and considered as follows:

Figure 1. Scoping Response Summary

| Consultee | Summary of Response | Consideration of Response |
|-------------------------|---|--|
| Dorset Council | Overall satisfied with the proposed SEA Framework. Suggests that air quality should be considered further given the proximity of the Yeovil Air Quality Management Area (AQMA) which is 340m from the Neighbourhood Plan area. The supporting questions for the Biodiversity and Geodiversity sustainability objective should include the potential for impacts upon the Somerset Levels and Moors Ramsar and SSSI. | Air quality will remain scoped out as an SEA theme, given the size of the Neighbourhood Plan area, low level of proposed development (<10 homes) and no other consultees (including Somerset Council, where the AQMA lies) have raised this as a concern. The potential removal of the AQMA designation in 2026 further supports this decision. The biodiversity objective and assessment questions have been updated to reference internationally and nationally designated sites in that could be indirectly impacted by development in the Neighbourhood Plan area. |
| Somerset Council | Highlights a number of specific points of interest that may be impacted by the Plan, including: <ul style="list-style-type: none"> – Nutrient neutrality issue relating the Somerset Levels and Moors Ramsar site means that any new housing development will be required to provide appropriate mitigation. | These potential constraints are noted and will be considered through the next stages of SEA/ |

⁴ NPPG Paragraph: 030 Reference ID: 11-030-20150209 <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

| | | |
|---------------------------|--|--|
| | <ul style="list-style-type: none"> – There is a protected species region for Daubenton’s Bat adjacent to and extending into the parish boundary – Grade II* Listed Mudford Manor is located approximately 230m from the western boundary of Trent parish, and several Archaeological sites of County Importance adjoin the parish boundary, and a number of Scheduled Monuments to the north of the neighbourhood area boundary - the moated site at Hinton Farm is the closest to the neighbourhood area being about 500m from the boundary. | |
| Environment Agency | <p>Highlights the need to distinguish between climate change and flood risk matters and suggests matters for further consideration, including:</p> <ul style="list-style-type: none"> – The Source Protection Zones (SPZs) to the south east - the Plan should seek to protect all waterbodies, including from groundwater pollution and contamination. – The benefits of ‘blue’ as well as ‘green’ infrastructure networks and the developing Local Nature Recovery Strategy. – Flood resilience and climate adaption measures, which should be embedded into the Plan where possible. | <p>Whilst climate change and flood risk will be considered within the same SEA theme, the assessment questions differentiate between the two and this will be reflected through the assessment narrative. Agree matters for consideration will include Dorset Council’s Level 1 Strategic Flood Risk Assessment (SFRA), the potential for the Neighbourhood Plan to impact on the water supply resources, and opportunities for how the mandatory biodiversity net gain (BNG) for planning can be met and exceeded, including water-based networks, and how this fits with the opportunities that may be highlighted through the Local Nature Recovery Strategy.</p> |
| Historic England | <p>Recommended that the potential of the proposed allocations to generate significant environmental effects upon relevant heritage assets be explored to an appropriate level as part of the SEA process.</p> | <p>Agree that the effects upon heritage assets will need be explored to an appropriate level as part of next stage of the SEA process, and note HE’s Site Allocations guidance as a source of advice.</p> |
| Natural England | <p>No specific comments made.</p> | <p>Noted</p> |

Testing of Options and production of an Environmental Report

1.12 The next step was the testing of any reasonable alternative options. An Interim Environmental Report was prepared by AECOM in August 2024, in order to set out the options that have been developed as ‘reasonable alternatives’ for the purposes of the SEA, and to appraise these in terms of their relative sustainability merits and the likely significant environment effects. The results of this appraisal are incorporated into this report. This reflects the iterative process of preparing the SEA alongside the drafting of the Neighbourhood Plan, which allows initial findings to be considered and influence the emerging draft document.

Production of an Environmental Report

1.13 This environmental report was produced in April 2026, and assesses the significance of environmental effects that are likely to arise from the pre-submission draft of the Neighbourhood Plan.

These are evaluated against objectives based on the issues raised through screening and scoping, and compared to the likely effects of any reasonable alternatives that have been identified. Suggestions for mitigation and techniques for monitoring policies are also made.

1.14 This report is now published for consultation alongside the pre-submission draft Neighbourhood Plan. Natural England, Historic England and the Environment Agency are consulted.

REQUIREMENTS OF THE SEA DIRECTIVE

1.15 The table below shows how the various parts of this Environmental Report address the requirements of the Directive.

Figure 2. SEA Directive requirements

| Directive Requirements | Where covered |
|--|-----------------|
| – A non-technical summary | Front |
| – An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes | Section 1 and 4 |
| – The environmental characteristics of the area (particularly those areas that could be significantly affected by the plan) | Section 2 |
| – Existing environmental problems and how these are likely to change over time if the plan was not implemented | Section 2 |
| – Relevant established environmental protection objectives and how these have been taken into account | Section 2 and 3 |
| – A description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) | Section 3 and 4 |
| – An outline of the reasons for selecting the alternatives evaluated | Section 4 |
| – The likely significant effects of the plan on the environment (including secondary, cumulative, permanent and temporary effects) | Section 4 and 5 |
| – The measures envisaged to prevent / reduce / offset any significant adverse environmental effects of the plan or programme | Section 4 and 5 |
| – A description of monitoring measures | Section 5 |

2 ENVIRONMENTAL ISSUES - POLICY CONTEXT AND BASELINE DATA

2.1 The related policy context and baseline data is explored and presented in relation to the main environmental themes associated with the SEA process, as identified through the scoping exercise undertaken by AECOM, and is grouped as follows:

- ⊕ Air quality, land, soil and water resources
- ⊕ Biodiversity and geology
- ⊕ Climate change and flood risk
- ⊕ Community wellbeing and transport
- ⊕ Historic environment
- ⊕ Landscape

2.2 In appraising the need for and scope of a SEA, the environmental problems relevant to the plan area, together with the value and vulnerability of the area likely to be affected due to: the effects on areas or landscapes which have a recognised national, or higher levels of protection; special natural characteristics or cultural heritage; and exceeded environmental quality standards or limit values, and intensive land-use all need to be taken into account.

2.3 The main findings on each theme are then summarised, in order to identify those issues that are likely to be the most relevant for further consideration. The context has been checked and updated where appropriate for new matters arising since the publication of the Scoping Report in 2024.

STRATEGIC POLICY CONTEXT

2.4 The Scoping Report includes a review of the strategic policy context for the Neighbourhood Plan area. This highlights the main documents reviewed, which have been checked and updated as necessary as part of this report. The Scoping Report also references various guidance and good practice notes as provided by the Statutory Consultees.

National plans and programmes

- ✦ [A Green Future: Our 25 Year Plan to Improve the Environment](#), 2018 and [Environmental Improvement Plan](#), 2025
- ✦ [Better Connected - A Strategy for Integrated Transport](#), 2026
- ✦ [Climate Change Act](#), 2008
- ✦ [Environment Act](#), 2021
- ✦ [Flood and Water Management Act](#), 2010
- ✦ [Food Strategy](#), 2025
- ✦ [Levelling Up and Regeneration Act \(LURA\)](#), 2023
- ✦ [National Flood and Coastal Erosion Risk Management Strategy for England](#), 2020
- ✦ [National Planning Policy Framework \(NPPF\)](#), 2024 and related [Planning Practice Guidance](#) (online webpages)
- ✦ [Natural Environment and Rural Communities Act](#), 2006
- ✦ [Net Zero Strategy: Build Back Greener](#), 2021 and [Decarbonising Transport: A Better, Greener Britain](#), 2021, [The Third National Adaptation Programme \(NAP3\)](#), 2023 and [Carbon Budget and Growth Delivery Plan](#), 2025
- ✦ [Plan For Change](#), 2024
- ✦ [Planning \(Listed Buildings and Conservation Areas\) Act](#), 1990
- ✦ [The Clean Air Strategy](#), 2019
- ✦ [The Land Use Framework for England](#), 2026
- ✦ [The National Design Guide](#), 2019 and [National Model Design Code](#), 2021
- ✦ [UK Biodiversity Framework](#), 2024 and [Blueprint for halting and reversing biodiversity loss: the UK's National Biodiversity Strategy and Action Plan for 2030](#), 2025
- ✦ [UK Infrastructure: A 10 Year Strategy](#), 2025

Local plans and programmes

- ✦ [Dorset Council Plan 2024 to 2029](#), 2024
- ✦ [West Dorset, Weymouth and Portland Local Plan](#), 2015

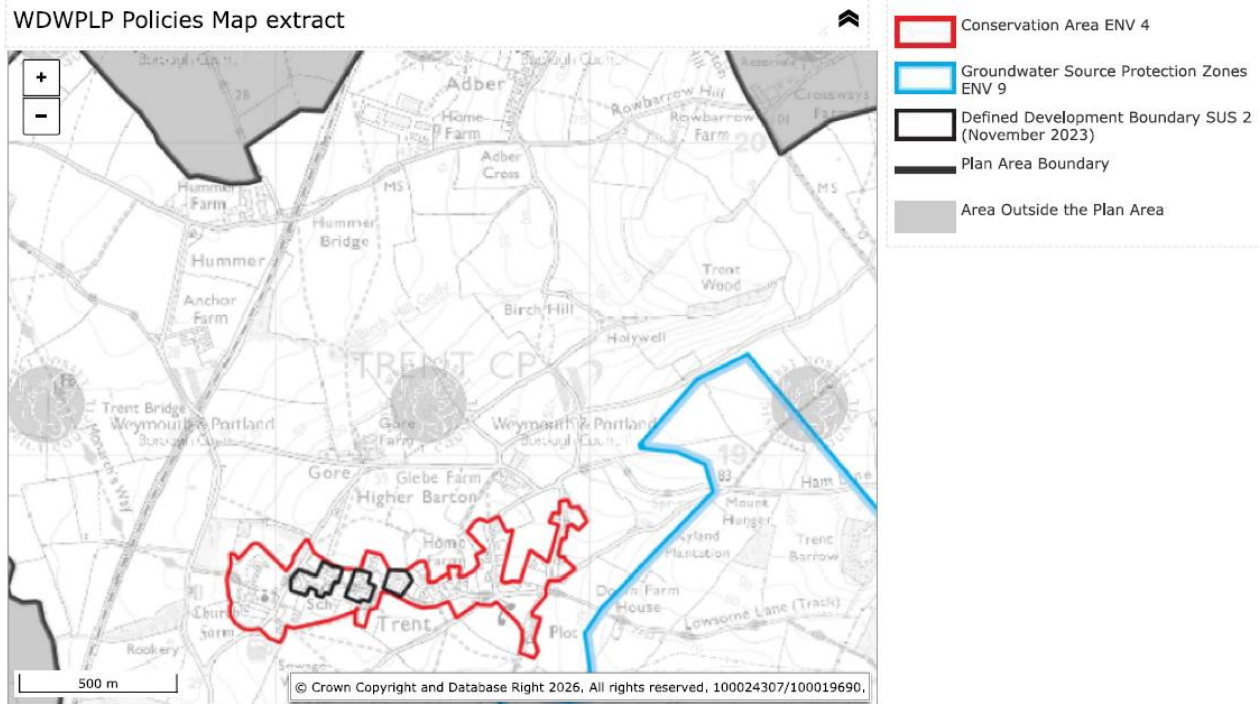
2.5 The Scoping Report notes that the NPPF provides an overarching framework for development, setting out the Government's planning policies and how these are expected to be applied. This broadly complements the general Government strategies on matters such as climate change, infrastructure provision and environmental matters. Neighbourhood Plans are required by legislation to have regard to national policies and advice, and contribute to the achievement of sustainable development.

2.6 The strategic policy context for this area is set by the West Dorset, Weymouth and Portland Local Plan, which forms the main basis for decision making, planning applications and development in the area. This focuses the majority of the growth on the main towns within the area, including the nearby town of Sherborne. In accordance with Policy SUS2, development in rural areas should take place at settlements with defined development boundaries, at an appropriate scale to the size the settlement. Outside defined development boundaries, development will be strictly controlled. The Plan recognises the village of Trent as a 'Settlement with Defined Development Boundaries' although only a very small part of the village lies within the defined boundary. The Policies Map also indicates the Groundwater

Source Protection Zones and Conservation Area, but does not include any other notations for the Neighbourhood Plan area.

Map 2. Adopted Local Plan Policies Map

WDWPLP Policies Map extract



2.7 In terms of future development in settlements with defined development boundaries, the adopted Local Plan notes that each village will be different in terms of its needs, opportunities and constraints, but in general in these smaller, rural settlements there are limited facilities and people tend to commute to the towns. Whilst there may be opportunities for growth this is less sustainable than if focused on the main towns, because it is more difficult to provide cost-effective local services or workable public transport solutions. This in turn increases carbon emissions and disadvantages those who don't have a car (usually the more vulnerable groups in our society). As such the Plan proposes an enabling approach for rural communities – working with those that want to see development take place, to help identify suitable sites to meet their local needs, but does not include targets for development in these areas.

2.8 Whilst the Local Plan is being updated, the new Dorset Council Local Plan is not expected to be adopted until late 2027. The Options Consultation in Summer 2025 did not propose to allocate land for development in the Neighbourhood Plan area. The earlier (2021) consultation included a review of the settlement hierarchy, with the village of Trent assessed as a “Tier 4” village where defined development boundaries would be removed and proposals assessed against countryside policy.

2.9 More recently, the Council's overarching strategic priorities have been set out in its latest Council Plan. These are to:

- ✦ provide affordable and high-quality housing - recognising that increasing the availability of affordable homes to meet the needs of local people, improving existing housing stock, and ensuring sustainable development is vital to improve personal health, economic and environmental sustainability
- ✦ grow our economy - encouraging growth, fostering innovation, and support businesses to help create new jobs
- ✦ communities for all - creating communities where everyone can thrive, where essential services are accessible, where people can enjoy life at any age and where people look out for each other
- ✦ respond to the climate and nature crisis – recognising that Dorset has a role to play in helping tackle climate change and support nature recovery, and that this can strengthen community resilience and stimulate economic growth.

AIR QUALITY, LAND, SOIL AND WATER RESOURCES

Additional plans and programmes reviewed:

- ✦ [Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan](#), 2019
- ✦ [Bournemouth, Christchurch, Poole and Dorset Waste Plan](#), 2019
- ✦ [Bournemouth, Dorset and Poole Minerals Strategy](#), 2014
- ✦ [Dorset Council Waste Strategy](#), 2024
- ✦ [South West River Basin District River Basin Management Plan](#), 2022 and related South West TraC monitoring data
- ✦ [Water Resources Management Plan](#), Wessex Water, 2024

Main findings on environmental issues and related baseline information

2.10 There are no air quality monitoring stations within the Neighbourhood Plan area. The area around and including Yeovil was declared an Air Quality Management Area (AQMA) in 2002, due to concerns over levels of nitrogen dioxide emissions. The most recent monitoring indicates that nitrogen dioxide emissions have dropped to an acceptable level since 2023, and providing levels remain acceptable, Somerset Council expect to remove the AQMA status in Yeovil in 2026⁵.

2.11 The Neighbourhood Plan area is largely underlain by soils that have the potential to be good quality agricultural land, with some areas having a high likelihood of being best and most versatile land. The area of Grade 1 agricultural land is within the south-east of the parish, and there are areas of Grade 2 around the settlements of Gore, Trent and Adber, with Grade 3 between them. The data shows undeveloped land within the Trent Neighbourhood Plan area has a moderate to high likelihood of being amongst the UK's best and most versatile agricultural land.

2.12 The Neighbourhood Plan area falls within the catchment of the River Parrett: Yeo DS Over Compton covers the majority of the neighbourhood area (the River Yeo / River Ivel lies to the west)ern neighbourhood boundary), with the Corton Denham Stream catchment in the northern part around Adber. Both of these water bodies have a moderate ecological status and this primarily relates to agriculture and rural land management issues.

2.13 There are no mineral safeguarding areas within the Neighbourhood Plan area. There is a safeguarded waste site and an associated 250m waste consultation area at the sewage treatment works operated by Wessex Water, located off Mill Lane to the south of Trent. The Water Resources Management Plan indicates that there is adequate supply over this period without a need to develop new sources of water. Part of the Neighbourhood Plan area to the east of Trent village is within a source protection zone for water (Zone II – Outer Protection Zone).

Scoping conclusion

2.14 Land, soil and water resources are scoped in to the SEA. Air quality is scoped out given the low potential for the Neighbourhood Plan to lead to significant effects.

BIODIVERSITY AND GEOLOGY

Additional plans and programmes reviewed:

- ✦ [Dorset Biodiversity Strategy](#), 2019 and [Dorset Council Biodiversity Report 2023-2025](#), 2026
- ✦ [Dorset Council Pollinators Action Plan 2019 - 2024](#), 2023
- ✦ [Dorset's Local Nature Recovery Strategy](#), 2025
- ✦ [Natural Environment, Climate and Ecology Strategy 2023 to 25 Refresh](#), 2025

Main findings on environmental issues and related baseline information

2.15 The report on [Natural Value 2022: The State of Dorset's Environment](#), published by Dorset Local Nature Partnership in 2022, provides a useful overview of the state of the environment across the county

⁵ <https://www.somerset.gov.uk/news/major-air-quality-improvement-for-countys-most-polluted-areas/>

of Dorset. The Local Nature Recovery Strategy provides a 10-year framework to help everyone work together towards a shared vision for nature recovery in Dorset, recognising that the county's natural environment is one of our greatest assets, but over time it has been weakened. The strategy provides a commitment to the national and international "[30by30 target](#)" that is enshrined within the Government's 2023 Environmental Improvement Plan, to effectively conserve and manage 30% of land and rivers for nature by 2030.

2.16 The Trent Neighbourhood Plan area sits within a hydrological catchment associated with the Somerset Levels and Moors Ramsar site and Special Protection Area (SPA). The site is also a Special Protection Area underpinned by 12 Sites of Special Scientific Interest. It is one of the largest and richest areas of traditionally managed wet grassland and fen habitats remaining in Britain. The majority of the site is only a few metres above sea level, and as such is affected by rainfall and tidal conditions. The site is important for several species, including wildfowl species in the winter, as well as breeding waders and aquatic invertebrates such as beetles. The vast majority of the ditches within the Ramsar Site and the underpinning SSSI's are classified as being in unfavourable condition as a result of excessive phosphorus levels, which has arisen from diffuse water pollution (such as agricultural leaching) and point discharges (such as from Waste Water Treatment Works) within the catchment. Further information on this matter is available on the [Somerset Council website](#).

2.17 Whilst there are no Sites of Special Scientific Interest (SSSIs) within the Neighbourhood Plan area. There are three within approximately 3km of the parish: Babylon Hill SSSI, Halfway House Quarry SSSI, and Low's Hill Quarry SSSI. All of these are all designated for their geological interest and the Neighbourhood Plan area does not overlap with SSSI Impact Risk Zones (IRZs) for development likely to come forward through the draft Neighbourhood Plan (i.e., rural non-residential, residential, and rural residential).

2.18 Biodiversity Action Plan (BAP) Priority Habitat coverage is limited, although there are areas of deciduous woodland and traditional orchard within the Neighbourhood Plan area, including close to the main settlement of Trent. There are also areas of Trent that fall within Natural England's Network Enhancement Zone 1 and Network Expansion Zone, indicating their potential to improve connectivity of existing patches of primary and associated habitats. The [Local Nature Recovery Strategy map](#) indicates the presence of ancient and veteran trees within St Andrew's churchyard, but does not otherwise identify any high opportunity nature areas within the Neighbourhood Plan area. The railway corridor is noted for its local importance as a wildlife corridor.

2.19 There is likely to be a range of protected species across the Neighbourhood Plan area. Somerset Council note that Daubenton's Bat has been recorded adjacent to and extending into the parish boundary from Somerset.

Scoping conclusion

2.20 Biodiversity is scoped in to the SEA. Geology is scoped out given the low potential for the Neighbourhood Plan to lead to significant effects.

CLIMATE CHANGE AND FLOOD RISK

Additional plans and programmes reviewed:

- ⊕ [Local Flood Risk Management Strategy](#), 2014
- ⊕ [Natural Environment, Climate and Ecology Strategy 2023 to 25 Refresh](#), 2025

Main findings on environmental issues and related baseline information

2.21 Dorset Council declared a climate emergency in May 2019, and this was updated in November 2019 to a climate and ecological emergency to incorporate the protection and enhancement of the natural environment and wildlife biodiversity in climate mitigation work. As with much of the country, extreme heat events are likely to occur more frequently in the future. In addition to this, drought is likely to become an increasing issue in summer, whilst surface water / groundwater flooding is likely to increase during winter months.

2.22 To achieve a carbon neutral Dorset by 2050, carbon dioxide emissions will need to be cut by more than 50 per cent by 2030. The largest sources of emissions in Dorset are agriculture (33%), transport (27%) and domestic energy (24%). These are broadly in line with national averages, except agriculture which is three times higher in rural Dorset (from sources like livestock, soils and machinery).

2.23 The latest [Strategic Flood Risk Assessment maps](#) for the area indicate that much of the area is predominantly at low risk; with land in Flood Zone 2 and Flood Zone 3 (high risk) located along the western neighbourhood boundary and associated with the flood plain of the River Yeo / River Ivel. There are areas within Flood Zone 2 in the eastern extent of the parish in the valley just west of the B3148 road to Marston Magna, opposite Rosedown Farm. The eastern parts of the parish are also potentially susceptible to groundwater flood risk. Whilst surface water flooding is not prevalent, there are notable flow routes through the parish including parts of the highway network as well as the network of local drainage channels.

Scoping conclusion

2.24 Climate change and flood risk are scoped in to the SEA.

COMMUNITY WELLBEING AND TRANSPORT

Additional plans and programmes reviewed:

- ✦ [Bus Service Improvement Plan](#), 2021
- ✦ [Dorset Council Housing Strategy](#) 2024 to 2029
- ✦ [Dorset Rights of Way Improvement Plan](#) (RoWIP) 2011 to 2021
- ✦ [Local Transport Plan 2011 to 2026](#) (LTP3), 2011
- ✦ [Working Better Together: Dorset's Integrated Care Partnership Strategy](#), 2022/23

Main findings on environmental issues and related baseline information

2.25 The population of Trent Parish is 310 (as of 2021). The age profile indicates that Trent parish has an ageing population, with comparatively fewer residents in the 20 – 45 age groups and significantly higher numbers in the 55 and over age groups. Nonetheless, residents in Trent report a higher level of very good health in comparison to Dorset and regional and national trends, and lower levels of bad and very bad health.

2.26 Community infrastructure in the Neighbourhood Plan area includes a village hall with an associated village green and children's play area, St Andrew's Church, Rose and Crown pub, allotments, village pond and Trent Young's CE primary school. The nearest towns for higher level facilities are Yeovil and Sherborne. Access to green space for physical and mental health and wellbeing is possible through using the village green, the Millennium pond, and the public rights of way network. This includes the Monarch's Way, a 625-mile national long distance path that runs through the parish and Trent village.

2.27 There are no rail stations within the parish, though the trainline connecting north from Yeovil Pen Mill station passes through the area. Yeovil Pen Mill station lies approximately 1.5 miles south-west of the Neighbourhood Plan area, and Sherborne station is approximately 1.8 miles the south-east of the area. There are no regular bus routes operating in the area. These factors are likely to underpin the reasons behind the comparatively high proportion of residents that either work from home or, for residents who do travel to work, travel via a car or van. The [road traffic collision map](#) highlights one serious and one slight collision in the area over the previous 5 years, on the lanes to the north of Trent village.

2.28 The index of multiple deprivation (IMD) gives an overall score that is broadly in line with the national average. However, for two themes - deprivation linked to barriers to housing and services and the living environment, the area is within the top 10% most deprived neighbourhoods within the UK. This likely reflects the limited facilities and services in the neighbourhood area, as well as housing availability and prices.

Scoping conclusion

2.29 Community wellbeing and transport are scoped in to the SEA.

HISTORIC ENVIRONMENT

Additional plans and programmes reviewed:

- ✦ [Dorset Council Local Heritage List, 2024](#)
- ✦ [Trent Conservation Area Appraisal, 2013](#)

Main findings on environmental issues and related baseline information

2.30 The [Dorset Heritage Explorer](#) provides a useful tool for researching the local record of historic buildings and archaeological finds and features in the county.

2.31 The Scoping Report notes that the earliest recorded settlements within the parish of Trent is in the 10th century AD when the village of Trent was recorded in the Saxon charters of Rimpton. The settlements of Trent and Adber are also recorded in the Domesday Book of 1086. The historic landscape has been shaped by medieval agricultural practices, comprising open fields, which were enclosed in 1852, and the influence of the farming practices including the many traditional orchards, allotments and strip lynchets / cultivation are noted on the historic environment record.

2.32 There are 44 listed buildings located within the parish. Three of these are Grade I, four are Grade II* and 37 are Grade II listed buildings. There is a large concentration of listed buildings within Trent's settlement core. This includes all three Grade I listed buildings: the Parish Church of St Andrew, Church Farmhouse, and The Chantry and attached walls. Whilst there are no locally important buildings identified for inclusion in the recently adopted Local List, some 22 Important Local Buildings have been identified in the Conservation Area appraisal. There are no Scheduled Monuments or registered Parks and Gardens in the parish.

2.33 Trent Conservation Area was designated in 1970. The Conservation Area Appraisal, undertaken in 2013, identifies its key characteristics, which in summary include its:

- ✦ Rural character and countryside setting, continuing influence of farming, the extent and visual and historic significance of natural boundaries and the significance of trees either in groups or singularly;
- ✦ Largely intact old road system with an east-west emphasis, tempered by lanes with a south or north orientation, which along with land plots and property plots defined by old boundaries and many important rural gateways, shape the village;
- ✦ Distinct clusters of properties (assisted by generous gardens and interspersed open spaces) and the sense of spaciousness and contact with the countryside;
- ✦ Outstanding Parish Church and the group of historic buildings around and including it; impressive number of manor houses and farms; and large number of Important Local Buildings;
- ✦ Predominant use of local stone and the number of thatched buildings.

2.34 Whilst there are no Listed Buildings on the national [Heritage at Risk Register](#), the Conservation Area appraisal notes the standards and methods of repair and maintenance of historic buildings and structure as an issue, alongside design standards in the public realm (overhead cables, traffic signs, road space with amenity value and use).

2.35 Somerset Council have also highlighted several heritage assets whose setting could be impacted by development in the Neighbourhood Plan area, including the Grade II* Listed Mudford Manor that lies approximately 230m from the western boundary of Trent parish, several Archaeological sites of County Importance as well as a number of Scheduled Monuments to the north of the neighbourhood area boundary - the moated site at Hinton Farm being about 500m from the boundary.

Scoping conclusion

2.36 The historic environment is scoped in to the SEA.

LANDSCAPE

Additional plans and programmes reviewed:

- ✦ [Dorset Landscape Character Assessments](#) (online webpages)
- ✦ [Green Infrastructure Framework](#), Natural England, 2023
- ✦ [NCA Profile:140 Yeovil Scarplands](#) (online webpages)
- ✦ [West Dorset Landscape Character Assessment](#), 2009

Main findings on environmental issues and related baseline information

2.37 The Neighbourhood Plan area does not lie within or within the setting of any National Landscapes. It is part of the Yeovil Scarplands National Character Area, and at a local level falls within two landscape character areas (LCAs): Valley Pasture on the western edge of the parish adjoining Somerset, relating to the River Yeo, and Limestone Hills across the central and eastern parts of the parish.

2.38 The Yeo Valley Pasture LCA is described as “A remote and flat landscape enclosed by tree cover and the surrounding sloping landform”. It has a number of key characteristics, including (but not limited to): flat and open valley floor landscapes with distinctly meandering river channels; old water meadow systems and features; and a grazed pastoral landscape based on deep alluvial and gravel soils, and the network of transport routes crossing the flat valley floor including the railway line, as well as small historic bridges of local stone. The overall management objective is to conserve the strong visual unity of the valley, the diversity of semi-natural habitats and to restore features such as wet woodlands pastures, water meadows, boundary features and historical lanes and bridges. Opportunities for large-scale multi-functional landscape restoration and creation are encouraged.

2.39 The Limestone Hills (Trent Hills) LCA is a varied landscape ranging from intimate villages and valleys with filtered views, to the larger scale and generally undeveloped higher ground with open views. The 2009 assessment notes that there are impressive views to the northwest of this area over the lower lying land of the Yeo Valley in Somerset. The key characteristics of this LCA include its diverse scenery with mixed farmland, mature mixed hedgerows with ash and oak hedgerow tree, and occasional small woodland. The main settlements are small villages, mostly linear in pattern, and are well contained within the landscape, and connected by the network of minor rural lanes cross this area. Buildings are constructed with a distinctive cream/brown coloured Inferior Oolitic limestone. The historic loss of traditional orchards around settlement is noted. The overall management objective for this area is to conserve the intimate character of the valleys and hillsides. The planting of new hedgerow trees and woodland management are also encouraged.

Scoping conclusion

2.40 Landscape is scoped in to the SEA.

3 ASSESSMENT PROCESS

DETERMINING THE SEA OBJECTIVES AND ASSESSMENT QUESTIONS

3.1 Based on the key issues identified in Section 2 of this report, and the scope of the Neighbourhood Plan, the following objective and assessment questions were developed. In order to avoid overlap, duplicate questions relating to several topics have been assigned to the most relevant one.

Figure 3. Proposed SEA objectives and assessment questions

| Topic | Proposed SEA objectives | Proposed assessment questions |
|--------------------------------|---|--|
| LAND, SOIL AND WATER RESOURCES | Ensure the efficient and effective use of land, and protect and enhance water quality, using water resources in a sustainable | Does the Plan / policy... <ul style="list-style-type: none"> – Avoid the development of the best and most versatile agricultural land? – Avoid negative impacts on water quality, including groundwater pollution and adverse impacts to the |

| | | |
|-----------------------------------|---|---|
| | manner. | Trent sewage treatment works? |
| BIODIVERSITY | Protect and enhance biodiversity. | Does the Plan / policy... <ul style="list-style-type: none"> – Improve and extend green infrastructure, ecological sites and networks and increase the resilience of biodiversity in the area? – Avoid harm to internationally and nationally designated wildlife sites outside of the area that may be indirectly harmed through development? |
| CLIMATE CHANGE AND FLOOD RISK | Reduce the contribution to climate change made by activities within the neighbourhood area and increase resilience to the potential effects of climate change, including flooding. | Does the Plan / policy... <ul style="list-style-type: none"> – Encourage higher standards of design that will reduce carbon emissions and resilience to the likely future effects of climate change? – Avoid areas at risk of fluvial, surface and groundwater flooding, and sustainably manage water run-off, reducing runoff where possible? |
| COMMUNITY WELLBEING AND TRANSPORT | Ensure growth in the neighbourhood area is aligned with the needs of all residents and in suitably connected places, supported by the appropriate and timely provision of infrastructure to enable cohesive and inclusive communities. Promote sustainable transport use and reduce the need to travel. | Does the Plan / policy... <ul style="list-style-type: none"> – Support the provision of a range of house types and sizes to help meet local needs, including the needs of an ageing population? – Improve the availability and accessibility of key local facilities? – Improve access to open space and the enjoyment of the countryside? – Reduce the need to travel and promote the use of more sustainable modes of transport, including walking, cycling, public transport, and electric vehicle (EV) infrastructure? – Support local employment opportunities and working from home? – Improve road safety? |
| HISTORIC ENVIRONMENT | Protect, conserve, and enhance the historic environment within and surrounding the Neighbourhood Plan area. | Does the Plan / policy... <ul style="list-style-type: none"> – Conserve and enhance the Trent Conservation Area, and protect the integrity of its historic setting? – Conserve and enhance nationally designated heritage assets, local buildings and structures of architectural or historic interest, and their settings? – Support access to, interpretation and understanding of the historic evolution and character of the neighbourhood area and its archaeological interest? |
| LANDSCAPE | Protect and enhance the character and quality of the immediate and surrounding landscape. | Does the Plan / policy... <ul style="list-style-type: none"> – Protect and / or enhance local landscape character and quality of the area, and enhance local identity, diversity, and settlement character? – Retain and enhance landscape features that contribute to the landscape setting, including trees and hedgerows and locally important views? |

4 TESTING OF THE NEIGHBOURHOOD PLAN'S POLICIES

THE RELATIONSHIP WITH OTHER RELEVANT PLANS AND PROGRAMMES

4.1 Once a Neighbourhood Plan has been brought into force, the policies it contains may take precedence over existing non-strategic policies in a Local Plan that would otherwise conflict, until superseded by strategic or non-strategic policies that are adopted later. Neighbourhood Plans are required by legislation to have regard to national policies and advice, and contribute to the achievement of sustainable development. National planning policy and guidance remains a material consideration in planning decisions.

4.2 The Neighbourhood Plan cannot deal with county matters (mineral extraction and waste development), nationally significant infrastructure or development that falls within Annex 1 to Council Directive 85/337/EEC as these are specifically excluded by the legislation.

CONSIDERATION AND TESTING OF REASONABLE ALTERNATIVES

IN THE ABSENCE OF A NEIGHBOURHOOD PLAN

4.3 There is no legal requirement to produce a Neighbourhood Plan for all areas, and in its absence planning decisions would be made in line with the development plan (which in this case is the West Dorset, Weymouth and Portland Local Plan), unless material considerations indicate otherwise.

4.4 In the absence of a Neighbourhood Plan, development would still take place within the area, but no sites are specifically allocated for development, and the defined development boundary is tightly drawn around Trent village and may well be removed in the forthcoming Local Plan.

4.5 The policies have therefore been assessed against the baseline that would include the status quo in relation to the current Local Plan and national planning policy.

ADDITIONAL ALTERNATIVES CONSIDERED

4.6 Whilst there is no housing target for the Neighbourhood Plan area within the Adopted Local Plan, the potential to allocate land to meet local housing and community / business needs was explored through the preparation of the Neighbourhood Plan. Dorset Council was initially requested to provide an indicative housing requirement for Trent in 2022, which was checked and updated in February 2025, and have advised that the minimum requirement would equate to 1 dwelling over the plan period. This was based on the methodology set out in the Dorset Council Local Plan Options Consultation (2021) and includes any completions from the start of the plan period, extant commitments, and any allocations in the adopted development plan, potentially suitable sites in the Strategic Housing Land Availability Assessment, and anticipated windfall development based on recent completions from this source. Evidence from local consultation and demographic analysis has indicated that a modest level of additional housing (up to 10 homes) should support the long-term sustainability of Trent and would be appropriate given the size, character and environmental constraints of the parish, and desire to safeguard its distinctive rural character.

4.7 Dorset Council's latest Strategic Housing Land Availability Assessment (SHLAA) published in 2024 did not include any sites for consideration within the Neighbourhood Plan area⁶. As a result the Parish Council have worked with the major landowner (the Ernest Cook Trust) to identify potential sites, noting the expressed preference of the community to focus on brownfield sites. The results of the options initially identified for further consideration are shown on Map 3, and these have been further refined following community consultation in January 2025.

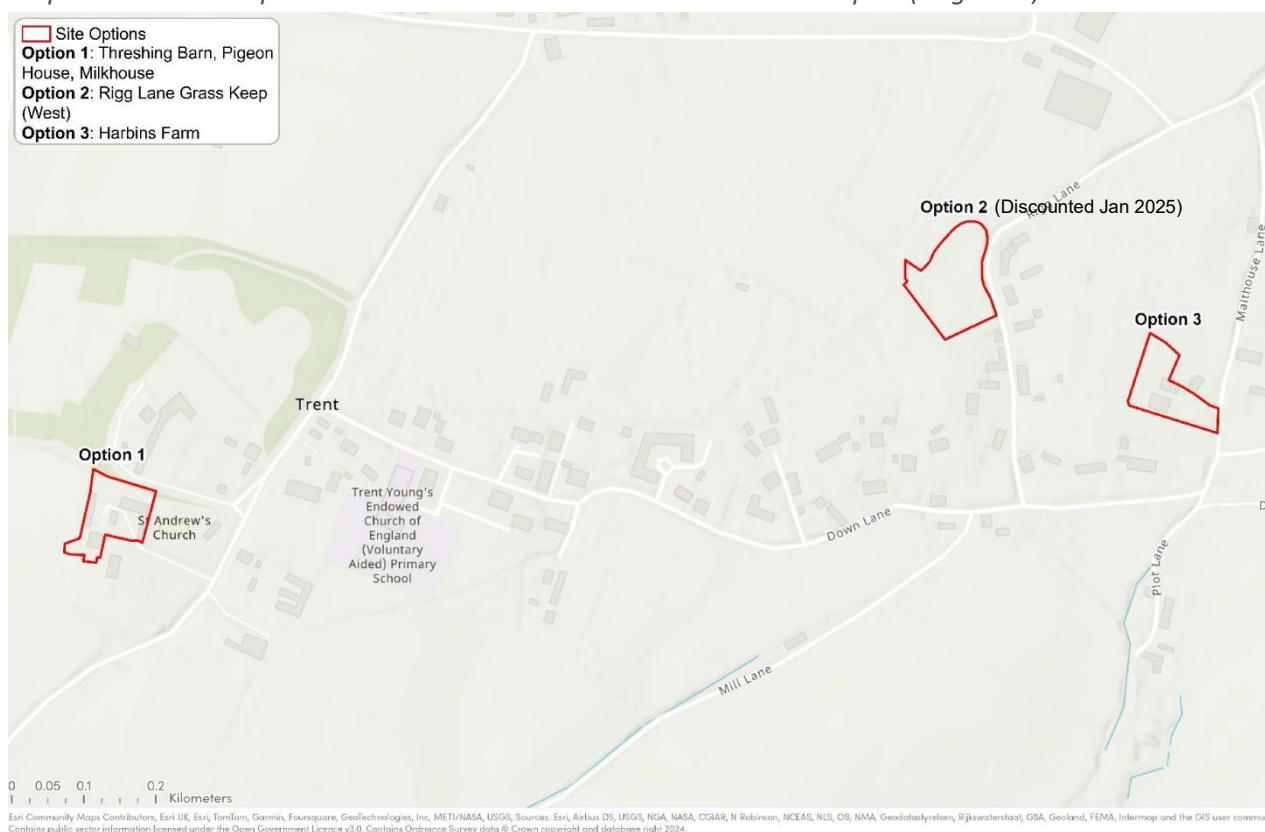
4.8 The four potential housing sites identified for consideration included Site T6, the Rigg Lane Grass Keep (East) site. This site was rejected at a relatively early stage, due to its undeveloped (greenfield)

⁶ <https://www.dorsetcouncil.gov.uk/w/land-availability>

nature, relative elevation and gradient and access constraints. Of the three remaining sites, two were brownfield sites within the village (although outside of the defined development boundary), and the third was a greenfield on the edge of the village, that due to viability would be more likely to be able to provide some affordable housing. Each site was assessed as having the potential to deliver between one and five homes. The sites assessed through the Interim Environmental Report prepared by AECOM were therefore:

- ⊕ Option 1 (Site T4): Threshing Barn, Pigeon House, Milkhouse.
- ⊕ Option 2 (Site T6a): Rigg Lane Grass Keep (West) - which was subsequently rejected.
- ⊕ Option 3 (Site T7): Harbins Farm.

Map 3. Alternative Options considered in the Interim Environmental Report (Aug 2024)



4.9 The interim assessment considered the relative sustainability merits of the three site options, in the absence of any specific policy wording. The site options were ranked in terms of their sustainability performance against the relevant SEA topic, which has been checked as part of this assessment, and the main findings are summarised below. A map showing the three options sites and related information such as the Listed Building, Conservation Area extent, and Priority Habitats, is included as Appendix 3(A). A map showing the three options sites in relation to the locally identified Local Green Spaces and Important Local Views, is included as Appendix 3(B).

Figure 4. Assessment of site options

| Options Assessment | | Environmental assessment objective | | | | | |
|---|---------------------|------------------------------------|--------------|-----------------------------|---------------------------------|----------------------|-----------|
| | | Land, soil & water resources | Biodiversity | Climate change & flood risk | Community wellbeing & transport | Historic Environment | Landscape |
| Option 1 (Site T4): Threshing Barn, Pigeon House, Milkhouse | Significant effect? | No | n/k | No | No | - ve | No |
| | Rank | 1 | 1 | 1 | 1 | 3 | 1 |
| Option 2 (Site T6a): Rigg Lane Grass Keep (West). | Significant effect? | No | n/k | No | No | - ve | No |
| | Rank | 3 | 3 | 2 | 2 | 2 | 2 |

| | | | | | | | |
|---|---------------------|----|-----|----|----|------|----|
| Option 3 (Site T7): Harbins Farm | Significant effect? | No | n/k | No | No | - ve | No |
| | Rank | 2 | 2 | 1 | 3 | 1 | 1 |

4.10 Key findings are summarised below:

| Topic | Assessment questions | Interim Assessment (summary of key conclusions) |
|-----------------------------------|---|---|
| LAND, SOIL AND WATER RESOURCES | <p>Does the Plan / policy...</p> <ul style="list-style-type: none"> – Avoid the development of the best and most versatile agricultural land? – Avoid negative impacts on water quality, including groundwater pollution and adverse impacts to the Trent sewage treatment works? | <p>Option 1 is ranked the most favourably as a brownfield site. Option 3 is ranked the second most favourably; as a brownfield site, but has the potential to be contaminated and as such may require decontamination work before development can go ahead. Option 2 is ranked the least favourably due to the loss of productive agricultural land that cannot be mitigated. Option 1 and Option 3 are anticipated to bring forward positive effects, and Option 2 would be negative. However, the effects are not concluded to be significant given the scale of the proposals.</p> |
| BIODIVERSITY | <p>Does the Plan / policy...</p> <ul style="list-style-type: none"> – Improve and extend green infrastructure, ecological sites and networks and increase the resilience of biodiversity in the area? – Avoid harm to internationally and nationally designated wildlife sites outside of the area that may be indirectly harmed through development? | <p>Option 1 is ranked the most favourably. Whilst it is adjacent to BAP Priority Habitats located to the north and south, these habitat areas are less extensive than the BAP Priority Habitat adjacent to Option 3. Additionally, Option 1 is a brownfield site and development here could enhance biodiversity. Option 3 is ranked the second most favourably given its brownfield nature. Option 2 is ranked the least favourably as a greenfield site with higher potential to already support biodiversity in the area. At this time, uncertain effects are concluded likely for all three options. All of the sites are within the catchment of the Somerset Levels and Moors SPA, and there is also uncertainty over potential design schemes that will come forward and the extent to which the schemes can deliver net gains for nature.</p> |
| CLIMATE CHANGE AND FLOOD RISK | <p>Does the Plan / policy...</p> <ul style="list-style-type: none"> – Encourage higher standards of design that will reduce carbon emissions and resilience to the likely future effects of climate change? – Avoid areas at risk of fluvial, surface and groundwater flooding, and sustainably manage water run-off, reducing runoff where possible? | <p>None of the three options will bring forward development in areas at risk of flooding, although there is some risk of surface water flooding on the local highway network. The standards of design would potentially be equal across all three sites, the re-use of buildings / materials on the brownfield sites could be beneficial but it not known at this stage. Option 2 is ranked least favourably as a greenfield site which has greater potential to impact on drainage patterns. However, it is unlikely that development will lead to significant deviations from the baseline. As such, no significant effects are anticipated for any of the three options.</p> |
| COMMUNITY WELLBEING AND TRANSPORT | <p>Does the Plan / policy...</p> <ul style="list-style-type: none"> – Support the provision of a range of house types and sizes to help meet local needs, including the needs of an ageing population? – Improve the availability and accessibility of key local | <p>Option 1 is ranked the most favourable, given it is proximity to green spaces and community infrastructure, as well as the access it offers to the PRow network. This is followed by Option 2, reflecting its proximity to the PRow network which will allow for safe active transportation uptake. Option 3 is ranked the least favourably, due to the distance of the site from the settlement centre and</p> |

| | | |
|-----------------------------|--|---|
| | <p>facilities?</p> <ul style="list-style-type: none"> – Improve access to open space and the enjoyment of the countryside? – Reduce the need to travel and promote the use of more sustainable modes of transport, including walking, cycling, public transport, and electric vehicle (EV) infrastructure? – Support local employment opportunities and working from home? – Improve road safety? | <p>its removal from the PRoW network. Whilst none of the options would support local employment opportunities or increase the availability and accessibility of key local facilities, there is no reason to consider that they be detrimental or would be unsuited to working from home. There are no obvious opportunities for any of the sites to improve road safety or promote the use of more sustainable modes of transport (other than through generic requirements such as cycle storage and EV charging facilities). Overall, no significant effects are considered likely for any of the three options. This is due to the low level of growth each option can support, which limits the potential for negative impacts to the community infrastructure and transport network in Trent and the wider area.</p> |
| <p>HISTORIC ENVIRONMENT</p> | <p>Does the Plan / policy...</p> <ul style="list-style-type: none"> – Conserve and enhance the Trent Conservation Area, and protect the integrity of its historic setting? – Conserve and enhance nationally designated heritage assets, local buildings and structures of architectural or historic interest, and their settings? – Support access to, interpretation and understanding of the historic evolution and character of the neighbourhood area and its archaeological interest? | <p>At this time, significant negative effects are concluded possible for all three options pre-mitigation, given they are all wholly or partially within the Trent Conservation Area, and the sites are within proximity to Listed buildings. Overall, Option 3 is the most favourable of the three options due to the site being more removed from designated heritage features (the closest being the Old School House that sits within large grounds some 40m to the south, on the far side of the access into the orchard that lies to the west), and the potential for its redevelopment to contribute to the interpretation of the locally important Harbin's Farmhouse. Option 2 is ranked the second most favourable option. This reflects the proximity of the site to two listed buildings (it lies opposite the Grade II* listed Rigg Lane Farm House and adjoins the grounds of the Grade II listed 42 Rigg Lane), and the uncertainty around potential effects development could have on their setting. Option 1 is the most sensitive and therefore least favourable option at this stage due to there being Listed structures within the site boundaries which could be adversely affected through insensitive conversion or development within their setting, and the sites proximity to the highly important Grade I listed Church Farmhouse to the south, Parish Church of St Andrew to the east, and the Chantry and attached walls to the east, as well as further Grade II Listed structures and walls and the Manor House to the north. However, it is noted that redevelopment within this site could allow for improved access to local assets in this part of Trent, and secure the long-term maintenance of these assets.</p> |
| <p>LANDSCAPE</p> | <p>Does the Plan / policy...</p> <ul style="list-style-type: none"> – Protect and / or enhance local landscape character | <p>None of the options are likely to significantly impinge upon an important local view or green space. Option 1 and Option 3, as brownfield sites, present a</p> |

| | | |
|--|--|--|
| | <p>and quality of the area, and enhance local identity, diversity, and settlement character?</p> <p>– Retain and enhance landscape features that contribute to the landscape setting, including trees and hedgerows and locally important views?</p> | <p>greater opportunity to enhance the contribution of these sites to the area’s character, though this is dependent on detailed design matters. Options 2 and 3 include some larger, mature trees within the site boundaries which could potentially be impacted by insensitive development, which currently provide some screening of these sites from wider views. Option 1 includes traditional farm buildings which are important to the area’s local character, but which are expected to be retained. Option 3 is potentially more sensitive given its proximity to several PRoW and undeveloped nature. No significant effects are considered likely at this stage.</p> |
|--|--|--|

4.11 Two potential school parking sites (Sites SP1 and SP2) were also considered, but both of these were rejected due to a combination of legal and ownership issues, viability, and potential harm to the visual amenity and rural character of open spaces in close proximity to the school. As such, the Neighbourhood Plan does not contain any site-specific proposals for this and looks instead to address this issue through a community project to investigate methods to reduce the traffic congestion that occurs around the school during term time, and these are not assessed in the AECOM interim assessment.

REVIEW AND TESTING OF POLICIES

4.12 This section provides a summary of the sustainability impacts associated with each policy area in the pre-submission draft Neighbourhood Plan. The policy wording as assessed is contained in Appendix 4. The results of the analysis of each policy are provided in table format against each of the sustainability objectives in Section 3, and graded as follows:

| | | |
|------|----|---|
| Key: | ✓✓ | significant positive impact likely |
| | ✓ | positive impact likely but not considered significant |
| | - | neutral impact likely |
| | ? | uncertain but potentially significant adverse impact |
| | ✗ | adverse impact likely but not considered significant |
| | ✗✗ | significant adverse impact likely |

Figure 5. Policies 1 – 8 assessment scores

| Policies | Environmental assessment objective | | | | | |
|-----------------------------------|------------------------------------|--------------|-----------------------------|---------------------------------|----------------------|-----------|
| | Land, soil & water resources | Biodiversity | Climate change & flood risk | Community wellbeing & transport | Historic Environment | Landscape |
| Policy TNP1 DESIGN CODES | - | ✓ | - | - | ✓✓ | ✓ |
| Policy TNP2 CHURCH FARM Site T4 | - | ? | ✓ | ✓ | ✓ | ✓ |
| Policy TNP3 HARBIN’S FARM Site T7 | ? | ? | ✓ | ✓ | ✗ | - |
| Policy TNP4 DARK SKIES | - | ✓ | - | ✗ | - | ✓ |
| Policy TNP5 LOCAL GREEN SPACES | - | ✓ | - | - | ✓ | ✓ |
| Policy TNP6 IMPORTANT VIEWS | - | - | - | - | ✓ | ✓ |
| Policy TNP7 NUTRIENT NEUTRALITY | ✓ | ✓✓ | - | - | - | - |
| Policy TNP8 PUBLIC RIGHTS OF WAY | - | - | - | ✓ | - | - |

4.13 The following table sets out the basis for the above summarised scores.

Figure 6. Policies 1 – 8 assessment basis

| Topic | Assessment questions | Proposed SEA objectives |
|--------------------------------|---|---|
| LAND, SOIL AND WATER RESOURCES | <p>Does the Plan / policy...</p> <ul style="list-style-type: none"> – Avoid the development of the best and most versatile agricultural land? – Avoid negative impacts on water quality, including groundwater pollution and adverse impacts to the Trent sewage treatment works? | <p>The two site allocations proposed (policies TNP2 and TNP3) are brownfield sites and therefore will not impact on the availability of the best and most versatile agricultural land. Neither proposal would appear likely to harm the Trent sewage treatment works. Given the previous business / workshop use of the land / buildings at Harbins Farm (TNP3) the land may have some contamination that would be further disturbed through its redevelopment. A contamination survey should be required in relation to the development of this site and, if appropriate, a decontamination scheme agreed to ensure that pollution to groundwater is mitigated. This matter is not included in the draft policy wording of TNP3, and is recommended for inclusion. The requirement for nutrient neutrality in Policy TNP 7 should help reduce harmful levels of phosphorus in the local river network as well as the Somerset Levels Ramsar site, but is unlikely to have a significant impact given the scale of development proposed in the Neighbourhood Plan area. None of the other policies would have a notable impact on the SEA objectives of this topic.</p> |
| BIODIVERSITY | <p>Does the Plan / policy...</p> <ul style="list-style-type: none"> – Improve and extend green infrastructure, ecological sites and networks and increase the resilience of biodiversity in the area? – Avoid harm to internationally and nationally designated wildlife sites outside of the area that may be indirectly harmed through development? | <p>The retention and encouragement of additional historic boundary walls, banks and hedges under the design code (TNP1) will retain potentially retain and strengthen locally important wildlife corridors, and is therefore scored positively on this point. Policy TNP2 seeks to extend the line of trees into the site and also supports the potential creation of new communal green space(s). The traditional agricultural nature of the buildings could well provide roosting opportunities for protected species (in particular bats and barn owls) which could be harmed if not properly considered. Similarly the workshop buildings at Harbins Farm (Policy TNP3) could provide roosting opportunities for bats and smaller birds. A preliminary survey should be required to check for the presence of bats and birds, and any alterations / proposals for demolition should avoid harm if these are shown to be present. This matter is not included in the draft policy wording for TNP2 and TNP3, and is recommended for inclusion. The Harbins Farm (Policy TNP3) also includes a number of mature native trees, mainly located to the front of the site on the southern boundary, and also the northern boundary. Whilst these may not be significant in their biodiversity value, and may be on adjoining sites (but their roots could be impacted by development) their loss should be avoided or adequately</p> |

| | | |
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| | | <p>compensated for in order to increase the resilience of biodiversity in the area. Reference to the retention of the mature native trees species within and adjoining the site (or suitable compensatory planting secured if this is not feasible) is not included in the draft policy wording of TNP3, and is recommended for inclusion.</p> <p>Policy TNP4 seeks to retain the area’s dark skies through controlling light pollution, and is therefore beneficial for nocturnal animals including bat species. Policy TNP5 designates a number of local green spaces noted to be of biodiversity value, including LGS2, LGS4, LGS5, LGS6, and LGS9 which include areas of traditional orchard, LGS 1 which includes a pond and is managed for its wildlife interest, and LGS 8 which includes a dew pond and has been undisturbed by ploughing. Whilst the policy cannot direct their future land management, it seeks to safeguard them from inappropriate development that would harm their reasons for designation. The requirement for nutrient neutrality in Policy TNP7 should protect the integrity of the Somerset Levels and Moors Ramsar site and SPA. The remaining policies are considered broadly neutral, although it is noted that Policy TNP8 safeguards against development that would adversely impact on the wildlife benefits of the public rights of way network.</p> |
| <p>CLIMATE CHANGE AND FLOOD RISK</p> | <p>Does the Plan / policy...</p> <ul style="list-style-type: none"> – Encourage higher standards of design that will reduce carbon emissions and resilience to the likely future effects of climate change? – Avoid areas at risk of fluvial, surface and groundwater flooding, and sustainably manage water run-off, reducing runoff where possible? | <p>The design codes referenced in TNP1 states that energy efficiency measures and renewable technologies should be sensitively integrated and proportionate, avoiding harm to historic fabric, traditional roof forms, roofscapes and important views, and broadly supports the use of traditional materials – whilst this is broadly compatible with the SEA objectives, it is not clear whether this would restrict opportunities to reduce carbon emissions, and therefore has been scored neutrally. Neither of the site allocations (TNP2 and TNP3) are in areas at risk of flooding, and are on brownfield sites that include existing buildings and associated drainage networks, and they therefore score positively in this regard. Both site allocations require hard surfacing to be permeable, which will reduce potential for further surface water run-off. Whilst there is some risk of surface water flooding on the local highway network, the northward links to the B3148 appear to be largely unaffected and therefore there is no significant risk anticipated in this respect. None of the other policies would have a notable impact on the SEA objectives of this topic.</p> |
| <p>COMMUNITY WELLBEING</p> | <p>Does the Plan / policy...</p> <ul style="list-style-type: none"> – Support the provision of a range of house types and | <p>The two site allocations proposed (policies TNP2 and TNP3) are brownfield sites and are unlikely to generate any affordable housing due to their size and</p> |

| | | |
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| <p>AND TRANSPORT</p> | <p>sizes to help meet local needs, including the needs of an ageing population?</p> <ul style="list-style-type: none"> – Improve the availability and accessibility of key local facilities? – Improve access to open space and the enjoyment of the countryside? – Reduce the need to travel and promote the use of more sustainable modes of transport, including walking, cycling, public transport, and electric vehicle (EV) infrastructure? – Support local employment opportunities and working from home? – Improve road safety? | <p>viability. There are no specific proposals for the housing to be designed for the needs of an ageing population, although current building regulations incorporate minimum standards in relation to matters such as access and mobility. Neither site is proposed for employment or to make specific provision for home working, but the slight increase in population from the housing would potentially indirectly support local services and facilities, and there is no reason to consider that the housing provision would be unsuited to working from home. Neither site makes provision for public access to the countryside, or improvements to road safety or more sustainable modes of transport, although TNP2 is well located in relation to local services / facilities and the wider PRoW network. Overall they are considered to score positively in this regard but not significant.</p> <p>The requirement to street lighting under Policy TNP4 could potentially have road safety implications and reduce the attractiveness of walking and cycling outside of daylight hours, but the policy allows for external lighting schemes should be avoided unless required for health and safety reasons, and is therefore not considered to have a significant adverse impact on this objective. Policy TNP8 encourages the improvement and expansion of the existing public rights of way network, permissive paths and open access land within the parish, including options that are suitable for use of people with mobility difficulties, wheelchairs or buggies, and therefore scores positively in this regard.</p> |
| <p>HISTORIC ENVIRONMENT</p> | <p>Does the Plan / policy...</p> <ul style="list-style-type: none"> – Conserve and enhance the Trent Conservation Area, and protect the integrity of its historic setting? – Conserve and enhance nationally designated heritage assets, local buildings and structures of architectural or historic interest, and their settings? – Support access to, interpretation and understanding of the historic evolution and character of the neighbourhood area and its archaeological interest? | <p>The design codes referenced in TNP1 have taken into account the traditional vernacular and guidance provided in the Conservation Area appraisal, and use the same historic building clusters as identified in the appraisal are also considered. It is therefore likely to reinforce the importance of, and protect, the significance of the Conservation Area and conserve and enhance the various designated and non-designated heritage assets and their settings.</p> <p>In terms of the two site allocations, TNP2 relating to the Church Farm Site is the most sensitive given the high importance and relationship with historic buildings. The policy seeks the retention and viable re-use of this historic group of buildings, to ensure that these are adequately maintained, and sets out some key principles to safeguard their significance. The site masterplanning and viability studies tested two potential options, concluding that the scenario with all residential is the more viable, though viability of the site generally is challenging requiring careful management of build costs to achieve appropriate</p> |

returns to developer and landowner. In terms of the heritage assets within the site, the assessment notes the following features:

- Barn 40 metres north of Church Farmhouse (HE List Entry Number: 1119306 Grade II Listed⁷) is a course rubble-stoned barn with a Roman tile roof, gable ends and stone gable copings and is representative of 13th century, 18th century, and 20th century infrastructure. This is attached to single storey row of sheds to the south side which may be Listed as a result.
- Pigeon-house, 25 metres north of Church Farmhouse (HE List Entry Number: 1119305 Grade II Listed⁸) is a cob walled, thatched roof structure with clay-hob pigeon holes throughout the interior, representative of 17th century structures.
- Milkhouse and attached walls, 10 metres north-west of Church Farmhouse (HE List Entry Number: 1323926 Grade II Listed⁹) is a late 17th century structure with some 20th century alterations.

The Conservation Area appraisal highlights the Parish church to the west as an important key landmark (HE List Entry Number: 1323927 Grade II Listed¹⁰), and Church Farm to the south is considered a key Listed Building (HE List Entry Number: 1119345 Grade I Listed¹¹) which are greater in scale and dominance. It considers the entire Church Farm (including this site) and the Parish Church, churchyard, The Chantry and the Dairy House as forming an important building group, and this sites specifically as the largest group of extant farm buildings in the Conservation Area. There are no specific views through the site mentioned in the appraisal, but the route of Lady's Lane (the public right of way that runs east-west to the north) is noted as historically important and a gateway into the village. The Conservation Area Appraisal considers the early C19 stables/cart shed that forms the west boundary of the yard as curtilage Listed, as are the sheds attached to the barn on the boundary with the churchyard, and notes the attached wall to the Milkhouse. The Milkhouse is also noted as having three light C17 casement with ovolo-moulded timber mullions as part of the impressive range of early windows that can be found in the Conservation Area. The criteria in the policy have been informed by this assessment, including an understanding of the significance of the heritage

⁷ <https://historicengland.org.uk/listing/the-list/list-entry/1119306?section=official-list-entry>

⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1119305?section=official-list-entry>

⁹ <https://historicengland.org.uk/listing/the-list/list-entry/1323926?section=official-list-entry>

¹⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1323927?section=official-list-entry>

¹¹ <https://historicengland.org.uk/listing/the-list/list-entry/1119345?section=official-list-entry>

assets. ***In order to improve the robustness of TNP2's heritage guidance, it is recommended that the following principles are also included:***

- ***The early C19 stables/cart shed that forms the west boundary of the yard, the sheds attached to the barn on the boundary with the churchyard, and attached walls to the Milkhouse are important in defining this unique space, and reinforce its significance as the largest group of extant farm buildings in the Conservation Area, and must be retained;***
- ***The existing examples of early window in the Milkhouse must be retained.***

The final criteria regarding the introduction on internal boundaries should include the caveat "provided this does not undermine the understand and coherence of the group as a whole".

Overall, given the need to identify a viable ongoing use for these important historic buildings that are at risk of falling into disrepair, the policy is considered to provide an appropriate way forward based on an understanding of the potential impacts, and therefore scores positively, but the addition of the above elements would further improve this score. TNP3 relating to the Harbin's Farm Site is the curtilage of an important local building noted in the Conservation Area Appraisal. It is described as an early C19 semi-detached cottages of two storeys, that has been converted to a single farmhouse, with a single storey lean-to on the north side. The appraisal notes its key features and materials, noting that it represents the characteristic of cottages given a farming use. It also references the farmyard buildings to the rear, as early C19 – mid/late C20, and which "have an attractive continuity and form a group with the farmhouse" indicating that they are potentially of some, albeit limited, historic significance. The masterplanning exercise tested the retention of the form and orientation of the two clusters of existing old commercial buildings, with an element of new-build to create a courtyard style building along with the existing structures. However the viability testing highlighted that this may be a difficult site to make viable. The policy supports either the conversion and/or replacement of these outbuildings. The inter-visibility with the Old School House (HE List Entry Number: 1119321 Grade II Listed¹²) also requires consideration in order to respect and remain subservient to this historic building. The potential loss of the farmyard buildings to the rear has the potential to have an adverse

¹² <https://historicengland.org.uk/listing/the-list/list-entry/1119321?section=official-list-entry>

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| | | <p>impact on the historic interest of this site, albeit these are not of high importance, and as such this policy has been scored negatively. <i>In order to improve the robustness of TNP3's heritage guidance, it is recommended that preference is given to retaining elements of the former farmbuildings if feasible and viable, and that the agricultural heritage of the site is reflected in the design of any replacement buildings.</i></p> <p>TNP5 relates to the safeguarding of Local Green Spaces as identified in Annex 2. This includes a number of spaces of medium or high historic or cultural significance, most notably as the sites of traditional orchards and also important open spaces in reinforcing the distinctive clusters of the historic settlement pattern.</p> <p>TNP6 identifies and protects key local views from harmful development. This references views identified through the Conservation Area appraisal, as well as 7 further views identified as important by local residents. This includes a number of views of buildings of local or national historic or cultural significance – and the maps show the location of locally important historic buildings, and as such will assist in understanding and protecting the setting of these assets and character of the Conservation Area appraisal – although consideration should be given to whether these should also be so designated through this Plan (particularly if this list includes any buildings not clearly identified in the Conservation Area appraisal). <i>For clarity, it is recommended that the views descriptions of the additional views identified in Annex 3 and referred to in TNP6 explicitly cover the heritage interest and features of the buildings that are of particular note within that view, and consideration given to the potential additional benefit of confirming the non-designated heritage asset status of all the locally important historic buildings that are identified (potentially through the addition of a further policy).</i></p> <p>None of the other policies would have a notable impact on the SEA objectives of this topic.</p> |
| LANDSCAPE | <p>Does the Plan / policy...</p> <ul style="list-style-type: none"> – Protect and / or enhance local landscape character and quality of the area, and enhance local identity, diversity, and settlement character? – Retain and enhance landscape features that contribute to the landscape setting, including trees and | <p>TNP1 Design Codes seek to retain historic fabric, plan form and architectural detailing wherever possible, encourages the use of traditional materials and designs, resists the loss of original features within buildings, and the seeks the retention and repair of historic boundary walls, banks and hedges. Consideration should also be given as to whether the retention of features etc should be applied to all buildings, including those of not historic or architectural merit or that may not be compatible with the area's overall character. The guidance also</p> |

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| | <p>hedgerows and locally important views?</p> | <p>does not cover some of the features observed in the LCA descriptions, such as the old water meadow systems and historical lanes and bridges in the western part of the parish, or specifically support the importance of the network of minor rural lanes throughout the area, or reference the planting of new hedgerow trees and traditional orchards. <i>In order to improve the robustness of TNP1's design codes in respect of landscape character guidance, it is recommended that further consideration is given to specifying the retention / enhancement of the additional features noted, and is not rigidly applied to buildings that are not in keeping with the area's overall character.</i></p> <p>The site of TNP2 does not include any notable soft landscape features such as mature trees and hedgerows, and seeks the continuation of the tree lined approach into the site. As recommended in the historic environment topic assessment, the policy would benefit from including all of the notable built features for retention. The requirement that any new outbuildings or substantial extensions must remain subservient to and sympathetic with the group will also ensure that the landmark status of the Grade I Church (important to the local identity and settlement character) is not undermined.</p> <p>The masterplanning for site TNP3 suggests that the existing mature hedgerow trees are protected and further reinforced along the site boundaries in keeping with the area's rural character. Whilst the policy references that natural boundary treatments should be used, the explicit reference suggested in the masterplanning would more robustly achieve the SEA objective, and for this reason a neutral rather than positive score is given. <i>In order to improve the robustness of TNP3's guidance it is recommended that reference is made to protecting the existing mature hedgerow trees and opportunities taken to further reinforce this landscape character along the site boundaries.</i></p> <p>With regard to TNP4, the LCA descriptions for the two character areas do not explicitly reference dark night skies or light pollution. Dark skies appear to be a characteristic for the eastern part of the area as indicated on the CPRE map https://www.cpre.org.uk/light-pollution-dark-skies-map/ - although the westernmost areas are clearly impacted by light pollution from nearby Yeovil.</p> <p>TNP5 relates to the safeguarding of Local Green Spaces as identified in Annex 2. This includes a number of spaces considered to be of medium or high landscape importance, which this policy seeks to safeguard. Similarly, the identification of important</p> |
|--|---|---|

local views in TNP6 will mean that development that would significantly intrude and impact on the enjoyment of these views, by virtue of scale, massing, design or location, will be resisted.

None of the other policies would have a notable impact on the SEA objectives of this topic.

TECHNICAL OR OTHER DIFFICULTIES WITH THE ASSESSMENT PROCESS

4.14 Evidence is constantly updated which can make elements of the assessment out of date (such as the appraisal of relevant policies and programmes), although this is unlikely to materially affect the objectives and scoring. It was not practical to carry out detailed technical assessments of the site allocations (such as an ecological survey and transport assessment), but the sites were visited and site-specific information considered where available. National planning guidance on plan-making advises that the assessment should be based on proportionate evidence. Given the scale of development proposed and likely environmental impacts the above difficulties are not considered to be of significant concern.

5 CONCLUSIONS AND PROPOSED MONITORING

CUMULATIVE, TEMPORARY AND SECONDARY EFFECTS ASSESSMENT

5.1 While some of the policies may individually have a relatively minor impact on the environmental, social and economic characteristics of the Neighbourhood Plan area, collectively this impact could be much more significant. So, as part of this assessment, the combined impacts of the policy proposals have been considered, by reviewing the potential impacts in Figure 5, and considering the potential for synergies that may make this impact more significant than the sum of these impacts alone. This does not suggest that there would be significant cumulative effects that require further consideration.

5.2 The potential for secondary (indirect) impacts has also been considered as part of the assessment process, such as the potential impact on the Somerset Levels and Moors Ramsar site. However given the level of development proposed, it is considered unlikely that there would be notable impacts from changes to traffic levels or noise / disturbance or other effects that would be material given the baseline.

5.3 Whilst there may be temporary impacts related to construction, and mitigation such as landscaping may take time to be fully effective, these are not considered to be so significant as to justify further evaluation or additional measures.

OVERVIEW OF LIKELY SIGNIFICANT IMPACTS AND RECOMMENDATIONS

5.4 This analysis indicates that, overall, the Neighbourhood Plan will respond positively to the environmental objectives identified through the SEA. This is particularly the case in relation to biodiversity and the historic environment, where these impacts could potentially be significant (albeit the level of development / change is likely to be low).

5.5 The two site allocations could potentially have significant adverse impacts relating to pollution from contaminated land, and biodiversity, although these are uncertain, and recommendations have been made to reduce this risk and mitigate these potential impacts.

5.6 Whilst most of the policies scored either neutral or positively, there are potential (non-significant) adverse impacts in relation to two policies – that relating to dark night skies (which could reduce the attractiveness of walking and cycling outside of daylight hours), and Harbins Farm (where the potential replacement of the farmyard buildings to the rear would result in the loss of buildings of some, albeit limited, historic significance). Neither of these impacts are considered to be significant, and the policies have other clear benefits as assessed.

5.7 The recommended changes provided for consideration, and response from the Trent Neighbourhood Planning Group in finalising the Regulation 14 Pre-Submission Draft for approval by the Parish Council, are set out in the following table.

Figure 7. Recommendations and NP Working Group response

| Policy | SEA recommendation | Trent NP Group response |
|---------------------------------------|---|---|
| Policy TNP1 DESIGN CODES | In order to improve the robustness of TNP1's design codes in respect of landscape character guidance, it is recommended that further consideration is given to specifying the retention / enhancement of the additional features noted in this SEA. | Partially agree - while DG.1 and DG.3 already provides some contextual guidance, an additional clause in respect of LCA features will be considered. |
| | Recommend clarifying that the guidance should not be rigidly applied to buildings that are not in keeping with the area's overall character | Agreed – amend policy to include: “The Trent Design Code should be applied proportionately to the significance of the site and its context.” |
| Policy TNP2 CHURCH FARM Site T4 | It is recommended that the following heritage-based principles are also included in the policy: <ul style="list-style-type: none"> – The early C19 stables/cart shed that forms the west boundary of the yard, the sheds attached to the barn on the boundary with the churchyard, and attached walls to the Milkhouse are important in defining this unique space, and reinforce its significance as the largest group of extant farm buildings in the Conservation Area, and must be retained; – The existing examples of early window in the Milkhouse must be retained. | Agreed - add new bullet point as recommended, and amplify examples of 3-light C17 casement windows with ovolo-moulded timber mullions (Milkhouse) must be retained. |
| | The final criteria regarding the introduction on internal boundaries should include the caveat “provided this does not undermine the understand and coherence of the group as a whole”. | Agreed - bullet would then read: "Natural boundary treatments (hedging or the use of local stone boundary walls) should be used if needed to help define the plots, provided this does not undermine the legibility and coherence of the group as a whole”. |
| | The policy should reference the requirement for a preliminary survey to check for the presence of bats and birds, and that any alterations / proposals for demolition should avoid harm if these are shown to be present. | Agreed - propose additional bullet: “Development proposals should be informed by appropriate ecological assessment where necessary, and must avoid harm to protected species, including bats and nesting birds, with mitigation secured where required.” |
| | Policy TNP3 HARBIN'S FARM Site T7 | The policy should reference the requirement for a contamination survey and, if appropriate, that a decontamination scheme will need to be agreed to ensure that pollution to groundwater is mitigated. |

| | | |
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| | | unacceptable risk to groundwater or the wider environment.” |
| | The policy should reference the requirement for a preliminary survey to check for the presence of bats and birds, and that any alterations / proposals for demolition should avoid harm if these are shown to be present. | Agreed - propose additional bullet: “Development proposals should be informed by appropriate ecological assessment where necessary, and must avoid harm to protected species, including bats and nesting birds, with mitigation secured where required.” |
| | The policy should require the retention of the mature native trees species within and adjoining the site (or suitable compensatory planting secured if this is not feasible), as well as protecting the existing mature hedgerow trees. Proposals should seek to take opportunities to further reinforce this landscape characteristic (hedgerow boundaries with trees) along the site boundaries. | Agreed - replace existing bullet with “Existing hedgerows and mature trees within and adjoining the site should be retained where possible, and proposals should take opportunities to strengthen these features through additional native planting.” |
| | It is recommended that preference is given to retaining elements of the former farmbuildings if feasible and viable, and that the agricultural heritage of the site is reflected in the design of any replacement buildings. | Disagree – this is considered too prescriptive as the heritage of this site is one of light industrial workshops and engineering, not agriculture. The existing buildings do not resemble farm buildings. |
| Policy TNP6 IMPORTANT VIEWS | For clarity, it is recommended that the descriptions of the additional views identified in Annex 3 and referred to in TNP6 explicitly cover the heritage interest and features of the buildings that are of particular note within that view. | Agreed. |
| | Consideration should be given to the potential additional benefit of confirming the non-designated heritage asset status of all the locally important historic buildings that are identified (potentially through the addition of a further policy). | It is considered that this would be better progressed as an additional Project, rather than a new policy, with potential buildings nominated to Dorset Council for inclusion in their Local Heritage List. |

MONITORING

5.8 As part of this assessment, the SEA regulations require the consideration of whether any of the impacts and related measures should be monitored. This typically focuses on the likely negative effects, particular where these could be significant, in order to identify whether further mitigation is required to address areas of concern.

5.9 Dorset Council is required to undertake annual monitoring of effects as identified through the Local Plan. No significant negative effects are considered likely in the implementation of this Neighbourhood Plan, that would warrant more stringent monitoring over and above that already undertaken by the Council.

APPENDICES

APPENDIX 1 – DORSET COUNCIL SCREENING OPINION

Trent Neighbourhood Plan: SEA and HRA



To Jo Witherden - DPC
Cc [Redacted]

Reply Reply All Forward ...

Thu 19/10/2023 17:12

Hello Jo,

I can confirm that the Trent Neighbourhood Plan is likely to require a full SEA, given that the plan will look to allocate land for development albeit on a relatively small scale and the environmental sensitivity of the plan area and surroundings, in particular with regard to heritage assets and the likely view of Historic England, a statutory consultee through the SEA process.

In addition, I suggest that support is provided on the HRA given that the site is situated within the hydrological catchment of the Somerset Levels and Moors Ramsar and the complexities around achieving nutrient neutrality and satisfying the requirements of the Habitats Regulations.

Best wishes,
Olly

[Redacted]
Senior Environmental Assessment Officer
Economic Growth and Infrastructure
Dorset Council
[Redacted]
dorsetcouncil.gov.uk



APPENDIX 2 – SEA SCOPING CONSULTATION RESPONSES

DORSET COUNCIL

From: [REDACTED]
Sent: 07 May 2024 12:45
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Trent Neighbourhood Plan SEA: Scoping Report consultation (Wednesday 10th April to Wednesday 15th May 2024)

Hello Emily,

Thank you for consulting Dorset Council on the SEA scoping report for the Trent Neighbourhood Plan (V3, published April 2024).

The scoping report considers all of the environmental topics set out in Annex 1 of the SEA Directive (Directive 2001/42/EC) and includes the most relevant environmental issues for the Trent Neighbourhood Plan. The only environmental topic which I believe needs consideration through the SEA is air quality, which you propose to scope out. I understand the argument that the modest level of growth through the neighbourhood plan means that the potential for impacts upon air quality is low, but given that the plan has been screened in for SEA, in my opinion air quality should form part of the assessment considering the proximity of the Yeovil Air Quality Management Area (AQMA) 340m from the plan area.

I would also consider whether the supporting questions for the Biodiversity and Geodiversity sustainability objective might include the potential for impacts upon the Somerset Levels and Moors Ramsar and SSSI, given the International status of the Ramsar designation and the strategic importance of this ecological issue, although I appreciate that the HRA should take the lead in addressing this issue.

One other minor point - the text link to Figure 5.3 in paras 5.7 & 5.9 doesn't work and it says 'error' in the text, so this might just need relinking.

Overall I am satisfied with the proposed SEA Framework, but I would give further consideration to scoping in Air Quality and amending the Biodiversity and Geodiversity sustainability objective to ensure that the SEA Framework is comprehensive in ensuring that the SEA influences the Trent NP to deliver sustainable development,

Thanks, Olly

[REDACTED]
Senior Environmental Assessment Officer
Economic Growth and Infrastructure
Dorset Council

[REDACTED]
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SOMERSET COUNCIL



April 2024

Strategic Environmental Assessment (SEA) for the Trent Neighbourhood Plan Scoping Report - Consultation April 2024

Thank you for consulting Somerset Council on the Trent Neighbourhood Plan SEA Scoping Report. Officer observations and additional information are as follows:

Paragraph 1.5 – you may wish to note here that Trent is within the Parrett Catchment of the Somerset Levels and Moors water catchment area.

Paragraph 1.8 – is the green line a formatting error?

Paragraph 2.16 – suggest this could be updated to reflect the fact that BNG legislation has now been enacted.

Figure 3.2 – it is quite difficult to spot the identified areas due to the colour pallet and positioning of inserts.

Section 3 – it is suggested that the nutrient neutrality issue relating the Somerset Levels and Moors Ramsar site as referred to in paragraph 1.5 should also be referenced in this section of the report. Any new housing development will be required to provide appropriate mitigation.

Section 4 – there is a protected species region for Daubenton’s Bat adjacent to and extending into the parish boundary:

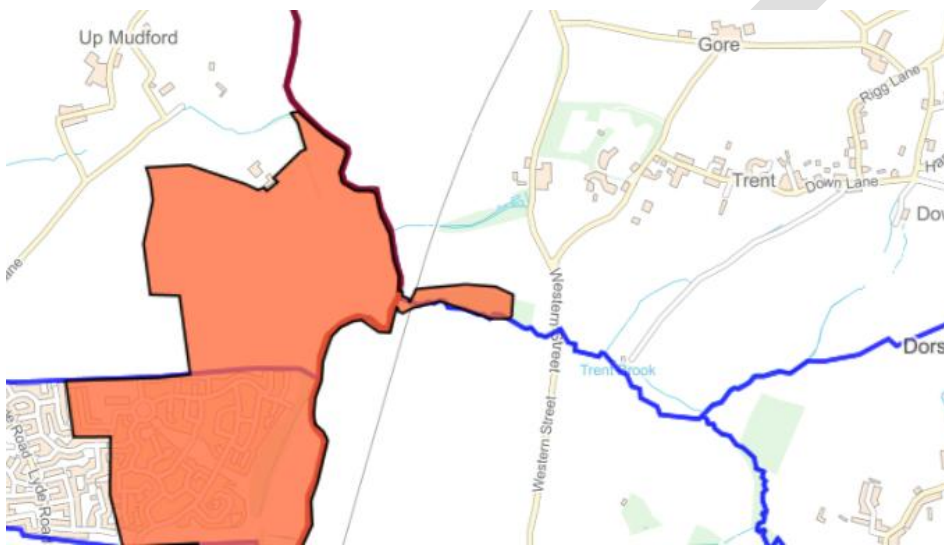
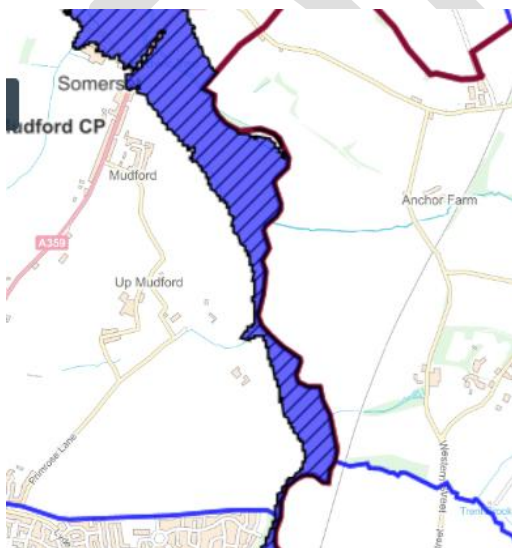


Figure 5.3 – Somerset Council mapping shows an area of Flood Zone 3 on the western boundary with Mudford Parish:

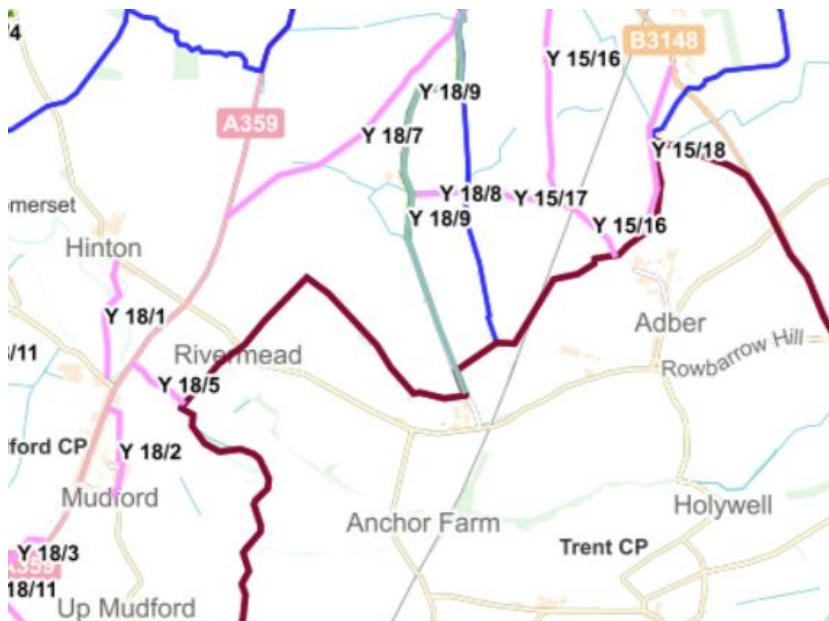


Section 5 – it is suggested that the Scoping Report could reference Somerset’s joint Climate Emergency Strategy, November 2020 [Somerset’s joint Climate Emergency Strategy](#) . There is also a South Somerset Environment Strategy, October 2019

<https://somersetcc.sharepoint.com/:b:/s/SCCPublic/EVQRA3n5B6VMts3F6bc874MBxhKuZSEIBxV2OHc2OQxXKQ?e=Rp6FM4>

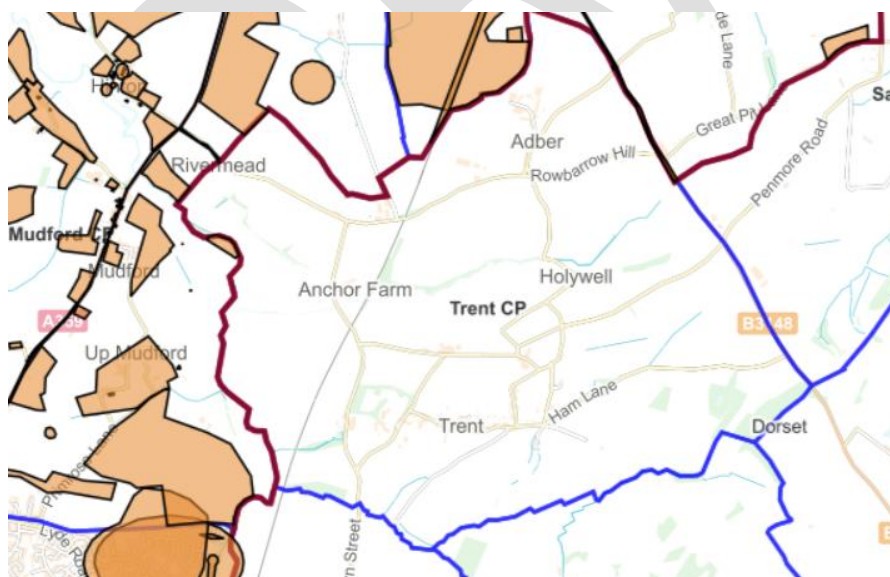
Paragraph 5.7 – there is a typo in the first sentence.

Figure 6.6 – there are a number of Public Rights of Way that adjoin the Trent parish boundary and extend into Somerset which you may wish to show for wider context:



Section 7 - Grade II* Listed Mudford Manor is located approximately 230m from the western boundary of Trent parish.

Section 7 – several Archaeological sites of County Importance adjoin the parish boundary:



Section 7 - there are a number of Scheduled Monuments to the north of the neighbourhood area boundary: Marston Magna moated site and associated earthworks, Deserted medieval village of Nether Adber, Moated Site at Hinton Farm and West Mudford medieval settlement,

500m south west of West Mudford Farm. The moated site at Hinton Farm is the closest to the neighbourhood area being about 500m from the boundary.

Paragraph 10.6 – should refer to Somerset Council rather than ‘South Somerset Council’.

Paragraph 10.9 – typo ‘revied’.

ENVIRONMENT AGENCY

Ms Emily Baker
Aecom
Portwall Place Portwall Lane
Bristol
Avon
BS1 6NA

Our ref: WX/2023/137162/SE-
03/SP1-L01

Your ref:

Date: 15 May 2024

Dear Ms Baker

The Agency has been consulted regarding the above document. Please find attached a copy of our comments for your information. If you have any queries about the enclosed letter please do not hesitate to contact me.

Yours sincerely

[Redacted]
Sustainable Places - Planning Advisor

Direct dial [Redacted]
Direct fax
Direct e-mail wx.sp@environment-agency.gov.uk

Environment Agency
Rivers House East Quay, Bridgwater, Somerset, TA6 4YS.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

We consider there to be potential significant environmental effects associated with the plan, based on a review of environmental constraints for which we are a statutory consultee. These include the following:

- 1) Flood Zone 2 and 3
- 2) Statutory Main River
- 4) Source protection zone 2/3 (SPZs)

The scope has been explored under a number of key environmental themes. The EA provides a comment under each theme where relevant. We hope the next stage of the SEA will incorporate our comments as set out below.

Please note the following should form a key part of the evidence base for the SEA with regards to flood risk: Dorset Council Level 1 Strategic Flood Risk Assessment (SFRA).

Air quality, land, soil and water resources

We are pleased to see water quality has been included in the SEA framework for this Theme and the supporting assessment questions.

The NP area includes Source Protection Zones (SPZs) to the south east. These are defined areas around groundwater sources of drinking water, such as wells, boreholes and springs. SPZs show the level of risk to the source from contamination from pollution. The relevance of the designation and the potential implication upon development proposals should be considered with reference to our guidance on Groundwater protection - GOV.UK (www.gov.uk). The SEA should assess the potential for the NP to impact on these water supply resources. The NP should seek to protect all waterbodies, including groundwater from development with the potential to cause pollution and contamination.

Biodiversity and geodiversity

The government's [25 Year Environment Plan - GOV.UK \(www.gov.uk\)](http://www.gov.uk) sets a target to incorporate wider environmental net gain into planning decisions and strategic planning. In conjunction with the introduction of mandatory biodiversity net gain (BNG) for planning applications from 12th February 2024, the SEA and NP should explore the opportunities for how these requirements can be met and preferably exceeded to deliver environmental net gains. The plan could also consider how the developing Local Nature Recovery Strategy can integrate into this approach.

The objective and assessment should include consideration of 'blue' as well as 'green' infrastructure networks. This could include natural flood management approaches, river restoration including deculverting/ naturalisation, and the protection of existing natural assets.

Climate change and flood risk

From an EA perspective we would prefer to see flood risk and climate change considered as 2 separate themes within the SEA. While there is an inherent impact on flood risk from climate change, the NP area has some significant flood risk constraints which need to be thoroughly considered in their own right. The importance of flood risk is to an extent diluted within this overall theme. We would welcome a separate objective and assessment for flood risk within the SEA taking account of the following paragraphs.

Dorset Council has recently published a [Level 1 Strategic Flood Risk Assessment Dorset Council Level 1 Strategic Flood Risk Assessment - Dorset Council](#) which should form a key source of evidence for the report. It may provide a more reliable representation of flood risk than the standard www.gov.uk flood zone mapping.

If the NP is proposing growth in flood risk areas, the Sequential Test must be suitably applied and development should be steered away from areas at increased risk of flooding to areas of lower risk. It should be noted that the plan may be found unsound if adequate justification for development in areas at increased risk of flooding is not provided.

The NP must ensure any residual risk can be adequately managed and mitigated, including the use of appropriate sustainable drainage systems (SuDS).

Assessment of flood risk should also consider the impacts from climate change and extreme weather events which will increase the risk and severity of fluvial and tidal flooding. Our latest Adaptation report, [Living better with a changing climate \(publishing.service.gov.uk\)](http://publishing.service.gov.uk) shows that England will inevitably face significant climate impacts, and that early action is essential to tackle the climate emergency. Flood resilience and climate adaption measures should be embedded into the NP where possible.

Further EA guidance on this theme is provided by the <https://www.gov.uk/government/publications/national-flood-and-coastal-erosion-risk-management-strategy-for-england--2>

Further advice and guidance

The Environment Agency, together with Natural England, English Heritage and Forestry Commission have published joint guidance on neighbourhood planning, which sets out

sources of environmental information and ideas on incorporating the environment into your plan. This is available at: [How to consider the environment in Neighbourhood Plans - Locality Neighbourhood Planning.](#)

HISTORIC ENGLAND

From: [REDACTED]
Sent: Wednesday, May 15, 2024 2:32 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Trent Neighbourhood Plan SEA: Scoping Report consultation (Wednesday 10th April to Wednesday 15th May 2024)

Dear Emily

Thank you for your consultation on the SEA Scoping associated with the emerging Trent Neighbourhood Plan.

We were not involved in the decision which confirmed that a full SEA would be required but we note from para 1.5 of the Scoping Report that this was based on the Plan's intention to allocate land for development within an environmentally sensitive area.

It is not clear whether and to what extent consideration of possible impacts on the historic environment may have formed part of that consideration, and we have not been involved in any other communications which might have provided more detail on this matter.

We would therefore recommend that the potential of the proposed allocations to generate significant environmental effects upon relevant heritage assets be explored to an appropriate level as part of the SEA process.

In this respect we are pleased to see the inclusion of our various guidance on p5 of the Report whose use will help significantly in addressing the consideration above. To this we would recommend adding our guidance on Site Allocations as although titled with application to Local Plans it has as much application to the Neighbourhood Plan preparation process.

This can be found at: <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

Kind regards

David

[REDACTED] | Historic Places Adviser

I now work only 2 days a week, usually Tuesdays and Wednesdays

Historic England | South West
1st Floor Fermentation North | Finzels Reach | Hawkins Lane | Bristol | BS1 6WQ
Direct Line: [REDACTED]
<https://historicengland.org.uk/southwest>



NATURAL ENGLAND

Date: 17 April 2024
Our ref: 472299

Emily Baker
BY EMAIL ONLY



Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ



Dear Ms Baker,

Trent Neighbourhood Plan - SEA Scoping Consultation

Thank you for your consultation on the above dated 01 April 2024

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

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Strategic Environmental Assessment (SEA) Scoping request: Natural England has no specific comments to make on the scope of this neighbourhood plan's SEA.

However, we refer you to the advice in the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

Please contact me if you have any queries relating to this advice.

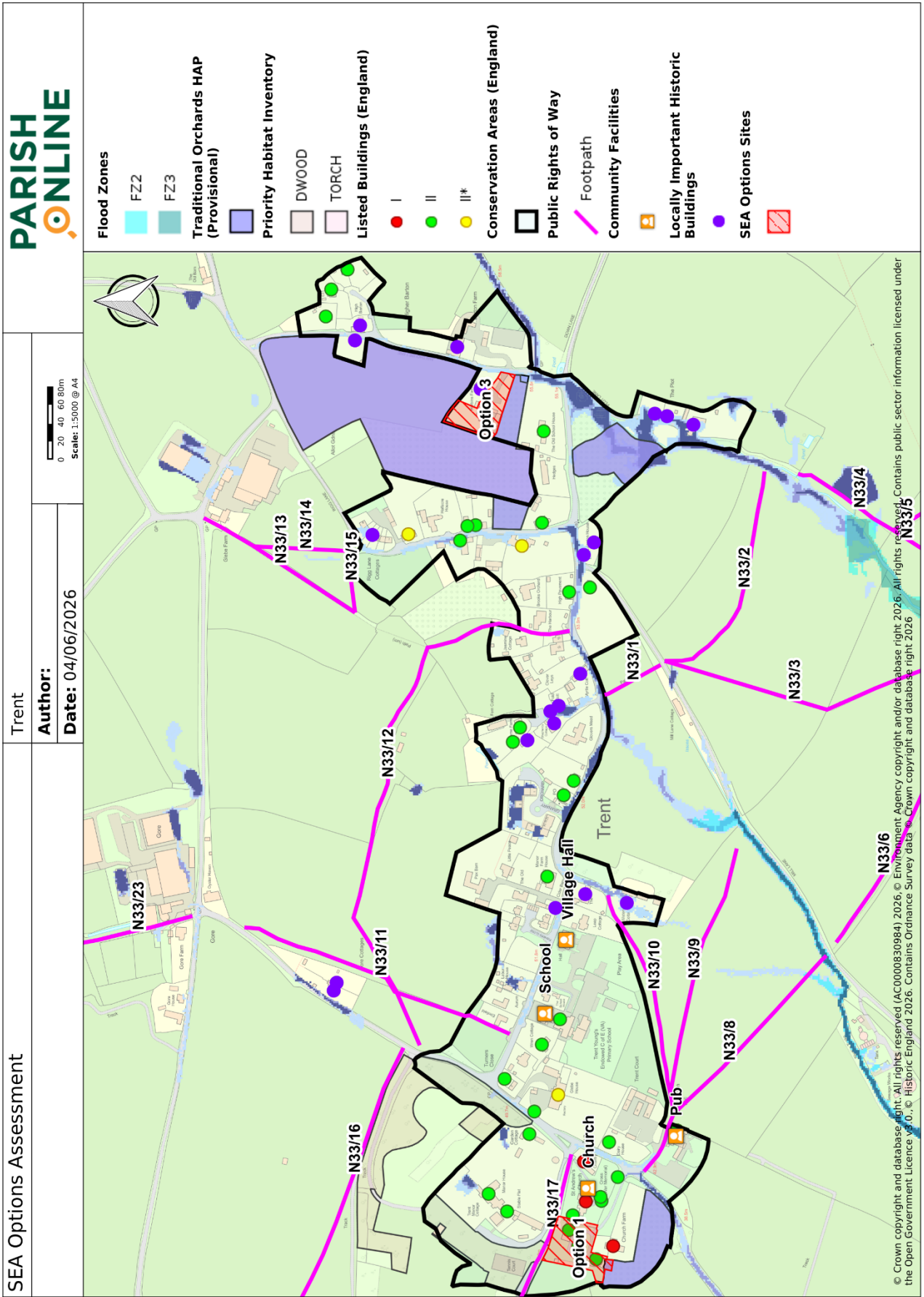
Yours sincerely,
Rosalind



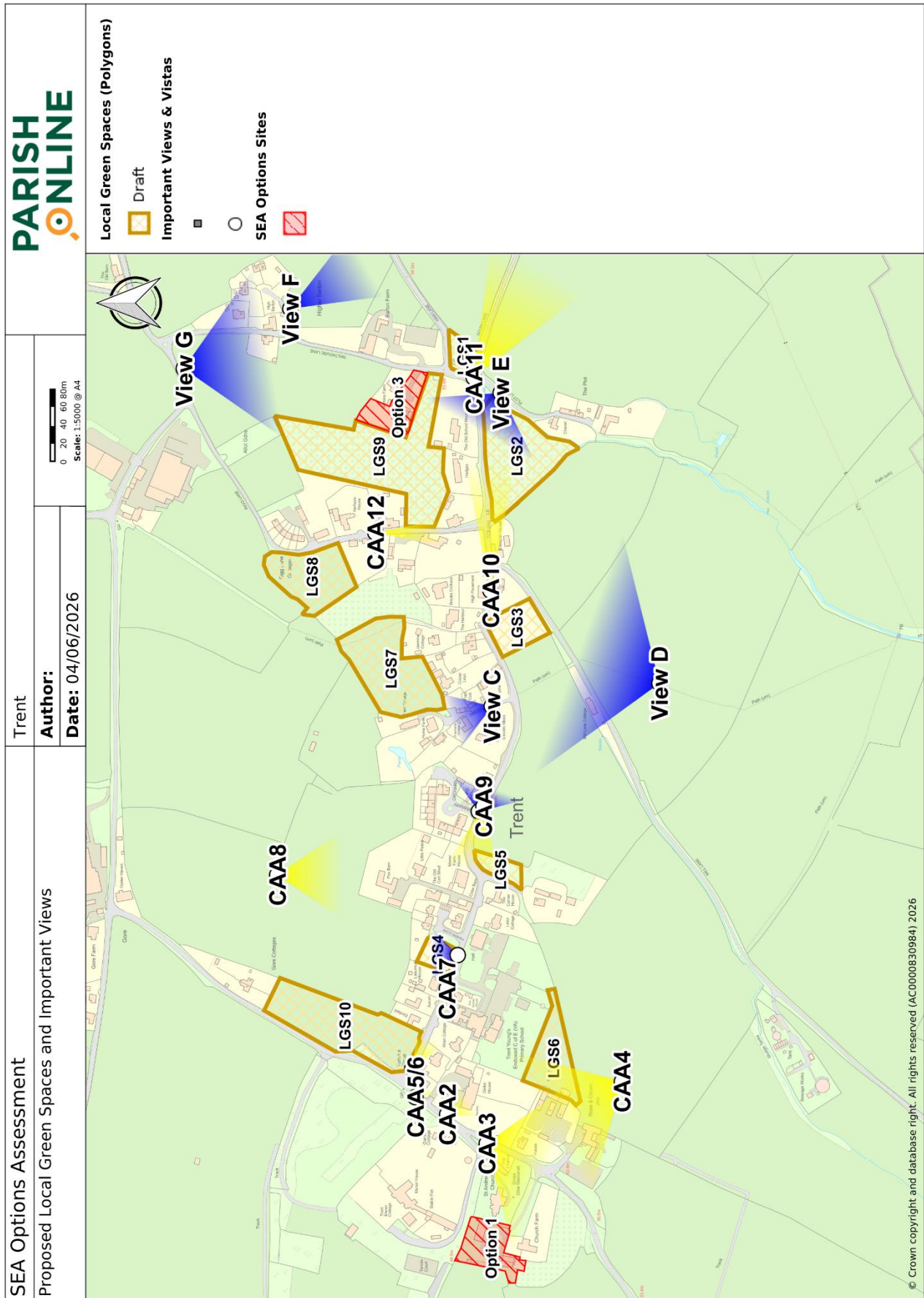
Lead Adviser – Sustainable Development
Wessex Team
Natural England

DRAFT

APPENDIX 3(A) – SEA OPTIONS ASSESSMENT MAP – KEY CONSTRAINTS & OPPORTUNITIES



APPENDIX 3(B) – SEA OPTIONS ASSESSMENT MAP – LOCALLY IMPORTANT SPACES & VIEWS



APPENDIX 4 – POLICY WORDING ASSESSED

Policy TNP1 DESIGN CODES

Development proposals should have full regard to the Trent Design Codes (listed at Annex A) as relevant to their location, scale and nature.

The related design codes are:

DG.1 Pattern of development

- The retention of undeveloped spaces between clusters is essential; proposals that result in visual or physical coalescence will be not be supported.
- Limited infill of new dwellings within clusters will be supported only where it reflects the historic grain, plot widths, building lines and avoids overdevelopment. Proposals for ancillary buildings should be subservient and must not erode the spaciousness of plots.
- Around cluster edges, or village periphery, development should provide sensitive transition to surrounding countryside, and could include more generous setbacks and landscaping that reinforces the rural edge. Proposals should avoid suburban forms of enclosure.

DG.2 Alterations, Conversions and Additions

- Alterations and conversions should retain historic fabric, plan form and architectural detailing wherever possible;
- Extensions must be clearly subservient in scale, massing and form, preferably located to the rear or least sensitive elevation, and should not compete with, or obscure the principal historic structure;
- Roof forms, ridge heights and eaves lines should respect those of the host building; flat or incongruous roof forms will be resisted where they conflict with local vernacular;
- The loss of original features, including windows, doors, roof structures and internal elements of significance, will be resisted;
- New openings should be limited, carefully proportioned and aligned with existing openings. Enlarged or multiple new openings that erode the integrity of historic elevations will not be supported;
- The conversion of traditional agricultural or ancillary buildings should retain their simple, functional character and avoid excessive subdivision, domestic detailing or suburban features;
- Contemporary design may be acceptable where it is of high quality, clearly subordinate to its historic context, and demonstrably preserves the significance of the Conservation Area and nearby heritage assets;
- Standardised house types or designs, sometimes referred to as “catalogue housing”, that could be readily transposed to other locations will not be supported;

DG.3 Setting and Streetscape

- Boundaries should reflect the form, scale, materials and craftsmanship of traditional examples found locally;
- Historic walls, banks and hedges should be retained and repaired wherever possible, using appropriate traditional materials and techniques;
- New boundaries should complement the host property and streetscape, avoiding suburban or overly dominant design;
- Planting on boundaries should use native or locally characteristic species, where appropriate, to support visual integration and biodiversity;
- Gates, railings or fencing should be proportionate and subordinate, avoiding designs that disrupt the historic rhythm of the street or obscure key views;

- Hardstanding for access or parking should be permeable and integrated sensitively, with minimal impact on traditional boundary lines or features and avoid suburbanisation;
- Off-road parking will be supported; particularly in order to ease congestion in the vicinity of the school, or where narrow lanes would impede vehicular traffic.
- The use of uPVC or composite materials will not be supported on the boundaries of listed properties; the use of traditional materials elsewhere in the Conservation area will be supported.

DG.4 Sustainability and Modern Interventions

- Energy efficiency measures and renewable technologies should be sensitively integrated and proportionate, avoiding harm to historic fabric, traditional roof forms, roofscapes and important views.
- Rooflights, solar panels, flues and other external equipment should be located on less prominent elevations wherever possible and designed to minimise visual intrusion.
- Proposals should demonstrate that alternative, less visually intrusive options have been considered where interventions affect heritage assets or their settings.

DG.5 Local Vernacular, Materials and Detailing

- French windows, where they reflect traditional proportions, materials and glazing patterns, may be acceptable on heritage buildings, particularly on rear or garden elevations. Fully glazed or minimally framed door designs are generally uncharacteristic of the local vernacular, and will be resisted where they would harm the character or appearance of the Conservation Area or the significance of heritage assets.
- uPVC will not be permitted on listed buildings. Elsewhere in the Conservation Area, the use of traditional materials is encouraged.
- Porches and canopies should be of high quality and constructed of traditional materials and open, not enclosed
- Windows should be constructed of timber, stone or metal where historically and contextually appropriate, and finished in a manner consistent with local vernacular character
- Traditional window types, including casement, sash and mullioned windows, should be retained and repaired wherever possible.
- Replacement windows should match the original window pattern, including proportions, opening method, glazing bar configuration, reveal depth and overall detailing.
- Window openings should not be enlarged, reduced or re-proportioned where this would harm the integrity of historic elevations.
- “Heritage” double glazing may be acceptable where it can be sympathetically accommodated; alternatively, secondary glazing is often employed on listed buildings.
- The use of uPVC or other synthetic materials will not be permitted on designated heritage assets, and is unlikely to be acceptable elsewhere within the Conservation Area.
- Non-traditional window designs, excessive glazing, top-hung or tilt-and-turn mechanisms, and reflective or tinted glass will be resisted where they conflict with local vernacular or harm the character of the Conservation Area.
- Dormer windows are relatively rare within Trent, but where they are proposed, they should be of gable design, and reflect the host roofing material. The dormer cheeks may be of a different material to the host roof, but not such that makes the dormers overly conspicuous. Eyebrow dormers may be appropriate for thatched roofs along the eaves or embedded in the roof. Box dormer windows will not be supported within the Conservation area, and are unlikely to be acceptable elsewhere.
- The use of traditional roofing materials will be supported.

- Standing seam zinc or corrugated iron roofing, provided they are of high quality and installed to a high standard of workmanship, may be acceptable on ancillary buildings, workshops or garages, reflecting Trent’s strong agricultural heritage and rural character
- Facades constructed from any of the above materials, or closely matching, will be supported.
- Pointing mortar and render should be referenced from the surrounding context, and for historic buildings, should be a lime-based product to avoid the damaging effects of cement-based mortars.
- Boundary treatments, including walls, hedges, fences and railings, should reflect traditional forms and contribute positively to streetscape character

Policy TNP2 CHURCH FARM Site T4

The Threshing Barn (HER1119306), Pigeon House (HER1119305), Milkhouse (HER1323926) and associated outbuildings are an important historic group that should be protected and adequately maintained. Dependent on the detailed design and heritage considerations, the re-use and sensitive conversion of 3 or 4 dwellings is supported, and guided by the following principles:

- The architectural features, window sizes and proportions of the existing buildings must be respected;
- The existing openings of the Pigeon House, the original iron studded oak entrance in the centre of the front west wall, and the original louvre entrance for the pigeons, must be retained;
- Any new openings should be sympathetic to the character of the building – the creation of new openings in the Pigeon House is unlikely to be supported, as this would undermine the ability to understand its historic purpose;
- Any alterations must use high quality materials sympathetic to those found within the group;
- The open spaces between the buildings should be respected – any new outbuildings or substantial extensions will require strong justification and must remain subservient to and sympathetic with the group;
- The tree lined approach into the site should be continued and a sense of space could be created with new communal green spaces;
- Any surfacing must be permeable;
- Natural boundary treatments (hedging or the use of local stone boundary walls) should be used if needed to help define the plots.

Policy TNP3 HARBIN’S FARM Site T7

Land and buildings at Harbin’s Farm as identified on Map 9 are allocated for the development of 2 to 4 new dwellings, through a combination of conversion and/or replacement new build. Development proposals will be supported where:

- The height, form and roof pitch on any new or renovated structure should be subservient to and complement that of the main farm house (Harbin’s Farm) and not cause harm to the Old School House (HER1119321) listed building to the south of the site.
- The architectural style, materials and detailing used on any new or renovated structure should be in keeping with the built vernacular of Trent, and in particular reference the characteristics of Harbin’s Farm;
- Any surfacing must be permeable, and the amount of hard surfacing should be kept to a minimum;
- Natural boundary treatments should be used to reinforce the rural character of the site and help define the plots. They should be mainly continuous hedges on the perimeter, and iron fencing/low-walls made from local stone between plots.

Policy TNP4 DARK SKIES

Development within the Trent NP area should be designed to conserve and enhance the intrinsic quality of the dark night skies. The use of street lighting will not be supported. External lighting schemes should be avoided unless required for health and safety reasons, in which case they should be designed to meet or exceed the level of protection appropriate to Environmental Zone 2 (Rural) as described by the

Institute of Lighting Professionals. Where external lighting schemes cannot be avoided, then reference should be made to IPL Guidance Note 8 - Bats and Artificial Lighting.

Policy TNP5 LOCAL GREEN SPACES

Local Green Spaces (detailed at Annex B) have been identified as valuable by the local community. Other than in very special circumstances, no inappropriate development may take place within them that would harm the enjoyment of these spaces or would undermine their character and reasons for designation.

These are indicated on the map in Appendix 3.

Policy TNP6 IMPORTANT VIEWS

Important Views (listed in Annex C) have been identified in the Conservation Appraisal and/or by the local community and should be respected. Development that would significantly intrude and impact on their enjoyment, by virtue of scale, massing, design or location, will be resisted. A Landscape Visual Impact Appraisal (LVIA) will be required to identify potential impacts and mitigations.

These are indicated on the map in Appendix 3.

Policy TNP7 NUTRIENT NEUTRALITY

In order to avoid an adverse effect upon the integrity of the Somerset Levels Ramsar, qualifying development must achieve Nutrient Neutrality. Any planning application for qualifying development within the Trent NP area should provide a Nutrient Neutrality Statement covering (as a minimum):

- details of arrangements for managing wastewater and surface water arising from the development
- a nutrient budget calculation for phosphorous made using the Somerset Levels nutrient calculator for the Levels and Moors
- details (including how this mitigation will be delivered and secured in perpetuity) of the mitigation proposed to offset nutrient loading.

Policy TNP8 PUBLIC RIGHTS OF WAY

The improvement and expansion of the existing public rights of way network, permissive paths and open access land within the parish will be supported, and should focus on:

- creating a joined-up network of paths and spaces that provide a wide variety of options in terms of circular routes, including options that are suitable for use of people with mobility difficulties, wheelchairs or buggies, and options suitable for horse riders;
- providing effective management for visitor and wildlife benefit, and reducing the pressure on those paths and sites that are most vulnerable to over-use;

The construction and appearance of new paths, tracks or links must be appropriate and sensitive to the character of the locality.

Development that would adversely impact on access to, and the health and wildlife benefits of, the public rights of way network in the parish will not be supported.