

# Strategic Environmental Assessment (SEA) for the Burton and Winkton Neighbourhood Plan

Environmental Report to accompany the Regulation 14 version of  
the Neighbourhood Plan

Burton and Winkton Neighbourhood Plan Steering Group

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## Quality information

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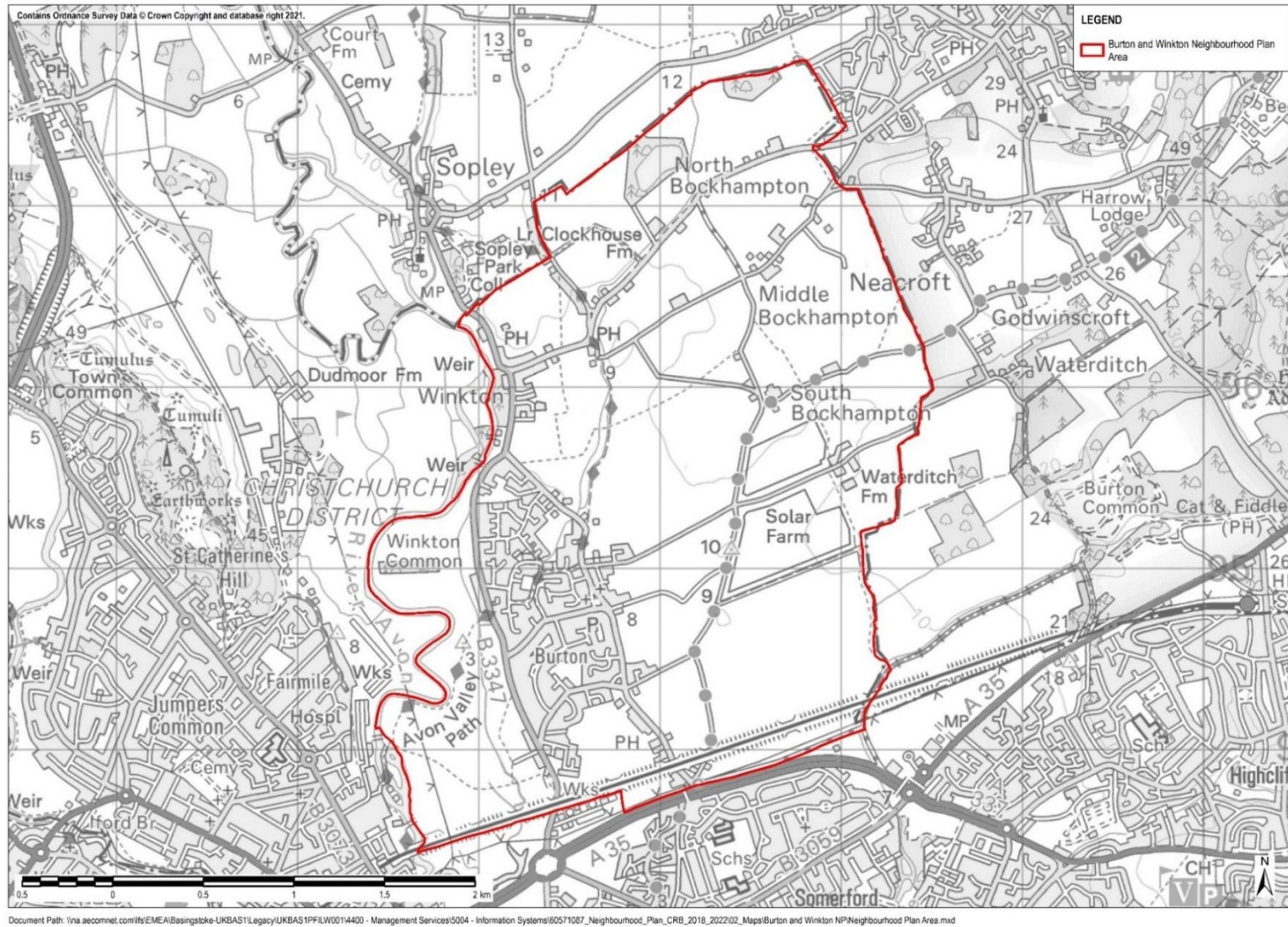


Figure 1.1: Burton and Winkton neighbourhood area

# Non-Technical summary

## What is Strategic Environmental Assessment?

A Strategic Environmental Assessment (SEA) has been undertaken to inform the Burton and Winkton Neighbourhood Plan (hereafter referred to as “the BWNP”). This process is required by the SEA Regulations.

Neighbourhood Plan groups use SEA to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with interested parties. The purpose of the assessment is to help avoid adverse environmental and socio-economic effects through the Neighbourhood Plan and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.

## What is the BWNP?

The BWNP has been prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.

## Purpose of this Environmental Report

This Environmental Report, which accompanies the Regulation 14 version of the BWNP, is the latest document to be produced as part of the SEA process. The first document was the SEA Scoping Report (February 2022), which included information about the neighbourhood area’s environment and community.

The purpose of this Environmental Report is to:

- Identify, describe, and evaluate the likely significant effects of the BWNP and alternatives.
- Provide an opportunity for consultees to offer views on any aspect of the SEA process which has been carried out to date.

The Environmental Report contains:

- An outline of the contents and main objectives of the BWNP and its relationship with other relevant policies, plans and programmes.
- Relevant aspects of the current and future state of the environment and key sustainability issues for the area.
- The SEA Framework of objectives against which the BWNP has been assessed.
- The appraisal of alternative approaches for the BWNP.
- The likely significant effects of the BWNP.
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the BWNP.
- The next steps for the BWNP and accompanying SEA process.

# Consideration of reasonable alternatives

## Introduction

In accordance with the SEA Regulations the Environmental Report must include...

- An outline of the reasons for selecting the alternatives dealt with; and
- The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.

## Establishing reasonable alternatives

Within the emerging BCP Local Plan, Burton is identified as a sustainable neighbourhood under Strategic Policy S2: Spatial strategy and levels of growth, and Strategic Policy P7: Burton and Grange. Strategic Policy P7 under the emerging BCP Local Plan indicates Burton is within the Burton and Grange ward. Whilst the emerging BCP Local Plan does not include a specific housing figure for the neighbourhood area, Strategic Policy P7 highlights that 130 homes will come forward within the ward during the emerging plan period. This includes 20 homes which already have permission and 40 homes allocated at 'Land South of Burton'. The residual target of 70 homes is expected to come forward as windfall opportunities across the ward, of which a proportion (estimated up to 45 homes) will likely be within the neighbourhood area.

Opportunities are significantly limited due to the Green Belt land which encompasses all of the undeveloped land outside of the village. Nonetheless, the Parish Council has explored a range of planning issues and considerations for the Neighbourhood Plan relating to its vision and aspirations. This includes with respect to site-specific policy directions for known opportunity locations within the neighbourhood area which have the potential to come forward during the plan period.

In light of this, the SEA process has undertaken appraisals of a series of high-level approaches and alternatives (hereafter referred to as "options") which are currently being evaluated as part of plan development. This is for the benefit of plan-makers tasked with selecting preferred policy approaches for the BWNP and to highlight to consultees the relative sustainability merits of the different approaches that can be taken relating to the key elements of the Plan.

A description of the options (i.e., the reasons for selecting the alternatives dealt with), is presented in **Chapter 4** within the main body of the Environmental Report.

## Assessment findings

### Options for managing the impacts of the emerging BCP Local Plan allocation at 'Land South of Burton'

The relative sustainability merits of the following options have been considered through the SEA:

- **Option A:** Include additional design criteria for the strategic site allocation at Land South of Burton to ensure that local community knowledge and aspirations are reflected within the new development, including a small extension of the site to the north to include the Martins Hill Lane area.



- **Option B:** Do not include additional design criteria for the strategic site allocation at Land South of Burton, instead relying on the provisions set out in the emerging BCP Local Plan.

A summary of the assessment findings is presented below, with the full commentary of the potential effects of the options presented in **Chapter 4** within the main body of the Environmental Report.

SEA theme		Option A: Include design criteria	Option B: Do not include site criteria
Biodiversity and Geodiversity	Rank	1	1
	Significant effect?	No	No
Climate Change and Flood Risk	Rank	1	2
	Significant effect?	Yes - positive	No
Landscape	Rank	1	2
	Significant effect?	No	No
Historic Environment	Rank	2	1
	Significant effect?	Yes - uncertain	No
Land, Soil and Water Resources	Rank	1	1
	Significant effect?	No	No
Community Wellbeing	Rank	1	2
	Significant effect?	Yes – positive	Yes - positive
Transportation	Rank	1	2
	Significant effect?	Yes - positive	No

### Options for the Burton Surgery site

The relative sustainability merits of considering different uses for the Burton Surgery site have been explored through the SEA, specifically:

- **Option A:** Support proposals on the site which would encourage a continuation of its current uses as a medical practice.
- **Option B:** Support proposals for new commercial and/or community uses.
- **Option C:** Support proposals for residential uses.
- **Option D:** Support a mix of uses at the site (e.g., residential, commercial and/or community uses).

A summary of the assessment findings is presented below, with the full commentary of the potential effects of the options presented in **Chapter 4** within the main body of the Environmental Report.

SEA theme		Option A: Support proposals which would encourage a continuation of its current uses	Option B: Support proposals for new commercial / community uses	Option C: Support proposals for residential uses	Option D: Support a mix of uses at the site
Biodiversity and geodiversity	Rank	3	3	1	2

SEA theme		Option A: Support proposals which would encourage a continuation of its current uses	Option B: Support proposals for new commercial / community uses	Option C: Support proposals for residential uses	Option D: Support a mix of uses at the site
	Significant effect	Uncertain	Uncertain	Uncertain	Uncertain
Climate change	Rank	3	3	1	2
	Significant effect	No	No	Yes - positive	Yes - positive
Landscape	Rank	=	=	=	=
	Significant effect	Uncertain	Uncertain	Uncertain	Uncertain
Historic environment	Rank	1	2	2	2
	Significant effect	Yes - mixed	Yes - mixed	Yes - mixed	Yes - mixed
Land, soil, and water resources	Rank	1	1	1	1
	Significant effect	Yes - positive	Yes - positive	Yes - positive	Yes - positive
Community wellbeing	Rank	1	1	1	1
	Significant effect	Yes - positive	Yes - positive	Yes - positive	Yes - positive
Transportation	Rank	1	2	3	3
	Significant effect	No	No	Yes - uncertain	Yes - uncertain

## Developing the preferred approach

As discussed above, the Neighbourhood Plan is aligning with the emerging BCP Local Plan policy direction for the Burton and Grange Ward in terms of the site allocations and broad principles for any future development proposals which come forward. Opportunities are significantly limited due to the Green Belt land which encompasses all of the undeveloped land outside of the village.

Nonetheless, the BWNP proposes site-specific policy directions for known opportunity locations within the neighbourhood area which have the potential to come forward during the plan period. These are discussed below, with the preferred approach being informed by the findings of the SEA, Site Options and Assessment process, community engagement, and wider evidence studies supporting the plan's development (to date).

## Options for managing the impacts of the emerging BCP Local Plan at 'Land South of Burton'

In conclusion, the preferred approach for the BWNP is to proceed with **Option A**, which supports the inclusion of the additional land at Martins Hill Area to enhance connectivity and accessibility between the site and the village centre.



## Options for the Burton Surgery site

The preferred approach for the BWNP is to proceed with **Option D** which supports mixed-use redevelopment of the site. It is anticipated that this will help to enable the 'win-win' opportunities associated with the effective planning of key areas within the village centre to be realised. For example, by weighing up the pros and cons of proposals with respect to wider BWNP objectives and aspirations.

## Appraisal of the Regulation 14 version of the BWNP

The Regulation 14 version of the BWNP presents 21 planning policies for guiding development in the neighbourhood area. These were developed following extensive community consultation and evidence gathering.

**Chapter 5** within the main body of the Environmental Report presents the findings of the appraisal of the Regulation 14 version of the BWNP. Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the Environmental Report presents the findings of the assessment as a commentary of effects under the SEA themes.

A summary of the appraisal findings (and recommendations) is presented below.

In conclusion, **minor positive effects** are considered likely through the BWNP with respect to the biodiversity and geodiversity SEA theme. This reflects the policies which seek to enhance biodiversity connectivity through increased planting, safeguarding green spaces, and providing green routes throughout the neighbourhood area. These provisions contribute towards improving ecological connectivity within the neighbourhood area and delivering net gains for nature.

**Minor positive effects** are also considered likely through the BWNP with respect to the climate change SEA theme, given the focus on encouraging mitigation and adaptation measures through the design of any new development areas which come forward during the plan period which seek to respond to the climate crisis.

**Minor positive effects** are anticipated through the BWNP for the landscape SEA theme. This is due to the support of growth on brownfield opportunity sites, which reduces the potential for development to impact on the most sensitive landscapes within the neighbourhood area (particularly with respect to Green Belt land). Policies also have a strong focus on maintaining and enhancing villagescape character through sensitive redevelopment.

**Uncertain effects** are concluded most likely for the historic environment SEA theme under the BWNP. Whilst the BWNP will initiate measures which help to safeguard the historic environment, impacts to the sites which are supported through Policy 19 and Policy 20 are dependent on the design of new development areas which come forward at these locations. However, it is anticipated that planning proposals will be expected to demonstrate how the heritage significance of the sites have been considered through the design of the scheme, which has been recognised within Strategic Policy P7 within the emerging BCP Local Plan. Nonetheless, the SEA puts forward the following recommendations for plan makers:

- The SEA recommends that the design of any additional development within the Martins Hill Lane area of the 'Land South of Burton' site has regard to the stipulations within the Burton Conservation Area Appraisal and Management Plan.

- The SEA recommends that a proportionate heritage assessment is undertaken for any redevelopment proposals which come forward at the Burton Surgery during the plan period, to provide further detail on the heritage sensitivities and significance of the site. Any mitigation and enhancement measures should be informed by the findings of the heritage assessment.

**Minor positive effects** are anticipated for the BWNP with regards to the land, soil and water resources SEA theme. This is through policy provisions that include designating and protecting green spaces, supporting the redevelopment of brownfield opportunity sites, and safeguarding the integrity of water resources.

The BWNP proposes site-specific policy directions for known opportunity locations within the neighbourhood area which have the potential to come forward during the plan period. Specifically, at 'Land South of Burton' (proposed through Strategic Policy P7 within the emerging BCP Local Plan), and at the Burton Surgery Site. It is anticipated that the provisions will have **major positive effects** for the community wellbeing SEA theme.

The BWNP also works well to reduce congestion and traffic volume by providing opportunities to engage with local active and sustainable transportation networks. It also seeks to limit vehicle parking on roads and bring forward greater levels of road safety. Additionally, the inclusion of the Martins Hill Area within the 'Land South of Burton' site will help enhance connectivity and accessibility between the site and the village centre. On balance, **minor positive effects** are considered likely for the transportation SEA theme.

## What are the next steps?

### Plan finalisation

Following Regulation 14 consultation, responses will be considered in finalising the BWNP and SEA for submission. Following submission, the BWNP and supporting evidence will be published for further consultation, and then subjected to Independent Examination. At Independent Examination, the BWNP will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Local Plan.

If the examination leads to a favourable outcome, the BWNP will then be subject to a referendum, organised by the Bournemouth, Christchurch and Poole Council. If more than 50% of those who vote agree with the BWNP, then it will be 'made'. Once 'made', the BWNP will become part of the Development Plan for the Bournemouth, Christchurch and Poole area, covering the defined neighbourhood area.

### Monitoring

The SEA regulations require '*measures envisaged concerning monitoring*' to be outlined in this report. This refers to the monitoring of likely significant effects of the Neighbourhood Plan to identify any unforeseen effects early and take remedial action as appropriate.

It is anticipated that monitoring of effects of the BWNP will be undertaken by Bournemouth, Christchurch and Poole Council as part of the process of preparing its Annual Monitoring Report (AMR).

# 1. Introduction

## Background

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of the emerging Burton and Winkton Neighbourhood Plan.
- 1.2 The Burton and Winkton Neighbourhood Plan (hereafter referred to as “the BWNP”) is being prepared as a Neighbourhood Development Plan under the Localism Act 2011<sup>1</sup>, and the Neighbourhood Planning (General) Regulations 2012<sup>2</sup>.
- 1.3 The BWNP is being prepared in the context of the strategic planning policy framework provided by the adopted Christchurch and East Dorset Local Plan (2014-2028). In April 2019, the district of Bournemouth, Christchurch and Poole (covering the combined areas of the three former boroughs) was established as a unitary authority. In this respect, the BWNP will also have regard to the emerging Bournemouth, Christchurch and Poole Local Plan.

## SEA screening for the BWNP

- 1.4 A Neighbourhood Plan requires SEA where it is likely to have significant environmental effects. In this respect, Neighbourhood Plans are more likely to be screened in as requiring an SEA if both the following apply:
  - 1) the Neighbourhood Plan is being prepared within an area with significant environmental constraints, such as, for example, Sites of Special Scientific Interest (SSSI) and designated heritage assets; and
  - 2) the Neighbourhood Plan is likely to allocate sites for development<sup>3</sup>.
- 1.5 In this respect, the BWNP has been screened in as requiring an SEA process as it encourages growth during the plan period, including potentially in environmentally sensitive locations. This includes nearby internationally and nationally designated sites for biodiversity (i.e. Ramsar sites, Special Protection Areas, Special Areas of Conservation, and Special Sites of Scientific Interest) and designated heritage assets (i.e. listed buildings, scheduled monuments and conservation areas).
- 1.6 In light of this outcome, an SEA process is being undertaken to meet the specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).

## SEA explained

- 1.7 SEA is a mechanism for considering and communicating the potential impacts of an emerging plan, and potential alternatives in terms of key environmental issues. The aim of SEA is to inform the plan-making process with a view to avoiding and mitigating potential negative impacts and maximising the potential for positive effects. Through this approach, the SEA for the BWNP

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<sup>1</sup> UK Government (2011): [Localism Act 2011](#)

<sup>2</sup> UK Government (2012): [The Neighbourhood Planning \(General\) Regulations 2012](#)

<sup>3</sup> DLUHC (2022): [Planning newsletter](#)

seeks to maximise the emerging plan’s contribution to sustainable development.

1.8 Two key procedural requirements of the SEA Regulations are that:

- i. When deciding on ‘*the scope and level of detail of the information*’ which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues.
- ii. A report (the ‘Environmental Report’) is published for consultation alongside the draft plan (i.e., the draft BWNP) that presents outcomes from the environmental assessment (i.e., discusses ‘likely significant effects’ that would result from plan implementation) and reasonable alternatives.

1.9 This ‘Environmental Report’ is concerned with item ‘ii’ above.

## Structure of this Environmental Report

1.10 This document is the SEA Environmental Report for the BWNP and hence needs to answer all four of the questions listed below with a view to providing the information required by the SEA Regulations. Each of the four questions is answered in turn within this report, as follows:

**Table 1.1: Questions that must be answered by the SEA Environmental Report to meet the regulatory requirements<sup>4</sup>**

Environmental Report question	In line with the SEA Regulations, the report must include... <sup>5</sup>
What is the plan seeking to achieve?	An outline of the contents and main objectives of the plan.
What’s the scope of the SEA?	Relationship with other relevant plans and programmes. The relevant environmental protection <b>objectives</b> , established at international or national level. Any existing environmental <b>problems</b> which are relevant to the plan including those relating to any areas of a particular environmental importance.
What is the sustainability ‘baseline’?	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan. The environmental characteristics of areas likely to be significantly affected. Any existing environmental <b>problems</b> which are relevant to the plan including those relating to any areas of a particular environmental importance.

<sup>4</sup> UK Government (2004): [The Environmental Assessment of Plans and Programmes Regulations 2004](#)

<sup>5</sup> NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

Environmental Report question	In line with the SEA Regulations, the report must include... <sup>5</sup>
What are the key issues and objectives?	Key <b>problems / issues</b> and <b>objectives</b> that should be a focus of (i.e., provide a 'framework' for) assessment.
What has plan-making/SEA involved up to this point?	Outline reasons for selecting the <b>alternatives</b> dealt with. The likely significant effects associated with <b>alternatives</b> . Outline reasons for selecting the preferred approach in-light of <b>alternatives</b> appraisal/a description of how environmental objectives and considerations are reflected in the current version of the plan.
What are the assessment findings at this stage?	The likely significant effects associated with <b>the Regulation 14 version of the plan</b> . The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing <b>the Regulation 14 version of the plan</b> .
What happens next?	The next steps for the plan making / SEA process.

## 2. Local Plan context and vision for the neighbourhood plan

### Local Plan context for the Neighbourhood Plan

- 2.1 The Christchurch and East Dorset Local Plan Part 1 – Core Strategy (hereafter referred to as “the Core Strategy”), which was adopted in April 2014, sets out targets for the provision of new housing and employment for the period up to 2028, alongside development management policies<sup>6</sup>. Policy KS2 Settlement Hierarchy indicates Burton is a village; as such, development should be limited to that which supports the role of the settlement as a service provider. Comparatively, Winkton is identified as a hamlet within Policy KS2. The Core Strategy does not include any allocations or housing targets for Winkton.
- 2.2 The emerging Bournemouth, Christchurch and Poole Local Plan (hereafter referred to as “the emerging BCP Local Plan”) will replace the current Local Plans adopted by the three separate council areas before they merged into a unitary authority in April 2019, including the Core Strategy. Regulation 19 consultation on the emerging BCP Local Plan was completed between 20<sup>th</sup> March 2024 to 3<sup>rd</sup> May 2024, and was subsequently submitted to the Secretary of State for independent examination in June 2024. It is anticipated that the emerging BCP Local Plan will be adopted by mid-2025<sup>7,8</sup>.
- 2.3 Within the emerging BCP Local Plan, Burton is identified as a sustainable neighbourhood under Strategic Policy S2: Spatial strategy and levels of growth, and Strategic Policy P7: Burton and Grange. Strategic Policy P7 under the emerging BCP Local Plan indicates Burton is within the Burton and Grange ward. Whilst the emerging BCP Local Plan does not include a specific housing figure for the neighbourhood area, Strategic Policy P7 highlights that 130 homes will come forward within the ward during the emerging plan period. This includes 20 homes which already have permission and 40 homes allocated at ‘Land South of Burton’. The residual target of 70 homes is expected to come forward as windfall opportunities across the ward, of which a proportion (estimated up to 45 homes) will likely be within the neighbourhood area. However, it is recognised that development opportunities within the neighbourhood area are limited due to the Green Belt land which encompasses all of the undeveloped land outside the village.

### Vision, aims and objectives for the BWNP

- 2.4 The vision for the BWNP is as follows:

*“Burton and Winkton parish will have kept its rural character. The main village of Burton will continue to be separate and distinct from the larger conurbation of Bournemouth, Christchurch and Poole to the south, and Winkton will remain separate and distinct from Burton. However, pedestrian and cycle links between the settlements will be improved, allowing Winkton residents to more readily access the shops and facilities in the village, and all residents to cycle*

<sup>6</sup> Christchurch and East Dorset Council (2014): [Christchurch and East Dorset Local Plan Part 1 - Core Strategy](#)

<sup>7</sup> Bournemouth, Christchurch and Poole Council (2024): [BCP Local Plan and Community Infrastructure Levy \(CIL\)](#)

<sup>8</sup> Bournemouth, Christchurch and Poole Council (2024): [Local Development Scheme](#)



*into the conurbation. Access to and recreation opportunities in the countryside will also be improved. The development of land to the south of the village will provide opportunities now and in the future for young families looking to buy their first homes and for budding entrepreneurs to establish their businesses locally if suited to the quiet nature of the village.”*

2.5 This vision is underlined by the following objectives:

- To meet the housing and employment needs of residents as far as possible, in a way that is compatible with our environment, Green Belt restrictions and avoids further flood risk.
- To provide and maintain amenities to help meet the needs and wishes of all residents, making efficient and effective use of the assets and encouraging a socially inclusive and caring community.
- To make walking, cycling and using the local bus services an attractive option for getting about, whilst recognising that many people will continue to have and use motor vehicles.
- To protect and enhance the special features that reinforce the rural character of the parish and the district, separate characters of Burton and Winkton villages and the outlying hamlets. This includes retaining and reinforcing the importance of the gaps between settlements, the village green and other important local green spaces, the historic buildings and traditional farms, the treed areas and much enjoyed open vistas across the surrounding farmland; and
- To promote pride in the community and local environment, through designing beautiful and inclusive places.

## 3. What is the scope of the SEA?

- 3.1 The SEA Regulations require that: *‘When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies’.*
- 3.2 In England, the consultation bodies are Natural England, the Environment Agency, and Historic England<sup>9</sup>. The consultation bodies were invited to comment on the scope of the SEA for a period of five weeks between February and March 2022.
- 3.3 The purpose of scoping was to outline the ‘scope’ of the SEA through setting out the following information:
- A context review of the key environmental and sustainability objectives of national, regional, and local plans and strategies relevant to the BWNP.
  - Baseline data against which the BWNP can be assessed.
  - The key sustainability issues for the BWNP; and
  - An ‘SEA Framework’ of objectives against which the BWNP can be assessed.
- 3.4 The full SEA Scoping Report is available on the Neighbourhood Plan website and accompanies the evidence base for the BWNP at Regulation 14 consultation<sup>10</sup>. The key sustainability issues established at SEA scoping, along with the SEA Framework of objectives and assessment questions, are presented below.
- 3.5 No responses were received on the Scoping Report from the consultation bodies.

## Key sustainability issues

### Air Quality

- The main pollutant of concern in the neighbourhood area is nitrogen dioxide (NO<sub>2</sub>), which is largely linked to emissions from vehicles, particularly in areas which experience congestion. The effects of the BWNP in relation to traffic and congestion will be explored further under the transportation SEA topic.
- Designated sites for biodiversity within and in proximity to the neighbourhood area are potentially sensitive to air pollution issues. The effects of the BWNP in relation to these sites will be explored further under the biodiversity and geodiversity SEA topic.
- The BWNP presents opportunities to improve accessibility and support public transport and active travel. These opportunities will be explored further within the community wellbeing and transportation SEA topics.

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<sup>9</sup> In-line with Article 6(3) of the SEA Directive, these consultation bodies were selected because ‘by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programme’.

<sup>10</sup> Including the context review and baseline data for the neighbourhood area, for each SEA theme.

- Traffic and congestion arising from potential new development within the neighbourhood area have the potential to increase pollutants. However, there is an absence of any specific air quality issues in the neighbourhood area, and there are no exceeded or expected exceedances of national air quality objectives.

### 3.6 In light of the above, **the air quality SEA topic has been scoped out of the SEA process.**

## Biodiversity and Geodiversity

- European and nationally designated sites within the neighbourhood area include the Avon Valley Special Protection Area (SPA) and Ramsar site, the River Avon Special Area of Conservation (SAC), and the Avon Valley and River Avon System Sites of Special Scientific Interest (SSSIs).
- The entire neighbourhood area overlaps with SSSI Impact Risk Zones (IRZs) for the types of development which are likely to be brought forward as a result of the BWNP. Therefore, Natural England will need to be consulted on the likely risks that could arise as a result of such development.
- Whilst there are no locally designated sites for biodiversity within the neighbourhood area, the Purewell Meadows Local Nature Reserve (LNR) is located nearby.
- There are a variety of Biodiversity Action Plan (BAP) priority habitats located within or within proximity to the neighbourhood area, including coastal and floodplain grazing marsh, lowland dry acid grassland, purple moor grass and rush pasture, lowland heathland, deciduous woodland, and wood pasture and parkland.
- In terms of the national habitat network, the neighbourhood area contains areas of Network Expansion Zone, Restorable Habitat, Network Enhancement Zones 1 and 2, Fragmentation Action Zone, and Habitat Restoration-Creation.
- In terms of priority species for Countryside Stewardship (CS) targeting, almost the entire neighbourhood area intersects with a priority area for Lapwing, whilst the western boundary of the neighbourhood area intersects with a priority area for Redshank.

## Climate Change and Flood Risk

- BCP Council took the decision to declare a Climate and Ecological Emergency in July 2019, following the same action by UK Parliament, the Committee on Climate Change 'net zero carbon 2050' report and a groundswell in public opinion supporting this course of action.
- Carbon dioxide (CO<sub>2</sub>) emissions per capita (in tonnes) in the BCP area have remained lower than the local (Dorset), regional (South West) and national (England) averages during the period 2005 to 2019. Emissions in the BCP area have decreased by 46.6% during this period, compared to 42.7% locally, 42.1% regionally, and 42.9% nationally.

- In the BCP area, the domestic sector was the largest contributor to CO<sub>2</sub> emissions in 2019, contributing 39.6% of all emissions. However, the transport sector was not far behind, contributing 33% of all emissions. The commercial (12.3%), industry (10.8%) and public (4.3%) sectors contributed comparatively fewer emissions in the same year.
- The transport sector continues to be a key challenge in terms of reducing emissions. The BWNP provides opportunities to guide development towards the most accessible locations in the area and require local infrastructure (including walking and cycling infrastructure) improvements where appropriate.
- The BWNP should seek to maximise opportunities to support actions in tackling climate change. This may include through encouraging sustainable transport technologies, such as the use of electric vehicles (EVs) and using sustainable drainage systems.
- Fluvial flood risk in the neighbourhood area is largely linked to the River Avon and its tributaries and is concentrated along the western boundary of the neighbourhood area. Meanwhile, surface water flood risk is concentrated in the northeastern part of the neighbourhood area.

## Landscape

- The neighbourhood area overlaps with the New Forest National Character Area (NCA); this NCA includes important views which the BWNP should seek to protect.
- The neighbourhood area overlaps with three Local Character Areas (LCAs): River Avon Flood Plain, Avon River Terrace – East of Burton, and Urban Edges and Enclaves – Land to the South of Burton and North of the Railway Line. These landscapes are unique to the neighbourhood area and the BWNP should seek to support the protection of these landscapes.
- New development has the potential to lead to incremental change in landscape and villagescape character and visual amenity. Therefore, the BWNP should seek to deliver development that protects and enhances the neighbourhood area's intrinsic landscape character and quality.

## Historic Environment

- The neighbourhood area contains a wealth of designated heritage assets, including 55 listed buildings, one scheduled monument, and two conservation areas.
- The Dorset Historic Environment Record (HER) highlights 20 non-designated heritage assets which provide local historic significance to the neighbourhood area. These sensitivities should therefore be appropriately addressed during the consideration of future growth options for the neighbourhood area.
- It will be important to ensure that future development avoids/ minimises impacts upon the historic environment and maximises opportunities to improve the public realm and green infrastructure, to the indirect benefit of heritage settings.

- It will also be important to ensure that sensitive development is brought forward in some of the key areas of historic focus within the neighbourhood area, particularly the conservation areas, with due consideration given to the appraisal or management plans for these areas in the early stages of development.

## Land, Soil and Water Resources

- A substantial portion of the neighbourhood area is underlain by best and most versatile (BMV) agricultural land. Hence, development within the neighbourhood area has the potential to result in the loss of productive agricultural land, and therefore brownfield sites should be prioritised.
- Plan making should consider how local decisions affect water supply, such as water accessibility issues, and ensure that appropriate drainage infrastructure is in place to accommodate new development areas.
- The western boundary of the neighbourhood area intersects with a surface drinking water protection area. This area will be protected through the Water Framework Directive.
- The neighbourhood area is within a Superficial Sand and Gravel Resource Block area. This area will be protected through the Minerals Strategy.

## Community Wellbeing

- The percentage of people in the neighbourhood area aged 65+ is rising, stressing a need for appropriate housing for the aging population, which may include bungalows and assisted living units.
- In terms of overall deprivation, all three lower super output areas (LSOAs) that overlap with the neighbourhood area are amongst the 30% least deprived neighbourhoods in the country in terms of overall Index of Multiple Deprivation (IMD) (2019).
- Housing affordability is a key concern for the neighbourhood area, and therefore it will be important that the BWNP provides a strong policy framework that supports the delivery of affordable housing.
- In terms of general health, 43.4% of all people in the neighbourhood area are in very good health, which is slightly lower than the national average (48.5%). This could be linked to the age profile of Burton and Winkton.
- The neighbourhood area contains a good range of community assets and infrastructure, which support community vitality and the quality of life of residents. The continued availability of community assets and infrastructure essential for growth within the neighbourhood area.
- The neighbourhood area contains several leisure and green spaces, including a recreation ground, a park, and two copses. It is vital that the BWNP provides a policy framework that seeks to continue to protect these important local assets.
- As the requirements of the working population continue to change, particularly in response to the Covid-19 pandemic, there is likely to be a requirement for adaptable dwellings which can accommodate more flexible working practices.

## Transportation

- Whilst the neighbourhood area is not particularly well served by public transport, Christchurch railway station is nearby and accessible via bus. However, the BWNP should seek to improve public transport provision in the neighbourhood area where possible.
- The neighbourhood area is connected to a relatively good public rights of way (PRoW) network, as well as the Avon Valley Path, and contains several cycle routes. The BWNP should seek to improve the local active travel network, potentially supporting its provision through new development.
- Travel patterns are likely to continue to shift in the short, medium and (potentially) long-term. Notably in response to an increase in home working, which tends to have a positive impact on transportation in terms of reducing congestion.

## SEA Framework

**Table 3.1: SEA Framework**

SEA Objective	Assessment questions to consider within the BWNP (will the allocation / proposal help to...)
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### Biodiversity and Geodiversity

Protect and enhance biodiversity and geodiversity.	<ul style="list-style-type: none"> <li>• Support the integrity of the designated sites for biodiversity and geodiversity located within and in proximity to the neighbourhood area?</li> <li>• Protect and enhance priority habitats and species?</li> <li>• Achieve biodiversity and environmental net gains whilst supporting the delivery of ecosystem services and multifunctional green infrastructure networks?</li> <li>• Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks?</li> <li>• Support access to, interpretation and understanding of biodiversity and geodiversity?</li> </ul>
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### Climate Change and Flood Risk

Reduce the contribution to climate change made by activities within the neighbourhood area.	<ul style="list-style-type: none"> <li>• Reduce the number of journeys made?</li> <li>• Promote the use of sustainable modes of transport including walking, cycling and public transport?</li> <li>• Increase the number of new developments meeting or exceeding sustainable design criteria?</li> <li>• Generate energy from low or zero carbon sources?</li> <li>• Reduce energy consumption from non-renewable resources?</li> <li>• Support proposals for EV charging infrastructure?</li> </ul>
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<b>SEA Objective</b>	<b>Assessment questions to consider within the BWNP (will the allocation / proposal help to...)</b>
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Support the resilience of the neighbourhood area to the potential effects of climate change, including flooding.	<ul style="list-style-type: none"> <li>• Ensure that inappropriate development does not take place in areas at higher risk of flooding?</li> <li>• Improve and extend green infrastructure networks in the neighbourhood area to support adaptation to the potential effects of climate change?</li> <li>• Sustainably manage water runoff and drainage?</li> <li>• Ensure the potential risks associated with climate change are considered through new development in the neighbourhood area?</li> <li>• Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks?</li> </ul>
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### **Landscape**

To protect and enhance the character and quality of the immediate and surrounding landscape and villagescape.	<ul style="list-style-type: none"> <li>• Protect and/ or enhance local landscape and villagescape character, key sensitivities, and quality of place?</li> <li>• Conserve and enhance local identity, diversity and settlement character?</li> <li>• Protect visual amenity and locally important views in the neighbourhood area?</li> <li>• Retain and enhance landscape and villagescape features that contribute to the rural setting of the neighbourhood area?</li> </ul>
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### **Historic Environment**

Conserve and enhance the significance of the historic environment in and within proximity to the neighbourhood area.	<ul style="list-style-type: none"> <li>• Conserve and enhance buildings, structures, and areas of architectural or historic interest, both designated and non-designated, and their settings?</li> <li>• Conserve and enhance the significance of the Burton and Winkton Conservation Areas?</li> <li>• Protect the integrity and historic setting of key finds of heritage interest as listed in the Dorset HER?</li> <li>• Support the undertaking of early archaeological investigations and, where appropriate, recommend mitigation strategies?</li> <li>• Support access to, interpretation and understanding of the historic evolution and character of the neighbourhood area?</li> </ul>
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### **Land, Soil and Water Resources**

Ensure the efficient and effective use of land.	<ul style="list-style-type: none"> <li>• Avoid the loss of high-quality agricultural land resources?</li> <li>• Promote any opportunities for the use of previously developed land, or vacant / underutilised land?</li> <li>• Protect the integrity of mineral resources?</li> </ul>
Protect and enhance water quality and use and manage water resources sustainably.	<ul style="list-style-type: none"> <li>• Avoid impacts on water quality?</li> <li>• Support improvements to water quality?</li> <li>• Ensure appropriate drainage and mitigation is delivered alongside development?</li> <li>• Protect waterbodies from pollution?</li> <li>• Maximise water efficiency and opportunities for water harvesting and/ or water recycling?</li> </ul>

## **SEA Objective      Assessment questions to consider within the BWNP (will the allocation / proposal help to...)**

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### **Community Wellbeing**

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- |   |  |
|---|--|
| Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving accessibility, anticipating future needs and specialist requirements and supporting cohesive and inclusive communities. | <ul style="list-style-type: none"><li>• Provide everyone with the opportunity to live in good quality, affordable housing?</li><li>• Support the provision of a range of house types and sizes?</li><li>• Meet the needs of all sectors of the community?</li><li>• Provide flexible and adaptable homes that meet people's needs, particularly the needs of an ageing population?</li><li>• Improve the availability and accessibility of key local facilities, including specialist services for disabled and older people?</li><li>• Encourage and promote social cohesion and active involvement of local people in community activities?</li><li>• Facilitate green infrastructure enhancements?</li><li>• Promote the use of sustainable building techniques, including use of sustainable building materials in construction?</li><li>• Minimise fuel poverty?</li><li>• Maintain or enhance the quality of life of existing residents?</li></ul> |
|---|--|
- 

### **Transportation**

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- |  |  |
|--|--|
| Promote sustainable transport use and reduce the need to travel. | <ul style="list-style-type: none"><li>• Encourage a shift to more sustainable forms of travel and support sustainable transport infrastructure enhancements?</li><li>• Reduce the need to travel?</li><li>• Promote improved local connectivity and pedestrian and cyclist movement?</li><li>• Facilitate working from home and remote working?</li><li>• Improve road safety?</li><li>• Reduce the impact on residents and the built environment from the road network?</li></ul> |
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## 4. Consideration of reasonable alternatives through the SEA

### Introduction

- 4.1 In accordance with the SEA Regulations, an Environmental Report must include:
- An outline of the reasons for selecting the alternatives dealt with; and
  - The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of the alternatives appraised.
- 4.2 The ‘narrative’ of plan-making / SEA up to this point is told within this part of the SEA Environmental Report. Specifically, how the SEA process to date has informed the consideration of different approaches for key elements of the BWNP.
- 4.3 The following sections therefore describe how the SEA process to date has informed the preferred approach for the BWNP.

### Defining reasonable alternatives

- 4.4 Whilst work on the BWNP has been underway for some time, the aim here is not to provide a comprehensive explanation of work to date, but rather to explain work undertaken to develop and appraise reasonable alternatives.
- 4.5 In the context of the above, this chapter of the Environmental Report presents information on reasonable alternative approaches to addressing key issues that are of central importance to the BWNP.
- 4.6 Specifically, there is a need to explore the factors that have a bearing on the establishment of reasonable alternative approaches. These factors are then drawn together to arrive at reasonable alternatives.

### Top-down considerations (e.g., strategic factors)

- 4.7 Within the emerging BCP Local Plan, Burton is identified as a ‘sustainable neighbourhood’ within the Burton and Grange ward (Strategic Policy P7: Burton and Grange). Strategic Policy P7: Burton and Grange includes two strategic site allocations within the Burton and Grange ward:
- BG.1 – Land south of Burton, for 40 homes.
  - BG.2 – Roeshot Hill, for 875 homes and a local centre (this allocation extends into the Mudeford, Stanpit and West Highcliffe ward to the east). It is noted that this site allocation is mostly outside of the neighbourhood area boundaries, with a small area in the south-eastern corner of the neighbourhood area.
- 4.8 Whilst the emerging BCP Local Plan does not include a specific housing figure for the neighbourhood area, Strategic Policy P7 highlights that 130 homes will come forward within the ward during the emerging plan period. This includes

20 homes which already have permission and 40 homes allocated at 'Land South of Burton'. The residual target of 70 homes is expected to come forward as windfall opportunities across the ward, of which a proportion (estimated up to 45 homes) will likely be within the neighbourhood area.

- 4.9 In light of the above, the SEA has not appraised reasonable alternatives relating to the location and distribution of growth, given that the Neighbourhood Plan is aligning with the emerging BCP Local Plan policy direction for the Burton and Grange Ward in terms of the site allocations and broad principles for any future development proposals which come forward. However, Burton and Winkton Parish Council may decide to allocate land to contribute towards the residual target of 70 homes.

### **Bottom-up considerations (e.g., site availability)**

- 4.10 AECOM was commissioned to produce a Site Options Assessment (SOA) in support of the BWNP. The assessment includes 23 sites that came through the BWNP Call for Sites (CfS) process. 21 of these were originally identified through Bournemouth, Christchurch and Poole Council's CfS (and either resubmitted or had their availability verified). A further two sites came forward outside of this larger CfS.
- 4.11 The findings of the SOA concluded that none of the 23 sites were immediately suitable for a neighbourhood plan allocation, due to the presence of significant constraints. However, a total of 12 sites were given an 'amber' rating and are potentially suitable for development (subject to mitigation).
- 4.12 It is important to recognise that most of the land outside of the village boundaries is within the South East Dorset Green Belt. The SOA was undertaken with a Green Belt 'policy off' approach, and considered the suitability of sites as if they were not subject to this constraint. On this basis, if any of the 12 'amber' rated sites are taken forward as allocations through the BWNP, their release from the Bournemouth Greenbelt would need to be established via consultation with BCP Council and key stakeholders.

### **Options to inform policy approaches within the Neighbourhood Plan**

- 4.13 As discussed above, the Neighbourhood Plan is aligning with the emerging BCP Local Plan policy direction for the Burton and Grange Ward in terms of the site allocations and broad principles for any future development proposals which come forward. Opportunities are significantly limited due to the Green Belt land which encompasses all of the undeveloped land outside of the village. Nonetheless, the Parish Council has explored a range of planning issues and considerations for the Neighbourhood Plan relating to its vision and aspirations. This includes with respect to site-specific policy directions for known opportunity locations within the neighbourhood area which have the potential to come forward during the plan period.
- 4.14 In light of this, the SEA process has undertaken appraisals of a series of high-level approaches and alternatives (hereafter referred to as "options") which are currently being evaluated as part of plan development. This is for the benefit of plan-makers tasked with selecting preferred policy approaches for the BWNP

and to highlight to consultees the relative sustainability merits of the different approaches that can be taken relating to the key elements of the Plan.

4.15 A description of the options (i.e., the reasons for selecting the alternatives dealt with), are as follows:

### **Options for managing the impacts of the emerging BCP Local Plan allocation at 'Land South of Burton'**

4.16 Whilst the policy requirements within the emerging BCP Local Plan for the site (see Strategic Policy P7<sup>11</sup>) include a range of criteria relating to the delivery of high quality and sustainable design, the relative sustainability merits of preparing additional design criteria have been explored. Specifically, this includes extending the site boundaries slightly to include the Martins Hill Lane area, to the north east (shown in **Figure 4.1** below).

4.17 The inclusion of the Martins Hill Lane area, and the accompanying design criteria, would be tailored to ensure local community knowledge and aspirations are appropriately reflected and used to shape the way development is delivered at this location. It is expected that any additional design criteria would complement the existing policy requirements for the site as set out in Strategic Policy P7 within the emerging BCP Local Plan.

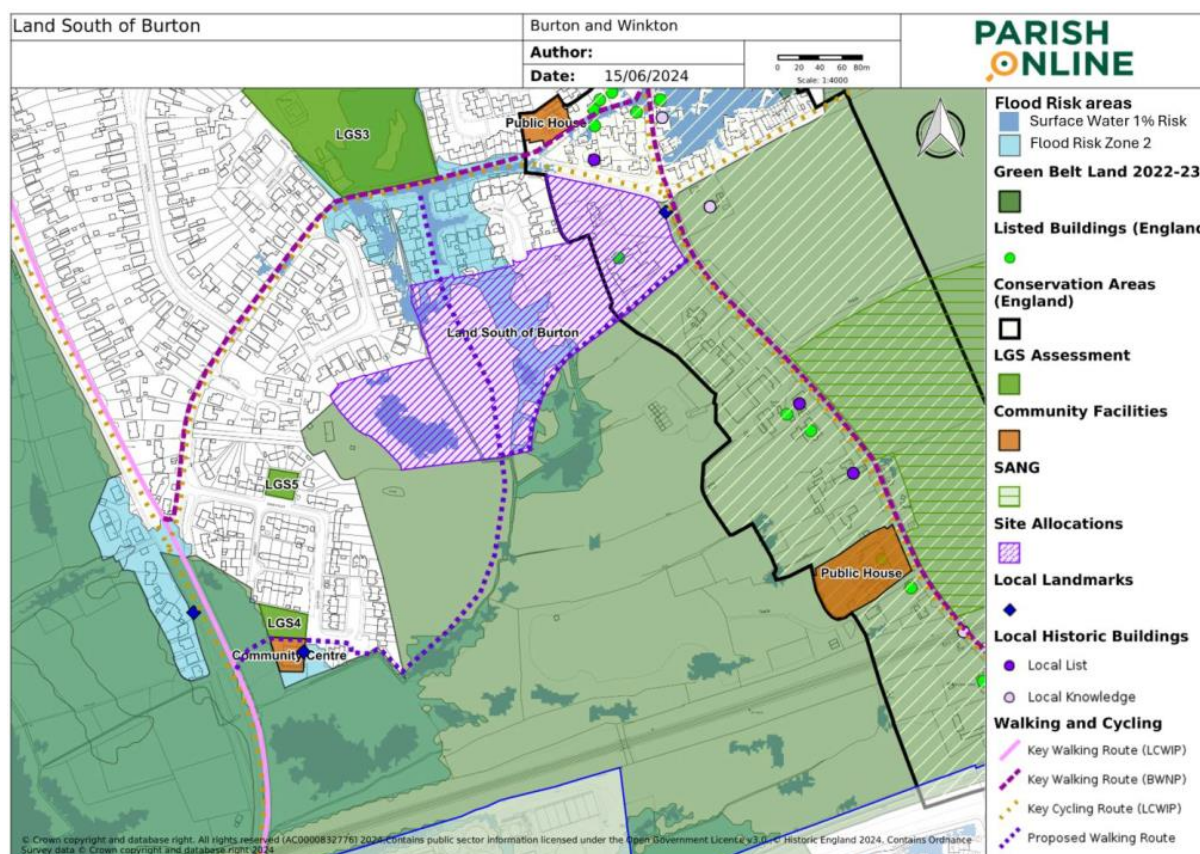
4.18 In light of the above, the relative sustainability merits of the following options have been considered through the SEA:

- **Option A:** Include additional design criteria for the strategic site allocation at Land South of Burton to ensure that local community knowledge and aspirations are reflected within the new development, including a small extension of the site to the north to include the Martins Hill Lane area.
- **Option B:** Do not include additional design criteria for the strategic site allocation at Land South of Burton, instead relying on the provisions set out in the emerging BCP Local Plan.

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<sup>11</sup> Bournemouth, Christchurch and Poole (2024): [BCP Local Plan - Consultation Draft March 2024 Strategic Policy P7: Burton and Grange](#)





**Figure 4.1: Land South of Burton, including the Martins Hill Lane area**

### Options for the Burton Surgery site

4.19 It is anticipated that Burton Surgery, operated by Christchurch Medical Practice, will close in autumn 2024. The site occupied by the surgery is located within the centre of Burton village, and presents a brownfield opportunity for reuse, redevelopment, or conversion once the surgery closes. It is noted that the closure of Burton Centre Surgery does not extend to the pharmacy, which is also located on the site but operates independently. As such, this community facility may potentially be retained through any redevelopment opportunity.

4.20 Given the environmental constraints outside the village boundary (primarily the Green Belt land), this site presents an opportunity to deliver important infrastructure that could contribute to community vitality within the neighbourhood area. For example, this could include space for additional housing, for community or commercial development, or a mixed-use scheme.

4.21 In this respect, the relative sustainability merits of considering different uses for the Burton Surgery site have been explored through the SEA, specifically:

- **Option A:** Support proposals on the site which would encourage a continuation of its current uses as a medical practice.
- **Option B:** Support proposals for new commercial and/or community uses.
- **Option C:** Support proposals for residential uses.
- **Option D:** Support a mix of uses at the site (e.g., residential, commercial and/or community uses).



4.22 It is recognised that there is uncertainty as to whether the Pharmacy at this location will continue once Burton Surgery closes. For the purposes of the SEA, it is assumed that the whole of the site is available for redevelopment. Therefore, if the Pharmacy remains on site, the total amount of space for new housing, community or commercial uses will reduce.

## Approach to the options appraisal process

4.23 Each set of options has been considered against the SEA Framework of objectives and assessment questions developed through the SEA scoping process. The following information is presented:

- A ranking of the sustainability performance of each option relating to each SEA theme to highlight their relative sustainability merits, with '1' the most favourable ranking; and
- An overview of the likely significant effects of each option (presented as a commentary of effects).

4.24 The appraisal findings are presented below.

### Options for managing the impacts of the emerging BCP Local Plan allocation at 'Land South of Burton'

SEA theme		Option A: Include design criteria	Option B: Do not include site criteria
Biodiversity and Geodiversity	Rank	1	1
	Significant effect?	No	No
Climate Change and Flood Risk	Rank	1	2
	Significant effect?	Yes - positive	No
Landscape	Rank	1	2
	Significant effect?	No	No
Historic Environment	Rank	2	1
	Significant effect?	Yes - uncertain	No
Land, Soil and Water Resources	Rank	1	1
	Significant effect?	No	No
Community Wellbeing	Rank	1	2
	Significant effect?	Yes – positive	Yes - positive
Transportation	Rank	1	2
	Significant effect?	Yes - positive	No

#### Commentary:

##### Biodiversity and Geodiversity

4.25 An inclusion of design criteria and an increase in the site boundary to incorporate the Martins Hill Lane area under Option A may increase the available space to deliver on-site biodiversity net gain. However, as the additional area is relatively small in size (approximately 0.3 hectares), it is not anticipated that this would deliver any significant additional biodiversity benefits to those proposed within the emerging BCP Local Plan policy provisions.

Reflecting this, **both options are ranked equally, and no significant effects are anticipated under either option for this SEA theme.**

### Climate Change and Flood Risk

- 4.26 When considering climate change adaptation, both Option A and Option B perform similarly. This is due to flood risk stipulations included under Strategic Policy P7 – which indicates modelling will need to demonstrate development will not increase flood risk on or off site. As such, the inclusion of additional design criteria and the extension of the site boundary is unlikely to contribute additional benefits for climate change adaptation beyond those which are already outlined through emerging local policy provisions.
- 4.27 In terms of climate change mitigation, the inclusion of design criteria based on community knowledge and aspirations and the extension of the site boundary to include the corner of Martins Hill Lane (Option A), could allow for better connectivity between the site and the settlement of Burton. As such, Option A could encourage a greater uptake in active and sustainable transportation opportunities due to connecting to a key cycling route on the north-eastern boundary adjacent to Martins Hill Lane.
- 4.28 As such, **Option A is concluded to perform more favourably than Option B.** This is due to the option extending the site boundary, which will allow for better connections to the existing active and sustainable transportation networks, thus reducing emissions linked to travel.

### Landscape

- 4.29 Option A is also likely to perform more favourably than Option B for the landscape SEA theme. Strategic Policy P7 of the emerging BCP Local Plan includes considerations for the landscape by ensuring development creates a buffer between the site and the countryside adjacent to it. These provisions are likely to have positive outcomes for landscape.
- 4.30 Comparatively, the inclusion of design criteria informed by community knowledge, and the extension of the site boundary, would likely ensure the landscape is further considered within the design of the scheme. For example, it could contribute to protecting locally important views and landscape features, through ensuring they are appropriately identified and considered through design schemes. Additionally, community knowledge could contribute to ensuring new development is sympathetic to its location on the edge of the village, and successfully integrates into the existing built environment. Overall, **Option A is concluded to be more preferable than Option B**, although no significant effects are anticipated given the existing policy provisions for landscape which are included within Strategic Policy P7.

### Historic Environment

- 4.31 The site includes the Grade II listed Barn at No 45 (Waters Farm) (HE List Entry Number [1324719](#)), and part of the Burton Conservation Area in the eastern extent. The stipulations included under Strategic Policy P7 already have a heritage focus – seeking to preserve and enhance heritage assets and their settings within and in proximity to the site. This includes the creation of a landscape buffer to separate the heritage assets and new buildings. In this respect, **no significant effects are anticipated as a result of Option B given**

**that the historic sensitivities of the sites are considered through the emerging local policy provisions.**

- 4.32 The extension of the site boundary under Option A to include the area land at the corner of Martins Hill Lane would extend the site further into the Burton Conservation Area. However, it would not bring the site into proximity to any additional listed buildings. Reflecting this, **Option A is concluded to have uncertain significant effects in the absence of mitigation**, given that the impacts of including the additional area are dependent on the design of new development areas which come forward.

#### Land, Soil and Water Resources

- 4.33 Option A and Option B are comparable for the land, soil and water resources SEA theme. The entire site is considered to be underlain by Grade 4 'Poor' agricultural quality land according to the provisional Agricultural Land Classification for the South West and is classified as land in urban / industrial use according to the Predictive Best and Most Versatile Land Assessment for the South West. As such, development at this location will not result in the loss of land better suited for agricultural purposes, nor will an extension of the site boundary under Option A increase the level of productive land lost.
- 4.34 Strategic Policy P7 does not include specific stipulations in relation to this theme but would likely contribute to the safeguarding of land and soil resources and quality – for example, through implementing a drainage strategy. Whilst including design criteria and extending the site boundary through Option A could help to facilitate the safeguarding of resources through measures like green infrastructure provision (depending on the design criteria taken forward within this additional area), it is unlikely that this would bring forward benefits beyond those included in local policy provisions. In conclusion, **both options are ranked equally, and no likely significant effects are anticipated for the land, soil and water resources SEA theme.**

#### Community Wellbeing

- 4.35 Option A is considered to perform more favourably than Option B for community wellbeing. This is due to providing the opportunity for the community to be more involved with shaping the way that development comes forward at this location, incorporating design criteria based on local knowledge and aspirations. The inclusion of the additional area at Martins Hill Lane has the potential to enhance connectivity and accessibility between the site and the village centre, supporting community cohesion and quality of life.
- 4.36 Overall, **significant positive effects are anticipated for Option A and Option B**, given that Strategic Policy P7 includes several provisions which will support community wellbeing. However, Option A performs more favourably given the potential additional enhancements which could be delivered within the Martins Hill Lane area.

#### Transportation

- 4.37 Option A, through extending the site boundary to include the land at Martins Hill Lane, could allow for a greater level of accessibility and connectivity between the site and public transport networks within the village. The inclusion of the Martins Hill Lane area may also provide opportunities to encourage walking and

cycling between the site and village, given the pavement provision and the key cycling route along the north-eastern site boundary. Therefore, **significant positive effects are anticipated for the transportation SEA theme if Option A is taken forward as the preferred approach.**

4.38 It is noted that Strategic Policy P7 in the emerging BCP Local Plan does have a focus on transportation and connectivity through the consideration of pedestrian and cycle access, as well as vehicular access points. In this respect, **Option B also delivers positive outcomes for transportation, but the effects are not considered to be significant.**

### Options for the Burton Surgery Site

SEA theme		Option A: Support proposals which would encourage a continuation of its current uses	Option B: Support proposals for new commercial / community uses	Option C: Support proposals for residential uses	Option D: Support a mix of uses at the site
Biodiversity and geodiversity	Rank	3	3	1	2
	Significant effect	Uncertain	Uncertain	Uncertain	Uncertain
Climate change	Rank	3	3	1	2
	Significant effect	No	No	Yes - positive	Yes - positive
Landscape	Rank	=	=	=	=
	Significant effect	Uncertain	Uncertain	Uncertain	Uncertain
Historic environment	Rank	1	2	2	2
	Significant effect	Yes - mixed	Yes - mixed	Yes - mixed	Yes - mixed
Land, soil, and water resources	Rank	1	1	1	1
	Significant effect	Yes - positive	Yes - positive	Yes - positive	Yes - positive
Community wellbeing	Rank	1	1	1	1
	Significant effect	Yes - positive	Yes - positive	Yes - positive	Yes - positive
Transportation	Rank	1	2	3	3
	Significant effect	No	No	Yes - uncertain	Yes - uncertain

## Commentary:

### Biodiversity and Geodiversity

- 4.39 **Redevelopment of the site presents an opportunity to improve biodiversity and geodiversity value and ecological connectivity, though the significant of any impacts are dependent on the design of the scheme taken forward.** However, it is considered possible that Option C may bring forward a greater level of biodiversity value and connectivity through the inclusion of gardens and green spaces typically associated with residential development.
- 4.40 On this basis, Option C is ranked most favourably – followed by Option D, which may also deliver a proportion of residential development if a mix of uses are taken forward through the redevelopment of the site. Option A and Option B are ranked equally favourably.
- 4.41 Overall, as the effects of redevelopment of the site on biodiversity and geodiversity are dependent of the design scheme taken forward, **uncertain effects are considered likely for all options.**

### Climate Change and Flood Risk

- 4.42 In terms of climate change adaptation, the Burton Surgery site is not at risk of fluvial or surface water flooding. As such, redevelopment through any of the four options is unlikely to be negatively impacted by flood events, nor would it exacerbate existing flood risk issues on site (or within proximity to the site).
- 4.43 Residential development on this site through Option C or Option D would deliver homes within the village centre. This is the most sustainable location in the neighbourhood area, due to access and connectivity to transportation networks and local services and facilities. As such, residential development at this location would contribute to a limitation in greenhouse gas emissions, including those linked to transportation. Given this, Option C and Option D are more favourable with respect to climate change mitigation.
- 4.44 Overall, **significant positive effects are anticipated for Option C and Option D** due to their potential to limit greenhouse gas emissions by facilitating residential growth in Burton village (within proximity to public transport networks). Given that the uses proposed through Option A and Option B would be similar to the existing uses on site, limited change to the baseline is anticipated as a result of these options.

### Landscape

- 4.45 As the Burton Surgery site presents a brownfield opportunity within the village centre, the impact of development on the landscape is largely reduced. This is due to avoiding the release of Green Belt land and safeguarding areas of open countryside.
- 4.46 Whilst the redevelopment of the site represents an opportunity to improve village character, the Burton Surgery building is considered to make a positive contribution to the street scene in this part of the village. As such, effects on the built environment will be dependent on the design of the scheme taken forward – for example, how the development will incorporate features which enhances the significance and setting of the site. This may include via

the inclusion of green infrastructure, local materials which are representative of the area, and features which improve the quality of the public realm.

4.47 Overall, as the effects of redevelopment of the site on villagescape character are dependent of the design scheme taken forward, **uncertain effects are considered likely for all options.**

#### Historic Environment

4.48 In terms of the historic environment, the Burton Surgery site is within the Burton Conservation Area and is also adjacent to three Grade II listed buildings:

- Brinson's Farm House to the north,
- Burton Green United Reform Church Manse to the south, and
- Holywell Cottage to the south-west.

4.49 The building itself was originally a guest house, dating back to the Victorian period, and it is considered to make a positive contribution to the street scene and the character of its part of the Burton Conservation Area. As such, **the site and its existing structures are likely to contribute to the historic setting of the village – and redevelopment through any of the four options will therefore need to be considerate of the heritage significance of the site.**

4.50 In this context, it could be argued that Option A is the most suitable. This is due to the development type not deviating from its current use, and as such the impacts to the historic environment would be similar to current impacts. The remaining three options are ranked equally – as there is uncertainty around how different development types (commercial / community, residential, or a mix of uses) will impact on the site and its heritage contribution. For example, development through Option B, Option C and Option D could see an increase in vehicles travelling into and out of the site (linked to accessing new development at this location), which could impact upon the setting of heritage designations through increased noise and vibrations.

4.51 It is recognised that impacts to the historic environment across the four options is highly dependent on the design scheme taken forward, given that the Burton Surgery building contributes to the character of this part of the Burton Conservation Area, and likely contributes to the setting of nearby listed buildings. As such, **mixed significant effects are concluded for all four options.** This reflects the possibility for design schemes to positively enhance the setting of historic designations through development of this site, but also reflects the potential for development to detract from the nearby listed buildings and the Burton Conservation Area.

#### Land, Soil and Water Resources

4.52 Given the Burton Surgery site is a brownfield site within the village centre, **redevelopment at this location would support the most efficient reuse of previously developed land within the neighbourhood area.** Redevelopment may present opportunities to remediate contaminated areas of land on the site boundary associated with its current (or former) uses, and **significant positive effects are anticipated through all options.**



## Community Wellbeing

- 4.53 Given the location of the site within the village centre, development under any of the four options would provide connectivity and accessibility to local services and facilities. **Significant positive effects are anticipated through all options** for the following reasons:
- 4.54 Option A would encourage the site to continue to provide key health services for the local community. This would help to maintaining the health and wellbeing of the local community, supporting quality of life.
- 4.55 Whilst it is uncertain what types of commercial or community uses might come forward through Option B, this option will help to support the vitality and vibrancy of the village centre. For example, by reducing the need for residents to travel outside of the neighbourhood area to access key services and facilities, and potentially supporting the local economy by facilitating local employment opportunities.
- 4.56 Residential development through Option C would deliver additional housing within the most sustainable locations in the neighbourhood area, supporting community cohesion and positively contributing towards local needs. This may include delivering higher-density development within the village centre, within proximity to local services and facilities and public transport networks. However, it is recognised that the existing building on site would likely need to be retained through new development areas which come forward, which may limit the types of homes which could be delivered on site.
- 4.57 Option D, by encouraging a mix of uses on site, may help to enable the ‘win-win’ opportunities associated with the effective planning of key areas within the village centre to be realised. For example, by weighing up the pros and cons of proposals with respect to wider BWNP objectives and aspirations.

## Transportation

- 4.58 In terms of transportation, the Burton Surgery site is located within the centre of Burton village. As such, it is in a sustainable location and can likely be accessed through walking and cycling networks across the neighbourhood area. It can also be accessed via private vehicles and public transportation services on Salisbury Road to the east.
- 4.59 Whilst redevelopment through any of the four options would likely encourage the use of sustainable transportation infrastructure, residential development through **Option C and Option D could increase the number of parked cars on the local road network. This could lead to traffic congestion issues.** Community or commercial uses at the site may increase the number of vehicles travelling to access the site, albeit temporarily. It is noted, however, that the increase under Option A would not likely result in any significant changes to what is currently experienced.

## What is the preferred approach for the Neighbourhood Plan?

- 4.60 As discussed above, the Neighbourhood Plan is aligning with the emerging BCP Local Plan policy direction for the Burton and Grange Ward in terms of the site allocations and broad principles for any future development proposals which come forward. Opportunities are significantly limited due to the Green Belt land which encompasses all of the undeveloped land outside of the village.
- 4.61 Nonetheless, the BWNP proposes site-specific policy directions for known opportunity locations within the neighbourhood area which have the potential to come forward during the plan period. These are discussed below, with the preferred approach being informed by the findings of the SEA, SOA, community engagement, and wider evidence studies supporting the plan's development.

### Options for managing the impacts of the emerging BCP Local Plan at 'Land South of Burton'

- 4.62 In conclusion, the preferred approach for the BWNP is to proceed with **Option A**, which supports the inclusion of the additional land at Martins Hill Area to enhance connectivity and accessibility between the site and the village centre.

### Options for the Burton Surgery site

- 4.63 The preferred approach for the BWNP is to proceed with **Option D** which supports mixed-use redevelopment of the site. It is anticipated that this will help to enable the 'win-win' opportunities associated with the effective planning of key areas within the village centre to be realised. For example, by weighing up the pros and cons of proposals with respect to wider BWNP objectives and aspirations.

## 5. Appraisal of the Regulation 14 version of the BWNP

5.1 The aim of this chapter is to present appraisal findings and recommendations in relation to the Regulation 14 version of the BWNP. This chapter presents:

- An appraisal of the current version (i.e., the Regulation 14 version) of the BWNP under the seven SEA theme headings.
- Consideration of potential cumulative effects; and
- The overall conclusions at this current stage.

### Burton and Winkton Neighbourhood Plan policies

5.1 To support the implementation of the vision statement for the BWNP, the Regulation 14 version of the plan puts forward 21 policies to guide new development within the neighbourhood area. Specifically:

**Table 5.1: Burton and Winkton Neighbourhood Plan policies**

Policy reference	Policy name
Policy 1	Meeting housing and employment needs in Burton and Winkton parish
Policy 2	House types
Policy 3	Employment needs
Policy 4	Supporting community facilities and local services
Policy 5	Creating safer roads and pedestrian / cycle routes
Policy 6	Local green spaces
Policy 7	Important local gap
Policy 8	Reinforcing the area's green network
Policy 9	Dark skies policy
Policy 10	The character of Burton and Winkton
Policy 11	Heritage, views, landmarks and legibility
Policy 12	People-friendly streets
Policy 13	Continuity, enclosure and boundary treatments
Policy 14	Building heights and density
Policy 15	Built forms, materials and architectural details
Policy 16	Parking and servicing
Policy 17	Sustainable drainage systems
Policy 18	Conversions and extensions
Policy 19	Land south of Burton
Policy 20	Land at 123 Salisbury Road (the former Burton Surgery site)
Policy 21	Barns at Hawthorn Farm and Dairy

## Approach to this appraisal

- 5.2 The assessment identifies and evaluates 'likely significant effects' on the baseline, drawing on the sustainability objectives identified through scoping (see **Table 3.1**) as a methodological framework.
- 5.3 Every effort is made to identify / evaluate effects accurately. However, the ability to predict effects accurately is limited by the understanding of the baseline and the nature of future planning applications. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects to ensure all assumptions are explained. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.
- 5.4 Finally, it is important to note that effects are predicted taking account of the criteria presented within Schedule 1 of the SEA Regulations. So, for example, account is taken of the probability, duration, frequency, and reversibility of effects as far as possible. These effect 'characteristics' are described within the assessment as appropriate.

## Biodiversity and geodiversity

- 5.5 Biodiversity and geodiversity are key considerations of the Burton and Winkton Neighbourhood Plan. This is due to the neighbourhood area being within proximity to European, national and local designations for biodiversity, and due to the number of important habitats within the neighbourhood boundaries.
- 5.6 The Burton and Winkton Neighbourhood Plan supports development at the 'Land South of Burton' site, under Policy 19. This policy builds on the stipulations outlined in the emerging BCP Local Plan's Strategic Policy P7 to incorporate existing mature and deciduous trees within the site layout into the development scheme. Policy 19 also includes the need for further tree planting along the new settlement edge on the southern boundary; this will allow for a level of maintained and enhanced biodiversity quality and connectivity.
- 5.7 The Burton and Winkton Neighbourhood Plan includes specific stipulations for biodiversity and geodiversity under Policy 8. This includes retaining existing green features (also under Policy 12) and creating new green network links between green spaces and corridors. This will be achieved through designing off road routes to act as wildlife corridors (also under Policy 5) and designating local green spaces (also under Policy 6) and maintaining a green gap between the settlements of Burton and Winkton (also under Policy 7). All of these methods contribute to biodiversity connectivity.
- 5.8 The wider plan policies also work to benefit biodiversity and geodiversity. Policy 3 stipulates the reuse / redevelopment of buildings for economic activity will be supported where there would be no significant adverse impacts to wildlife. Policy 13 further considers biodiversity connectivity through seeking to ensure trees and other vegetated boundary treatments are implemented where possible. This will provide new links for the biodiversity network.
- 5.9 In conclusion, **minor positive effects** are considered likely through the Burton and Winkton Neighbourhood Plan. This reflects the provisions of the wider Neighbourhood Plan's policies, which seek to enhance biodiversity connectivity

through increased planting, safeguarding green spaces, and providing green routes throughout the neighbourhood area.

## Climate change

- 5.10 The Burton and Winkton Neighbourhood Plan provides an opportunity to include policies that help to reduce carbon emissions created by new development in the area, and to adapt to the impacts of climate change. While it is recognised that there is little value in duplicating planning policies which are already set out in the emerging BCP Local Plan, the Burton and Winkton Neighbourhood Plan should focus on what could be strengthened and respond to local considerations. This can include vulnerability to overheating, flooding or water stress impacts, car dependency, opportunities for renewable energy, sustainable design, and construction.
- 5.11 The Burton and Winkton Neighbourhood Plan supports development at the 'Land South of Burton' site under Policy 19. In terms of climate change adaptation, this site is at risk of fluvial and surface water flooding. However, this risk is managed through Policy 19, which seeks to ensure the incorporation of flood risk management techniques and sustainable urban drainage systems. This will contribute to reducing flood risk. Furthermore, Policy 19 includes the need to incorporate existing mature deciduous trees within the site layout. This will contribute to natural carbon capture and storage, and the interception of water - which will reduce surface water flood risk.
- 5.12 The Burton and Winkton Neighbourhood Plan supports the reuse / replacement of barns for economic use under Policy 21. Policy 21 indicates proposals will need to include an appropriate drainage strategy to address any flood risks at these locations.
- 5.13 Policy 17 more widely focuses on water management, outlining stipulations for incorporating sustainable drainage solutions, which contributing to managing surface water flood risk. This includes considering the use of permeable surfaces in development – which is also a feature of Policy 16. This will help to ensure driveways and pathways minimise surface water runoff.
- 5.14 In terms of climate change mitigation, transportation is the largest contributing sector to carbon dioxide (CO<sub>2</sub>) for the Bournemouth, Christchurch and Poole area, and it is a key consideration of the Burton and Winkton Neighbourhood Plan. Policy 19 indicates development at the 'Land South of Burton' site should include an all-weather footpath to allow for active transportation to Salisbury Road and Sandy Plot / Stony Lane, and to Martin's Hill recreation ground. This will promote a reduction in private vehicle usage. Furthermore, the Neighbourhood Plan also supports the redevelopment of the Burton Surgery site for mixed-use (residential and commercial) development through Policy 20. In this way the policy ensures development comes forward in a sustainable location within the settlement centre of Burton, which reduces the need to use private vehicles to travel.
- 5.15 Other policies within the Burton and Winkton Neighbourhood Plan also have a focus on climate change mitigation. Policy 5 supports the creation of new accessible pedestrian and cycle routes, which will help to encourage a greater uptake in active and sustainable modes of transport. Policy 16 also provides for active and sustainable transportation by ensuring development incorporates

covered and secured cycle parking and storage; this contributes to making cycling a more viable option. These policies will promote a reduction in private vehicle usage, and thus a reduction in emissions

- 5.16 Reflecting on the above, **minor positive effects** are considered likely through the Burton and Winkton Neighbourhood Plan. This reflects the support provided through the policy framework to climate change adaptation and mitigation objectives.

## Landscape

- 5.17 The landscape is a key consideration of the Burton and Winkton Neighbourhood Plan, given that the neighbourhood area is adjacent to the New Forest National Park (to the east), and is in the South East Dorset Green Belt.
- 5.18 The development of 'Land South of Burton' is supported through the Neighbourhood Plan's Policy 19. This policy builds on existing landscape stipulations provided under the emerging BCP Local Plan's Strategic Policy P7 to incorporate mature and deciduous trees within the site layout as well as green corridors and enhanced tree planting. This will bring forward additional landscape benefits by providing green spaces and screening features which will help protect and enhance views. Furthermore, the Neighbourhood Plan supports the redevelopment of the Burton Surgery site within Policy 20 and includes stipulations to ensure the building itself and the character of the site are maintained. This will help protect landscape and villagescape value in this part of Burton.
- 5.19 In terms of the wider plan policies, Policy 1 supports infill development within Burton village. This has positive effects for the local landscape, as it seeks to focus development within the defined settlement boundary – thus reducing the potential for negative impacts on parts of the neighbourhood area that are likely to be more sensitive. Linked to this, Policy 3 and Policy 4 support the reuse / replacement of existing buildings, and the construction of buildings to support community facilities and services.
- 5.20 Ecological maintenance and enhancement proposed through Policy 6, Policy 7 and Policy 8 will also support the local landscape through retaining and developing green features, including a local green gap, that contribute to landscape character and key views in the neighbourhood area (also reiterated in Policy 11). Safeguarding the local green gap will also keep the individual characters of the Burton and Winkton settlements separate. Policy 9 is focused on protecting the dark skies landscape through ensuring external lighting is placed in appropriate locations – in order to avoid unnecessary light pollution. This will help to protect this important characteristic of the neighbourhood area.
- 5.21 The distinct landscape and settlement characters of Burton and Winkton are further considered through Policy 10, Policy 13, Policy 14, Policy 15 and Policy 18, which seek to ensure new development has a good understanding of the local character areas. This includes bringing forward development that is respectful of key features, such as building styles, heights and densities, as well as boundary treatments and building conversions and extensions. These stipulations will help to ensure new development creates visual interest whilst being complimentary of the existing landscape character.



5.22 Considering the above, **minor positive effects** are anticipated through the Burton and Winkton Neighbourhood Plan. This reflects the focus of the policy framework on protecting and enhancing landscape and villagescape character.

## Historic environment

5.23 The historic environment is a key consideration of the Burton and Winkton Neighbourhood Plan, given there are 56 listed buildings (one Grade II\*, and 55 Grade II), one scheduled monument, two conservation areas, and 20 further non-statutory locally important features within the neighbourhood area.

5.24 The 'Land South of Burton' site is supported for development under Policy 19 in the Burton and Winkton Neighbourhood Plan; the site is within the Burton Conservation Area and contains a listed building. Policy 19 itself does not make specific stipulations for the historic environment; however, it is considered that effects will be managed through Strategic Policy P7 within the emerging BCP Local Plan. This policy includes the preservation and enhancement of heritage assets and their settings within and in proximity to the site. Nonetheless, it is important to recognise that the additional area of land at the 'Martins Hill Area' included as part of the site will further encroach into Burton Conservation Area. In this respect, **the SEA recommends that the design of any additional development in this location has regard to the stipulations within the Burton Conservation Area Appraisal and Management Plan<sup>12</sup>** where possible. Although it is recognised that the Appraisal and Management Plan is over 15 years old, and therefore might be out-dated. Additionally, the stipulations of Policy 11 (discussed below) will help to safeguard the heritage sensitivities at this location.

5.25 The Burton Surgery site supported for redevelopment under Policy 20 is located within the Burton Conservation Area and adjacent to three Grade II listed buildings, and likely contributes to the setting of four further Grade II buildings to the east. Policy 20 makes provisions for the historic environment by outlining the importance of avoiding negative impacts to the adjoining listed buildings. **The SEA recommends that a proportionate heritage assessment is undertaken for any proposals which come forward at this location during the plan period, to provide further detail on the heritage sensitivities and significance of the site. Any mitigation and enhancement measures should be informed by the findings of the heritage assessment.**

5.26 The Burton and Winkton Neighbourhood Plan includes a specific policy relating to heritage. Policy 11 includes the need for development to respect and safeguard the historic environment of the neighbourhood area. Safeguarding heritage features is also the focus of Policy 3, which indicates the reuse or replacement of existing buildings for employment space will be supported where there would be no significant adverse impact upon heritage assets.

5.27 Wider Neighbourhood Plan policies would also bring forward benefits for the historic environment, through maintaining and enhancing the setting of heritage assets. This can be achieved through the protection of local green spaces (Policy 6) and local gaps between individual settlements (Policy 7), and the reinforcement of the green network by retaining existing and planting new trees

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<sup>12</sup> Christchurch Borough Council (2007): [Burton Conservation Area Appraisal and Management Plan](#)



and hedgerows (Policy 8). Additionally, development design considerations also have a benefit for the historic environment through ensuring new structures integrate well with the existing buildings, reducing the potential for changes to the settings of important features and views to / from them. This is reflected in Policy 10 and Policy 15.

- 5.28 Overall, **uncertain effects** are concluded most likely for the historic environment SEA theme under the Burton and Winkton Neighbourhood Plan. Whilst the BWNP will initiate measures which help to safeguard the historic environment, impacts to the sites which are supported through Policy 19 and Policy 20 are dependent on the design of new development areas which come forward at these locations. However, it is anticipated that planning proposals will be expected to demonstrate how the heritage significance of the sites have been considered through the design of the scheme, which has been recognised within Strategic Policy P7 within the emerging BCP Local Plan.

## Land, soil and water resources

- 5.29 In terms of the wider Burton and Winton Neighbourhood Plan policy framework, Policy 4 includes the need for new community infrastructure to be located close to existing facilities and services. This will encourage development to come forward within proximity to the existing built environment, which reduces the potential for greenfield land take.
- 5.30 Furthermore, Policy 6 seeks to designate and protect 13 local green spaces across the Burton and Winkton neighbourhood area; this is of benefit for the land, soil and water resources theme as it safeguards the land and the underlying soils of these sites. The same applies to Policy 7, which seeks to protect a local gap between the settlements of Burton and Winkton – through protecting this area, the underlying soils remain undisturbed.
- 5.31 In conclusion, the Burton and Winkton Neighbourhood Plan performs positively with regards to the land, soil and water resources SEA theme. This is through policy provisions that include designating and protecting green spaces, supporting the redevelopment of brownfield opportunity sites, and safeguarding groundwater resources. As such, **minor positive effects** are concluded most likely at this stage.

## Community wellbeing

- 5.32 The Neighbourhood Plan is aligning with the emerging BCP Local Plan policy direction for the Burton and Grange Ward in terms of the site allocations and broad principles for any future development proposals which come forward. Opportunities are significantly limited due to the Green Belt land which encompasses all of the undeveloped land outside of the village.
- 5.33 Nonetheless, the BWNP proposes site-specific policy directions for known opportunity locations within the neighbourhood area which have the potential to come forward during the plan period. Specifically, at 'Land South of Burton' (proposed through Strategic Policy P7 within the emerging BCP Local Plan), and at the Burton Surgery Site. Further details are provided in Policy 19 and Policy 20 within the BWNP, but it is anticipated that **the provisions will have major positive effects for community wellbeing.**

- 5.34 The wider Burton and Winkton Neighbourhood Plan policies also work to enhance community wellbeing. Housing mix is the focus of Policy 2, which outlines the need for new larger developments to bring forward affordable housing in line with the emerging BCP Local Plan and provide a higher proportion of one-bedroom homes where appropriate. This works to meet the needs of older residents and first-time buyers in the neighbourhood area.
- 5.35 Policy 3 works to support employment levels in the neighbourhood area by providing appropriate levels of employment space through the reuse or replacement of existing buildings. Linked to this, Policy 4 focuses on expanding or improving existing community facilities and local services and supporting new community infrastructure coming forward in Burton and Winkton. Both of these policies help to reduce the need to travel outside of the neighbourhood area to access key community infrastructure and services.
- 5.36 Physical and mental health and wellbeing are considered through Policy 5 and Policy 6, which seek to improve the safety and connectivity of pedestrian and cycle networks in the neighbourhood area and designate 13 local green spaces. Policy 7 also works to provide safe spaces for engagement with exercise through protecting a local green gap. As such, these policies will support strong, healthy communities that are well connected.

## Transportation

- 5.37 The 'Land South of Burton' site supported by Policy 19 already has stipulations for transportation under the emerging BCP Local Plan Strategic Policy P7. However, the Burton and Winkton Neighbourhood Plan makes further provisions for transportation on this site. This includes a potential vehicular connection to Adler Road, and the inclusion of an all-weather footpath linking the site to Salisbury Road, Sandy Plot / Stony Lane, and Martin's Hill recreation ground. This will promote connectivity and provide opportunities to engage with active and sustainable transportation. Additionally, the inclusion of the additional land at Martins Hill Area will help enhance connectivity and accessibility between the site and the village centre.
- 5.38 In terms of the wider Burton and Winkton Neighbourhood Plan policy framework, Policy 3 indicates the reuse / replacement of buildings for small scale offices, workshops or local services will be supported where the site can be safely accessed and would not contribute to a significant rise in traffic. Traffic is also considered under Policy 4, which indicates new community facilities should be located in proximity to existing provisions to encourage shared trips and reducing parking need and traffic on the roads. Furthermore, car parking provision is considered under Policy 16, which outlines the need for vehicle parking and cycle storage to be integrated into development. This will help promote cycling as a viable transportation option and reduce the number of cars parked on the roads, thus making routes more accessible to pedestrian and cyclists.
- 5.39 Active and sustainable transportation is considered under Policy 5, which works to improve the safety and / or connectivity of pedestrian and cycle networks and make them more accessible for a variety of users. Road safety is also the concern of Policy 12, which includes stipulations (like traffic calming) for development that will add to the local highway network or join two highways.

These policies will encourage a decrease in reliance on private vehicles and make active transportation opportunities more attractive to the community.

- 5.40 Overall, the Burton and Winkton Neighbourhood Plan works well to reduce congestion and traffic volume by providing opportunities to engage with local active and sustainable transportation networks. It also seeks to limit vehicle parking on roads and bring forward greater levels of road safety. **Minor positive effects** are considered likely through the plan.

## Conclusions and recommendations

- 5.41 In conclusion, **minor positive effects** are considered likely through the BWNP with respect to the biodiversity and geodiversity SEA theme. This reflects the policies which seek to enhance biodiversity connectivity through increased planting, safeguarding green spaces, and providing green routes throughout the neighbourhood area. These provisions contribute towards improving ecological connectivity within the neighbourhood area and delivering net gains for nature.
- 5.42 **Minor positive effects** are also considered likely through the BWNP with respect to the climate change SEA theme, given the focus on encouraging mitigation and adaptation measures through the design of any new development areas which come forward during the plan period which seek to proactively respond to the climate crisis.
- 5.43 **Minor positive effects** are anticipated through the BWNP for the landscape SEA theme. This is due to the support of growth on brownfield opportunity sites, which reduces the potential for development to impact on the most sensitive landscapes within the neighbourhood area (particularly with respect to Green Belt land). Policies also have a strong focus on maintaining and enhancing villagescape character through sensitive redevelopment.
- 5.44 **Uncertain effects** are concluded most likely for the historic environment SEA theme under the BWNP. Whilst the BWNP will initiate measures which help to safeguard the historic environment, impacts to the sites which are supported through Policy 19 and Policy 20 are dependent on the design of new development areas which come forward at these locations. However, it is anticipated that planning proposals will be expected to demonstrate how the heritage significance of the sites have been considered through the design of the scheme, which has been recognised within Strategic Policy P7 within the emerging BCP Local Plan. Nonetheless, the SEA puts forward the following recommendations for plan makers:
- The SEA recommends that the design of any additional development within the Martins Hill Lane area of the 'Land South of Burton' site has regard to the stipulations within the Burton Conservation Area Appraisal and Management Plan.
  - The SEA recommends that a proportionate heritage assessment is undertaken for any redevelopment proposals which come forward at the Burton Surgery during the plan period, to provide further detail on the heritage sensitivities and significance of the site. Any mitigation and enhancement measures should be informed by the findings of the heritage assessment.

- 5.45 **Minor positive effects** are anticipated for the BWNP with regards to the land, soil and water resources SEA theme. This is through policy provisions that include designating and protecting green spaces, supporting the redevelopment of brownfield opportunity sites, and safeguarding the integrity of water resources.
- 5.46 The BWNP proposes site-specific policy directions for known opportunity locations within the neighbourhood area which have the potential to come forward during the plan period. Specifically, at 'Land South of Burton' (proposed through Strategic Policy P7 within the emerging BCP Local Plan), and at the Burton Surgery Site. It is anticipated that the provisions will have **major positive effects** for the community wellbeing SEA theme.
- 5.47 The BWNP also works well to reduce congestion and traffic volume by providing opportunities to engage with local active and sustainable transportation networks. It also seeks to limit vehicle parking on roads and bring forward greater levels of road safety. Additionally, the inclusion of the Martins Hill Area within the 'Land South of Burton' site will help enhance connectivity and accessibility between the site and the village centre. On balance, **minor positive effects** are considered likely for the transportation SEA theme.

## 6. What are the next steps?

### Plan finalisation

- 6.1 Following Regulation 14 consultation, responses will be considered in finalising the BWNP and SEA for submission. Following submission, the BWNP and supporting evidence will be published for further consultation, and then subjected to Independent Examination. At Independent Examination, the BWNP will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Local Plan.
- 6.2 If the examination leads to a favourable outcome, the BWNP will then be subject to a referendum, organised by the Bournemouth, Christchurch and Poole Council. If more than 50% of those who vote agree with the BWNP, then it will be 'made'. Once 'made', the BWNP will become part of the Development Plan for the Bournemouth, Christchurch and Poole area, covering the defined neighbourhood area.

### Monitoring

- 6.3 The SEA regulations require '*measures envisaged concerning monitoring*' to be outlined in this report. This refers to the monitoring of likely significant effects of the Neighbourhood Plan to identify any unforeseen effects early and take remedial action as appropriate.
- 6.4 It is anticipated that monitoring of effects of the BWNP will be undertaken by Bournemouth, Christchurch and Poole Council as part of the process of preparing its Annual Monitoring Report (AMR).