

# Basic Conditions Statement

## Wool Parish Neighbourhood Development Plan 2024-2038

(July 2024)

### Introduction

1. This Statement has been prepared by Wool Parish Council (the Parish Council) to accompany its submission to the local planning authority, Dorset Council, of the Wool Parish Neighbourhood Development Plan 2024-2038 (the Neighbourhood Plan) under Regulation 15 of The Neighbourhood Planning (General) Regulations 2012.
2. The Neighbourhood Plan must meet the following requirements:

#### Legal matters

(1) The examiner must consider the following: -

- (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),
- (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L,
- (c) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and
- (d) such other matters as may be prescribed.

#### The Basic Conditions

(2) A draft neighbourhood development plan meets the basic conditions if: -

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- (b) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- (c) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- (d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
- (e) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.
- (f) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).

## Legal Requirements

3. The Plan is submitted by Wool Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by Wool Parish Neighbourhood Development Plan Working Group, which is overseen by the Parish Council.
4. The parish of Wool has been formally designated as a Neighbourhood Area under the Neighbourhood Planning Regulations 2012 and was formally approved by Purbeck District Council on 29 June 2018. The decision notice is attached as **Appendix 1**. The map showing the extent of the designated Neighbourhood Area is attached as **Appendix 2**.
5. The Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
6. The Plan identifies the period to which it relates as 2024 to 2038. This relates to the Purbeck Local Plan which has a plan period ending 2034 and an emerging Dorset Local Plan, the last published end date of which was 2038.
7. The Plan does not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
8. The Plan relates only to the Neighbourhood Area within Wool Parish though it makes reference to land outside the parish boundary in respect of walking and cycle connections which link parts of the parish. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

## The Basic Conditions

### Having regard to national policies and advice contained in guidance issued by the Secretary of State

9. The Neighbourhood Plan has been prepared having regard to national policies, in particular those set out in the National Planning Policy Framework (NPPF December 2023) and the National Planning Practice Guidance (NPPG) suite. It is contended that the neighbourhood plan accords with the core Planning Principles at the heart of the NPPF.
10. **Table 1** provides a summary of how policies in the neighbourhood plan conform to the NPPF December 2023. The NPPF paragraphs set out are those considered most relevant. The table is not intended to be an exhaustive list of all NPPF policies.

#### **Table 1 – Meeting Basic Conditions**

<b>Wool Parish Neighbourhood Plan Policy</b>	<b>NPPF (Dec 2023) Reference</b>	<b>Purbeck Local Plan 2018-2034</b>	<b>Commentary</b>
<b>WOOL 1 - Design Principles for New Development in Wool Parish</b>	NPPF Para 28, Para 114 (c) Para 124 (e), Para 129, Para 132, Para 134 and Para 135.	E12	Supporting documents summarise work to assess character types within Wool Parish and represent design principles to maintain character features, local design vernacular and materials. The policy identifies principles which should be considered in new developments.
<b>WOOL 2 - New Residential Development Form</b>	NPPF Para 28, Para 114 (c) Para 124 (e), Para 129, Para 132, Para 134 and Para 135.	E12	Supporting documents review the approaches undertaken to previous estate type developments in Wool and East Burton, and areas of more historic/organic development to establish predominant approaches to development. The Policy identifies principles which should be considered in new developments.
<b>WOOL 3 – Improvements to the Local Environment</b>	28-30, 165-175	I1, I7	<p>The Neighbourhood Plan was prepared during a period when Purbeck Local Plan proposals and emerging Dorset Local Plan Options were available. If both were developed, the proposals and options would approximately double the population of Wool and East Burton villages. They would give rise to community facilities and infrastructure requirements well beyond their respective application site boundaries. If there is no CIL for the parish from such sites, then the Neighbourhood Plan must highlight the priorities of the local community.</p> <p>Flood risk policies are strategic policies and there is no role for Neighbourhood Plan policies in the determination of planning applications relating to flood risk matters. That said, the Neighbourhood Plan seeks to provide helpful information based on storm events recorded in the area. It requires developers to have regard to this information and to consider the adoption of measures that would mitigate the potential impacts of extremely localised effects.</p>
<b>WOOL 4 – Environmental Performance of Buildings</b>	NPPF 158, 162, 164	Dorset Council Sustainability Checklist,	
<b>WOOL 5 - Affordable Housing Tenure</b>	63, 64, 66	H5, H9, H11	The policy requirements of the Neighbourhood Plan are supported by evidence contained within a Housing Needs Assessment prepared for Wool Parish.
<b>WOOL 6 – Housing types and sizes in Wool Parish</b>	63, 64, 66	H5, H9, H10	The policy requirements of the Neighbourhood Plan are supported by evidence contained within a Housing Needs Assessment prepared for Wool Parish.

<b>WOOL 7 – Burial Space Provision in Wool Parish</b>	28-30	I1 and I7 (I3, but no policy in relation to their functional use as cemeteries).  Infrastructure Development Plan	The NPPF does not direct policies and plans to make sure there is provision of burial space adequate to meet the needs of the population. The Adopted Local Plan likewise does not set standards or make provision for new burial space capacity in Wool Parish.  In this context, the neighbourhood plan has considered the impact of a growing population in the parish (resulting from planned development) and set out requirements, which WOOL 7 seeks appropriate consideration of in the determination of planning applications using adopted local plan policies.
<b>WOOL 8 – Protection of Sites in Local Community Use</b>	96, 97, 108, 109, 110, 127	I1 and I7	Paragraph 97 (a) of the NPPF says that planning policies and decisions should plan positively for the provision of community facilities to enhance the sustainability of communities and residential environments. WOOL8 identifies community facilities and seeks to establish their use and importance, to provide appropriate policy support in accordance with Paragraph 97 (c).  Paragraph 97 (d) of the NPPF says that planning policies and decisions should ensure that established shops, facilities and services are retained for the benefit of the community. WOOL 8 seeks to fulfil this purpose in accordance with this and with Paragraph 97 (c) whilst recognising the limitations on this imposed by permitted development rights.
<b>WOOL 9 – Priorities for new community infrastructure and services for Wool Parish</b>	28-30	I1 and I7	The Neighbourhood Plan sets out detailed policies for specific types of community facilities and local infrastructure. The vision for the development of the area has been set by Dorset Council through the Purbeck Local Plan. The Neighbourhood Plan considers how the local area might address the impacts arising from largescale development through provision of local community facilities and infrastructure.  The strategic sites in Wool will attract CIL relief and so there will be no independent resources accruing to the parish council with which it could make local provision. In this context, the WOOL 9 seeks appropriate consideration of the requirements identified in the determination of planning applications in accordance with adopted local plan policies.
<b>WOOL 10 – Bus Services for Wool Parish</b>	116a	I2	Buses are mentioned only once in the NPPF. The two main parts of Wool Parish are located approximately 4km from each other due to the barrier presented by the River Frome running between them. There is an existing need for a bus service to connect people and services within Wool Parish.

<b>WOOL 11 - walking and cycling links</b>	108, 110 (d)	H5 e and f 12, 13	<p>Paragraph 108 of the NPPF sets out a broad requirement for plans to considered opportunities to promote walking and cycling, to support public transport and to reduce the impacts of car use on the environment. WOOL 11 asks for consideration of local priorities in the determination of planning applications in accordance with adopted local plan policies.</p> <p>Paragraph 108 (c) of the NPPF says that plans should identify opportunities to promote walking and cycling. Through engagement and consultation with the local community, WOOL 11 does this and indicates support for any proposals that would deliver on community priorities which supports the local community contribution to the delivery of NPPF paragraph 110 (d). There is no LCWIP covering Wool Parish.</p> <p>Recognising the lack of work on viability on this matter, no requirements are set on developments as a result of the policy.</p>
<b>WOOL 12 – Improvement to Wool Rail Station</b>	109	H5 e and f	<p>Paragraph 109 of the NPPF says that significant development should be focused on location which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.</p> <p>This underpins strategy in the Purbeck Local Plan to propose significant housing development in Wool and East Burton. Improvements to Wool Station will be sought but will be subject to viability considerations. Already published options for further development in Wool may be progressed and so it is sensible for the Neighbourhood Plan to retain this policy as relevant to current and future developments in the parish.</p>
<b>WOOL 13 Local Green Space Sites</b>	105-107	13	<p>Local Green Spaces have been considered for designation in the Neighbourhood Plan. A small number of sites are put forward. For each site, how they meet the criteria set by the NPPF is explained. Policy is in accordance with the NPPF which applies green belt policy principles to proposed development on Local Green Space sites.</p>
<b>WOOL 14 – Allotments for Wool Parish</b>	28-30, 96c	13, but no direct policy in relation to functional use for growing food	<p>The Neighbourhood Plan identifies a requirement for additional allotments to maintain standards of provision and meet local demand in the context of planned growth. In the absence of local plan standards, the neighbourhood plan draws on national standards in accordance with good practice.</p>

<b>WOOL 15 Biodiversity Net Gain Opportunities for Wool Parish</b>	185, 186		<p>Wool Parish is permeated by Habitats sites within the definition of the Conservation of Habitats and Species Regulations 2017 which are designated European sites. The Parish lies within a Nature Improvement Area.</p> <p>WOOL 15 reinforces the policy framework with regard to such sites for decision making on development proposals in the parish. It emphasises the importance of meeting statutory requirements for biodiversity net gain in full on land with Wool Parish, as the top of a hierarchy of approaches.</p>
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### **Contributes to the achievement of sustainable development**

11. The following sustainability assessment has been carried out to assess how the policies in the Wool Parish Neighbourhood Plan contribute positively to delivering sustainable development. The NDP will serve an economic, social and environmental objective and seeks to balance them. **Table 2** summarises the various sustainability outcomes of each policy in the Wool Parish Neighbourhood Plan.

### **Table 2 – Contribution to Sustainable Development**

<b>Wool Parish Neighbourhood Plan Policy</b>	<b>Economic objective</b>	<b>Social Objective</b>	<b>Environmental Objective</b>
<b>WOOL 1 - Design Principles for New Development in Wool Parish</b>	Neighbourhoods which are better designed attract people to locate in areas, are more attractive for incoming businesses and support people in their everyday lives.	Good design principles can support a shared sense of history and character and encourage the provision of housing to meet lifetime needs, reduce costs for example in terms of energy use, and encourage social interaction.	Well-designed and well constructed homes have a clear potential to improve sustainability in terms of materials use, embodied carbon emissions and operational energy efficiency.
<b>WOOL 2 - New Residential Development Form</b>	Neighbourhoods which are better designed attract people to locate in areas, are more attractive for incoming businesses and support people in their everyday lives.	Good design principles can support a shared sense of history and character and encourage the provision of housing to meet lifetime needs, reduce costs for example in terms of energy use, and encourage social interaction.	Well-designed and well constructed homes have a clear potential to improve sustainability in terms of materials use, embodied carbon emissions and operational energy efficiency.
<b>WOOL 3 – Improvements to the Local Environment</b>	Wool is to become a location with a greatly expanded population. It is important that the parish as a whole improves the function, capacity and quality of its buildings, services and public areas in order to support a growing and more productive economy.	Wool and East Burton are about to received approaching 50% growth in population, with potentially more to come in the next local plan. It is vital that there are places and space with capacity to encourage local opportunities for services, recreation, sports and cultural activities to generate social and community interaction between existing and new areas.	At present, Wool lacks services to sustain the existing population, who need to travel to towns in the area largely by car. Improving local facilities would reduce the need to travel by car to access essential daily services and facilities.
<b>WOOL 4 – Environmental Performance of Buildings</b>	Better designed, constructed and quality building can save significant money in energy use which improves peoples and businesses economic position	More energy efficient and climate-resilient buildings will have clear social benefits for different segments of the local population in terms of health and cost of living.	Well-designed and well constructed homes have a clear potential to improve sustainability in terms of materials use, embodied carbon emissions and operational energy efficiency.



<b>Wool Parish Neighbourhood Plan Policy</b>	<b>Economic objective</b>	<b>Social Objective</b>	<b>Environmental Objective</b>
<b>WOOL 5 - Affordable Housing Tenure</b>	An inability to access housing provides a significant break on economic growth arising from new job opportunities, for individuals, business and the wider economy. Providing housing which is affordable to the population based on their income levels would have clear economic benefits.	A variety of forms of affordable housing tenure will encourage more households to access the housing they need and enable the life plans of households to move forward, which is a good thing for society and for the population.	The provision of a range of housing tenures helps to retain balanced communities with a pool of labour able to access local jobs without recourse to travelling long distances by car.
<b>WOOL 6 – Housing types and sizes in Wool Parish</b>	Many households in Wool parish are under-occupying their homes. There is a need for a range of house types which support households in acquiring the housing they need to move on with their lives, and it is argued that this brings economic benefits	Under-occupation of housing is largely by older people who are retired and so are mostly on fixed incomes. For some, this presents a cost burden arising from running a larger home. Others are not able to acquire larger homes, which creates its own health and social issues.	A better match between the housing people need and the population of the area would likely create environmental benefits.
<b>WOOL 7 – Burial Space Provision in Wool Parish</b>	Cemeteries and burial grounds are an unheralded but essential part of the core provision of community facilities that make an area economically sustainable	It is important that in the context of a growing population in Wool Parish, there is sufficient interment space to cater for the population over the longer term, so that family can visit graves, the needs of different religions can be met and the cost burdens of out of area interment is minimized.	It is important that families do not have to travel far by car to visit loved ones in cemeteries and burial grounds.
<b>WOOL 8 – Protection of Sites in Local Community Use</b>	Promotes more economic activity locally.	Seeks to retain facilities providing valuable social function	Encourages local facilities so that car use can be reduced.
<b>WOOL 9 – Priorities for new community infrastructure and services for Wool Parish</b>	Strengthened community infrastructure provided to support an existing and growing local population will improve the local economy.	Provision of community infrastructure will encourage community interaction and cohesion between existing and new communities.	Better local community infrastructure will reduce the need for people to travel outside Wool for local services.

<b>Wool Parish Neighbourhood Plan Policy</b>	<b>Economic objective</b>	<b>Social Objective</b>	<b>Environmental Objective</b>
<b>WOOL 10 – Bus Services for Wool Parish</b>	Connects people in the parish to each other and to key services and jobs.	Ensures mobility for people who are unable to travel by car to access services in the parish	Reduces the need to travel by car. Reduces congestion.
<b>WOOL 11 - walking and cycling links</b>	Promotes home-working and locally based employment opportunities accessible on foot and by bike	Promotes good quality and safe links to facilitate wider use of walking and cycling routes	Encourages more walking and cycling in order to reduce the need to use the car for local journeys
<b>WOOL 12 – Improvement to Wool Rail Station</b>	Would improve the image of Wool at a key gateway. Would improve the ability of people to use rail services from the station for business and employment in other places. Would improve the experience for tourist visitors.	Improved station facilities would encourage use by members of the community who may be discouraged at present.	Greater use of the railway would reduce car use for longer journeys.
<b>WOOL 13 Local Green Space Sites</b>		Promotes access for the community and social benefits from better use of Local Green Space	Seeks to promote biodiversity in management of Local Green Space and complement provision on adjacent sites.
<b>WOOL 14 – Allotments for Wool Parish</b>	A community which has a good range of community infrastructure including allotments is an attractive community for inward investment.	Allotments can be utilized to support education about food, be prescribed for health improvement and generate clear community development benefits.	Locally grown food on allotments reduces food miles.
<b>WOOL 15 Biodiversity Net Gain Opportunities for Wool Parish</b>	Seeks to establish better quality environment in key economic locations	Better quality green infrastructure promotes more use by all sections of the community	Connected habitats and green management practices will improve the area for wildlife

### **General conformity with the strategic policies in the development plan**

12. At the time of writing (9 July 2024), the development plan for the neighbourhood area is:

- Purbeck Local Plan Part 1 adopted in November 2012. It covers the period 2006-2027
- The Purbeck Local Plan 2018-2034 (from 18th July 2024)
- Adopted Waste Plan, 2019-2033
- Minerals Strategy 2014 (for period 2014-2028)
- Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan 2019 (for period 2014-2028).

13. Dorset Council is preparing a new County-wide local plan. Following a review of its strategy approach in 2022, an update to the Local Development Scheme says that Dorset Council is now aiming to adopt a local plan in 2027. As of May 2024, Dorset Council has completed a Regulation 18 Options Consultation (January 2021).

14. The Wool Parish Neighbourhood Plan does not contain any policies relating to minerals and waste planning. Where policies from the Purbeck Local Plan are relevant to the policies in the Wool Parish Neighbourhood Plan, these are specifically referenced within the supporting text of the document. The Wool Parish Neighbourhood Plan adds local detail in support of the higher tier policies and does not conflict with or undermine them.

Strategic Environmental Assessment (SEA Directive 2001/42/EC)

Habitats Regulations Assessment (Habitats Directive 92/43/EEC)

15. The Neighbourhood Plan Working Group requested a screening opinion for SEA and HRA from Dorset Council. In December 2023, a response was issued in the form of SEA Screening Report and a formal Screening Opinion. The Screening Opinion is attached as **Appendix 3**. The concluding section stated that a full SEA is not required for the Wool Parish Neighbourhood Plan.

#### **Human Rights Legislation**

16. The Wool Parish Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The main issues for planning in the context of human rights are: protection of property, right to respect for private and family life and prohibition of discrimination. The NDP complies with the requirements of the Human Rights Act 1998. All reasonable attempts were made to ensure that all Wool Parish residents, including those living outside the Neighbourhood Area but within the Parish, and all relevant stakeholders, were given the opportunity to contribute to and comment upon the NDP.

## Appendix 1 – Designation Decision for Neighbourhood Area

This Appendix contains Purbeck District Council's decision to support determination of a request for designation of the Neighbourhood Area by Wool Parish Council.

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Planning & Community Services, Westport House, Worgret Road, Wareham, Dorset BH20 4PP  
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Direct Dial: (01929) 557384

Email: francessummers@purbeck-dc.gov.uk

Our Ref:

Your Ref:

Date: 29 June 2018



Wool Neighbourhood Plan

Dear Neighbourhood Plan Group

### Neighbourhood Plan Area Designation consultation

I can confirm that the consultation period is now over. We received twelve responses which are attached.

Concerns were raised by the Local Enterprise Partnership about including the Enterprise Zone land and the MOD about including operational military land in the plan. It is up to the Neighbourhood Planning Group to decide whether to exclude these areas in response to those organisations' requests. We can see no reason not to agree to the requests since the Neighbourhood Plan would not be looking to influence spatial planning in those areas. Our advice is to concur with the consultees and take the specified land out of your proposals. But I must make clear that it is absolutely the decision of the Neighbourhood Planning Group.

Please be aware that if you do choose to alter the boundary, we will need to re-consult but this is a straight forward exercise that we will do for you while the plan progresses.

Please contact Frances Summers by 12 July with your decision.

Yours sincerely

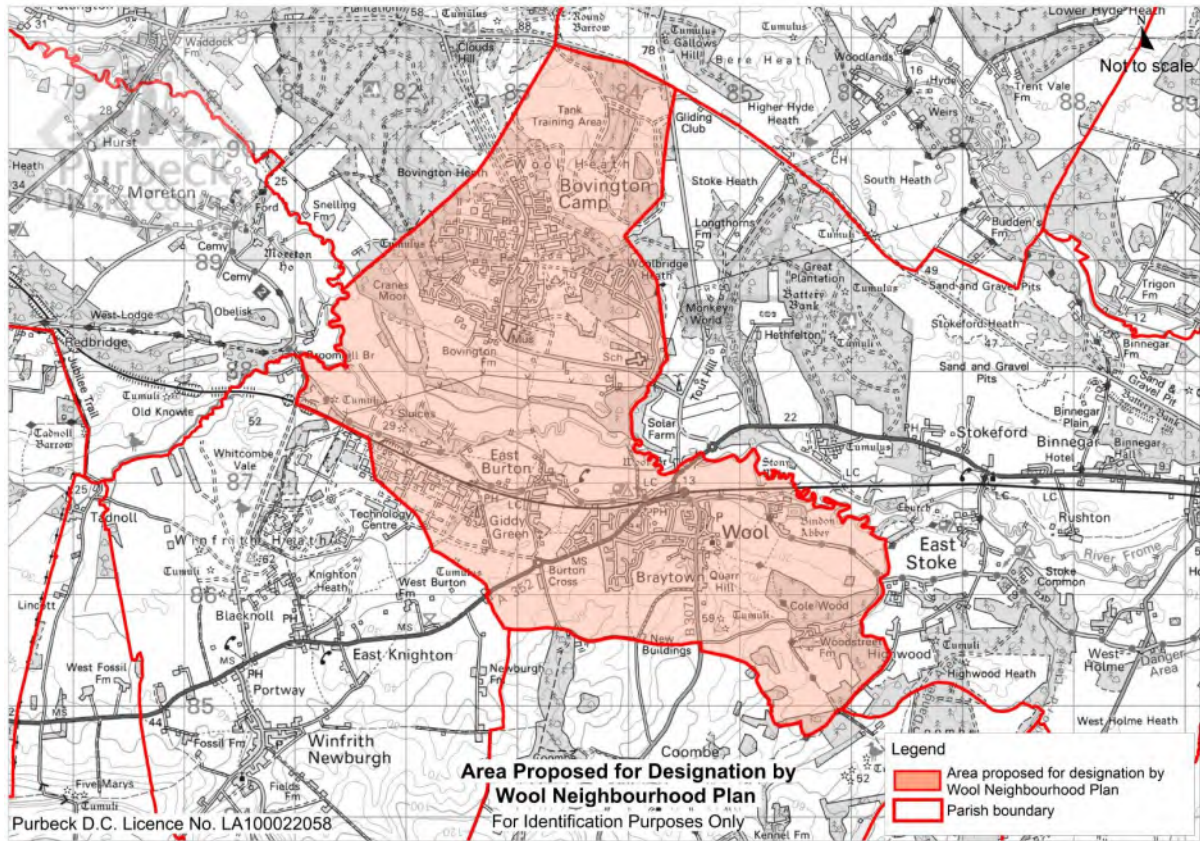
A handwritten signature in black ink, appearing to read "B. h. Downton".

Bridget Downton  
General Manager, Planning and Community Services





## Appendix 2 – Map showing designated Neighbourhood Area



## Appendix 3: Screening Opinion from Dorset Council





**Dorset**  
Council

## **Strategic Environmental Assessment Screening Report**

### **Wool Parish Neighbourhood Plan**

13 December 2023

# Strategic Environmental Assessment: Screening Report

Wool Parish Neighbourhood Plan

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## 1 Introduction

- 1.0.1 The purpose of this report is to determine whether the Wool Parish Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) through a process known as SEA screening.
- 1.0.2 This report provides details of the proposed Wool Parish Neighbourhood Plan and explains the legislative background to SEA screening, before providing an account of the SEA screening exercise for the Wool Parish Neighbourhood Plan.
- 1.0.3 This report is intended to meet the requirements of Regulation 9 of the Environment and the Environmental Assessment of Plans and Programmes Regulations (2004).
- 1.0.4 The statutory consultees, the Environment Agency, Natural England and Historic England, were consulted on 5<sup>th</sup> October 2023. The responses of the Environment Agency and Historic England are included in Appendix 1 at the end of this report. Natural England are yet to respond to the consultation.

## 2 Legislative background to Strategic Environmental Assessment

2.0.1 European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment ('the Directive') introduced the need to undertake an environmental assessment during the development of some plans and programmes. Article 1 of the Directive states:

The objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”.

2.0.2 The Directive is transcribed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004. This requires the 'responsible authority'<sup>1</sup> to carry out, or secure the carrying out of, an environmental assessment, during the preparation of a plan or programme and before its adoption or submission. A plan or programme includes one that is prepared for town and country planning or land use purposes. Regulation 9 requires the responsible authority to determine whether the plan or programme is likely to have 'significant environmental effects'. Paragraph 3 states:

Where the responsible authority determines that the plan, programme or modification is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), it shall prepare a statement of its reasons for the determination.

2.0.3 Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) sets out the required documents when a qualifying body wishes to submit a neighbourhood plan to the local planning authority. Regarding the need for an environmental assessment, paragraph 1(e) requires one of the following:

- (i) an environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004; or
- (ii) where it has been determined under regulation 9(1) of those Regulations that the plan proposal is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for the determination.

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<sup>1</sup> Defined as the authority by which or on whose behalf the plan or programme is prepared.

## 3 The Wool Parish Neighbourhood Plan

### 3.0. THE CHARACTERISTICS OF THE WOOL PARISH NEIGHBOURHOOD PLAN AREA

3.0.1 The parish area of Wool occupies approximately 14.72 sq km (1,472 ha). This is the area that the proposed Wool Parish neighbourhood plan will cover.

3.0.2 In 2021, the parish of Wool had a population of 5,378 people and 2,044 households.<sup>2</sup>

3.0.3 Part of the Dorset National Landscape is in the east of the Plan Area, covering 175 ha. Ecological designations on an international level include Dorset Heaths SAC, Dorset Heathlands SPA and Ramsar, which are located in the north and north-east of the Plan area, covering 111 hectares. The Plan area falls into the Poole Harbour hydrological catchment, which is an SPA. On a national level, Turners Puddle Heath SSSI is located in the north and north-west of the Plan area and River Frome SSSI is located in the centre of the Plan area. There are also many local wildlife sites (Sites of Nature Conservation Interest and Local Nature Reserves) and Ancient Woodlands located within the Plan area, which are of local importance for wildlife. These are shown on Figure 3.1 and include:

- Gallow's Hill Roadside SNCI;
- Gallows Hill SNCI;
- Higher Wood SNCI and Ancient Woodland;
- Eight Acre Coppice SNCI, Ancient Woodland and Local Nature Reserve;
- Long/Perry and Blindman's Wood SNCI and Ancient Woodland;
- Woolbridge – Hyford Ditches SNCI;
- Winfrith SNCI;
- Wool Meadow SNCI;
- Dorset Wood SNCI and Ancient Woodland;
- Barn Coppice SNCI;
- Highwood Wood SNCI and Ancient Woodland;
- Haremere Wood SNCI and Ancient Woodland; and
- Cole Wood Ancient Woodland;

3.0.4 In terms of heritage assets, Wool Conservation Area lies within the Wool Parish Neighbourhood Plan area and covers the historic core of the village. There are 60 Listed Buildings in the Plan area, the majority of which are concentrated in the settlements of

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<sup>2</sup> Source: 2021 ONS Census, data available from:  
[https://www.nomisweb.co.uk/sources/census\\_2021\\_pp](https://www.nomisweb.co.uk/sources/census_2021_pp)

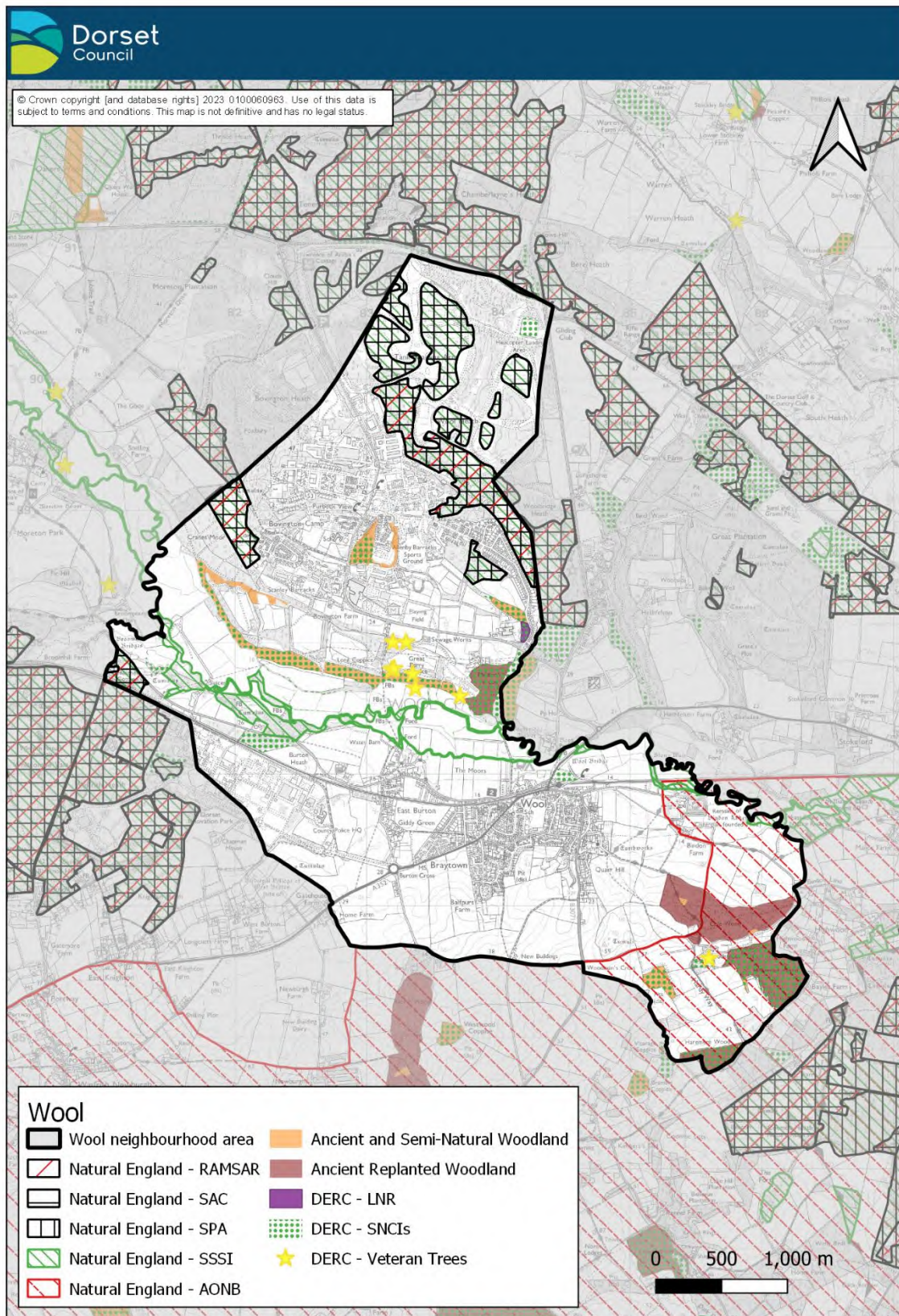
Wool, East Burton and Giddy Green. The most important listed building is “Remains Of Bindon Abbey” which is Grade I. There are also seven Scheduled Monuments (see Figure 3.2). These include:

- Romano-British settlement site, located in the south of the Plan area;
- Bindon Abbey (site), located in the east of the Plan area;
- Barrow group 200m north-east of Woodman's Cross, located in the south-east of the Plan area;
- Bowl barrow 350m north-west of Gatehouse Farm, located in the south-west of the Plan area;
- Bowl barrow 300m south-east of Hyford Cottage, located in the west of the Plan area;
- Bowl barrow 380m north-west of Hyford Cottage, located in the west of the Plan area; and
- Two bowl barrows 85m and 130m south-west of Cambrai House, located in the north-west of the Plan area.

3.0.4 The plan area includes high risk flood zones associated with the River Frome (which flows north-west to east through the centre of the Plan area) and the River Win (which flows from the south-west and discharges into the River Frome to the north of East Burton). Flood Zones 2 and 3 occur in the centre of the Plan area including the east part of Wool village (see Figure 3.3).

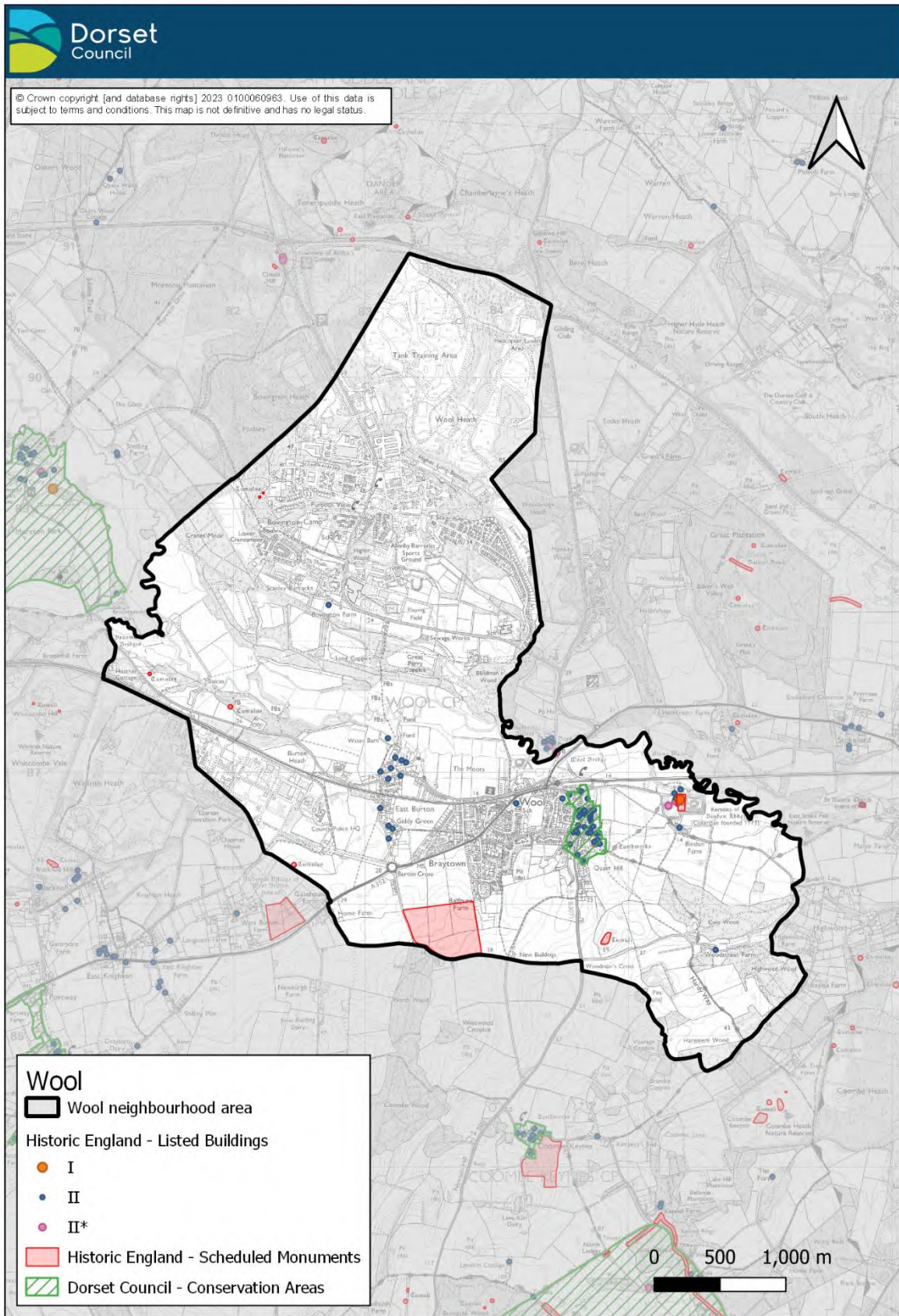
# Strategic Environmental Assessment: Screening Report

Figure 3.1: Ecological Designations within the Wool Parish Neighbourhood Plan area, shown within the black line.



# Strategic Environmental Assessment: Screening Report

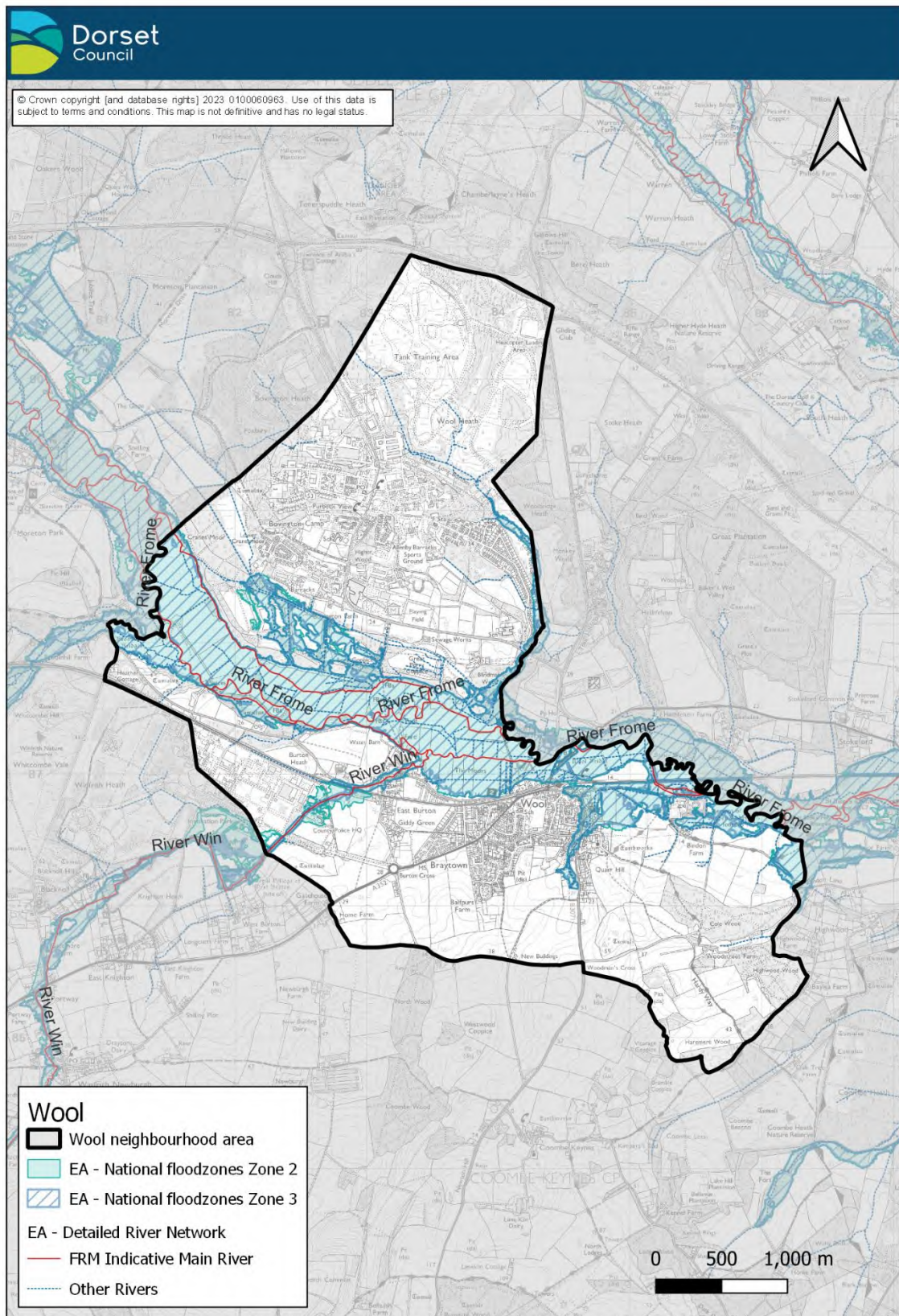
Figure 3.2: Designated heritage assets within the Wool Parish Neighbourhood Plan area, shown within the black line.





# Strategic Environmental Assessment: Screening Report

Figure 3.3: Rivers and flood zones within the Wool Parish Neighbourhood Plan area, shown within the black line (high risk Flood Zone 3 shown in blue diagonal line)



## 3.1. THE WOOL PARISH NEIGHBOURHOOD PLAN

3.1.1 The Wool Parish Neighbourhood Plan is at the draft stage. The plan's Vision is:

...to ensure that the essential characteristics of Wool Parish which local people value and support, are retained and where possible enhanced, whilst services are improved with better connections between settlements, more local jobs provide employment for residents and local housing needs for all sections of the community are better met.

3.1.2 The Plan does not propose to allocate sites for development or promote additional development affecting sensitive sites. The proposed time period for the neighbourhood plan is to 2038.

3.1.3 The draft objectives of the Wool Parish Neighbourhood Plan are:

- Through good design, new development should be sustainable, and should respect and enhance the existing character of Wool Parish.
- Housing provision in Wool Parish should be tailored to meet the needs of residents.
- Community infrastructure and services should be protected and improved.
- Active travel and public transport connections between settlements in Wool Parish and with other key towns must be improved.
- Green Infrastructure and Biodiversity must be protected and should be improved.

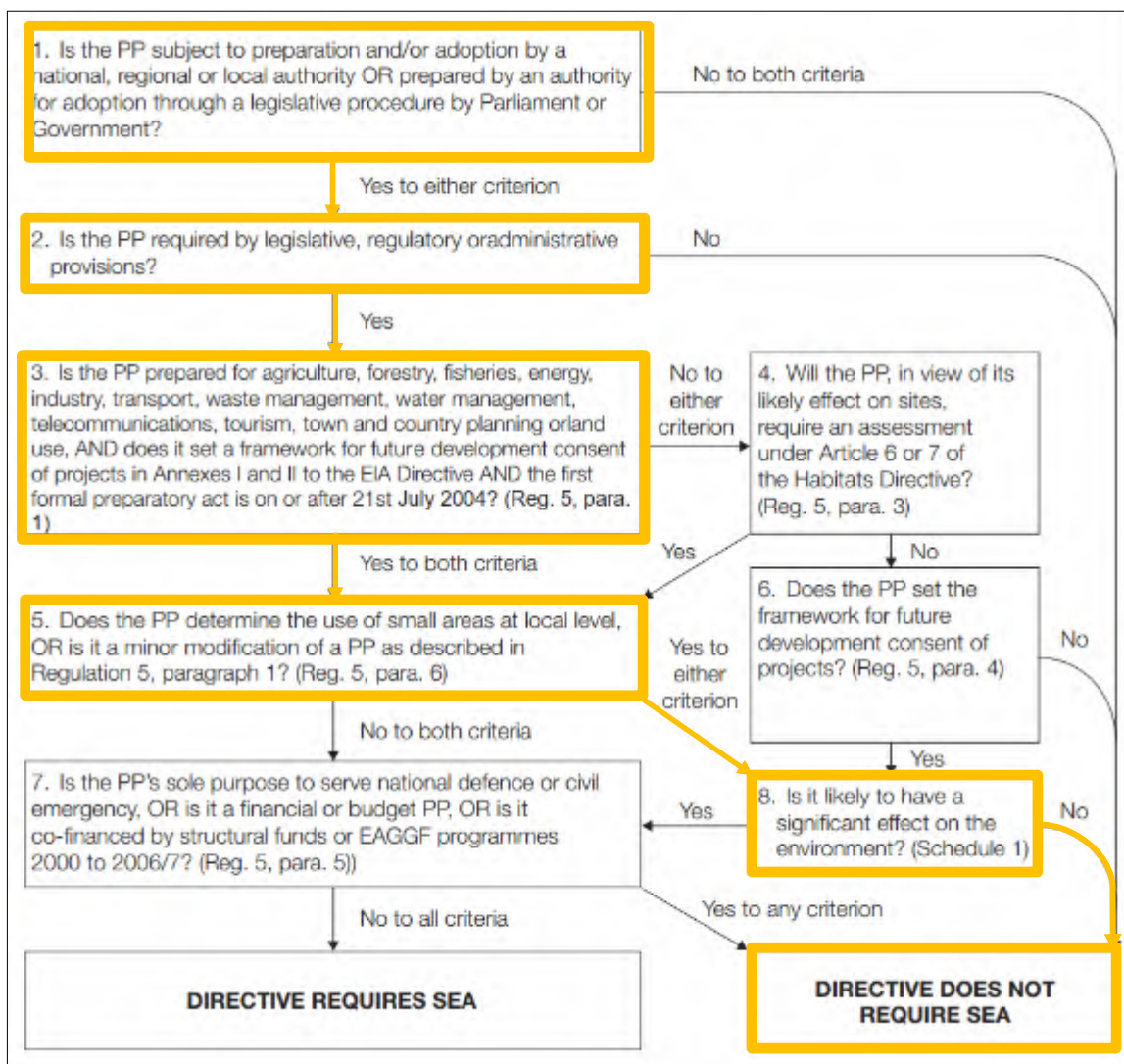
3.1.4 The Wool Parish Neighbourhood Plan is likely to include the following key policies:

- ensuring new development is of good design and form, and improving environmental performance of buildings;
- support for priority schemes which will improve the local street scene;
- requirements regarding housing types, sizes and affordable housing tenures;
- protecting sites in local community use;
- improvement and creation of new community infrastructure and services including public transport provision, walking and cycling facilities, allotment provision and burial space;
- identify and protect a number of local green spaces; and
- local requirements regarding statutory biodiversity net gain obligations.

## 4 Strategic Environmental Assessment Screening

- 4.0.1 This Chapter provides an account of the SEA screening exercise for the Wool Parish Neighbourhood Plan.
- 4.0.2 Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended) sets out the types of plan and programme that require SEA.
- 4.0.3 The SEA screening process is summarised in diagrammatic form in the flowchart shown in Figure 4.1. The screening for the Wool Parish Neighbourhood Plan is highlighted in Figure 4.1 in orange and justification for the decisions made at each stage in the SEA screening process is given in Figure 4.2.

Figure 4.1: A diagram summarising the SEA screening process with the SEA screening for the Wool Parish Neighbourhood Plan outlined in orange.



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Figure 4.2: a summary of the justification made for the decisions during the SEA screening for the Wool Parish Neighbourhood Plan.

Question in SEA screening flow chart (Figure 4.1)	Response
1. Is the PP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government?	<b><u>YES</u></b> The Wool Parish Neighbourhood Plan is being prepared by Wool Parish Council, and will be adopted by Dorset Council, a local authority, through a legislative procedure.
2. Is the PP required by legislative, regulatory or administrative provisions?	<b><u>YES</u></b> The Wool Parish Neighbourhood Plan would be a Statutory document, prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 as amended.
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive AND the first formal preparatory act is on or after 21st July 2004?	<b><u>YES</u></b> The Wool Parish Neighbourhood Plan is a document prepared for town and country planning purposes and may indicate where future development which falls under Annex II of the EIA Directive which includes urban development projects under paragraph 10(b) takes place.
5. Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP as described in Regulation 5, paragraph 1?	<b><u>YES</u></b> The Wool Parish Neighbourhood Plan determines the use of small areas at a local level.
8. Is it likely to have a significant effect on the environment?	<b><u>NO</u></b> Justification for this decision is given later in this chapter.

## 4.1. IS THE WOOL PARISH NEIGHBOURHOOD PLAN LIKELY TO HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT?

- 4.1.1 The final question in the SEA screening process presented in Figures 4.1 and 4.2 for the Wool Parish Neighbourhood Plan was question 8: Is it likely to have a significant effect on the environment?
- 4.1.2 In order to answer this question, it is necessary to refer to Schedule 1 of The Environmental Assessment of Plans and Programmes Regulations 2004, which sets out that the relevant criteria to be taken into account when determining whether there are likely to be significant effects on the environment. Therefore, the criteria in Schedule 1 have been taken into consideration when determining whether the Wool Parish Neighbourhood Plan requires SEA, as presented in Figure 4.3.

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Figure 4.3: The assessment of the likely significance of effects of the Wool Parish Neighbourhood Plan  
(Taken from Annex II of the SEA Directive)

Criteria in Schedule 1 of The Environmental Assessment of Plans and Programmes Regulations	Response	Is there a significant effect?
(1) Characteristics of the plan and programmes, having regard, in particular, to:		
<p>a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size, and operating conditions or by allocating resources.</p>	<p>The framework for development projects within the Wool Parish Neighbourhood Plan area is currently set by the Purbeck Local Plan Part 1 ('Local Plan', adopted November 2012), which provides the overarching policy for the location, size and nature of development projects in this area. Local Plan Policy LD defines Wool as a Key Service Village, which is a second-tier settlement. The policy states that new development should be concentrated within the settlement boundary of such settlements, and that land outside the settlement boundaries is classed as 'countryside' where development will be permitted only in exceptional circumstances. Apart from defining the settlement boundary, the Local Plan does not allocate any additional development sites at Wool.</p> <p>The emerging Purbeck Local Plan (2018-2034) is currently going through examination. The latest set of modifications propose allocating four sites at Wool for 470 new homes and around 65 extra care units.</p> <p>In addition, the emerging Dorset Council Local Plan (2021-2038) is in preparation. In addition to the allocations being made in the emerging Purbeck Local Plan, the 2021 consultation draft proposes a further allocation for 300 new homes and considers an optional site for a further 100 new homes.</p> <p>In contrast to the above, the draft Wool Parish Neighbourhood Plan does not propose to allocate sites for housing or employment development.</p>	No
<p>b) The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.</p>	<p>The Wool Parish Neighbourhood Plan will be adopted alongside its parent document, the Local Plan. It will expand upon the existing policies in the Local Plan and provide supplementary information on a local scale rather than influencing the Local Plan.</p>	No

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<p>c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>Any development which comes forward through the Wool Parish Neighbourhood Plan will be subject to the environmental considerations of the Local Plan, the aim of which is to achieve sustainable development.</p>	<p>No</p>
<p>d) Environmental problems relevant to the plan or programme.</p>	<p>The environmental problems within the Wool Parish Neighbourhood Plan area are not considered exclusive to the area and are similar to those considered and addressed in the Local Plan.</p>	<p>No</p>
<p>e) The relevance of the plan or programme for the implementation of community legislation on the environment (e.g plans and programmes linked to waste management or water protection).</p>	<p>The implementation of community legislation is unlikely to be significantly compromised by the Wool Parish Neighbourhood Plan.</p>	<p>No</p>
<p>(2) Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</p>		
<p>a) The probability, duration, frequency, and reversibility of the effects.</p>	<p>It is anticipated that the plan period will be until 2038. Whilst some effects of the plan may be irreversible, it is not considered probable that significant effects will occur since the plan does not allocate any land for development. The guiding principles of where new development should go are set in the Local Plan.</p>	<p>No</p>
<p>b) The cumulative nature of the effects.</p>	<p>There is some development coming forward in the areas surrounding the Wool Parish Neighbourhood Plan area.</p> <p>The Wool Parish Neighbourhood Plan area is adjacent to the Bere Regis neighbourhood area. The Bere Regis Neighbourhood Plan allocates land for 105 dwellings. A first review of the Plan is currently underway. Residential development is proposed on sites at Black Lane, North Street, Tower Hill, White Lovington and the former School site. The nearest development at the former School site is approximately 3.5km from the northern edge of the Wool Parish Plan area.</p>	<p>No</p>

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	<p>The Wareham neighbourhood area lies approximately 4.2km to the east of the Wool Parish Neighbourhood Plan area and allocates land for 203 dwellings.</p> <p>The Puddletown neighbourhood area lies approximately 5km to the north-west of the Wool Parish Neighbourhood Plan area. It allocates land for a small number of dwellings (32–34) and sites for community facilities.</p> <p>The Milborne St Andrew neighbourhood area lies approximately 5km to the north of the Wool Parish Neighbourhood Plan area. It allocates land for a small number of dwellings (32).</p> <p>In addition to the neighbourhood plans in the surrounding areas, consideration must be given to other proposed development which may result in cumulative impacts, for example through the Purbeck Local Plan (and subsequent Dorset Council Local Plan) and planning permissions.</p> <p>The Wool Parish Neighbourhood Plan does not identify or allocate any sites for development. However, it is an area where the emerging Purbeck Local Plan has focused growth. Policy H5 of the emerging Purbeck Local Plan (main modifications) proposes 470 new homes plus 65 extra care units at Wool. In addition, the emerging Dorset Council Local Plan proposes a further 300 new homes plus an optional site for a further 100 new homes.</p> <p>There is some development coming forward in the areas surrounding the Wool Parish Neighbourhood Plan area, particularly in the Bere Regis and Wareham Plan areas. However, the Wool Parish Neighbourhood Plan is considered unlikely to result in significant environmental effects when considered cumulatively given the distance from the plan area and because there are no allocated sites through the Wool Parish Neighbourhood Plan.</p>	
<p>c) The transboundary nature of the effects.</p>	<p>The Wool Parish Neighbourhood Plan is unlikely to have significant transboundary effects beyond the area of the Neighbourhood Plan due to the nature and scale of the proposals.</p>	<p>No</p>
<p>d) The risks to human health or the environment (e.g due to accidents).</p>	<p>The Wool Parish Neighbourhood Plan is unlikely to introduce significant risks to human health and the environment, for example due to accidents, in light of the scale and type of development. The plan includes draft Policy WOOL 4 'Environmental</p>	<p>No</p>



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	Performance of Buildings' to help limit impacts of climate change and to improve the carbon footprint.	
e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	The Wool Parish Neighbourhood Plan area occupies approximately 14.72 km <sup>2</sup> and holds a population of approximately 5,400 people. The spatial extent of the Wool Parish Neighbourhood Plan area and the magnitude of the population affected are not considered of a significant scale for the purposes of SEA.	No
f) The value and vulnerability of the area likely to be affected due to:  i) Special natural characteristics or cultural heritage	<p>The Wool Parish Neighbourhood Plan area contains Dorset Heaths SAC, Dorset Heathlands SPA and Ramsar, and Turners Puddle Heath SSSI and River Frome SSSI. There are also many non-designated wildlife sites, Sites of Nature Conservation Interest (SNCI's) and Ancient Woodlands located within the Plan area, which are of local importance for wildlife. Dorset National Landscape is located in the east of the Plan Area. The Plan area also falls into the Poole Harbour hydrological catchment.</p> <p>As no sites are allocated for development, significant adverse impacts upon the natural habitat are therefore considered unlikely. Furthermore, draft Policy WOOL 13 seeks to protect Local Green Space Sites and draft Policy WOOL 15 seeks to promote biodiversity net gain opportunities within the parish, which will further protect and enhance habitats and wildlife.</p> <p>In terms of cultural heritage, Wool Conservation Area lies within the Wool Parish Neighbourhood Plan area. The Wool Parish Neighbourhood Plan area also contains 7 Scheduled Monuments and many Listed Buildings (60), including Grade I listed "Remains Of Bindon Abbey". Given that the Neighbourhood Plan does not allocate any sites for development, no significant impacts are considered likely. Furthermore, draft Policy WOOL 1 'New Residential Development Form' and draft Policy WOOL 2 'New Development Design and Materials' seek to protect the setting of built development within the Wool Parish Plan Area. Draft policy WOOL 4 'Environmental Performance of Buildings' supports the development of new sustainable buildings.</p>	No
ii) Exceeded environmental air quality	The Council's air quality monitoring regime has not previously identified any exceedances in air quality standards in the Wool Parish Neighbourhood Plan area. The Neighbourhood Plan does not seek to	No

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standards or limit values	allocate any development, and therefore is unlikely to result in a significant increase in airborne contaminants. As such an exceedance in air quality standards is considered unlikely. Furthermore, draft Policy WOOL 4 'Environmental Performance of Buildings' supports the development of new sustainable buildings and seeks to reduce emissions.	
iii) Intensive land-use	The Wool Parish Neighbourhood Plan is unlikely to bring forward development of an extent which would result in a significant intensification of land use, considering the scale of the development likely to come forward through the plan.	No
iv) Flood Risk	The plan area includes high risk flood zones, associated with the River Frome, which flows eastwards from the north-western part of the Wool Parish Plan area, and the River Win which flows from the south-west and joins the River Frome north of East Burton. Flood Zones 2 and 3 occur in the centre of the Plan area, at Wool village, along the River Win corridor, and along the eastern boundary of the Plan area towards Bovington Camp. National guidance stipulates that vulnerable development such as housing should not be permitted in flood risk areas if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Given that the Neighbourhood Plan does not propose to allocate further housing in this area, no significant impacts are considered likely.	No
g) The effects on areas or landscapes which have a recognised national, Community or international protection status.	<p>The Wool Parish Neighbourhood Plan area contains environmental designations of European or international value. Most of the Plan area is a Mineral Safeguarding Area (except the south-east part of the Plan area). Draft Policy WOOL 13 seeks to protect Local Green Space Sites, and draft Policy WOOL 15 seeks to promote Biodiversity Net Gain opportunities, which will further protect and enhance habitats and wildlife. The Dorset Heaths and Poole Harbour European Site are protected as no development is being promoted by the Plan.</p> <p>The heritage designations within the Plan area include Wool Conservation Area in the village of Wool. The Wool Parish Neighbourhood Plan area contains 7 Scheduled Monuments and 60 Listed Buildings, including Grade I listed "Remains Of Bindon Abbey". Sites of historic significance are protected as part of draft Policy WOOL 13 'Local</p>	No

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	<p>Green Space Sites', and WOOL 1 'New Residential Development Form' and WOOL 2 'New Development Design and Materials'.</p> <p>The Wool Parish Neighbourhood Plan does not propose to allocate land for development. Draft policy WOOL 1 requires due regard to be given to the existing character of local areas, and WOOL 2 requires the use of design details and material that are sympathetic with the surroundings. Furthermore, draft policy WOOL 4 'Environmental Performance of Buildings' seeks to limit impacts of climate change and to improve the carbon footprint. Therefore, no significant impacts upon nationally protected heritage assets are considered likely.</p>	
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## 5 Conclusion

- 5.0.1 The Wool Parish Neighbourhood Plan area includes ecological designations of European or international value, SNCIs and Ancient Woodlands. The Dorset Area of Outstanding Natural Beauty is located in the east of the Plan Area. The Dorset Heaths and Poole Harbour European Site are protected as no development is being promoted by the Plan. Draft policy WOOL 13 'Local Green Space Sites' and draft Policy WOOL 15 'Biodiversity Net Gain Opportunities for Wool Parish' further protect habitats and wildlife. Also, there is no development planned in the high-risk flood zones or in the Mineral Safeguarding Area. Therefore, significant impacts upon the natural environment are considered unlikely.
- 5.0.2 There are sites of historic significance within the Plan area, including Scheduled Monuments, Listed Buildings and Wool Conservation Area. However, the scope of Wool Parish Neighbourhood Plan is such that these sensitive assets are unlikely to be significantly affected by the plan, given that no development is being promoted by the Plan. The Plan seeks to have regard to the existing character of local areas and to local design details and materials through draft policies WOOL 1 'New Residential Development Form' and WOOL 2 'New Development Design and Materials'. Draft policy WOOL 13 'Local Green Space Sites' seeks to protect the context of setting of built development. Furthermore, draft Policy WOOL 4 'Environmental Performance of Buildings' seeks to support the development of sustainable buildings. Therefore, significant impacts upon the historic environment are considered unlikely.
- 5.0.3 The views of the Environment Agency, Natural England and Historic England were sought, however Natural England have not responded to the consultation request or to subsequent reminders. Historic England concur with the view that a full SEA is not required for the Wool Parish Neighbourhood Plan. The Environment Agency (EA) identified potential flood risks within the neighbourhood plan boundary, due to the presence of high risk flood zones 2 and 3, the main rivers Frome and Win, and EA managed flood defences and structures. However, as the plan does not propose any allocations for development and on the basis that future development is steered away from these areas, the Environment Agency do not consider there to be any potential significant environmental effects relating to the plan, although, they state, any relevant policies within the plan will need to consider and manage flood risks.
- 5.0.4 Therefore, in conclusion, a full SEA is not required for the Wool Parish Neighbourhood Plan.

## APPENDIX 1 – CONSULTATION RESPONSES

**From:** Sustainable Places, SWX <swx.sp@environment-agency.gov.uk>  
**Sent:** Monday, October 16, 2023 4:27 PM  
**To:** Philip Reese <philip.reese@dorsetcouncil.gov.uk>  
**Subject:** RE: SEA Screening Report: Wool Parish Neighbourhood Plan (Dorset)

Dear Philip,

Thank you for consulting the Environment Agency on the Strategic Environmental Assessment screening for the Wool Neighbourhood Plan.

We have identified potential environmental risks within the neighbourhood plan boundary. Including, areas within Flood Zone 2 and 3, watercourses designated as main River and EA managed flood defences and structures,

We note that the plan does not propose any allocations for development and therefore no growth is planned in these sensitive areas. On the basis that future development is steered away from these areas, we do not consider there to be potential significant environmental effects relating to the plan. Nevertheless, any relevant policies within the plan will need to consider and manage these risks.

We encourage you to seek ways in which your neighbourhood plan can improve the local environment at the earliest stages. Together with Natural England, English Heritage and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environmental into your plan. This is available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/consider-environment-neighbourhood-plans/>

Kind regards,  
Matt

**Matthew Pearce (BSc (Hons), MSc, MCIWEM)**  
**Planning Specialist – Wessex Sustainable Places**

Environment Agency, Rivers House, Sunrise Business Park, Higher Shaftesbury Road, Blandford, Dorset, DT11 8ST

External: 0207 714 0992

Creating a better place  
for people and wildlife



**From:** Stuart, David <[David.Stuart@HistoricEngland.org.uk](mailto:David.Stuart@HistoricEngland.org.uk)>  
**Sent:** Wednesday, November 8, 2023 12:38 PM  
**To:** Philip Reese <[philip.reese@dorsetcouncil.gov.uk](mailto:philip.reese@dorsetcouncil.gov.uk)>  
**Subject:** SEA Screening Report: Wool Parish Neighbourhood Plan (Dorset)

Dear Philip

Thank you for your SEA Screening consultation on the emerging Wool Neighbourhood Plan.

This is our first involvement in the preparation of the Plan since the area was designated in 2018. We note that there is no intention to allocate sites for any form of development, and the indicative schedule of policies does not in principle generate issues of concern for us or upon which we anticipate a need to comment.

We are therefore happy to agree with the view that a full SEA is not required.

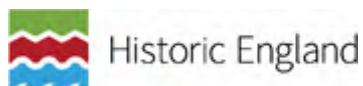
Kind regards

David

David Stuart | Historic Places Adviser

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

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Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at [historicengland.org.uk/strategy](https://historicengland.org.uk/strategy).