

STRATEGIC ENVIRONMENTAL ASSESSMENT

Prepared on behalf of Bradford Abbas Parish Council

BRADFORD ABBAS AND CLIFTON MAYBANK NEIGHBOURHOOD PLAN FEBRUARY 2025

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1 INTRODUCTION

The purpose of this report is to determine whether the Bradford Abbas and Clifton Maybank Neighbourhood Plan is likely to require a Strategic Environmental Assessment (SEA) in order to comply with the requirements set out in European legislation relating to the environment.

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

BACKGROUND

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

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

Not all plans require such an assessment. Government guidance² summarises the position by saying “In some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. The following examples are given of where a strategic environmental assessment may be required:

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

Where a Neighbourhood Plan is considered unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for the determination must be provided to the Local Planning Authority when submitting a Neighbourhood Plan for examination³. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This initial assessment process is commonly referred to as a ‘screening’ assessment.”

Following consultation with the statutory bodies (the Environment Agency, Historic England and Natural England) the screening determination is normally made by the Local Planning Authority in agreement with the qualifying body for the Neighbourhood Plan, given their respective responsibilities for preparing and making the Neighbourhood Plan.

¹ As set out in Article 1 of the SEA Directive

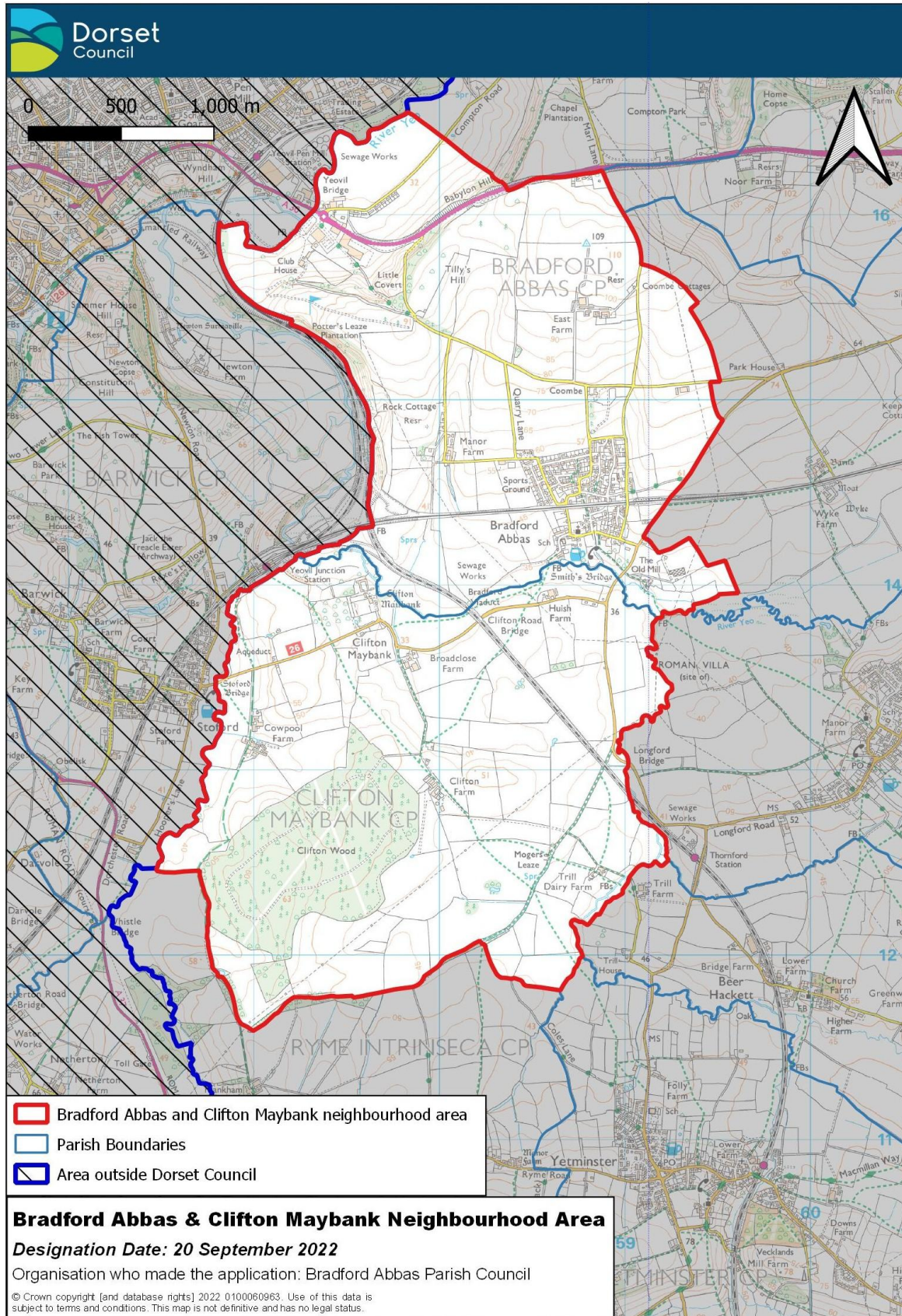
² NPPG Paragraph: 027 Reference ID: 11-027- 20190722 <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

³ With reference to Regulations 9(1) and 15(1)(e) of the Neighbourhood Planning (General) Regulations 2012 (as amended)

THE NEIGHBOURHOOD PLAN AREA

The Bradford Abbas and Clifton Maybank Neighbourhood Plan area was designated by Dorset Council on 20 September 2022. It follows the parish boundaries, as shown in Figure 1.1.

Figure 1.1: the Neighbourhood Plan area



2 INFORMATION ASSESSED

The significance of the effect of a Neighbourhood Plan on the environment depends on the proposals within the plan, and the environmental sensitivity of the area.

THE FOCUS AND SCOPE OF THE NEIGHBOURHOOD PLAN

The proposed vision for the neighbourhood plan is as follows:

Our vision is that the residents of Bradford Abbas and Clifton Maybank will continue living in a beautiful, well cared for, supportive, active community which values its historic and rural setting and distinctive character supported by the Neighbourhood Plan. Through its variety of housing, community facilities, and business opportunities, people's needs will be met, and the environment will have been retained and enriched. Any changes will reflect and strengthen the distinctive character of the two parishes, making a genuinely positive contribution to the community as a whole.

The plan is intended to cover seven themes, with the following objectives and draft policies likely to form part of the Regulation 14 Plan⁴:

ENVIRONMENT AND HERITAGE

Neighbourhood Plan Objective: To protect and enhance the natural, agricultural and built environment of the parishes with particular regard to their historic and landscape features that contribute to their distinctive character, dark night skies, the network of sites that support local wildlife, the importance of the river and rail corridors, locally significant green spaces, and network of rural lanes and public footpaths enabling access to and views across the wider countryside.

Policy 1. Local Landscape Character

Development will respect and where possible enhance the rural character of the local landscape. In particular the following characteristics should be retained and used to guide any further development:

- the generally undeveloped and tranquil character of the countryside;
- the established settlement pattern of scattered farmsteads and villages, and prevalence of smaller fields and paddocks at the fringes of the settlements;
- the area's farming legacy, including the traditional farmyards and buildings, historic field boundaries and orchards;
- the influence of and access to local watercourses and historic river crossings;
- the prevalence of local limestones in building materials and boundary walls;
- the hedgerows and trees in gardens that help to soften and 'green' the settlements;
- the rural character of the narrow lanes and dense species rich hedgerows, particularly along the valley floors;

⁴ These may be subject to minor changes as a result of further work, but are sufficiently advanced to provide a reasonable base for screening prior to Regulation 14.

- the irregular patches of broadleaf woodland, and more wooded nature of the limestone slopes.

Policy 2. Locally Important Views

The important views, as described and shown on the Policies Map, are to be respected. Development that would significantly intrude and impact on their enjoyment, by virtue of scale, massing, design or location, will be resisted.

Policy 3. Dark Night Skies

Development should be designed to retain the dark night skies, through minimizing exterior lighting / illuminations and including measures to control light spillage and glare.

Policy 4. The importance of recreational access to the countryside

The improvement and expansion of the existing public rights of way network, permissive paths and open access land within the two parishes is encouraged, and should aim to create a joined-up network of paths and spaces that provide a wide variety of options in terms of circular routes, including options that are suitable for use of people with mobility difficulties, wheelchairs or buggies.

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

Policy 5. Protecting Our Historic Environment

Development should preserve the historic character of the Bradford Abbas Conservation Area and the significance of the many designated and non-designated heritage assets (see Appendix), taking into account the approach to conserving heritage assets set out in national policy. Proposals which enhance or would lead to a better appreciation of these assets will be looked on favourably.

Policy 6. Important Local Green Spaces

The following areas as shown on the Policies Map are designated as Local Green Spaces. Other than in very special circumstances, these spaces will be protected from inappropriate development that would reduce their open character or otherwise harm their reason/s for designation [spaces listed].

Policy 7. Important Local Green Spaces

The following areas as shown on the Policies Map are designated as Local Green Spaces. Other than in very special circumstances, these spaces will be protected from inappropriate development that would reduce their open character or otherwise harm their reason/s for designation [spaces listed].

CLIMATE CHANGE – RENEWABLE ENERGY AND FLOOD RISK

Neighbourhood Plan Objective: To ensure that the cumulative impact of new development is designed and implemented in a manner that mitigates flood risk to ensure that it does not

exacerbate existing flooding issues or create new ones. Drainage solutions will need to be adequately maintained.

Policy 8. Flooding considerations during development

All new development within the parishes must be designed and to avoid exacerbating existing flood risks or creating new ones. Developers are required to integrate effective drainage solutions, adhere to established flood risk management protocols, and assess the cumulative impacts on local water management systems to ensure that development does not negatively impact flood resilience.

COMMUNITY SERVICES & FACILITIES

Neighbourhood Plan Objective: To preserve the long term future of the area by retaining and if possible enhancing local services, infrastructure and facilities, promoting a safe and healthy community.

Policy 9. Important Community Facilities

The community facilities listed above and shown on the Policies Map should be retained where possible, and every effort should be made to work with the local community to investigate potential solutions to avoid any unnecessary loss of these valued services.

Proposals for new facilities, and to modernise and adapt existing facilities, to better meet local needs, promote healthy lifestyles and the well-being of residents, will be supported, subject to:

- suitable access including parking provision;
- minimising adverse impacts on residential amenity to an acceptable level;
- avoiding significant harm to heritage assets and the landscape character qualities of the area.

The community hub lies either side of the western end of Church Road (as indicated on Map 7), and any development within this area should support its role as an important focus point for the village. Small-scale retail and other E class or similar sui generis uses appropriate to a local centre are encouraged within or immediately adjoining this area, providing that such uses and any associated development would conserve and enhance the character of the Conservation Area and Listed Buildings and be compatible with the adjoining land uses.

HOUSING

Neighbourhood Plan Objective: To seek to address local needs for housing and maintain the vibrancy of the community by ensuring there are opportunities for people living in the community to continue to live locally in an appropriate home, whilst conserving the countryside and built form largely as it currently exists, and not infilling the important gaps and local green spaces identified in this Plan and accompanying Design Code. The focus for new housing will be on providing small homes for first time buyers and people wishing to downsize at the existing settlement of Bradford Abbas.

Policy 10. Meeting Local Housing Need

The size and type of the new dwellings should reflect the need for affordable housing, and need for smaller homes (typically 2 bedroom, which may include some 1 and 3 bedroom properties) suitable for couples and individuals looking to downsize in older age, and for first time buyers including individuals, couples and young families.

Outside the defined development boundary small scale sites for affordable housing adjoining the settlement of Bradford Abbas will be supported provided:

- the proposal is for affordable housing, to meet an identified and current need for households with a local connection to the parishes of Bradford Abbas and Clifton Maybank;
- the scheme is of a character, scale and design appropriate to the location, taking into account the design guidance and other policies of this plan;
- secure arrangements are put in place to ensure that the benefits of affordable housing will be enjoyed by subsequent as well as initial occupiers, giving preference to those with a local connection to the parishes of Bradford Abbas and Clifton Maybank.

BUSINESS SERVICES AND THE ECONOMY

Neighbourhood Plan Objective: To improve employment opportunities and support the provision of local facilities and services where feasible, through supporting small-scale enterprises that are compatible with the rural and historic character of our area.

Policy 11. Local employment opportunities

Development that will support new business start-ups, the expansion of existing businesses, the provision of apprenticeship and training opportunities in local businesses, or the provision of local services and facilities, is encouraged. Any new employment proposals should meet the following requirements:

- any new or expanded premises should be of a modest scale compared to other buildings in its immediate vicinity, retain sufficient space within the site for parking and landscaping requirements, and be of a design that is appropriate to the rural character of the area;
- the site should be well-related to the village or comprise previously used land (including redundant farm buildings/yards);
- the site can be safely accessed, and the likely increase in vehicular traffic would not have a significant adverse impact on highway safety or the rural character of the local highway network;
- any lighting requirements, parking and external storage is carefully considered to ensure these are not be unduly prominent from wider public views or likely to harm important wildlife corridors;
- noise levels likely to arise from the development would not unduly impact on the tranquil nature of the area or residential amenity; and
- there would be no significant adverse impact upon local landscape character, wildlife or heritage assets as a result of the development or proposed use, with any harm being clearly outweighed by the benefits of the proposal.

The extension of existing homes and provision of outbuildings to support expanded home working will be supported, provided:

- the scale and design of the development is sympathetic to the character of the existing buildings and surrounding area;
- the outbuilding or extension will remain available for business use ancillary to the primary use as a dwelling;
- the development would not result in a significant adverse impact on the environment, residential amenity or cause harm by increased traffic movements.

TRAFFIC ROAD SAFETY AND TRANSPORT

Neighbourhood Plan Objective: To support a safer highway network within the parishes, for pedestrians, cyclists and motorists and ensure pressures for on street parking are not exacerbated where this would obstruct walkers and cyclists or create road safety issues.

Policy 12. Support a safer highway network

Proposals should contribute to the connectivity, safety and attractiveness of the pedestrian and cycle routes where feasible, to encourage people to walk or cycle rather than drive locally. Within and adjoining the village highway improvements will be supported to keep vehicle speeds below 20mph. Any new paths and highway improvements should be designed in a manner in keeping with the rural character of the area. Any highway schemes should adhere to the Rural Roads Protocol.

Development should be designed to accommodate and retain sufficient off-road parking to avoid overflow parking where this cannot be accommodated on the highway without adversely impacting on the shared use of the highway by pedestrians and cyclists. As a guide, a minimum width of 4.6m is needed for larger vehicles to safely pass a cyclist, and 3.8m for cars passing at 20mph.

Transport assessments or statements, where required, should demonstrate:

- an understanding of the likely increase in traffic resulting from the development, including the volume of HGVs anticipated during and post construction, and how these will be distributed across the local road network; and
- how the adequacy of the routes (in terms of their functional width and shared nature of the highways has been taken into account in assessing safety and traffic flows.

DESIGN GUIDANCE

Neighbourhood Plan Objective: To preserve the traditional character of the two parishes.

Policy 13. Design Guidance

The design and layout of new buildings, extensions and alterations should respect the rural and historic character of the area, ensuring that all components (buildings, landscapes, access routes, parking and open space) are well related to each other, and with reference to the guidance contained in this plan relating to:

- Settlement pattern
- Building line and orientation
- Boundary treatments
- Landscaping
- Hard surfacing
- Lighting
- Architectural variety
- Materials and detailing
- Sustainability and energy efficiency
- Extensions and alterations

Services and drainage infrastructure should be incorporated with sensitivity to not undermine the overall character and design of the development.

Where appropriate to the surrounding context, opportunities for innovative design and eco-friendly buildings will be supported.

ENVIRONMENTAL CONTEXT

In appraising the need for a Strategic Environmental Assessment, the environmental problems relevant to the plan area, together with the value and vulnerability of the area likely to be affected due to:

- > the effects on areas or landscapes which have a recognised national, or higher levels of protection
- > special natural characteristics or cultural heritage,
- > exceeded environmental quality standards or limit values, and intensive land-use

all need to be taken into account. The following therefore provides an overview of the potential environmental issues relevant to Neighbourhood Plan area. As part of the work underpinning the Neighbourhood Plan, the characteristics of the area were assessed and the draft document appended. The main findings of relevance to the SEA screening are summarised below.

AGRICULTURAL LAND VALUE

Much of the farmland in the area is Grade 3, although there are areas of Grade 2 land along the south and east sides of Clifton Maybank parish, and some quite extensive areas of Grade 1 land within the north and west part of Bradford Abbas parish.

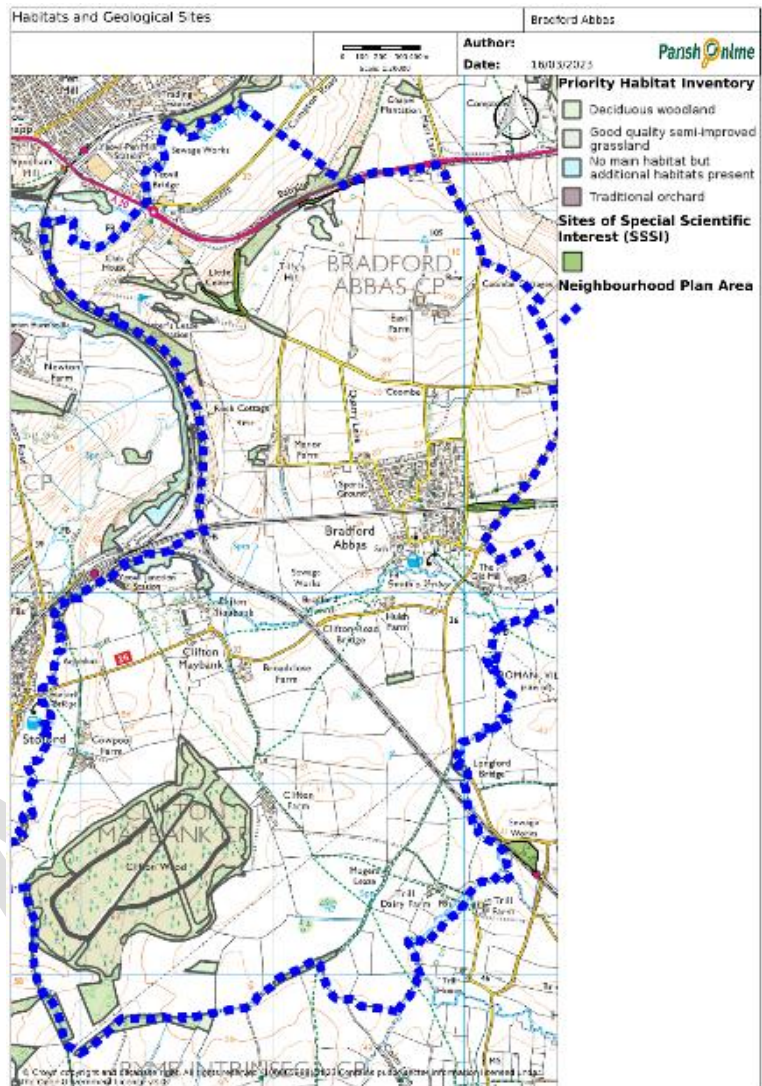
BIODIVERSITY AND GEODIVERSITY ASSETS

There are no nationally important wildlife sites within the parish. Clifton Wood is designated as a locally important wildlife site (a Site of Nature Conservation Interest), and is included within Natural England's inventory of ancient woodland. Whilst not officially designated, there are several areas identified as priority habitats in the two parishes. These are mainly small areas of deciduous woodland, but there are also two small areas of traditional orchards identified in the vicinity of Clifton Maybank. The river and stream corridors railway embankments / cuttings are also considered to be likely to act as important wildlife corridors.

There are two sites of national geological conservation importance in the two parishes, and a further site lies immediately east of the parish boundary in Thornford, on the site of the sewage treatment works. All three are designated for their geological (rather than wildlife) importance, and as such development in the wider area is unlikely to harm these sites.

The area falls within the Somerset Moors river catchment, and as such development in the area may indirectly impact on that internationally important site as a result of waste water treatment and land management practices. In order to understand the ramifications of this, reference can be made as to how this was considered at a recent Neighbourhood Plan examination (the North Cadbury and Yarlington Neighbourhood Plan)⁵. In that case Natural England agreed that a full SEA was not required, despite the plan's proposals to allocate sites. The requirement for a specific policy on securing phosphate neutrality, which was suggested by the draft HRA, was deemed unnecessary by the Examiner and subsequently removed. The Examiner's reasoning was as follows:

"4.15 Policy 7B aims to secure phosphate neutrality when new development occurs in order to protect the integrity of the Somerset Levels and Moors Ramsar. The policy would meet the terms of the HRA of the Plan which was endorsed by NE. Nevertheless, I have reservations about the policy, not the least of which is the strategic element as expressed in its final sentence. I raised this issue with SSDC which commented that there is no agreed draft policy for nutrient neutrality in Somerset. It seems to me that the goal of phosphate neutrality may be achieved by a number of routes, depending on the location of watercourses, wastewater treatment plants and the scale of development and whether mitigation comes in the form of upgrades to treatment plants, a scheme at the site of a specific proposal for development or even payments in lieu. Therefore, mitigation may be at a level broader than the area of the neighbourhood plan area as recognised at paragraph 6.19 of the Plan.



⁵ See <https://www.somerset.gov.uk/planning-buildings-and-land/neighbourhood-planning/neighbourhood-plans-in-production-and-made/page/2/> Report on the North Cadbury and Yarlington Neighbourhood Plan 2018 – 2033, dated 6 June 2022.

4.16 Accordingly, I agree with the suggestion by SSDC that Policy 7B is deleted from the Plan and an alternative explanation is included in the reasoned justification after (current) paragraph 6.20 which effectively states that prior to granting planning permission for development where phosphate neutrality may be compromised, the local planning authority will undertake an HRA to ensure appropriate mitigation measures are in place. I shall recommend such a modification. (PM5) This section of the Plan would then fulfil the aims of the HRA of the Plan and meet the Basic Conditions.”

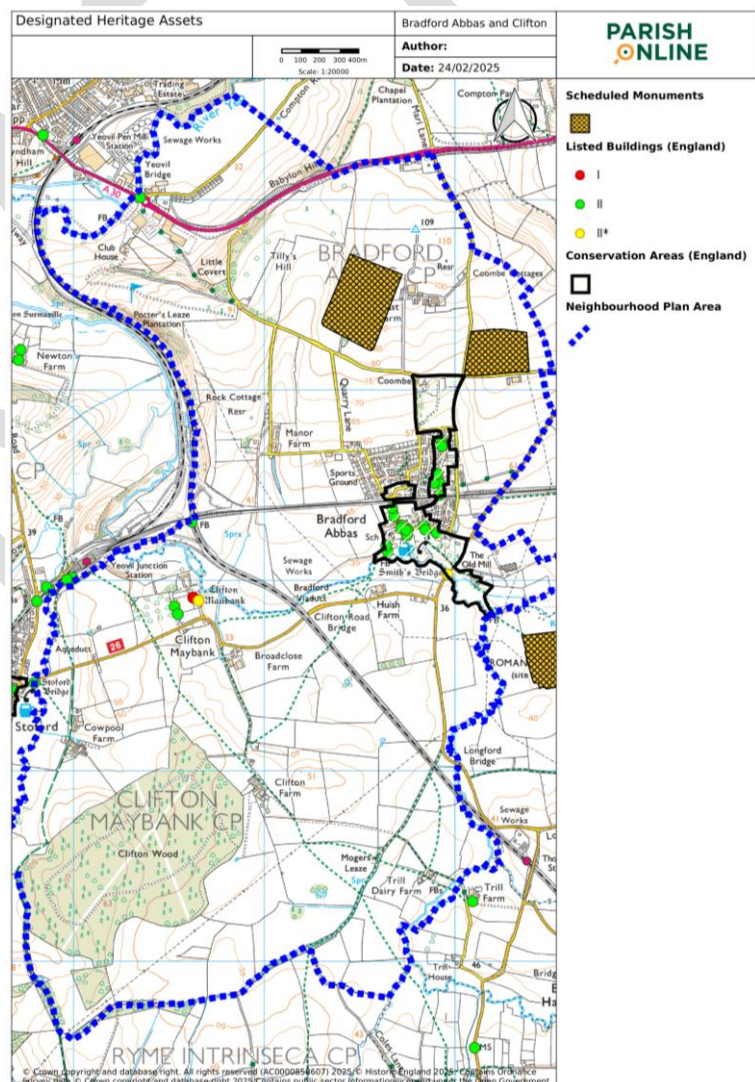
FLOOD RISK AND WATER QUALITY

The River Yeo runs along the boundary of the two parishes through the centre of the Neighbourhood Plan area. A tributary of the Yeo also runs along the eastern side of Clifton Maybank parish. There are fluvial flood risk zones associated with these river corridors, extending about 100m to either side, but varying depending on the local topography. Surface and ground water flooding also occur in places, and information on this is now available on the Councils Strategic Flood Risk Assessment⁶.

HERITAGE ASSETS

A large part of the village of Bradford Abbas is designated as a Conservation Area, broadly reflecting the extent of the built up area at the turn of the 20th century. There are 28 entries in the Listed Buildings Register for the two parishes. This includes three Grade I properties (Clifton House, the Parish Church of St Mary, and a churchyard cross within its grounds), and two Grade II* properties (Smith's Bridge, and the Library buildings at Clifton House). The remainder are all Grade II. There are three scheduled monuments in the Neighbourhood Plan area, all in Bradford Abbas parish. One of these is within the church grounds (a medieval standing cross), the other two are Roman remains (with no surviving remnants above ground), to the north of Bradford Abbas village.

Dorset Historic Environment Register also records a range of local



⁶ <https://www.dorsetcouncil.gov.uk/w/dorset-council-level-1-sfra> Dorset Council Level 1 Strategic Flood Risk Assessment, February 2023)

sites and finds, including several quarries and kilns, watermills, saw pit and timber yard, a hollow way and historic allotment sites

LANDSCAPE QUALITY

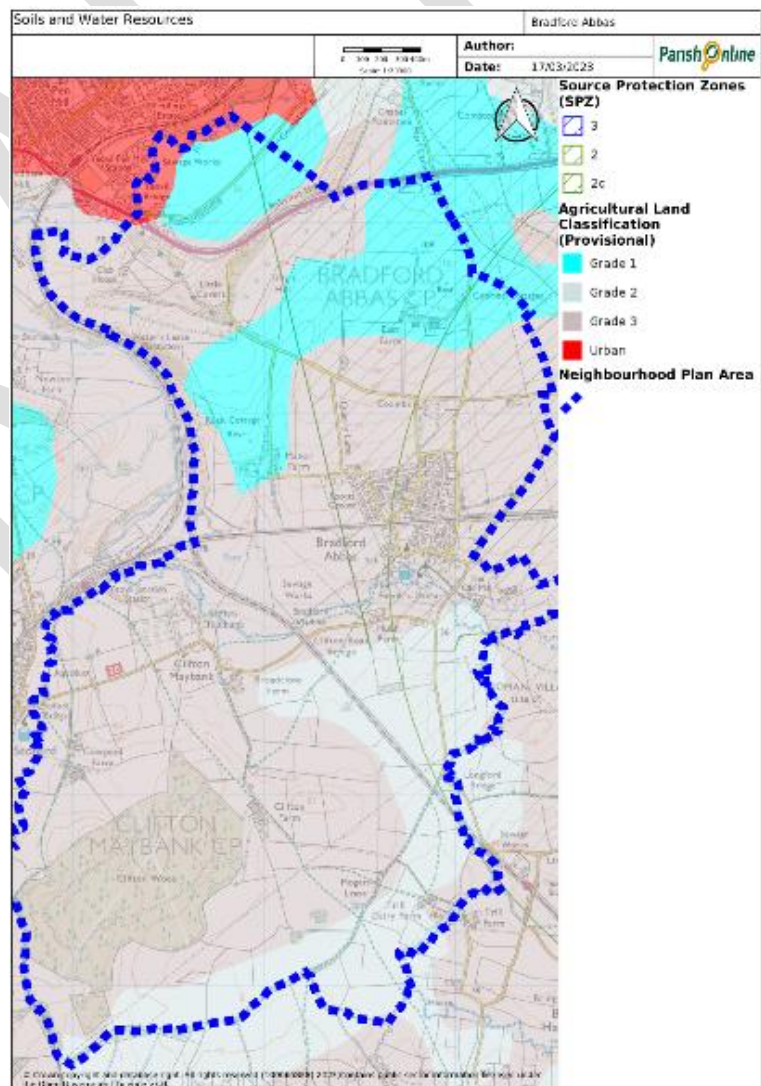
There are no nationally designated landscapes in the area. The current Local Plan identifies land to the south side of Bradford Abbas Village (partly within the Conservation Area) as Land of Local Landscape Importance. However this designation has not been reviewed since the previous 2006 West Dorset Local Plan, and is unlikely to be carried forward in the emerging Local Plan.

MINERALS AND WASTE PROPOSALS

Dorset County Council's Minerals Strategy (adopted May 2014) forms part of the development plan for the area, together with the more recently adopted Minerals Site Plan and the Bournemouth, Dorset and Poole Waste Plan. The minerals and waste development plans identify some parts of the area for Minerals Safeguarding – which means that consideration must be given to the extraction of minerals prior to development.

POLLUTION RISKS

The eastern part of the Neighbourhood Plan area lies within a Source Protection Zone 2 (with 2c within the circled area to the south-east end). This would need to be taken into account should the Neighbourhood Plan look to bring forward sites that could be polluting.



3 THE SCREENING PROCESS

PROCESS

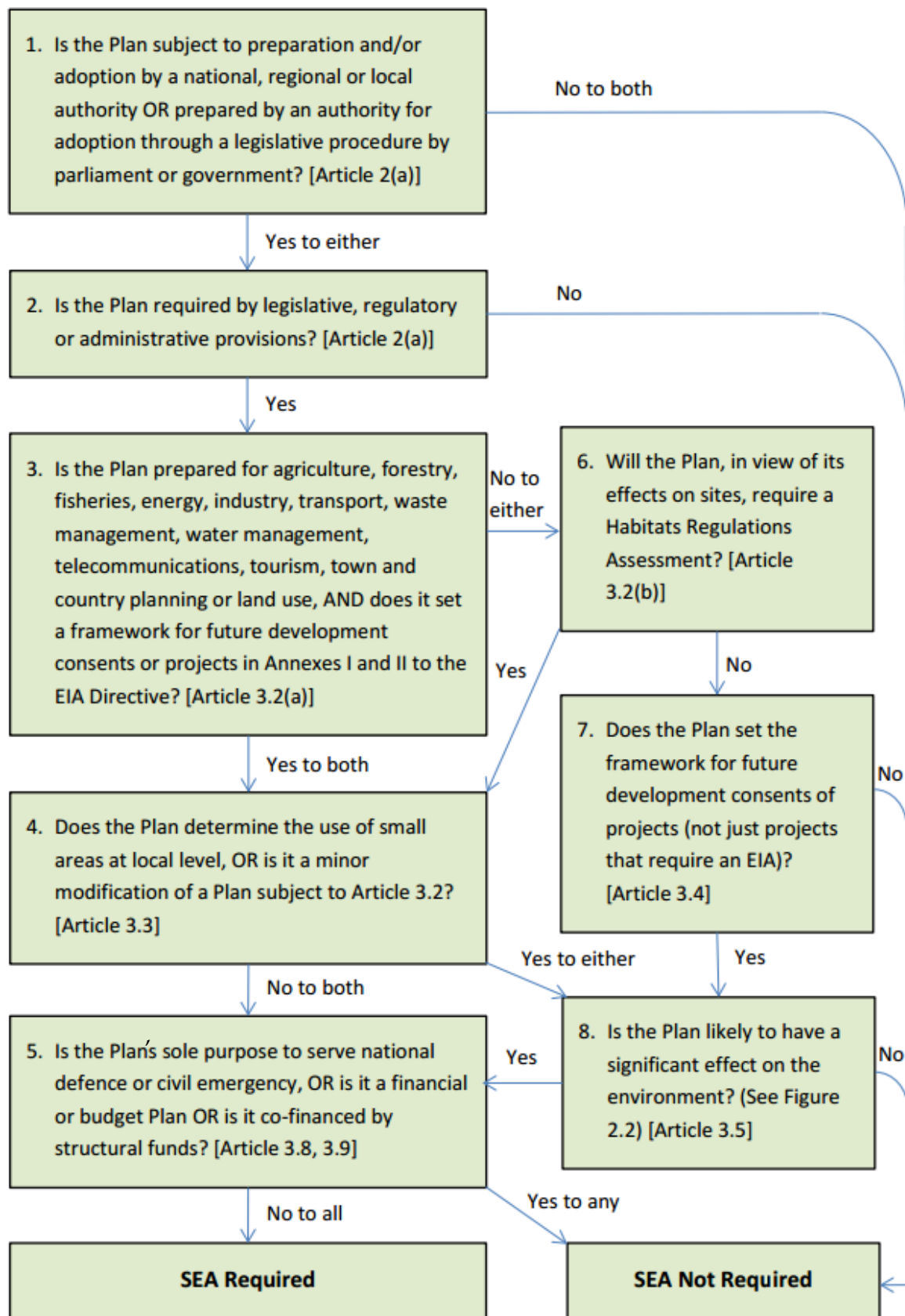


Figure 3.1: Diagram Summarising The SEA Screening Process

Question in SEA screening flow chart	Response
1. Is the Plan 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?	<p>YES</p> <p>The Neighbourhood Plan is prepared by Bradford Abbas Parish Council and made part of the development plan by Dorset Council through a legislative procedure.</p>
2. Is the plan required by legislative, regulatory or administrative provisions?	<p>NO</p> <p>There is no requirement to prepare a Neighbourhood Plan. Neighbourhood Plans are prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).</p>
3. Is the plan 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 consents or projects in Annexes I and II to the EIA Directive?	<p>YES</p> <p>The Neighbourhood Plan is a document prepared for town and country planning purposes, and will provide guidance that may influence decisions for future development which fall under Annex II of the EIA Directive as an urban development project.</p>
4. Does the plan determine the use of small areas at local level, OR is it a minor modification of a plan?	<p>YES</p> <p>The Neighbourhood Plan, when made, will form part of the development plan for the area which is used to determine the use of small areas at a local level. It has the potential to allocate land for development, or make amendments to existing land use allocations.</p>
8. Is the Plan likely to have a significant effect on the environment?	<p>NO</p> <p>The special natural characteristics of the area relate primarily to its many heritage assets, and higher grade agricultural land.</p> <p>The Plan does not propose to extend the settlement boundary or allocate sites for development.</p> <p>The Neighbourhood Plan proposals are not considered to be likely to have an appreciable effect upon the Somerset Levels and Moors Ramsar.</p>

Figure 3.2 – a summary of the SEA screening process for the Neighbourhood Plan, following the procedure outlined in Figure 3.1.

ASSESSMENT BASIS

The criteria for assessing the likely significance of effects are set out in Annex II of the SEA Directive, Schedule 1 of the Regulations and set out below.

Schedule 1 of the Regulations	Assessment
1. The characteristics of the plan, having regard to:	
– the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	<p>The framework for development projects within the Neighbourhood Plan area is currently set by the West Dorset, Weymouth and Portland Local Plan, which provides the overarching policy for the location, size and nature of development projects in this area. The emerging Dorset Council Local Plan will set the framework for future development.</p> <p>The Bradford Abbas and Clifton Maybank Neighbourhood Plan will be part of the development plan for the local area, but does not propose to amend the settlement boundary defined in the Local Plan, or propose site allocations.</p>
– the degree to which the plan influences other plans and programmes including those in a hierarchy;	<p>The Neighbourhood Plan will need to be taken into account in future development plans for the area, but does not limit future policy direction.</p> <p>The Plan's focus stems from the existing policies in the Local Plan and is at a local scale rather than influencing the strategic policies of the Local Plan.</p>
– the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development;	<p>Neighbourhood Plans are required to contribute to the achievement of sustainable development and therefore the likelihood of significant effects on the environment is minimised.</p> <p>Any development which comes forward in area will also be subject to the environmental considerations of the Local Plan, the aim of which is to achieve sustainable development, in addition to national planning policy.</p>
– environmental problems relevant to the plan;	<p>None of the designated sites within the area is known to be at risk. Potential environmental problems relevant to the area are not considered exclusive to the area and are similar to those considered and addressed in the Local Plan and national policy.</p>
– the relevance of the plan or programme for the implementation of Community	<p>Neighbourhood Plans are land use plans and cannot contain policies or proposals in respect of</p>

<p>legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).</p>	<p>development that is a county matter (mineral extraction and waste development). They are required to take into account European directives, such as the Water Framework Directive (2000/60/EC), and these directives are not considered to be significantly compromised by the Neighbourhood Plan.</p>
<p>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</p>	
<ul style="list-style-type: none"> – the probability, duration, frequency and reversibility of the effects, – the cumulative nature of the effects, – the transboundary nature of the effects, – the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected), 	<p>Based on the current plan's scope the likely effects (including cumulative effects) of proposals within the Neighbourhood Plan are unlikely to be significant on the local environment, and any impact (positive or negative) is likely to be local in its impact. The majority of the policy intentions relate to respecting the area's character and environmental features. Whilst the plan supports small scale sites for affordable housing adjoining the settlement of Bradford Abbas, this does not differ significantly from the adopted Local Plan policy on rural affordable housing exception sites.</p> <p>The Neighbourhood Plan area occupies approximately 9.5km² and a population of approximately 975 people. The spatial extent of the Plan area and the magnitude of the population affected are not considered of a significant scale for the purposes of SEA.</p>
<ul style="list-style-type: none"> – the risks to human health or the environment (e.g. due to accidents), 	<p>Neighbourhood Plans cannot contain policies or proposals in respect of development that falls within Annex 1 to Council Directive 85/337/EEC.</p> <p>The Neighbourhood Plan is also unlikely to introduce significant risks to human health and the environment in light of the scale and type of development it covers.</p>
<ul style="list-style-type: none"> – the value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> > special natural characteristics or cultural heritage, > exceeded environmental quality standards or limit values, > intensive land-use, > the effects on areas or landscapes which have a recognised national, 	<p>The special natural characteristics of the area relate primarily to its many heritage assets, and higher grade agricultural land. Given that the Neighbourhood Plan does not propose to amend the settlement boundary defined in the Local Plan or allocate further housing or employment development outside of the settlement boundary, no significant impacts are considered likely.</p> <p>With regard to whether the Plan would be likely</p>

<p>Community or international protection status.</p>	<p>to have an appreciable effect upon the Somerset Levels and Moors Ramsar, this is unlikely given that the Plan does not allocate sites for housing or other uses that would impact on the Ramsar site, or seek to increase the amount of development in the area that would impact on this site. Secondly, as recognised in the examination of the North Cadbury and Yarlington Neighbourhood Plan, prior to granting planning permission for development where phosphate neutrality may be compromised, the local planning authority would undertake an HRA to ensure appropriate mitigation measures are in place.</p>
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Figure 3.3 – assessment of the likely significance of effects

CONCLUSIONS

The consideration of likely significant environmental effects has shown that there are unlikely to be significant adverse environmental effects resulting from the Bradford Abbas and Clifton Maybank Neighbourhood Plan.

In light of this, at this stage of the Neighbourhood Plan's progress, it is concluded (subject to consultation) that the SEA Directive does not require a Strategic Environmental Assessment for the Neighbourhood Plan.

These findings may be re-considered at future stages if the scope of the plan alters significantly.

BRADFORD ABBAS AND CLIFTON MAYBANK

CHARACTERISTICS OF THE NEIGHBOURHOOD PLAN AREA

March 2023



View towards Bradford Abbas

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1. INTRODUCTION

PURPOSE AND SCOPE OF THIS DOCUMENT

Map 1. Neighbourhood Plan Area

1.1 The purpose of this report is to set out some of the key characteristics of the Neighbourhood Plan area for Bradford Abbas and Clifton Maybank (defined by the two parish boundaries). It may be used within or as supporting evidence for the Neighbourhood Plan.

1.2 It covers the following themes:

- Planning context
- Population and demographics
- Transport and Access
- Landscapes
- Biodiversity
- Heritage
- Flood Risk
- Soil and Water Resources

The report draws on available published data, including the key sources such as the Census data and reports published by Dorset Council. Where possible the sources are cited in footnotes.

REPORT AUTHOR

1.3 The report was drafted by Jo Witherden BSc (Hons) DipTP DipUD MRTPI of Dorset Planning Consultant Ltd.



2. PLANNING CONTEXT

WEST DORSET, WEYMOUTH AND PORTLAND LOCAL PLAN

2.1 The West Dorset, Weymouth and Portland Local Plan, adopted October 2015, contains the main strategic planning policies for the area

2.2 The settlement of Bradford Abbas has a defined development boundary, with areas outside of this boundary treated as 'countryside' for planning purposes. Policy SUS 2 on the distribution of development is a key strategic policy, and sets out the following points:

Development in rural areas will be directed to the settlements with defined development boundaries, and will take place at an appropriate scale to the size of the settlement. Settlements with no defined development boundary may also have some growth to meet their local needs.

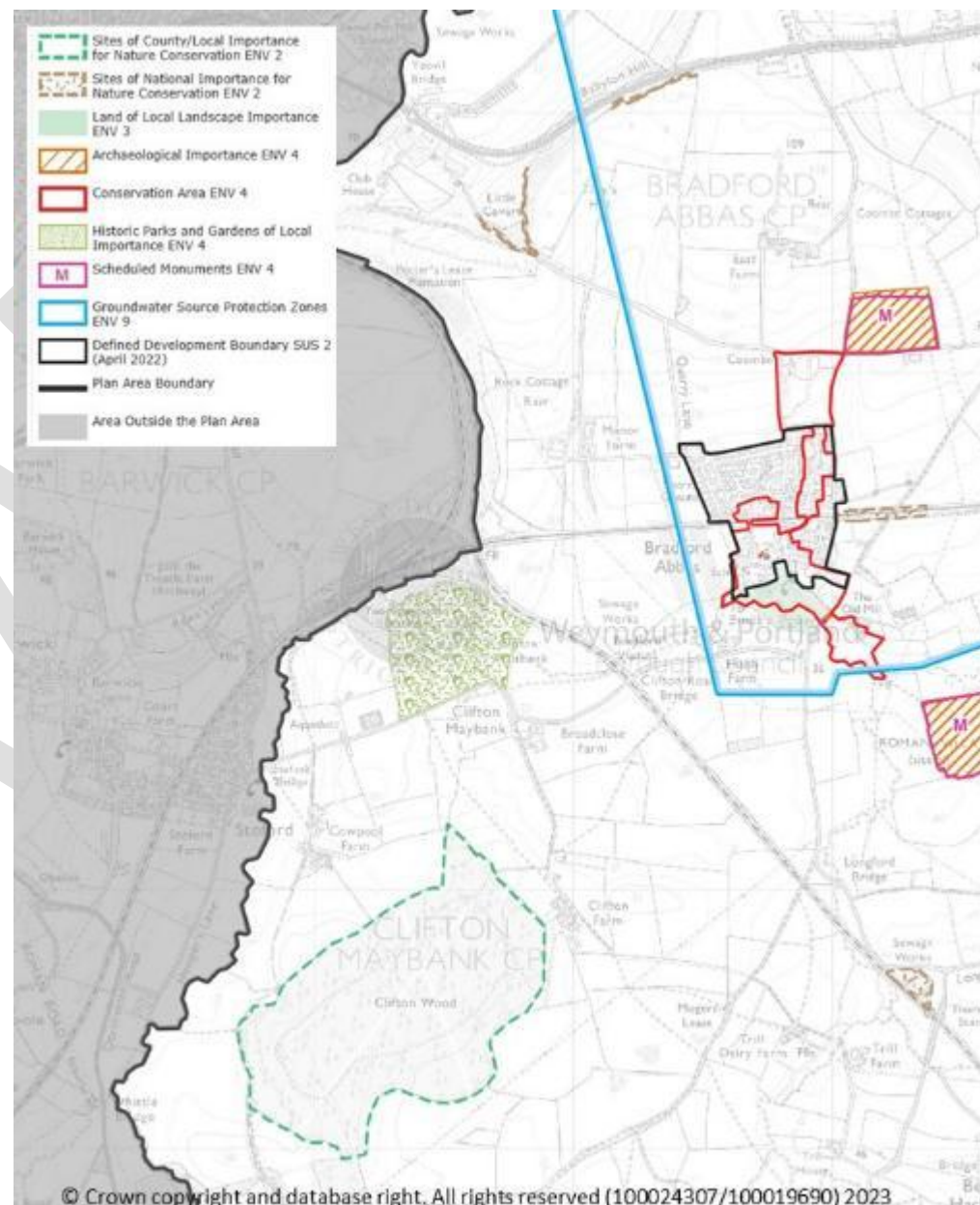
Within the defined development boundaries residential, employment and other development to meet the needs of the local area will normally be permitted.

Outside defined development boundaries, development will be strictly controlled, having particular regard to the need for the protection of the countryside and environmental constraints.

2.3 This means that in general, open market housing may only take place within the settlement boundary or through the conversion of existing rural buildings. Some new employment, community facilities and affordable housing may be built on land outside but adjoining the village, but other restrictions (such as environmental constraints) may limit such opportunities.

2.4 However the Local Plan does clarify that Neighbourhood Plans can both amend these defined settlement boundaries (and even define new boundaries around settlements that do not have them), and identify specific sites for new development.

Map 2. West Dorset, Weymouth and Portland Local Plan Policies Map (extract)



2.5 Policy SUS5 specifically sets out the key criteria for Neighbourhood Planning:

MINERALS AND WASTE PLANS

2.6 Dorset County Council's Minerals Strategy (adopted May 2014) also forms part of the development plan for the area, together with the more recently adopted Minerals Site Plan and the Bournemouth, Dorset and Poole Waste Plan. The minerals and waste development plans identify some parts of the area for Minerals Safeguarding – which means that consideration must be given to the extraction of minerals prior to development.

THE EMERGING LOCAL PLAN

2.7 Dorset Council are making progress on a new Local Plan, which will (when adopted) replace the existing Local Plan for this area. A draft options plan was published in January 2021, but the Council do not now anticipate publishing a further draft until Summer 2024, after which it will be examined, and potentially adopted by Spring 2026.

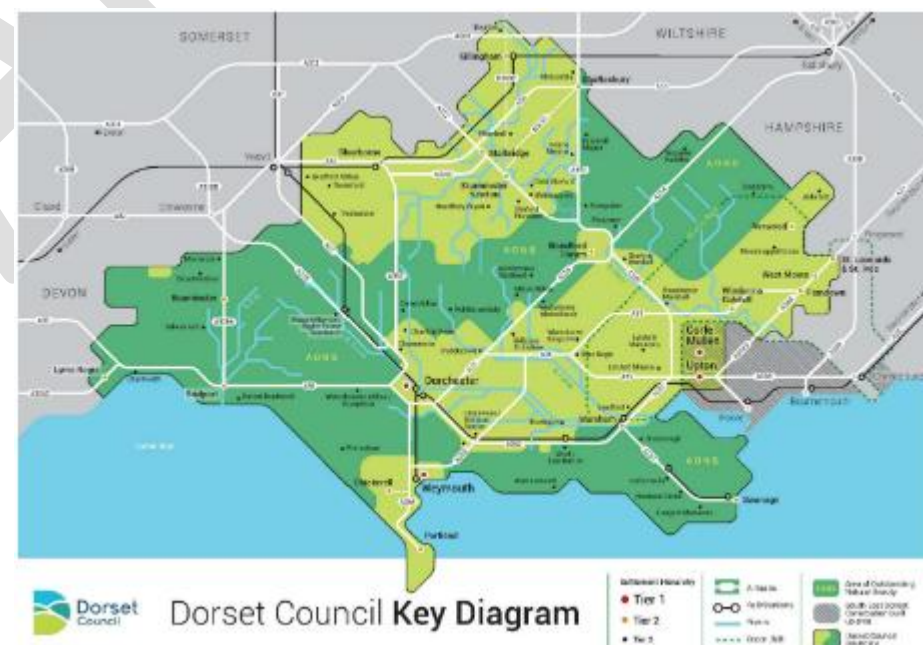
2.8 Whilst the emerging plan is still considered to be at a very early stage, and would be given very little weight at this time, it does not appear to be suggesting any major changes to the current strategy. In particular:

- Bradford Abbas is defined as a 'Tier 3' settlement in the Northern Dorset functional area – these are villages with defined development boundaries, typically having a population of 500 or more and at least some facilities enabling some day-to-day needs to be met locally.
- Outside of the development boundary, development will be strictly controlled, having particular regard to environmental constraints and to the need for the protection of the countryside – however options for affordable housing and employment are mentioned.
- Neighbourhood Plans will be able to allocate sites for development and add or alter development boundaries, and a minimum housing requirement for rural areas (where no strategic allocations are proposed) does not require further allocations to be made, but does anticipate that the rate of windfall sites and infill development will continue.

SUS5. NEIGHBOURHOOD DEVELOPMENT PLANS

i) Neighbourhood Development Plans should:

- show how they are contributing towards the strategic objectives of this plan and be in general conformity with its strategic approach;
- clearly set out how they will promote sustainable development in their area at the same level or over and above that which would otherwise be delivered through the local plan;
- have due regard to information on local need for new homes, jobs and facilities, for their plan area and any outlying areas which they may serve;
- demonstrate that they are credible, justifiable and achievable. This can be assisted by involving landowners, developers and service providers in their preparation.

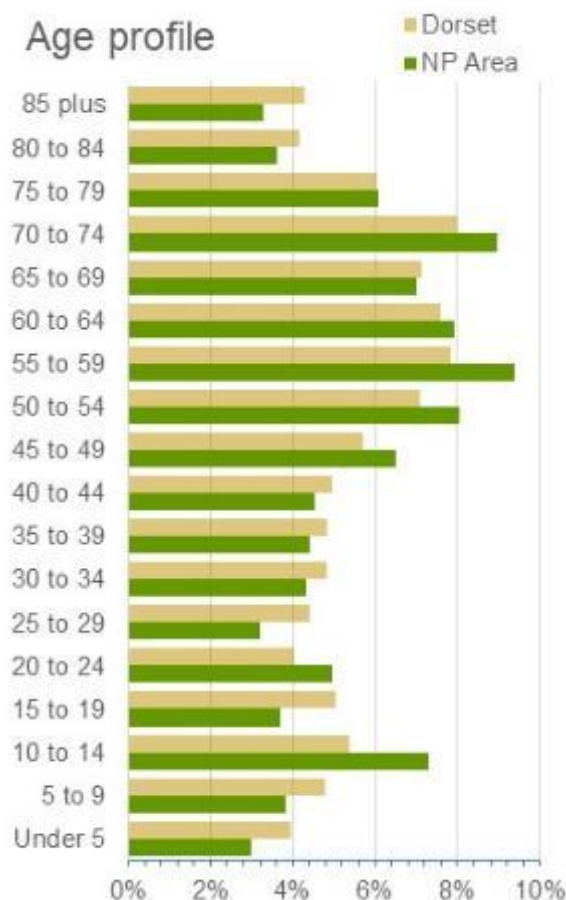
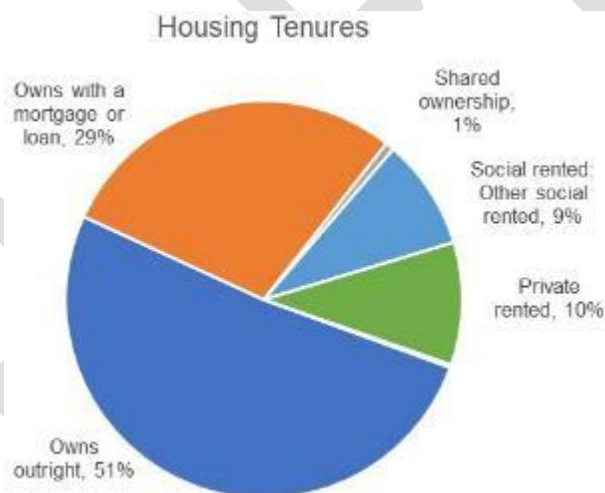


3. POPULATION AND DEMOGRAPHICS

HOUSEHOLD AND POPULATION - KEY STATISTICS

3.1 The latest available Census information dates from 2021¹, and is therefore a reasonably up-to-date record albeit that it was undertaken during the Covid pandemic, and therefore certain elements (such as journeys to work) are less reliable than previously. This can be compared with that of Dorset Council's area. This shows:

- Usual resident population of 975 people, with a not dissimilar age profile to that of Dorset, although there are no communal establishments (such as care homes) and therefore fewer residents over 80 years, and slightly higher numbers of residents in their mid 40s – 60s, and children of secondary school age).
- Average household size of 2.3 people (fairly typical for Dorset), with less than 5% of households having more than 4 people living together.
- House types are mainly semi-detached (48%), followed by detached (43%) and then terraced (8%) – with the amount of semi-detached being significantly higher than the Dorset average (23%), and fewer terraced (19%) and no flats / apartments (12%). The lack of terraced homes, flats / apartments is reflected in the lower proportion of dwellings with only one or two bedrooms, with 75% of properties having three or more bedrooms (compared to 64% in Dorset). There are also few homes being rented, with 80% in home ownership.
- Employment levels are fairly typical of Dorset, with just over half (53%) of those over 16 years of age in active work, and just over a third (35%) retired, with the remainder either studying, looking after the home / family, or long term sick / disabled.
- Whilst just over a quarter (27%) of workers were working from home at the time of the survey (this may be higher than normal as it could include some of those who were on furlough), very few (less than 3%) work within a 2km radius of their home address (compared to 12% across Dorset). However a significant proportion (17%) work within 5km of their home address (this is likely to reflect the proximity to Yeovil and, to a lesser degree, Sherborne).



¹ The Neighbourhood Plan area statistics are taken from three Census Output Areas E00103911-13, which collectively cover the two parishes. Data source <https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?opt=3&theme=&subgrp=>

4. TRANSPORT AND ACCESS

TRANSPORT CORRIDORS AND PUBLIC TRANSPORT OPTIONS

Roads

4.1 Whilst much of the area is rural in character, the northernmost part of the area includes the A30, a major highway (dual carriageway in places) connecting Yeovil and Sherborne. This is not part of the strategic road network, but traffic counts (last undertaken in 2018) recorded annual daily flows of approximately 7,300 vehicles in either direction².

Railway

4.2 There are two rail corridors running through the area, the Weymouth to Bristol line (with a stop just outside the area in Thornford parish, and to the north at Penn Mill in Yeovil), and the Exeter to London (Waterloo) line (with a stop just outside the area at Yeovil Junction in Stoford parish).

Buses

4.3 There are currently no regular bus services serving the village of Bradford Abbas, with the nearest serviced bus stops on the A30 or at Yeovil Junction station in Stoford. This contrasts to the evidence on the Local Transport Plan from 2010³ when there was two services (the 74 and D14) that serviced the village at that time (although even in 2001 the Census shows that bus travel accounted for less than 4% of commuting trips).

Cycle routes

4.4 The National Cycle Network 26 (a signed route) runs east – west through the Neighbourhood Plan area along the C35, linking to Sherborne, and the southern edge of Yeovil before heading south towards Dorchester. The unclassified road (D20518) connecting south to Thornford and Yetminster, and Back Lane (D20503) heading north to Overcompton (and then west along Compton Road towards Yeovil) is part of the on-road advisory cycle network identified by Dorset Council

CAR OWNERSHIP

4.5 The 2021 Census shows that 94% of households have at least one car, with 57% having two or more cars. This is higher than typical for Dorset (where the respective figures are 86% and 45%).

ACCESSIBILITY

4.6 The indices of deprivation (last updated in 2019) the Neighbourhood Plan area (and including Thornford⁴) is amongst the top 30% most deprived in the country in terms of the physical proximity of local services (based on the road distance to a post office, primary school, general stores and GP surgery) – which is about average compared to other areas in Dorset.

² <https://roadtraffic.dft.gov.uk/local-authorities/138> Average annual daily flow dataset – last manual count 2018

³ Figure A-3-2a Public Transport in Rural Dorset, dated May 2010 within the LTP3 Evidence Base (no longer available online)

⁴ <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019> and based on West Dorset 002, and the Geographical Barriers Sub-domain

5. LANDSCAPES

LANDSCAPE DESIGNATIONS

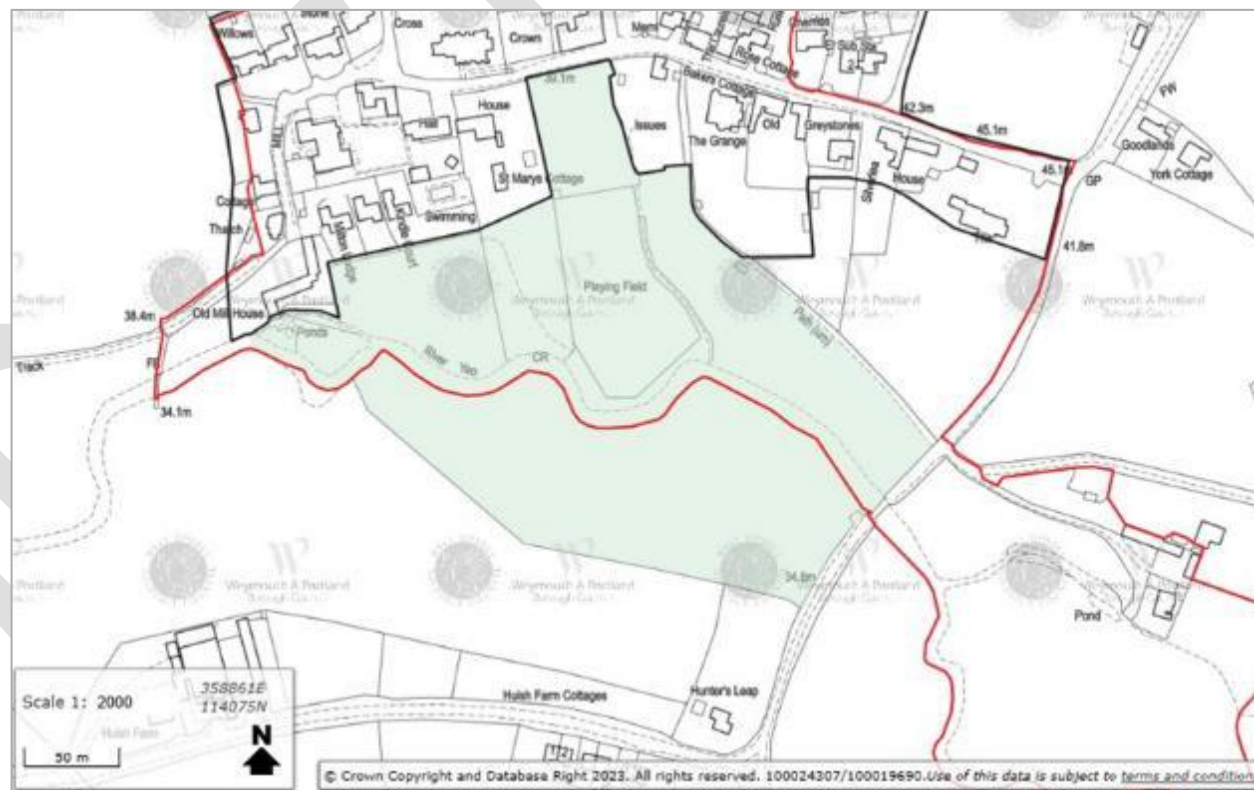
5.1 There are no nationally designated landscapes in the area. The current Local Plan identifies land to the south side of Bradford Abbas Village (partly within the Conservation Area) as Land of Local Landscape Importance. However this designation has not been reviewed since the previous 2006 West Dorset Local Plan, and is unlikely to be carried forward in the emerging Local Plan. It will therefore be up to Neighbourhood Plans to identify such landscapes.

Map 3. Area currently identified as Land of Local Landscape Importance

LANDSCAPE CHARACTER

5.2 Landscape character is described at a national and local level, the latter being generally more detailed and based on smaller character areas. Nationally, the Neighbourhood Plan area lies within the Yeovil Scarplands⁵, described as

- a remote, rural landscape comprises a series of broad ridges and steep scarps separating sheltered clay vales
- a long history of settlement reflected through the archaeology and many Listed Buildings
- known for its collection of fine manor houses and associated parklands
- boasts a variety of limestones and sandstones from which distinctive local settlement character is derived
- having winding rural lanes, bounded by verges and hedgerows, connecting villages, hamlets and farmsteads.



⁵ <http://publications.naturalengland.org.uk/publication/5731196449325056?category=587130>

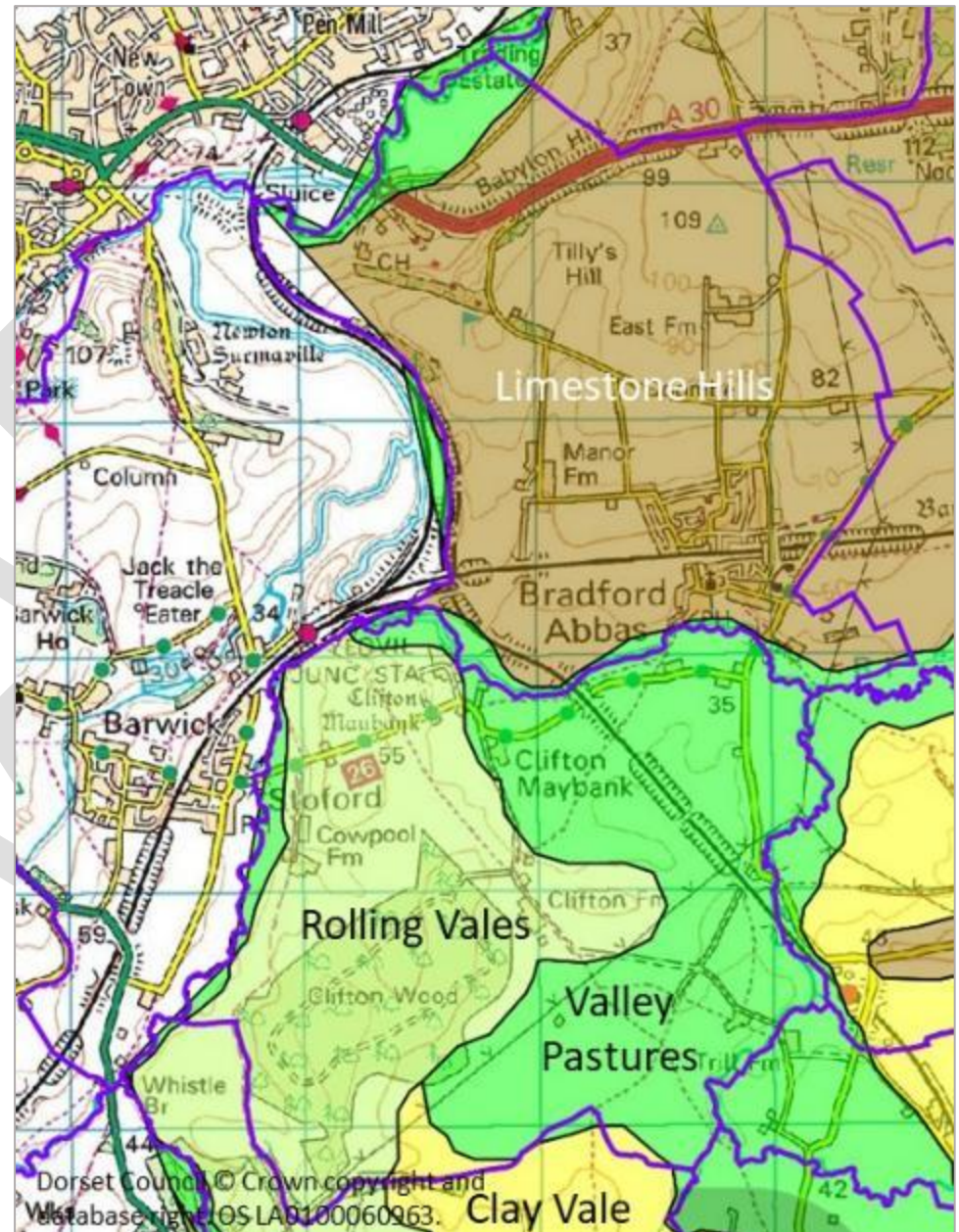
5.3 The Dorset Landscape Character Assessment⁶ identifies four landscape character types within the Neighbourhood Plan area:

- Limestone Hills – covering Bradford Abbas and much of the area to the north
- Valley Pasture – covering the eastern half of Clifton Maybank parish, and some of the easternmost margins of the two parishes
- Rolling Vales – covering the western half of Clifton Maybank parish
- Clay Vale – covering a small area in the very southern central part of Clifton Maybank parish.

5.4 Based on a review of the character descriptions and guidelines for each landscape type, there are some common elements and features that would appear to be important in the context of this area:

- the settlement pattern, which is one of scattered farmsteads and villages
- the influence of local limestones in building materials
- that some of the historic field patterns remain evident, particularly at the fringes of the settlements and along the valley floors, with mainly small, irregular pastoral fields, copses, and dense species rich hedgerows
- the important influence of the streams and river corridors, with historic river crossings points
- the rural character of the narrow hedge-lined lanes
- the groups of riverside trees, and wooded nature of some of the slopes
- the generally undeveloped and tranquil character of the area.

Map 4. Landscape Character Types



⁶ Web resource only - <https://www.dorsetcouncil.gov.uk/countryside-coast-parks/the-dorset-landscape/landscape-character-assessment-map>

6. BIODIVERSITY

IMPORTANT HABITATS

6.1 There are no nationally important wildlife sites within the parish.

6.2 Clifton Wood is designated as a locally important wildlife site (a Site of Nature Conservation Interest), and is included within Natural England's inventory of ancient woodland. Whilst not officially designated, there are several areas identified as priority habitats in the two parishes. These are main small areas of deciduous woodland, but there are also two small areas of traditional orchards identified in the vicinity of Clifton Maybank. The river and stream corridors railway embankments / cuttings are also considered to be likely to act as important wildlife corridors.

Map 5. Habitats (Priority) and Geological Sites (SSSI)

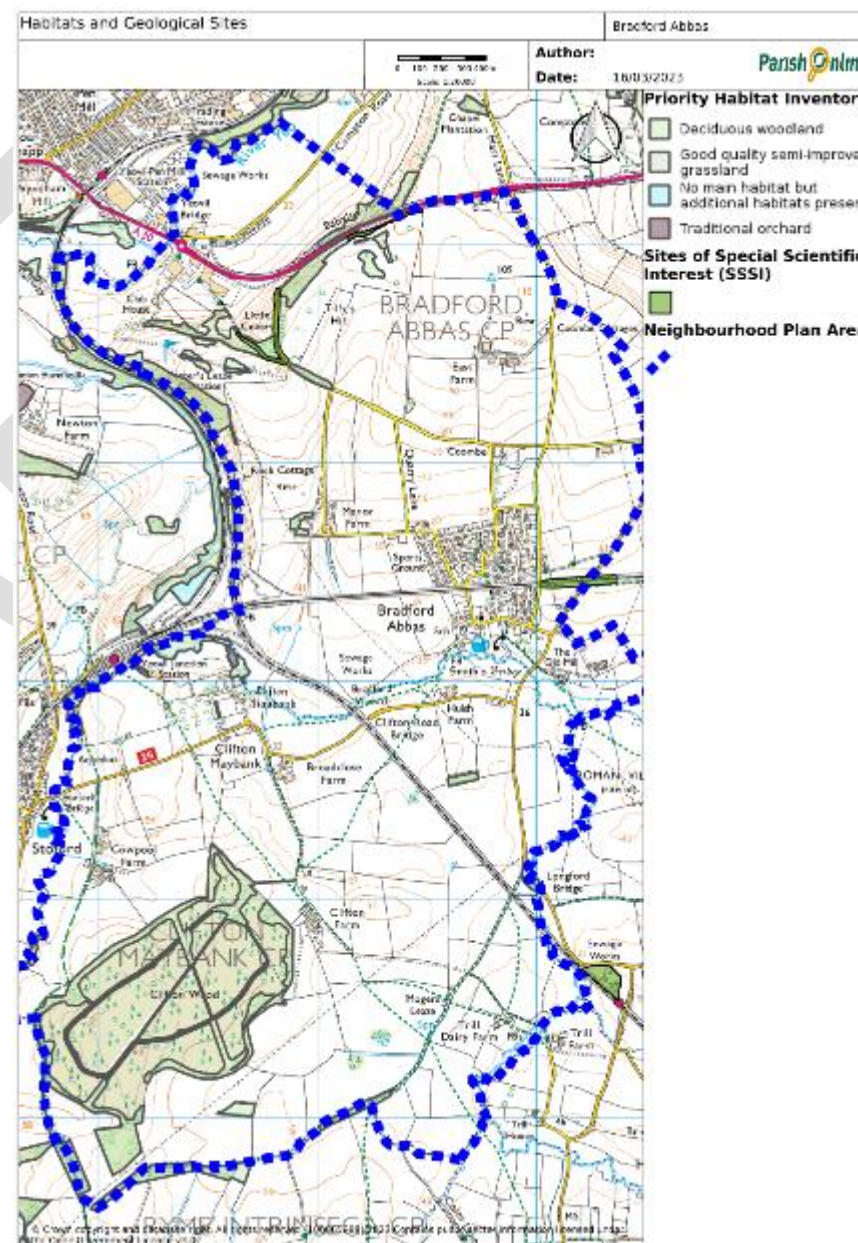
6.3 The area falls within the Somerset Moors river catchment, and as such development in the area can indirectly impact on that internationally important site as a result of waste water treatment and land management practices.

GEOLOGICAL SITES

6.4 There are two sites of national geological conservation importance in the two parishes:

- Babylon Hill SSSI, close to and just south of the A30 near Yeovil
- Bradford Abbas Railway Cutting SSSI, the railway embankments immediately east of Back Lane, Bradford Abbas, extending into the adjoining parish

6.5 A further site, Trill Quarry SSSI, lies immediately east of the parish boundary in Thornford, on the site of the sewage treatment works. All three are designated for their geological (rather than wildlife) importance, and as such development in the wider area is unlikely to harm these sites.



7. HERITAGE

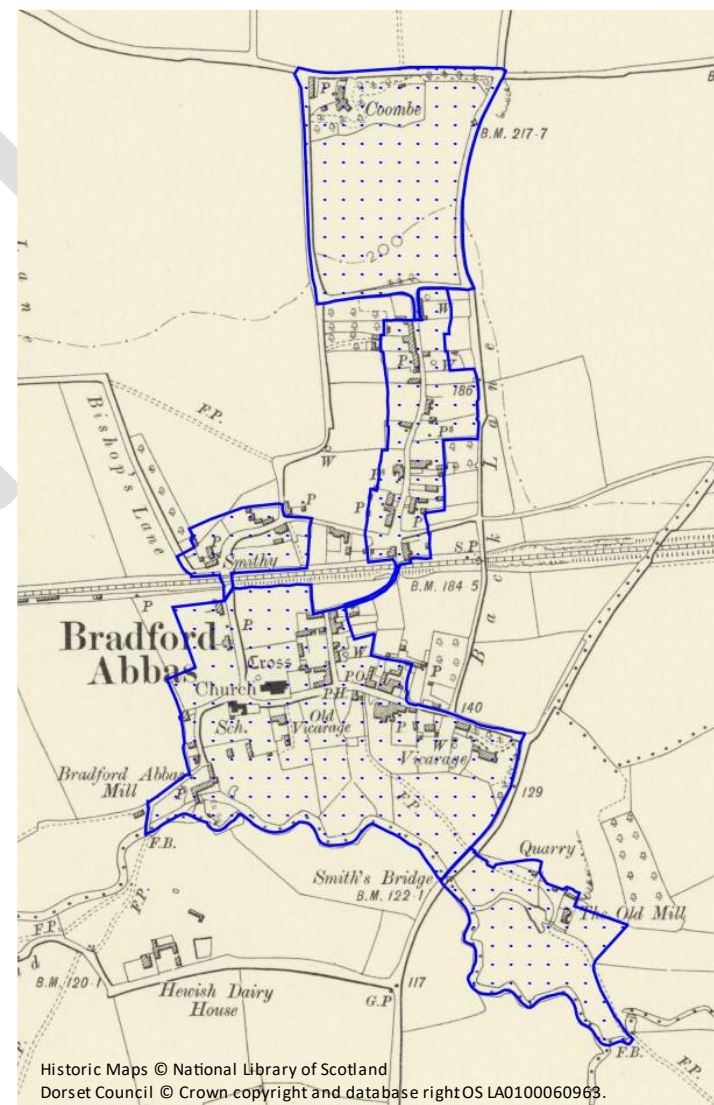
CONSERVATION AREAS

7.1 A large part of the village of Bradford Abbas, including North Street, much of Church Road and the southern section of Westbury, is designated as a Conservation Area, broadly reflecting the extent of the built up area at the turn of the 20th century. This was last appraised in 2013⁷, when the boundary was extended to include the Coombe and land at Mill Farm. The key characteristics of the Conservation Area, the following can be surmised from reviewing what it highlights:

- The Church (the church tower is an important local landmark in a number of views) and The Cross (market place) were important meeting places
- Rural community with obvious farming connections, such as the tofts and crofts evident on both sides of the Church Road, former orchards, farmhouses, yards and farm buildings
- Access to the river – in particular the Mill and bridges, has been influential – the arrival of the railway has also strongly influenced the settlement layout – with over and under bridges providing connections
- A distinct and intricate road and plot layout, characteristic stone boundary walls, hedgerows and banks, and a legacy of ironwork (used primarily on gates).
- Feeling of spaciousness, particularly in and around Church Road and Westbury, due to the generosity of land plots, and number of significant spaces and gardens. Trees also substantially benefit the conservation area and its setting
- Substantial number of locally important as well as Listed Buildings – with many terraced and detached vernacular cottages, as well as some statement houses (adopting the fashionable architectural style of that time, rather than local vernacular)
- Use of Inferior Oolite limestone as the principle, traditional building stone (with Hamstone used on prestigious building), with slate, plain tile and thatch roofs. Chimneys are an important feature and mostly built of brick, timber boarded doors and sash or multi paned, casement windows.

7.2 The Conservation Area Appraisal contains an Assets Map showing the location of the various landmarks, key views, gateways and historic buildings.

Map 6. Conservation Area overlain on Historic OS Map base (Second Edition 1903)



⁷ Bradford Abbas Conservation Area Appraisal, 2013, West Dorset District Council (now Dorset Council) <https://www.dorsetcouncil.gov.uk/-/conservation-areas-west-dorset>

LISTED AND LOCALLY IMPORTANT BUILDINGS

7.3 There are 28 entries in the Listed Buildings Register for the two parishes. This includes three Grade I properties (Clifton House, the Parish Church of St Mary, and a churchyard cross within its grounds), and two Grade II* properties (Smith's Bridge, and the Library buildings at Clifton House). The remainder are all Grade II, including many cottages and houses from various periods (Tudor, Elizabethan, Stuart and Georgian), but also bridges, the war memorial, churchyard monuments and a water pump. The Old Mill House, Tudor Cottage and St Mary's House are also considered 'key' in the Conservation Area Appraisal. A full list with links to their descriptions given in Appendix 1, with the buildings summarised here:

- Bankside / Greenfields / Wild Thyme Cottage, 2 – 4 The Cross
- **Bradford Abbas Mill**, Mill Lane
- Bumblebee Cottage, Hollyhocks, The Old Chapel and Virginia Cottage, North Street
- Chantry Cottage, North Street
- **Clifton House**, Clifton Maybank
- Cross Cottage, Wistaria Cottage and Glynn Cottage, North Street
- Kandala And Squirrel Cottage, North Street
- Little Thatch Cottage
- Nos 1 and 2, Westbury
- Nos 3 and 4, Westbury
- Old Downs, Church Street
- **Parish Church Of St Mary**, Church Street
- **St Mary's House**, Church Street
- Summer-House at Clifton House, Clifton Maybank
- **The Library at Clifton House**, Clifton Maybank
- Toll-House, Yeovil Road (on the county boundary)
- **Tudor Cottage**, Church Street
- Yew Tree Cottages, 1, 2 and 3 North Street

7.4 Both the church and Clifton House are mentioned in the Highways and Byways of Dorset (Frederick Treves, 1906) as being particularly noteworthy – the former for its graceful tower richly decorated west front, the latter as the sole surviving wing of the great mansion of Clifton Maybank, which was the seat of the Horseys from the time of Richard II.

7.5 The Conservation Area Appraisal, and the Dorset Historic Environment Register, also records various buildings as of local historic interest, and these include:

- Chapel, Clifton Maybank
- Coombe House (including The Stables)
- Dove Cottage, 10 North Street
- Gardeners Cottage
- Greystones
- Heartsease Cottage, 11 North Street
- Little Orchard, Churchwell Street
- Mill Farm
- Milworth, Mill Lane
- Nos 1 & 2 Coombe Cottages, North Street
- Nos 1 & 2 East Farm Cottages
- Nos 1 & 2 The Cross
- Nos 5 & 6 North St
- Old Mill Cottage, Mill Lane
- Orchard Close, North Street
- Post Office and shop, Church Road
- Rose and Crown Inn, Church Street
- St Mary's Primary School
- The Cottage, Clifton Maybank
- The Forge, Westbury
- The Grange
- The Laurels and Rose Cottage, Church Road
- The Old Coach House and yard, Grant's Hill
- The Old Rectory, Grant's Hill
- The Old Schoolhouse & The White Cottage, Churchwell Street
- Thistledo, Three Steps and Kenlea, Westbury
- Wesleyan Methodist Church, North Street
- Westbury House

7.6 Dorset Council is in the process of updating its Local Heritage List (following an invitation in 2022 for sites to be nominated), so this list may be expanded.

ANCIENT MONUMENTS AND ARCHAEOLOGY

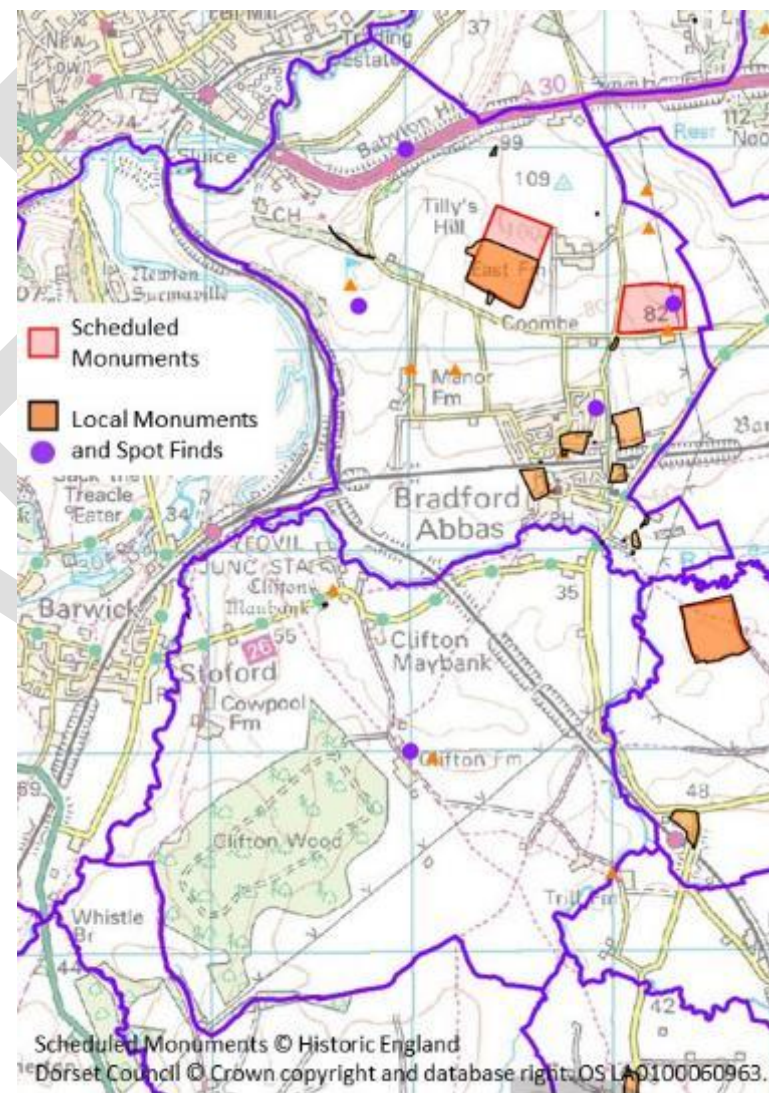
7.7 There are three scheduled monuments in the Neighbourhood Plan area, all in Bradford Abbas parish. One of these is within the church grounds (a medieval standing cross), the other two are Roman remains, to the north of Bradford Abbas village in the area around East Farm. Whilst there are no surviving remnants of the Roman sites above ground, the buried remains of the monuments can be seen from aerial photographs⁸. There is a further Roman site just outside the parish boundary in Thornford parish.

- Roman villa South-East of East Farm⁹
- A Medieval standing cross 6m North West of the West front of St Mary's Church¹⁰ - also Listed
- A Roman temporary camp at East Farm¹¹

7.8 The Dorset Historic Environment Register also records a range of local sites and finds, including several quarries and kilns, watermills, saw pit and timber yard, a hollow way and historic allotment sites.

OTHER HISTORIC ASSOCIATIONS

7.9 They may be other area within the parishes that are not formally designated but could nonetheless be of heritage value. For example, whilst not a formally registered battlefield, Babylon Hill is understood to be the site of the Battle of Babylon Hill, which took place during the English Civil War. The battle was between the Earl of Bedford's Roundheads and Sir Ralph Hopton's Cavaliers, the latter who had to withdraw to Sherborne (source: Wikipedia and Somerset: The Complete Guide, R. Bush, 1994¹²).



⁸ As reported in A Roman Camp At Bradford Abbas, Dorset - Aerial Investigation And Mapping Archaeological Report by Helen Winton and Damian Grady, 2013, English Heritage <https://bradford-abbas.uk/sites/default/files/2020-06/Aerial%20Investigation.pdf>

⁹ <https://HistoricEngland.org.uk/listing/the-list/list-entry/1002414>

¹⁰ <https://HistoricEngland.org.uk/listing/the-list/list-entry/1015039>

¹¹ <https://HistoricEngland.org.uk/listing/the-list/list-entry/1456547>

¹² https://en.wikipedia.org/wiki/Babylon_Hill

8. FLOOD RISK

MAIN RIVER FLOODING

8.1 The River Yeo runs along the boundary of the two parishes through the centre of the Neighbourhood Plan area, crossing under the railway at Clifton Bridge, and then passing into Somerset just east of Yeovil Junction, before heading to north, to the west of Bradford Abbas (on the far side of the railway). A tributary of the Yeo also runs along the eastern side of Clifton Maybank parish, where it joins the River Yeos just south of Mill Farm. There are fluvial flood risk zones associated with these river corridors, extending about 100m to either side, but varying depending on the local topography.

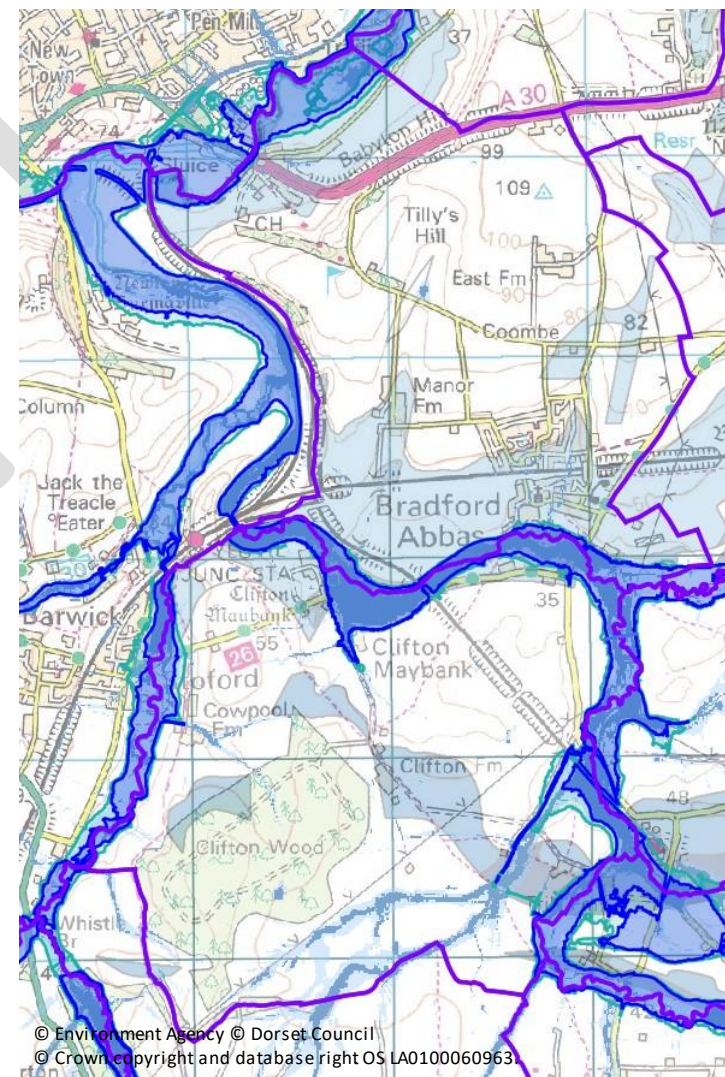
SURFACE WATER FLOODING

8.2 Surface water flooding occurs in period of prolonged of heavy downpours, and whilst this mainly impacts on the river network, can extend flood risk to places further afield. This does not appear to be a particular issue for the Neighbourhood Plan area, with the main additional areas impacted (with a 1% chance of flooding in any year) being to the south-west of Trill Dairy Farm in Clifton Maybank (and Springs are also notated here on the OS maps) and at Cowpool Farm. There is a lesser degree of risk (0.1% chance of flooding in any year) within the village of Bradford Abbas, mainly focused on the roads.

GROUNDWATER FLOODING

8.3 Dorset Council is undertaking further research on groundwater flooding in the area, and has produced some provisional maps indicating areas where there may be a risk of groundwater emergence. A significant area of the village is shown to have groundwater levels of between 0.5m and 5m below the surface, which would trigger the need to investigate this risk further should development in these areas be considered. Similar issues may be present at Trill Dairy Farm and Clifton Farm in Clifton Maybank parish.

Map 7. Areas at potential risk from flooding¹³



¹³ For more information refer to <https://gi.dorsetcouncil.gov.uk/explorer/?layers=51,9866,9865,13846,13845,24185,544&basemap=26&x=358835.66&y=114100.34&epsg=27700&zoom=14>

9. SOIL AND WATER RESOURCES

AGRICULTURAL LAND VALUES

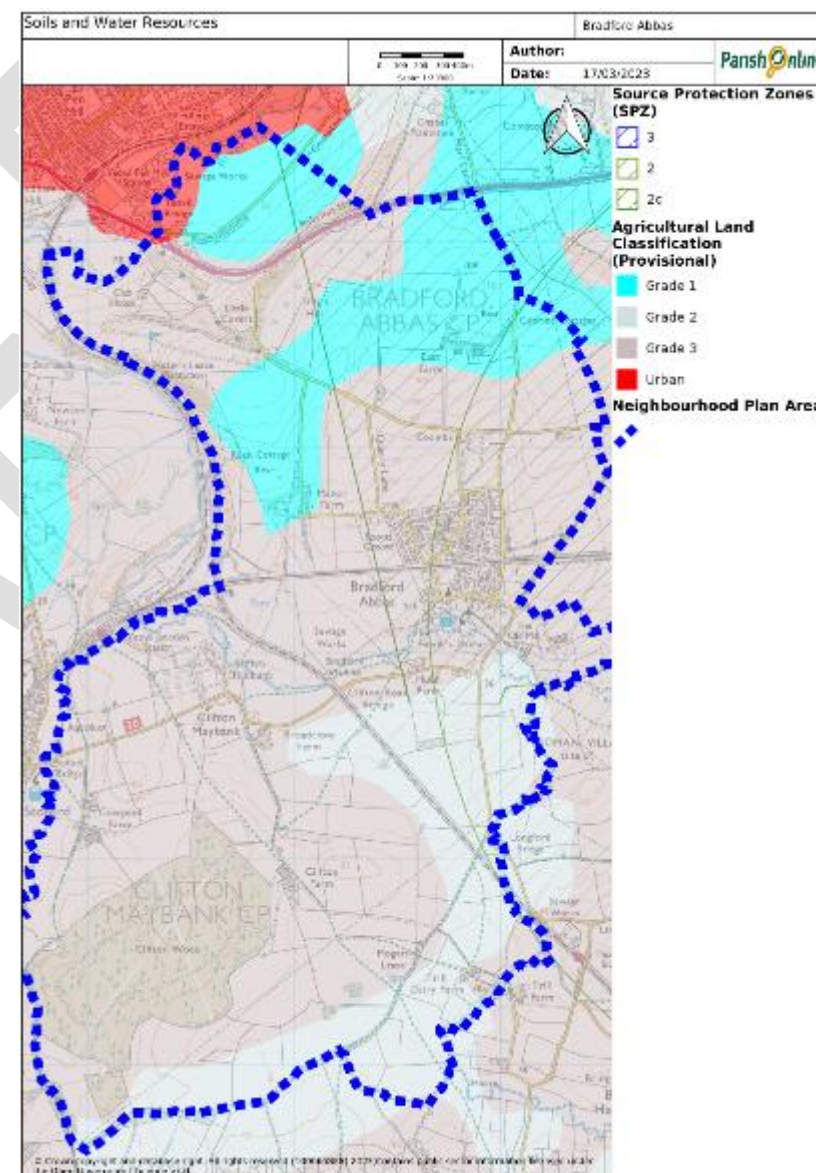
9.1 The quality of agricultural land across the country was provisionally assessed in 2010¹⁴, and graded these from 1 to 5, 1 being the highest quality, and 5 the lowest. In general terms, Grades 1, 2 and 3a are considered to be the “best and most versatile” land and the loss of such farmland should be avoided where possible in favour of less productive farmland.

9.2 Much of the farmland in the area was assessed as Grade 3 (without further work to categorise it into Grade 3a or 3b), and there are areas of Grade 2 land along the south and east sides of Clifton Maybank parish, and some quite extensive areas of Grade 1 land within the north and west part of Bradford Abbas parish.

WATER SOURCES

9.3 Source Protection Zones are defined based on the location of aquifers and other groundwater sources that feed into wells, boreholes and springs used for the public drinking water supply. The Zones are classed based on the time it would take for pollution to reach the water source, with Zone 1 (Inner Protection Zone) being less than 50 days, and Zone 2 (Outer Protection Zone) being between 50 to 400 days. The travel time reflects the minimum time required to provide delay, dilute or attenuate the pollutants. Where there is protective geology in place, this is indicated (i.e. 1c or 2c).

9.4 The eastern part of the Neighbourhood Plan area lies within a Source Protection Zone 2 (with 2c within the circled area to the south-east end). This would need to be taken into account should the Neighbourhood Plan look to bring forward sites that could be polluting.



¹⁴ <http://publications.naturalengland.org.uk/category/5954148537204736>

APPENDIX 1 – LISTED BUILDINGS

SOURCE:

Location	Parish	Grade	Link (and List Entry Number)
4 Monuments Including John Pariot, 2 Metres to the South and East of Churchyard Cross, Church Street	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1119367
War Memorial, Church Street	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1119368
St Mary's House, Church Street	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1119369
Tudor Cottage, Church Street	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1119370
Old Downs, Church Street	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1119371
Bankside / Greenfields / Wild Thyme Cottage 2 – 4 The Cross	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1119372
Bradford Abbas Mill and attached outbuilding, Mill Lane	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1119373
Yew Tree Cottages, 1 2 And 3 North Street	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1119374
Cross Cottage, Wistaria Cottage and Glynn Cottage, North Street	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1119375
Toll-House On The County Boundary With Somerset, (A30), Yeovil Road	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1119376
Clifton House	Clifton Maybank	I	https://HistoricEngland.org.uk/listing/the-list/list-entry/1119383
Two Sets Of Gate-Piers And Attached Garden Walls South And West Of Clifton House	Clifton Maybank	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1119384
Smith's Bridge, River Yeo	Clifton Maybank	II*	https://HistoricEngland.org.uk/listing/the-list/list-entry/1119407
Abbott Monument One Metre South-East Of South Aisle Of Church Of St Mary, Church Street	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1119408
Baker And Unidentified Monuments West Of West Tower Of Church Of St Mary, Church Street	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1119409
Chantry Cottage, North Street	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1153860
Bumblebee Cottage, Hollyhocks, The Old Chapel and Virginia Cottage, North Street	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1153863
Stoford Bridge, Clifton Hill	Clifton Maybank	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1153982

Location	Parish	Grade	Link (and List Entry Number)
Building 10 Metres South-East of Clifton House (The Library)	Clifton Maybank	II*	https://HistoricEngland.org.uk/listing/the-list/list-entry/1304043
Parish Church Of St Mary, Church Street	Bradford Abbas	I	https://HistoricEngland.org.uk/listing/the-list/list-entry/1323858
Custard And Unidentified Monuments, 4 Metres South Of S Aisle Of Church Of St Mary, Church Street	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1323859
Churchyard Cross 7 Metres North-West Of Tower Of Church Of St Mary, Church Street	Bradford Abbas	I	https://HistoricEngland.org.uk/listing/the-list/list-entry/1323880
Kandala And Squirrel Cottage, North Street	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1323881
Summer-House Situated In South-West Corner Of Walled Garden at Clifton House	Clifton Maybank	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1323887
Little Thatch Cottage	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1390871
Accommodation Bridge over The Wiltshire, Somerset and Weymouth Line at Yeovil Junction Station, Yeovil Junction Station	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1393426
1 and 2 Westbury and associated Water Pump, Westbury	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1393472
3 and 4, Westbury	Bradford Abbas	II	https://HistoricEngland.org.uk/listing/the-list/list-entry/1393582

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