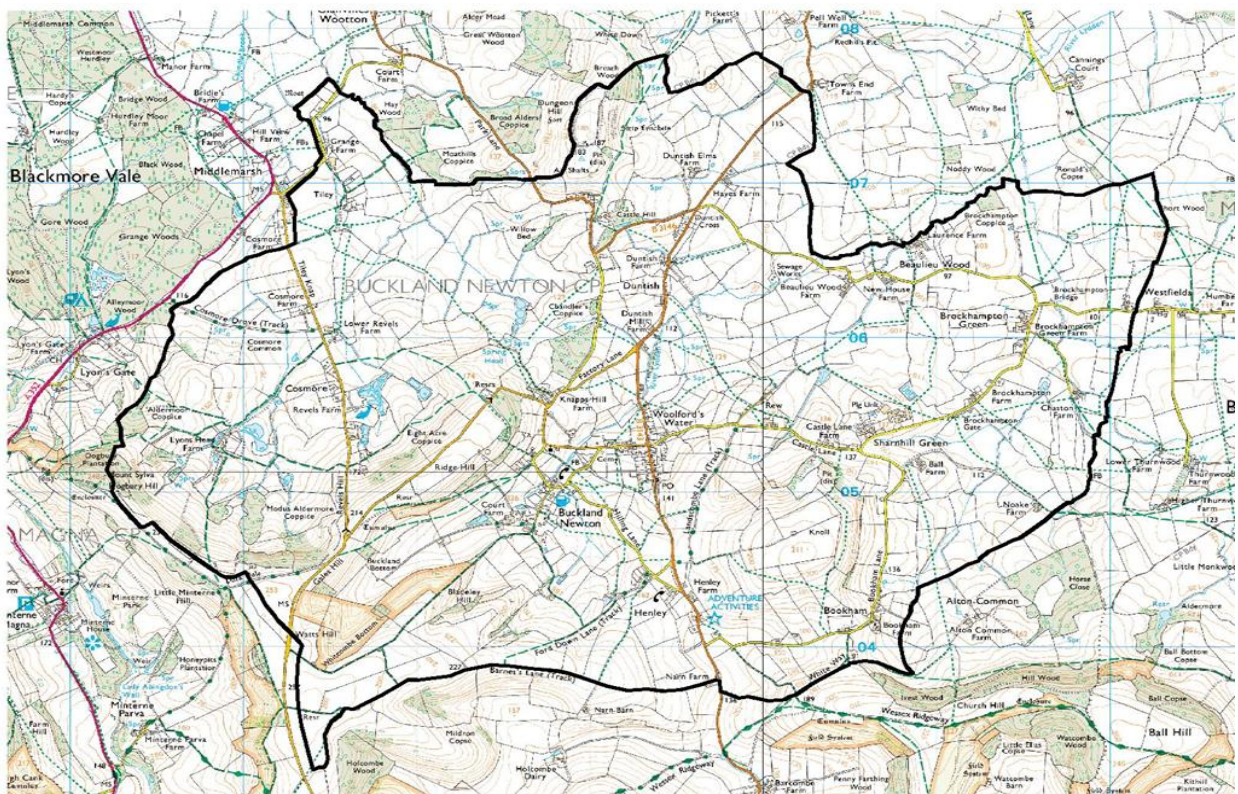


# Buckland Newton Neighbourhood Plan

## ‘Basic Conditions’ Statement

Including Policy Conformity Statement

Buckland Newton Civil Parish



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**Buckland Newton Parish Council**  
**January 2016**

# Buckland Newton Neighbourhood Plan

## Basic Conditions Statement

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**Buckland Newton Parish Council**  
**January 2016**

## Introduction

Paragraph 8 of Schedule 4b of the Town and Country Planning Act 1990 (inserted by the Localism Act 2011) says that when a neighbourhood plan proposal is submitted to the local planning authority, it needs to be accompanied by two statements. These are:

- A consultation statement
- A statement on how the plan meets legal requirements (sometimes referred to as a basic conditions statement).

This is the basic conditions statement, which explains how:

- the plan meets the legal requirements in terms of its contents and coverage
- the plan has had appropriate regard to national policy and is in general conformity with the strategic policies in the development plan for the local area
- the plan will contribute to the achievement of sustainable development and is compatible with EU obligations

## Contents and coverage – meeting the legal requirements

*Has the draft plan been submitted by a qualifying body?*

Yes – The Buckland Newton Neighbourhood Plan has been prepared and submitted by Buckland Newton Parish Council

*Is what is being proposed is a neighbourhood development plan?*

Yes - the plan proposal relates to planning matters (the use and development of land) and has 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.

*Does the proposed neighbourhood plan state the period for which it is to have effect?*

Yes – The Buckland Newton Neighbourhood Plan will have effect from the date of submission until 2030

*Do any of the policies relate to excluded development?*

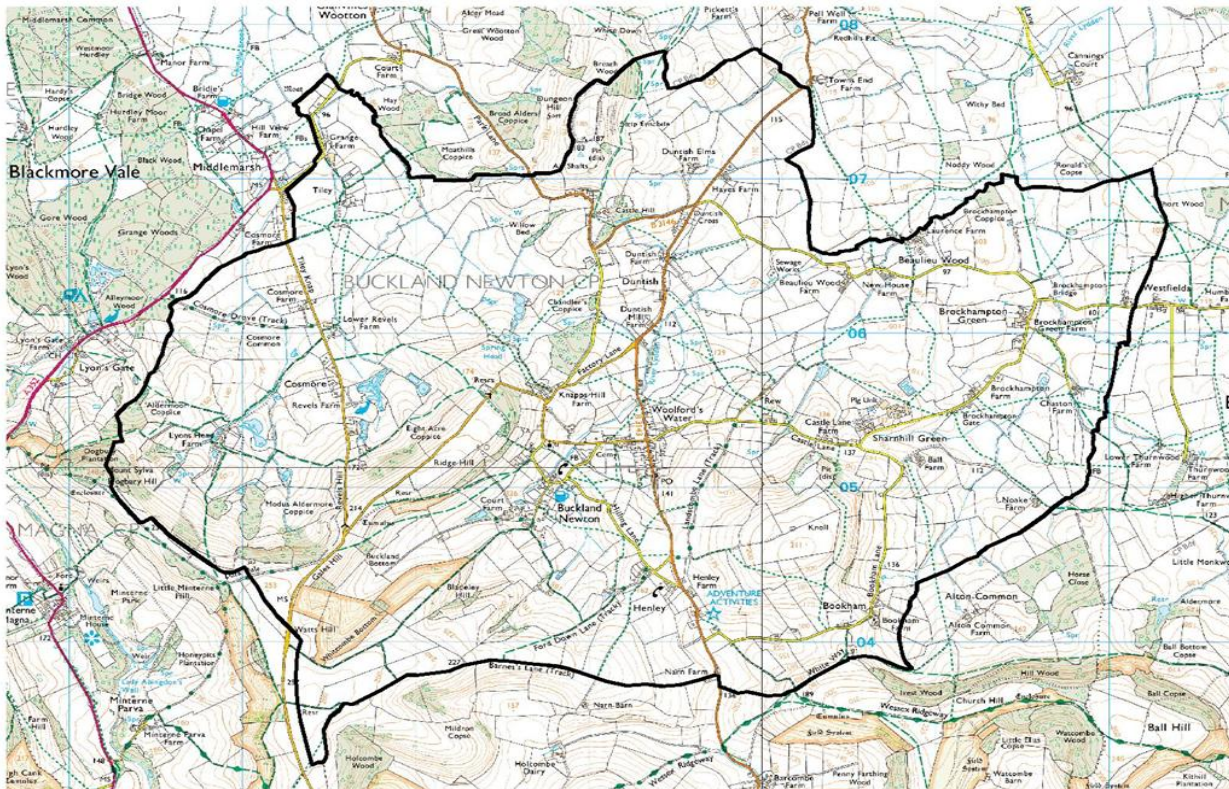
No - the neighbourhood plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or development that falls within Annex 1 to Council Directive 85/337/EEC.

*Do any of the policies relate extend beyond the neighbourhood area or cover an area where there is a neighbourhood development plan already in place?*

No - the neighbourhood plan proposal relates to the Buckland Newton Neighbourhood Area and to no other area. There are no other neighbourhood plans relating to that neighbourhood area.



## Buckland Newton Neighbourhood Plan Area



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The application for the area was from Buckland Newton Parish Council in West Dorset was agreed in February 2013 by West Dorset District Council.

## National and Local Policy context

The following sections reviews the extent to which the policies of the submission neighbourhood plan have regard to national policy and guidance and are in general conformity with the strategic policies of the local development plan for the area. At the time of writing this is the West Dorset, Weymouth and Portland Local Plan, which was adopted by West Dorset District Council on 22nd October 2015

The response from statutory undertakers and specifically the local planning authority, West Dorset District Council (WDDC), at pre-submission consultation stage, have confirmed that the content and draft policies of the neighbourhood plan are in 'general conformity' with the NPPF and local plan. Some amendments have been suggested arising from the consultation. These have been carefully considered by the Parish Council and where appropriate amendments to the plan have been agreed. The assessment of policies below is based on the amended version.

## Policy Conformity Statement

The following table reviews the extent to which the policies of the submission version of the Buckland Newton Neighbourhood Plan have regard to national policy and guidance (primarily the National Planning Policy Framework) and are in general conformity with the strategic policies of the local development plan for the area (the West Dorset, Weymouth & Portland Local Plan adopted October 2015). The responses from statutory undertakers and specifically West Dorset District Council (WDDC) at the pre-submission consultation stage have been taken into account in finalising this conformity statement.

Neighbourhood Plan Policy (submission)	Local Plan policies (2015)	National Planning Policy (NPPF and NPPG)
<b>HOUSING</b>		
<p><b>Policy H1: Location and Amount of New Housing</b></p> <p>New housing development may take place within the defined development boundary of Buckland Newton and on sites allocated in this neighbourhood plan (as shown on the Policies Map). In addition, homes to meet specific needs for local, affordable housing or rural workers may be permitted as set out in the local plan. The sites in this neighbourhood plan have the potential to provide sufficient land for up to 40 new homes (an average of 2.7 per year) over the plan period of 15 years.</p> <p><b>Policies HS1 to HS5 and Policies RES1 to RES6</b></p> <p>Site allocations have been made at a number of locations, either for open market housing (with affordable housing contributions) or on the larger sites as identified rural exception sites (for a mix of affordable and open market housing)</p>	<p><b>Strategic Approach:</b></p> <p>Development opportunities in the more rural areas will be focused primarily at the larger villages, and should take place at an appropriate scale to the size of the village. It is expected that neighbourhood development plans and other appropriate planning tools will be used to help bring forward new development, and may allocate additional sites, or extend an existing (or add a new) development boundary to help deliver this growth.</p> <p>Away from existing settlements, development opportunities will be more limited to those activities that will help continue to support the rural economy or help in the long-term management of the countryside and its unique character.</p> <p><b>SUS2</b> allows development within the defined development boundaries - in rural areas the strategy is that development will be directed to the settlements with defined development boundaries (including Buckland Newton), and will take place at an appropriate scale to the size of the settlement. Settlements with no defined development boundary may also have</p>	<p>15: All plans should be based upon and reflect the presumption in favour of sustainable development. ie: they should seek opportunities to meet the development needs of their area; have sufficient flexibility to adapt to rapid change- unless specific policies in the NPPF indicate development should be restricted or the adverse impacts of the development would significantly and demonstrably outweigh the benefits.</p> <p>16: Neighbourhood plans should include policies for housing and should plan positively to support local development.</p> <p>17: Allocate sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p> <p>55: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Avoid new isolated homes in the countryside unless there are special</p>

Neighbourhood Plan Policy (submission)	Local Plan policies (2015)	National Planning Policy (NPPF and NPPG)
	<p>some growth to meet their local needs</p> <p><b>SUS5</b> requires that Neighbourhood Development Plans should 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, and 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.</p>	<p>circumstances.</p> <p>184: Neighbourhood plans and orders should not promote less development than set out in the Local Plan.</p>
<p><b>Conformity assessment</b></p>	<p>The Neighbourhood Plan retains the development boundary at Buckland Newton. It also identifies a range of sites to accommodate up to 41 new homes in total. Of these, 31 are located around the village of Buckland Newton. The plan is therefore focusing development primarily at this larger village. The remaining 10 homes would be within or adjoining smaller settlements (primarily hamlets based around long established farm holdings) – including the conversion of farm buildings (providing 4 affordable units) which would be permissible under the local plan policy. WDDC raised concerns about the sustainability of these more remote sites and therefore the conformity with the settlement strategy in the Local Plan. However the Dorset AONB team consider that the proposed approach of dispersing housing growth across the Plan area should be supported. Historic England sought reassurance that the impact on heritage assets has been properly considered such as through the involvement of the WDDC Design and Conservation Team (which was the case). It is not considered that the level of development in locations away from the larger village of Buckland Newton, and their association with existing clusters of built development, justify the plan to fail on general conformity grounds.</p> <p>The Neighbourhood Plan has considered the local need for housing – including information on historic levels of growth, the lack of affordable housing that may well be a factor for the low number of people in the 20 – 39 age group, and the local community’s aspirations for new housing (which included a Housing Needs survey) all of which mentioned in the text. This informed the decision that the neighbourhood plan should have the potential to provide sufficient land for up to 40 new homes (an average of 2.7 per year) over the plan period.</p>	
<p><b>Policy H2: Type and Size of Housing</b></p> <p>The type and size of new open market housing should reflect the need for small homes of one, two and three bedrooms. As a guide, one or</p>	<p><b>Strategic Approach:</b></p> <p>The type, size and mix of housing will be expected to reflect local needs as far as possible and result in balanced communities.</p>	<p>16: Neighbourhood plans should include policies for housing.</p> <p>50: To deliver a wide choice of high quality homes, widen opportunities for home</p>



Neighbourhood Plan Policy (submission)	Local Plan policies (2015)	National Planning Policy (NPPF and NPPG)
<p>two bedroom properties should measure no more than 100m<sup>2</sup> gross internal floor area, and three bedroom properties should measure no more than 125m<sup>2</sup> gross internal floor area. All new housing should meet the nationally approved minimum space standards, and on sites of more than one dwelling, one in every two dwellings built should be designed to be adaptable for occupation by elderly persons (ie go beyond the minimum Building Regulation standards and achieve M4(2): category 2 accessible and adaptable dwellings).</p> <p>Permitted development rights for new homes that would undermine the objective of retaining the stock of smaller homes will be removed. The substantial enlargement of new homes (ie homes that are built after the adoption of this Neighbourhood Plan), other than a conservatory or other non-habitable small extensions such as an external porch, that through combination or extension and alterations reduces the stock of the smaller, more affordable homes, will not be supported unless required in relation to local affordable housing needs.</p>	<p><b>HOUS3</b> requires that wherever possible, residential developments for open market housing should include a mix in the size, type and affordability of dwellings proposed, taking into account the current range of house types and sizes and likely demand in view of the changing demographics in that locality</p> <p><b>ENV12</b> requires development to achieve a high quality of sustainable and inclusive design and comply with national technical standards</p>	<p>ownership and create sustainable, inclusive and mixed communities, local planning authorities should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.</p> <p>174. Assess the likely cumulative impacts on development of all existing and proposed local standards, when added to nationally required standards. The cumulative impact of these standards and policies should not put implementation of the plan at serious risk.</p> <p>NPPG: Where a local planning authority (or qualifying body) wishes to require an internal space standard, they should only do so by reference in their Local Plan to the Nationally Described Space Standard. Enhanced accessibility or adaptability they should only be achieved by reference to Requirement M4(2) and / or M4(3) of the optional requirements in the Building Regulations. The policies should clearly state what proportion of new dwellings should comply with the requirements.</p>

Neighbourhood Plan Policy (submission)	Local Plan policies (2015)	National Planning Policy (NPPF and NPPG)
<p><b>Conformity assessment</b></p>	<p>The policy outlines the type, size and mix of housing that will be supported based on an assessment of the range of house types and sizes in the existing stock (from the 2011 Census), current population profile and how this might change. In particular this assessment flagged up the local shortfall of smaller homes and the ageing nature of the population. The restriction on size is not to be applied to affordable housing, as this will be guided by an assessment of need at that time.</p> <p>The application of more stringent optional standards for accessible and adaptable dwellings is based on the increasing proportion of elderly residents (and that the housing needs indicate that many wish to remain in the area) and the supporting text makes clear that the standards may be relaxed if there are site specific reasons why they are not feasible.</p>	
<p><b>Policy H3: The delivery of Affordable Housing</b></p> <p>Affordable housing for local needs should be provided on all housing sites (with at least one affordable home for every two market homes), unless new evidence clearly indicates that there is no demonstrable need, or the site will provide less than three homes and a legal agreement has been entered into that secures the equivalent financial contribution.</p> <p>On rural exception sites identified in this plan at least one affordable home will be required for each market home built. Where open market housing is proposed a viability appraisal should be submitted that demonstrates that no grant funding will be required to deliver the affordable homes. Elsewhere the local plan policy on rural exception sites will apply.</p> <p>Restrictions will be applied to ensure that the affordable housing remains so in perpetuity. It is expected that low cost housing for sale should be available at no more than 65% of open market value, and remain so in perpetuity..</p>	<p><b>Strategic Approach:</b></p> <p>Opportunities will be taken to secure affordable homes to meet local needs. This will include ensuring all new open market housing sites make a contribution (through providing new affordable homes or, where this is not possible, making a financial contribution), and through a range of flexible policies that encourage affordable housing to come forward where there are suitable opportunities</p> <p><b>HOUS1</b> seeks to make sure 35% of housing on open market sites (regardless of size) are affordable. For sites of less than three units, a financial contribution will be sought (and subject to viability). The type, size and mix of affordable housing will be expected to address the identified and prioritised housing needs of the area, and as a guide at least 70% should be as social / affordable rent.</p> <p><b>HOUS2</b> allows small-scale 100% affordable housing sites adjoining settlements. There should be secure arrangements to ensure that the benefits of affordable housing will be enjoyed by subsequent as well as initial</p>	<p>54 In rural areas, be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. In particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.</p> <p>Written ministerial statement by Brandon Lewis on support for small-scale developers, custom and self-builders of 26 March 2015 made reference to reducing unfair, disproportionate costs on small sites by introducing a 10 unit threshold below which affordable housing and tariff-style section 106 contributions should not be sought. A lower threshold of 5 units applies in designated rural areas, where this should be sought as a cash payment only. This Statement has been declared unlawful and is no longer incorporated into the NPPG following the High Court ruling in August 2015. Reference has been inserted to the Starter Homes Written Ministerial Statement of 2</p>



Neighbourhood Plan Policy (submission)	Local Plan policies (2015)	National Planning Policy (NPPF and NPPG)
<p><b>Policies RES1 to RES6</b></p> <p>Site allocations as rural exception sites</p> <p>A / B / H provides for a minimum of 6 affordable homes, and up to 11 homes in total</p> <p>C / D provides for a minimum of 6 affordable homes, and up to 10 homes in total</p> <p>E provides for a minimum of 3 affordable homes, and up to 6 homes in total</p> <p>F provides for a minimum of 2 affordable homes, and up to 4 homes in total</p> <p>G provides for up to 4 affordable homes</p> <p><b>Policies HS1 to HS5</b></p> <p>The remaining sites will be in accordance with the Local Plan requirements for affordable housing on open market sites (HOUS1)</p>	<p>occupiers. The supporting text recognises that allowing market housing cross-subsidy on exception sites can be brought forward where the community wants it, through neighbourhood planning.</p>	<p>March 2015, which stated that starter homes exception sites should not be required to make affordable housing or tariff-style section 106 contributions.</p>
<p><b>Conformity assessment</b></p>	<p>The neighbourhood plan's policies seek to deliver more affordable housing than would otherwise be achieved through the Local Plan. All the rural exception sites have been offered by the landowner for a mix of at least 50% affordable housing to meet local needs, and such sites would not have come forward for 100% affordable housing. The definition of affordable homes recognises the aspirations of those who might rent and those that might seek to buy an affordable home. WDDC raised potential concern in regard to the definition of affordable housing, and changes have been made to clarify that the plan does not consider low cost market that becomes unaffordable on re-sale within its definition. The plan has also been updated to ensure that all open markets sites make a contribution towards affordable housing in line with Policy HOUS1, which WDDC advised as necessary.</p>	
<p><b>DESIGN</b></p>		
<p><b>Policy H4: Housing Design</b></p> <p>All new housing development should be of a scale (in relation to its mass and height) and use an appropriate variety of materials as seen locally and level of detailing which respects the</p>	<p><b>Strategic Approach:</b></p> <p>Development should be of high quality design to help achieve sustainable, safe and inclusive communities, enhancing quality of life for residents and visitors, and designed in keeping</p>	<p>17: Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; take account of the different roles and character of different areas.</p>

Neighbourhood Plan Policy (submission)	Local Plan policies (2015)	National Planning Policy (NPPF and NPPG)
<p>rural character of Buckland Newton Parish. In considering whether proposals achieve this requirement, particular regard should be paid to:</p> <p>The variety of plot sizes in the vicinity and the scale and massing of nearby buildings</p> <p>The predominant use of building materials as seen locally (cream / grey limestone, render, and red / yellow-grey brick, flint, timber cladding, thatch, tiles and slates)</p> <p>The typical door and window styles (casements and vertical sashes)</p> <p>The variety of local roof forms and pitches</p> <p>The use of lintels and other architectural detailing</p> <p>The typically modest proportions of extensions, including porches and garaging</p> <p>Energy efficiency, making use of modern energy efficient materials and technology</p> <p>Minimising external lighting and potential light pollution</p>	<p>with or to positively contribute towards the local identity of the area</p> <p><b>ENV10</b> ensures new design contributes positively to the maintenance and enhancement of local identity and distinctiveness and is informed by the character of the site and its surroundings.</p> <p><b>ENV 12</b> requires that the siting, alignment, design, scale, mass, and materials used complements and respects the character of the surrounding area or actively improves legibility or reinforces the sense of place. The general design should be in harmony with the adjoining buildings and the area as a whole.</p>	<p>58: Neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.</p> <p>58: Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.</p> <p>58: Create visually attractive places as a result of good architecture and appropriate landscaping.</p> <p>59: Avoid unnecessary prescription or detail - concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.</p>
<p><b>Conformity assessment</b></p>	<p>The policy seeks to provide greater clarification on local character than currently included in the Local Plan, without being overly prescriptive. The text makes clear that it is intended to complement, rather than over-ride, the local plan policies on the design and positioning of buildings. The Dorset AONB team support the principles that are detailed within the policy.</p>	
<p><b>EMPLOYMENT</b></p>		
<p><b>Policy EB1: Employment and Business</b></p> <p>Applications for change of use of redundant rural buildings to business use, or extensions to existing small businesses will be favourably considered, providing there is no harm to the rural character of the area or to the living conditions and amenities of residents. Where existing buildings are modern or utilitarian in</p>	<p><b>Strategic Approach:</b></p> <p>A continuing supply of land and premises suitable for employment uses is needed, of a type and scale appropriate to the characteristics of the local area, to provide sufficient opportunities for employment needs to be met locally, to reduce the need to travel and promote economic growth and social</p>	<p>17: Encourage the reuse/conversion of existing buildings.</p> <p>21: Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.</p> <p>28: Planning policies should support economic</p>

Neighbourhood Plan Policy (submission)	Local Plan policies (2015)	National Planning Policy (NPPF and NPPG)
<p>character (and do not make a positive contribution to local character), opportunities should be taken to improve the building's appearance and energy efficiency.</p>	<p>inclusion. This will be delivered through the allocation and provision of new sites (with the greater proportion of development at the towns), the suitable protection of existing employment sites (taking into account their significance), and flexible policies to allow development to come forward on other suitable sites.</p> <p><b>ECON1</b> allows employment development:</p> <ul style="list-style-type: none"> <li>– within or on the edge of a settlement;</li> <li>– through the intensification or extension of existing premises;</li> <li>– as part of a farm diversification scheme;</li> <li>– through the re-use or replacement of an existing building; or</li> <li>– in a rural location where this is essential for that type of business</li> </ul> <p><b>SUS3</b> allows the adaptation and re-use (or replacement under SUS 4) of rural buildings for employment uses, subject to the building being of permanent and substantial construction, and that it makes a positive contribution to the local character (and their proposed form, bulk and design will make a positive contribution to the local character), and would not need to be substantially rebuilt or extended.</p>	<p>growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should: support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings; promote the development and diversification of agricultural and other land-based rural businesses; support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.</p>

Neighbourhood Plan Policy (submission)	Local Plan policies (2015)	National Planning Policy (NPPF and NPPG)
<b>Conformity assessment</b>	The policy is supportive of the Local Plan policies, but highlights specifically the need to consider the impact on rural character, amenity and scope to improve existing buildings. WDDC has confirmed that the policy is in general conformity with the local plan.	
<b>TRANSPORT AND TRAFFIC</b>		
<p><b>Policy TT1: Direction signage</b></p> <p>The provision and siting of appropriate direction signs to community facilities, such as the village hall, pub and shop, and to business parks, will be permitted on private land, with the landowners' and Parish Council consent, where this does not cause a safety issue and the sign is of modest appearance in terms its scale and design.</p>	<p><b>Strategic Approach:</b></p> <p>Not applicable</p> <p><b>ENV14</b> states that decisions controlling advertisements will be made with regard to amenity (including its impact on the local landscape, wildlife and historic character) and public safety (including its impact on road safety)</p>	<p>67. Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.</p>
<b>Conformity assessment</b>	There is no strategic approach to this matter of detail, but the policy is a permissive one and as amended reflects the requirement to limit consideration to interests of amenity and public safety.	
<b>ENVIRONMENT</b>		
<p><b>Policy E1: The Wider Environment</b></p> <p>Whenever possible and appropriate, development should include planting schemes of native hedgerows and trees to preserve and enhance the special characteristics of Buckland Newton Parish. Any landscaping should be in sympathy with the existing natural landscape, including the preservation and strengthening of existing wildlife corridors. Appropriate consideration should be given to surface water</p>	<p><b>Strategic Approach:</b></p> <p>Development should protect and enhance the natural environment - its landscape, seascapes and geological conservation interests, its wildlife and habitats and important local green spaces - by directing development away from sensitive areas that cannot accommodate change. Where development is needed and harm cannot be avoided, appropriate mitigation to off-set any adverse impact to the landscape,</p>	<p>17: Contribute to conserving and enhancing the natural environment.</p> <p>109: The planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.</p> <p>115: Great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which</p>



Neighbourhood Plan Policy (submission)	Local Plan policies (2015)	National Planning Policy (NPPF and NPPG)
management and the inclusion of sustainable urban drainage.	wildlife and green infrastructure network will be required. <b>ENV 10.</b> Requires that development will provide for the future retention and protection of trees and other features that contribute to an area's distinctive character, and should only be permitted where it provides sufficient hard and soft landscaping to successfully integrate with the character of the site and its surrounding area. Opportunities to incorporate features that would enhance local character, including the ecological interest of a site, should be taken where appropriate.	have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in such areas.
<b>Conformity assessment</b>	The policy is supportive of the Local Plan policy and approach. WDDC has confirmed that the policy is in general conformity with the local plan. The Environment Agency supports the inclusion of a policy to improve the area with local native species and to create / enhance any local green infrastructure opportunities.	
<b>COMMUNITY FACILITIES</b>		
<p><b>Policy C1: Existing Community Facilities</b></p> <p>Community facilities (as listed below) 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 facilities and services. Proposals that would allow such facilities to modernise and adapt for future needs are encouraged.</p> <p>Church and Church Yard / Cemetery Primary School Village Hall and associated parking Bus Shelter and bus service Public House and skittle alley</p>	<p><b>Strategic Approach:</b></p> <p>Existing local facilities will be protected through a flexible approach which recognises the changing needs in society.</p> <p><b>COM3</b> resists the loss of local community buildings and structures</p> <p><b>COM5</b> resists the loss of open space of public value and recreational facilities</p>	<p>28: Promote the retention and development of local services and community facilities in villages.</p> <p>70: Neighbourhood plans should promote the retention and development of local services and facilities in villages.</p> <p>74: Playing fields should not be built on unless an assessment has been undertaken that they are surplus to requirements or would be replaced by equivalent or better provision.</p>

Neighbourhood Plan Policy (submission)	Local Plan policies (2015)	National Planning Policy (NPPF and NPPG)
Village Shop Parish Room Parish Toilet(s) Play Area Allotments		
<b>Conformity assessment</b>	<p>The policy is supportive of the Local Plan policy and approach and makes clear those facilities that the community consider should be safeguarded. The inclusion of services such as the bus service may have land use implications in terms of their associated infrastructure.</p>	
<p><b>Policy C2: New Community Facilities</b>            Proposals for new facilities which would be of benefit to the community, e.g. education, training, recreation, social or health services, will be supported in locations that are accessible to their main catchment population and other complementary facilities that would support their long-term viability.</p> <p><b>Policy C3: New recreational space adjoining the parish field</b>            A site adjoining the parish field is reserved for the provision of a new outdoor all weather pitch suitable for tennis, 5-a-side football, hockey etc. No permanent flood lighting should be allowed. The hedge between this site and the Parish Field should be retained.</p>	<p><b>Strategic Approach:</b>            Community facilities that help promote social interaction as well as minimise the need to travel by car should be provided within local communities. Where possible and practicable (for example on larger developments), new local community facilities will be provided as part of the development, creating attractive and vibrant places to live.</p> <p><b>COM2</b> allows proposals for new, replaced or improved local community buildings or structures adjoining an existing settlement, or where it involves the re-use of rural buildings, provided that:</p> <ul style="list-style-type: none"> <li>- The proposal would be well-located to be accessible to its main catchment population and would not generate significant additional single purpose trips by private transport; and</li> <li>- The proposal would not undermine the commercial viability of nearby community facilities which may be better placed to service the needs of the surrounding community</li> </ul> <p><b>COM4</b> allows new or improved open space or recreation facilities well-located to be</p>	<p>70. Plan positively for the provision and use of community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</p>

Neighbourhood Plan Policy (submission)	Local Plan policies (2015)	National Planning Policy (NPPF and NPPG)
	<p>accessible to their main catchment population and where they would not generate significant single purpose trips by private car. It only allows proposals for recreational facilities away from settlements if they require a coastal or countryside location, and their scale is in keeping with the surrounding environment</p> <p><b>COM6</b> allows new / replacement education and training facilities or their expansion, provided that their location is well linked in terms of accessibility to the local catchment</p>	
<b>Conformity assessment</b>	<p>The policy for new community facilities is broadly in line with the Local Plan policy and highlights the potential benefit of being located close to complementary facilities that would support their long-term viability. The need for a new recreational space has been highlighted through local consultation and its location meets the local plan criteria.</p>	
<b>GREEN INFRASTRUCTURE</b>		
<p><b>Policy C4: Protection of local green spaces</b></p> <p>Local green spaces are considered to be of particular local importance, either for their local landscape quality, history or wildlife value, to the extent that no development will be permitted within them that would harm their green character and reason for designation.</p>	<p><b>Strategic Approach:</b></p> <p>Development should protect and enhance the natural environment - its landscape, seascapes and geological conservation interests, its wildlife and habitats and important local green spaces - by directing development away from sensitive areas that cannot accommodate change. Where development is needed and harm cannot be avoided, appropriate mitigation to off-set any adverse impact to the landscape, wildlife and green infrastructure network will be required.</p> <p>High priority will be given to protecting and enhancing the area's heritage assets – including its Listed Building and Conservation Areas, and other features with local historic or</p>	<p>76: Identify for special protection green areas of particular importance to them. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.</p> <p>77: The designation should only be used: where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance; and where the green area concerned is local in character and is not an extensive tract of land.</p>

Neighbourhood Plan Policy (submission)	Local Plan policies (2015)	National Planning Policy (NPPF and NPPG)
	<p>cultural associations, particularly where it contributes to the area's local distinctiveness.</p> <p><b>ENV3</b> states that the councils will work together with local communities and other relevant partners to develop a green infrastructure strategy for the plan area. Development that would cause harm to the green infrastructure network or undermine the reasons for an area's inclusion within the network will not be permitted unless clearly outweighed by other considerations. The supporting text recognises that local communities may identify areas of particular importance to them through neighbourhood development plans, and in protecting these should make clear the reason/s for their designation.</p>	
<p><b>Conformity assessment</b></p>	<p>The proposed local green spaces have been considered in light of the criteria set out in the NPPF. Their main reason for designation has been explained in the supporting text, and the designations were strongly supported through the local consultations. None of the sites are considered extensive – the relatively narrow width of the river corridor has been clarified as the broad lines used in the policy map could be mis-interpreted.</p>	



## Contributing to the Achievement of Sustainable Development and compatibility with EU obligations

The National Planning Policy Framework states that there should be a presumption in favour of sustainable development. Sustainable means ensuring that better lives for ourselves isn't at the expense of the quality of lives of future generations. Development means growth. So sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

The neighbourhood plan sets out how growth can be accommodated in the neighbourhood plan area, to help meet the economic and social needs of the community whilst respecting the environmental constraints and opportunities for enhancement. It has been drafted taking into account the policies in the emerging Local Plan and national planning policy.

An SEA screening was carried out by the Local Planning Authority. A screening opinion was issued by West Dorset District Council confirming that a Strategic Environmental Assessment (SEA) was not required in accordance with EU Directive 2001/42 on strategic environmental assessment. Natural England, the Environment Agency and Historic England agreed with the conclusions in the SEA Screening Report

In their response to the SEA consultation, Natural England also reported that they could confirm that the plan is unlikely to harm any Site of Special Scientific Interest (SSSI) or Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar Site and is not likely to significantly affect the interest features for which they are notified.

The response letter dated 18<sup>th</sup> May 2015, from John Stobart, Natural England Planning and Conservation Lead Advisor, also stated: "I can also confirm that the plan will not require a separate Habitats Regulation Assessment".

A copy of the SEA screening report was published online at the website [www.bncommunityplan.co.uk](http://www.bncommunityplan.co.uk).

## Appendix A: Sustainable Development Checklist

Sustainability objective	Decision-making criteria	Impact			Notes
		+ve	0	-ve	
1. To maintain or enhance features of historic and cultural importance	How will it impact upon archaeological sites, scheduled ancient monuments, conservation areas and listed buildings, in addition to other culturally important features?		✓		Sites likely to harm heritage assets were not taken forward as potential development sites.
2. To maintain, protect and enhance the landscape and village character	How will it impact upon the special character of the Dorset AONB?		✓		Sites likely to harm landscape were not taken forward as potential development sites. Local green spaces and design policies.
	How will it impact upon the distinctive qualities and features of the area?	✓			
3. To reduce our contribution to climate change	How will it impact upon air quality and produce greenhouse gases?		✓		This is primarily achieved through Building Regulations
	How will it impact upon energy and water conservation and efficiency?		✓		
4. To reduce vulnerability to climate change	How will it impact upon vulnerability to flooding?		✓		Appropriate measures for surface water management highlighted
	How will it impact upon self-sufficiency, and resilience to climate change impacts?		✓		
	How will it impact upon productive agricultural land, which provides local food security?		✓		
5. To maintain or enhance soil and water quality	How will it impact upon soil quality, particularly productive agricultural land?		✓		Very little or no impact
	How will it impact upon water quality?		✓		
6. To protect or enhance biodiversity, geodiversity and the quality of natural habitats	How will it impact upon habitats, species and sites of wildlife interest, and designated areas on the basis of ecological importance (such as SAC, SPA, SSSI and SNCI)?		✓		Development should include planting schemes of native hedgerows and trees where appropriate. Wildlife corridors defined and protected
	How will it impact upon the provision of new or improved wildlife habitats and corridors?	✓			
	How will it impact upon sites of geological interest?		✓		
7. To encourage the development of sustainable, safe and vibrant communities to improve quality of life	How will it impact upon access to essential services (such as health facilities), leisure facilities, community facilities, and cultural activities by sustainable modes of transport?	✓			Existing community facilities supported and proposals that would allow such facilities to modernise and adapt for future needs are encouraged. Area allocated for new recreational space.
	How will it impact upon access to recreational facilities, such as green open spaces, by sustainable modes of transport, promoting healthy lifestyles?	✓			
	How will it impact upon human health?	✓			
	How will it impact upon the amount of criminal activity, the fear of crime, and anti-social activity to create a safer community?		✓		
8. To encourage sustainable economic growth	How will it impact upon economic activity or provide employment opportunities?		✓		Support for new business and employment development.
	How will it impact upon accessibility to training and education facilities?		✓		
9. To provide decent, affordable housing that meets the need of the local community	How will it impact upon availability of decent, affordable housing?	✓			Over 50% of housing in plan to be affordable. It is expected that house sizes will be reactive to need,
	How will it impact upon providing the appropriate type and amount of housing to meet the needs of the local community?	✓			
	How will it impact upon the number of people that are homeless or in temporary accommodation?		✓		