

Fontmell Magna Neighbourhood Plan

Basic Conditions Report

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Plan period: 2017-2031

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1. Introduction

When a neighbourhood plan proposal is submitted to the local planning authority, it needs to be accompanied by a statement, known as 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 area
- the plan will contribute to the achievement of sustainable development, is compatible with EU obligations, and would not be likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

2. Legal Requirements

Has the draft plan been submitted by a qualifying body?

Yes – the plan is submitted by Fontmell Magna Parish Council, who as a Parish Council are a “qualifying body”, as a result of section 61F of The Town and Country Planning Act 1990 (as amended by the Localism Act).

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

Yes – the plan makes clear in the Executive Summary and on page 8 that it is intended to cover the period 2017 to 2031.

Is what is being proposed a neighbourhood development plan making provision in relation to land or sites in the Neighbourhood Plan Area?

Yes - the Neighbourhood Plan proposal relates to planning matters (the use and development of land) and its policies relate to the designated Neighbourhood Plan area or parts thereof.

Do any of the policies relate to excluded development?

The policies contained in the plan cover:

- Policy FM1. Local Green Spaces
- Policy FM2. Local Wildlife Corridors and Protected Species
- Policy FM3. Important Views
- Policy FM4. The setting of the AONB
- Policy FM5. Local Landscape Features
- Policy FM6. Dark Skies
- Policy FM7. The Conservation Area and Locally Important Features
- Policy FM8. Development layout
- Policy FM9. Building design
- Policy FM10. Creating safer roads and pedestrian routes
- Policy FM 11. Sustainable drainage
- Policy FM 12. Development impacting on the sewage treatment works
- Policy FM 13. Important community facilities
- Policy FM 13A. Social Infrastructure
- Policy FM 14. Facilitating home working
- Policy FM15. Supporting existing businesses
- Policy FM 16. Housing Types

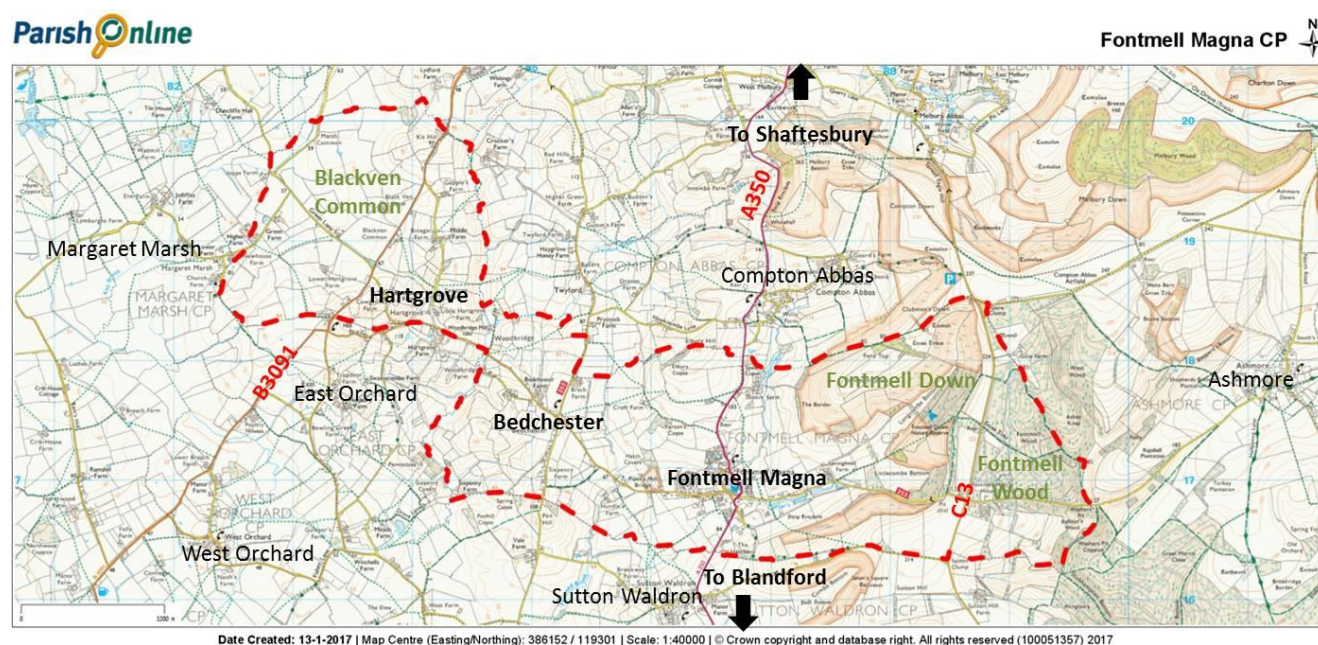
- Policy FM 17. Spatial strategy for new development
- Policy FM 18. Settlement boundary
- Policy FM 19. Land South of Home Farm (Site 20)
- Policy FM 20. Land at Blandfords Farm Barn (Site 22)

The Neighbourhood Plan policies do 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 extend beyond the neighbourhood area or cover an area where there is a neighbourhood development plan already in place?

No - the Neighbourhood Plan policies relate only to Fontmell Magna parish (which is the designated Neighbourhood Plan Area) and to no other area. There are no other neighbourhood plans relating to Fontmell Magna Parish.

Map 1 – Neighbourhood Plan Designated Area



3. Consideration of National and Strategic Policies

The Neighbourhood Plan must have regard to national policy and guidance from the Secretary of State and be in general conformity with the strategic policies of the development plan that covers the area.

The following conformity assessment summarises how the Neighbourhood Plan relates to the relevant national planning guidance and strategic development plan policies.

National Planning Policy and Guidance

National planning guidance comes primarily from the published National Planning Policy Framework (2012), but where appropriate, reference is made to the online National Planning Policy Guidance (NPPG) and Ministerial Statements.

The Development Plan for the Neighbourhood Plan area

The North Dorset Local Plan Part 1, prepared by North Dorset District Council and adopted January 2016, contains the bulk of the strategic planning policies for the area. It includes topic-based policies, place-based policies and development management policies that together are considered to provide the

strategic policy framework. The saved policies in the 2003 Local Plan are not considered strategic - in many cases the Local Plan Part 1 makes clear that these can be reviewed through Neighbourhood Plans.

Dorset County Council has a Minerals Strategy (adopted May 2014) that also forms part of the development plan for the area, together with the Waste Local Plan (adopted 2006). Neither the waste plan or minerals strategy contain proposals for the Neighbourhood Plan Area, other than defining minerals safeguarding areas and these are noted in the Strategic Environmental Assessment.

The NPPG makes clear that in considering whether a policy is in general conformity, a view should be taken on whether

- the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with,
- the degree, if any, of conflict, and
- the rationale and evidence to justify that approach.

The NPPG also states that it is important to minimise any conflicts between policies in a neighbourhood plan and an emerging Local Plan, and that the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. Work is already progressing on a review of the Local Plan, which will include the provision of site specific sites allocations and the review of the more detailed saved policies carried forward from the 2003 Local Plan. Key documents produced so far include the Strategic Environmental Assessment scoping and the update to the Strategic Housing Market Assessment. A call for sites was also undertaken, and the submitted sites have been shared with the Neighbourhood Plan group. An Issues and Options paper was produced for consultation in November 2017. The general approach to development in places like Fontmell Magna is not currently proposed to change.

The following table considers each policy in turn, against the relevant national and local policies for that particular topic.

Section 1 / General	Introduction and General Overview
Summary of national policy and guidance noted	Plan making and decision taking Neighbourhood Plans should set out a positive vision for the future of the area, and provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency
Neighbourhood Plan	Assessment of general conformity
Vision	The Neighbourhood Plan includes a vision for the area.
Overview of Plan	The Summary contained at the front of the Plan explains clearly what it hopes to achieve through the policies. Policy wording has been chosen with the aim of being clear and unambiguous, but at the same time recognising that there needs to be flexibility such as where viability may need to be taken into consideration.
Section 2	The Rural Character of the Parish
Summary of national policy and guidance noted	Promote healthy communities (NPPF paras 69-78) Local communities should identify for special protection, green areas of particular importance to them by designating land as Local Green Space. These spaces should be capable of enduring beyond the end of the plan period. The designation should only be used where the green space is in reasonably close proximity to the community it serves; is demonstrably special to a local community and holds a particular local significance; and is local in character and is not an extensive tract of land. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts. Conserve and enhance the natural environment (NPPF paras 109-125) Protect and enhance valued landscapes (with great weight given to conserving landscape and scenic beauty in AONBs), geologies and soils (including the best and most versatile farmland). Take account of the different roles and character of different areas, and recognise the intrinsic character and beauty of the countryside. Minimise impacts on biodiversity, including the loss of irreplaceable habitats and harm to protected species, and provide biodiversity gains. Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. Conserve and enhance the historic environment (NPPF paras 126-141) Conserve heritage assets in a manner appropriate to their significance
Summary of potentially relevant adopted development plan policies	Policy 4 The Natural Environment Protects environmental assets which include valued landscape and other features which make the natural environment special. Development should be shaped by the natural environment so that its benefits are enhanced and not degraded. Landscape character will be protected through the retention of the features that characterise the area. Where significant impact is likely, that impact must be mitigated and important landscape features incorporated in the development scheme. Policy 5 The Historic Environment

	<p>Seeks to protect the setting of heritage assets which could include a landscape which has been identified as having a degree of significance meriting consideration in planning decisions.</p> <p>Policy 15 Green Infrastructure</p> <p>Development will be required to enhance existing and provide new green infrastructure to improve the quality of life of residents and deliver environmental benefits.</p> <p>Neighbourhood Development Plans should consider measures that assist in delivering key green infrastructure benefits, including the designation of Local Green Space, where appropriate.</p> <p>Development Management Policies (less strategic)</p> <p>Policy 24 Design</p> <p><i>Development should be designed to improve the character and quality of the area within which it is located, and justify how the relevant aspects of development form address the relevant design principles and standards of the Local Plan and how the design responds to the local context.</i></p> <p>Policy 25 Amenity - Artificial Light Intrusion</p> <p><i>Where external lighting is proposed, development will be permitted provided that:</i></p> <p><i>a) the scheme is the minimum necessary to achieve its purpose; and</i></p> <p><i>b) light scatter, spillage and glare are minimised through the control of light direction and intensity; and</i></p> <p><i>c) the quality and intensity of the light and the daytime appearance of any light fittings and cables would not have a detrimental impact on local amenity or the character of the surrounding area.</i></p> <p><i>In the case of other development, no light pollution should occur by virtue of lighting schemes incorporated into the development</i></p>
Neighbourhood Plan	Assessment of general conformity
Policy FM1. Local Green Spaces	<p>The policy protects the local green spaces that are particularly valued by local residents and should endure beyond the plan period. This has been developed in line with the NPPF requirements and is appropriate for a NP as referenced in Policy 15. The policy is intended to provide strong protection whilst not preventing development that would be compatible with the area's designation.</p>
Policy FM2. Local Wildlife Corridors and Protected Species	<p>This policy builds on the national and local plan requirements to enhance biodiversity. It has used local knowledge and data from the Dorset Environmental Records Centre to identify local wildlife corridors and spaces where protection and possible mitigation may be focused. It has also taken the opportunity to clarify the use of the Dorset Biodiversity Protocol, supported by Natural England and DCC's Natural Environment Team.</p>
Policy FM3. Important Views	<p>This policy looks to identify the locations and views which are particularly relevant for the enjoyment of the AONB and the intrinsic character and beauty of the countryside. The policy does not prevent development within these views, but would</p>

	ensure that development is not unduly prominent through its scale, design or location to harm their enjoyment.
Policy FM4. The setting of the AONB	Although national policy does not provide any specific guidance on the setting of AONBs, it is accepted that their natural beauty can be harmed by inappropriate development within their setting. Policy 4 of the Local Plan specifically references their setting and as such this policy provides additional guidance on its application in this area where development pressures are likely to be highest.
Policy FM5. Local Landscape Features	The policy is in line with the general approach to protecting landscape character by identifying locally important features, some of which also have historic significance.
Policy FM6. Dark Skies	Although the approach on lighting is more prescriptive than the Local Plan Development Management policy, this is justified by the sensitivity of the landscape and AONB designation, where light pollution is recognised as a major issue. The policy does not prohibit all lighting but requires that it is necessary and appropriately designed.
Section 3	The Built Character and Historic Environment
Summary of national policy and guidance noted	<p>Require good design (NPPF paras 17, 56-66) 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. 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. Policies should not stifle innovation, originality or initiative, but it is proper to seek to promote or reinforce local distinctiveness. Proposals that can demonstrate how the designs have evolved to take account of the views of the community should be looked on more favourably. Create visually attractive places as a result of good architecture and appropriate landscaping</p> <p>Promoting sustainable transport (NPPF paras 29-41) Plans and decisions should take account of whether: the opportunities for sustainable transport modes have been taken up; safe and suitable access to the site can be achieved for all people; improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.</p> <p>Conserve and enhance the historic environment (NPPF paras 126-141) Conserve heritage assets in a manner appropriate to their significance</p>
Summary of potentially relevant adopted development plan policies	<p>Policy 5 The Historic Environment Seeks to protect the setting of heritage assets which could include a landscape which has been identified as having a degree of significance meriting consideration in planning decisions.</p>

	<p>Policy 7 Delivering Homes Design and layout of housing development should be of a density that respects local character and amenity. Infilling within settlement boundaries, should respect the amenity of adjoining properties, and local communities are encouraged to develop more detailed policies relating to infilling through Neighbourhood Plans.</p> <p>Development Management Policies (less strategic)</p> <p>Policy 23 Parking <i>Development will be permitted provided that: provision for residential and non-residential vehicle and cycle parking is made in accordance with the Council’s parking standards, unless a different level of provision can be justified by local or site-specific circumstances</i></p> <p>Policy 24 Design <i>Development should be designed to improve the character and quality of the area within which it is located, and justify how the relevant aspects of development form address the relevant design principles and standards of the Local Plan and how the design responds to the local context.</i></p> <p>Policy 25 Amenity - Privacy <i>Development will be permitted provided that it is designed to protect the privacy of its occupants and those of neighbouring properties</i></p>
Neighbourhood Plan	Assessment of general conformity
Policy FM7. The Conservation Area and Locally Important Features	The policy focuses on the important built features, many of which have been identified through the Conservation Area Appraisal and public consultation. It also highlights the need to have regard to the Conservation Area appraisal as an importance source document (the CAA was adopted by the Local Planning Authority at its Cabinet meeting on 5 February 2018). This policy is considered to be broadly in line with the general approach to set out the quality of development that will be expected based on an understanding and evaluation of the area’s defining characteristics.
Policy FM8. Development layout	The policy provides guidance on layout styles, density and parking provision. There is flexibility for different approaches to be taken. Guidance on density is not applied to affordable housing, and garden depth encompasses the possibility of exceptions by using the word ‘should’ rather than ‘will’. The slightly more stringent parking space requirements have been based on evidence of higher reliance on the car and the rural nature of the roads (narrow and lacking pavements) where unmanaged levels of on-street parking can cause real problems in terms of visual impact and pedestrian movements. This policy is therefore considered to be broadly in line with the approach to design in national policy and the Local Plan.
Policy FM9. Building design	The policy has been based on a thorough understanding of the defining characteristics, as evidenced through the Conservation Area Appraisal and wider rural hinterland. It is not considered to be so restrictive as to stifle innovation, and allows for exceptions by using the word ‘should’ rather than ‘will’. The removal of permitted development rights is not

	intended to be applied retrospectively or where the issue of amenity impacts are considered unlikely to arise. On this basis no conformity issues have been identified.
Section 4	Getting around – Roads, Buses, Walking and Cycling
Summary of national policy and guidance noted	<p>Promoting sustainable transport (NPPF paras 29-41) Plans and decisions should take account of whether: the opportunities for sustainable transport modes have been taken up; safe and suitable access to the site can be achieved for all people; improvements can be undertaken within the transport network that cost-effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.</p> <p>Promote healthy communities (NPPF paras 28, 69-78) Promote opportunities for social interaction through safe and accessible environments.</p>
Summary of potentially relevant adopted development plan policies	<p>Policy 13 Grey Infrastructure The adequacy, availability and provision of grey infrastructure will be key considerations when planning applications are considered. Development will be expected to maintain, enhance and provide grey infrastructure, as appropriate to the particular development, by way of direct (on/off site) or indirect (by way of financial contribution) provision. A more sustainable approach to transport in North Dorset will be developed by supporting measures to make more effective use of the existing route network including: improvements to traffic flows at ‘pinch points’ and key junctions; and schemes to improve environmental quality on busy routes or to improve road safety; and providing and enhancing walking and cycling facilities in the main towns and in rural areas</p> <p>Development Management Policies (less strategic) Policy 24 Design <i>Development should be designed to improve the character and quality of the area within which it is located, and justify how the relevant aspects of development form address the relevant design principles and standards of the Local Plan and how the design responds to the local context.</i></p>
Neighbourhood Plan	Assessment of general conformity
Policy FM10. Creating safer roads and pedestrian routes	The policy recognizes the importance of walking as the most practical and sustainable mode of transport for getting around the village. It also recognizes that the rural character of the roads means that many do not have clear pedestrian footways and are effectively ‘shared surface’ environments, and that the main road is difficult to cross due to the limited visibility. The approach therefore seeks to address these issues through encouraging suitable connections for safe walking or cycling access to local facilities, including taking a more strategic view of possible future links in deciding where routes within a development site are planned. This appears in line with the general approach in both national and local policies promoting

	safe and suitable access, in keeping with the character of the area.
Section 5	Flood risk, drainage and sewage treatment
Summary of national policy and guidance noted	<p>Meeting the challenge of climate change, flooding and coastal change (NPPF paras 93-108) Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. The use of approved sustainable drainage systems is required to ensure development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed</p> <p>Infrastructure (NPPF para 162) Local planning authorities should work with other authorities and providers to assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands.</p>
Summary of potentially relevant adopted development plan policies	<p>Policy 13 Grey Infrastructure The adequacy, availability and provision of grey infrastructure will be key considerations when planning applications are considered. Development will be expected to maintain, enhance and provide grey infrastructure, as appropriate to the particular development, by way of direct (on/off site) or indirect (by way of financial contribution) provision. The Council will work with the Environment Agency and other relevant bodies to make provision for dealing with flood risk, the transfer and treatment of wastewater and the introduction of sustainable drainage systems. Sustainable drainage solutions appropriate to the development and underlying ground conditions should be incorporated into all new development of ten dwellings or more and connect with the overall surface water management approach for the area</p>
Neighbourhood Plan	Assessment of general conformity
Policy FM 11. Sustainable drainage	<p>This policy considers in particular the local flood risk issues that are prevalent in Fontmell Magna and which are not fully mapped or understood due to the complexity of the topography and underlying substrata that gives rise to springs and seasonal high water tables. As such, the standard approach to map-based flood-risk determination is not appropriate, and the use of soakways and other infiltration-based sustainable drainage systems may not be appropriate. It is for these reasons that the policy does go beyond the standard requirements as set down in the Local Plan that only applies to sites of 10 or more dwellings (which was in line with the expectations set out in the 18/12/14 Ministerial Statement on sustainable drainage systems). It is considered that the approach taken is still in general conformity with the strategy of avoiding flood</p>

	risk.
Policy FM 12. Development impacting on the sewage treatment works	Wessex Water as the relevant body for the treatment of wastewater in the area has been consulted and advised on the issues in relation to sewage treatment works. The policy is worded to be reasonable in its application (e.g. not relating to minor developments and not requiring unnecessary assurances if an alternative solution to linking to the sewage treatment works is incorporated into the development plans or the impact of likely odours can be mitigated to acceptable levels).
Section 6	Community Facilities
Summary of national policy and guidance noted	<p>Promote healthy communities (NPPF paras 28, 69-78) Promote the retention and development of local services and community facilities in villages. Promote opportunities for social interaction through safe and accessible environments, deliver sufficient community and cultural facilities and services to meet local needs and guard against the unnecessary loss of valued facilities and services. Determine what open space, sports and recreational provision is required and safeguard existing facilities unless there is a surplus or equivalent or better provision made.</p>
Summary of potentially relevant adopted development plan policies	<p>Policy 14: Social Infrastructure Existing community halls, places of worship and other non-commercial community facilities are protected and new facilities provided where there is an identified need. In the countryside, such facilities may be permitted on the edge of the built-up area of Stalbridge or the District’s villages to support a rural community, where no suitable sites exist within the relevant settlement.</p> <p>Policy 15: Green Infrastructure The Council will seek to enhance the provision of green infrastructure in the countryside (including at Stalbridge and the District’s villages), especially where it helps to improve recreational opportunities</p> <p>Development Management Policies (less strategic)</p> <p>Policy 27: Retention of Community Facilities <i>To ensure community facilities (both commercial and non-commercial) are retained the Council will respond positively to applications where facilities need to be extended to improve their viability or to ensure their continued use; and look favourably on diversification to support the continuation of the existing use (i.e. change of use of part of the site to support the original use). Development (including the change of use of an existing premises) which involves the loss of a commercial community facility (including a local shop or a public house) will only be permitted if it can be demonstrated that the use is no longer commercially viable or cannot be made commercially viable. Development (including the change of use of an existing premises) which results in the loss of a local community facility which is not run as a private business will only be permitted if it can be demonstrated that it is no longer practical or desirable to use the facility for its existing use or another use likely to benefit the local community.</i></p>

	<i>For all applications for development, the Council will take into account the importance of the facility to the local community and the area it serves as well as the viability of commercial establishments but greater weight will be given to the retention of those facilities listed as an asset of community value.</i>
Neighbourhood Plan	Assessment of general conformity
Policy FM 13. Important community facilities	The policy is broadly in line with the Local Plan policy and approach and makes clear those facilities that the community consider should be safeguarded, and the likely requirements in terms of new / expanded facilities.
Policy FM 13A. Social Infrastructure	This policy has been added (following a suggestion by the Local Planning Authority) in recognition that the mechanism for providing the necessary infrastructure improvements may still need to be through S106 agreements whilst the Community Infrastructure Levy remains unimplemented.
Section 7	Employment needs
Summary of national policy and guidance noted	<p>Build a strong, competitive economy and prosperous rural economy (NPPF paras 18-22 and 28)</p> <p>Support economic growth fit for the 21st century and proactively meet business development needs. Support the sustainable growth and expansion of all types of business in rural areas, including rural tourism and leisure developments, land-based rural businesses and local services and community facilities in villages, both through conversion of existing buildings and well-designed new buildings which respect the character of the countryside.</p> <p>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>
Summary of potentially relevant adopted development plan policies	<p>Policy 11: The Economy</p> <p>Existing employment sites and sites identified for future employment uses will be protected from other forms of development, but permission may be given for community uses, such as community halls; healthcare facilities, such as doctors' and vets' surgeries; education and training facilities; and small-scale retail, which is ancillary to a B Class use. Economic development in the countryside will be supported by enabling rural communities to plan to meet their own local needs, particularly through neighbourhood planning and the re-use of existing buildings, the retention and small-scale expansion of existing employment sites; the provision of certain forms of tourist accommodation, and equine-related developments.</p> <p>Development Management Policies (less strategic)</p> <p>Policy 28: Existing Dwellings in the Countryside</p> <p><i>Includes guidance on the criteria to be applied to the alteration or extension of an existing dwelling and ancillary domestic buildings within an existing residential curtilage. The supporting text (para 10.151) states that whilst an increase in the floorspace of an existing dwelling in the countryside may facilitate homeworking or enable domestic hobbies to be pursued,</i></p>

	<i>such development to enable commercial or business activities will not be permitted.</i>
Neighbourhood Plan	Assessment of general conformity
Policy FM 14. Facilitating home working	The policy intention is to allow a slightly more flexible approach to enable home working than that in the development management policy, which the strategic policy 11 allows for through neighbourhood planning. The policy includes necessary safeguards to ensure such development would not adversely impact on the environment or residential amenity. This is considered justified given the reliance on home-working as a means of employment in the parish, and reducing the need to commute by car to the main towns for work.
Policy FM15. Supporting existing businesses	Although this policy would potentially result in some new businesses that may otherwise be acceptable being resisted, on the grounds that their establishment would undermine two key commercial community facilities (the village shop and pub), this is considered necessary given the very important role these facilities play in the well-being and sustainability of the community. As such, it is similar to the approach that would normally be taken in town centres. This approach recognises that town centres are the heart of their communities, and enables policies to support their viability and vitality.
Section 8	Housing needs
Summary of national policy and guidance noted	<p>Deliver a wide choice of high quality homes (NPPF paras 15-17, 47-55)</p> <p>Neighbourhood plans should include policies for housing and should plan positively to support local development. Take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Encourage the reuse/conversion of existing buildings. Deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, by:</p> <ul style="list-style-type: none"> – planning for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); – identifying the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and – setting policies to meet affordable housing need <p>Housing should be located where it will enhance or maintain the vitality of rural communities. Avoid new isolated homes in the countryside unless there are special circumstances, such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.</p> <p>Neighbourhood Plans (NPPF paras 183-185)</p> <p>Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies.</p>

	Outside these strategic elements, such plans will be able to shape and direct sustainable development in their area.
Summary of potentially relevant adopted development plan policies	<p>Policy 2 Core Spatial Strategy States that all development proposals should be located in accordance with the spatial strategy - which identifies Stalbridge and eighteen larger villages (including Fontmell Magna) as the focus for growth to meet the local needs outside of the four main towns. At Stalbridge and all the District’s villages, the focus will be on meeting local (rather than strategic) needs.</p> <p>Policy 6 Housing Distribution In the countryside (including Stalbridge and the villages) the level of housing and affordable housing provision will be the cumulative number of new homes delivered to contribute towards meeting identified local and essential rural needs. At least 825 dwellings will be provided in the countryside (including Stalbridge and the villages) during the period 2011 – 2031</p> <p>Policy 7 Delivering Homes Says that all housing should contribute towards the creation of mixed and balanced communities. The Council will seek to support the delivery of about 40% of market housing as one or two bedroom properties and about 60% as three or more bedroom properties, with an emphasis on the provision of two and three bedroom properties. About 60% of affordable housing should be delivered as one or two bedroom properties and about 40% as three or more bedroom properties. These proportions will be the starting point for negotiations on all sites with 10 or more dwellings. On sites of less than 10 dwellings, a mix of house sizes appropriate to each specific site will be sought.</p> <p>Policy 8 Affordable Housing Requires that development that delivers eleven or more net additional dwellings and which has a maximum combined gross floorspace of more than 1,000 square metres, including housing on mixed-use sites, will contribute to the provision of affordable housing.</p> <p>Policy 20 The Countryside Recognises Stalbridge and the eighteen larger villages as the focus for growth outside of the four main towns. Development in the countryside outside the defined settlement boundaries is only permitted if it can be demonstrated that there is an ‘overriding need’ for it to be located in the countryside.</p>
Neighbourhood Plan	Assessment of general conformity
Policy FM 16. Housing Types	The policy has taken into account the latest available information on local housing need, as researched and evidenced. The mix of house sizes is broadly in line with the Local Plan policy, and justified on the basis of more detailed appraisal of local housing need.
Section 9	Amount and location of new development
Summary of national	Deliver a wide choice of high quality homes (NPPF paras 15-17, 47-55)

policy and guidance noted	<p>Neighbourhood plans should plan positively to support local development, taking account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p> <p>Housing should be located where it will enhance or maintain the vitality of rural communities. Avoid new isolated homes in the countryside unless there are special circumstances, such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.</p> <p>Neighbourhood Plans (NPPF paras183-185)</p> <p>Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.</p>
Summary of potentially relevant adopted development plan policies	<p>Policy 2 Core Spatial Strategy</p> <p>States that all development proposals should be located in accordance with the spatial strategy - which identifies Stalbridge and eighteen larger villages (including Fontmell Magna) as the focus for growth to meet the local needs outside of the four main towns. At Stalbridge and all the District’s villages, the focus will be on meeting local (rather than strategic) needs.</p> <p>Policy 6 Housing Distribution</p> <p>In the countryside (including Stalbridge and the villages) the level of housing and affordable housing provision will be the cumulative number of new homes delivered to contribute towards meeting identified local and essential rural needs. At least 825 dwellings will be provided in the countryside (including Stalbridge and the villages) during the period 2011 – 2031</p> <p>Policy 20 The Countryside</p> <p>Recognises Stalbridge and the eighteen larger villages as the focus for growth outside of the four main towns. Development in the countryside outside the defined settlement boundaries is only permitted if it can be demonstrated that there is an ‘overriding need’ for it to be located in the countryside.</p> <p>Development Management Policies (less strategic)</p> <p>Policy 29 – The Re-Use of Existing Buildings in the Countryside</p> <p><i>Basically reflects that the re-use of a redundant or disused building in the countryside for residential purposes will be considered against national policy</i></p>
Neighbourhood Plan	Assessment of general conformity
Policy FM 17. Spatial strategy for new development	<p>This policy suggests the level of local housing need as researched and evidenced, taking into account the Local Plan requirements and the possible uplift suggested by the latest population projections. It seeks to shape and direct sustainable development in the area to sites that lie to the west of the A350 (because sites to the east would have a much greater adverse impact on the setting of the AONB and lead to further households having to cross the busy A350 with no safe</p>

	crossing point to access local services), and also specifies that these should be within easy walking distance of the main service amenities in the village (ie not some distance from the existing settlement) and not within areas known to be at risk from flooding or otherwise protected. These planning factors are in general accord with various national and local plan policies, and the limitations placed on new open market homes in the countryside.
Policy FM 18. Settlement boundary	The Local Plan makes clear that amendments to the settlement boundaries can be made through Neighbourhood Plans ahead of the intended site allocations that form part of the Local Plan review - therefore there is no perceived conflict with Policy 20. The amendments to the settlement boundary do not remove any land that is critical to the potential housing land supply (and therefore do not promote less development).
Policy FM 19. Land South of Home Farm (Site 20)	The site allocations more than cater for the estimated housing need within the plan period - providing a degree of flexibility and allowance for any uplift in projected housing need. They have been subject to sustainability testing through the Strategic Environmental Assessment process, which concluded that none of the policies should result in an adverse impact (subject to the mitigation measures proposed and incorporated into the policies). The Local Plan makes clear that site allocations can be made through Neighbourhood Plans ahead of the intended site allocations that form part of the Local Plan review - therefore there is no perceived conflict with Policy 20.
Policy FM 20. Land at Blandfords Farm Barn (Site 22)	

Conformity conclusions

The Neighbourhood Plan includes a positive vision for the future of the area and explains how this is translated into objectives and in turn how these objectives relate to the relevant policies.

The analysis of the plan in relation to national planning policy and guidance and the strategic policies of the local plan, as shown in the preceding tables, does not highlight any fundamental conformity issues. Conformity issues that were raised through the pre-submission consultation have been considered and where appropriate changes made. Details of how these were considered and the response are available in the Consultation Statement.

On this basis, there are no apparent reasons to conclude other than the Neighbourhood Plan meets the basic condition of having regard to national policy and guidance from the Secretary of State and being in general conformity with the strategic policies of the development plan for the area.

4. EU and sustainability obligations

The ‘making’ of the Neighbourhood Plan must not breach or conflict, and must be compatible, with EU obligations, must not have a significant effect on a European site, and must contribute to the achievement of sustainable development. It must not breach human rights, within the meaning of the Human Rights Act 1998.

A screening assessment in relation to potential requirements for a Strategic Environmental Assessment (SEA) under the European Directive 2001/42/EC and for a Habitats Regulation Assessment (HRA) under Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended), was undertaken by North Dorset District Council and a report produced in February 2017. This report concluded that an SEA of the Fontmell Magna Neighbourhood Plan would be required, but that there was no requirement for a Habitats Regulations Assessment.

The plan has been subject to a full Strategic Environmental Assessment, including the relevant scoping stage, assessment of options, and assessment of the pre-submission draft plan. The reports were sent to the statutory consultees (the Environment Agency, Natural England and Historic England) and made publically available at the relevant times.

No issues have been raised in relation to the possible contravention of Human Rights in the preceding consultations, and given the conclusions on the plan’s general conformity with the strategic policies of the Local Plan and regard to National Planning Policy, it is reasonable to conclude that the making of the plan should not breach human rights. There were no issues raised in the pre-submission responses that specifically highlight possible concerns regarding Human Rights.

The neighbourhood plan’s objectives have been assessed against the sustainability objectives identified through the Strategic Environmental Assessment process. This did not identify any initial adverse impacts, but highlighted that specific sites chosen could adversely affect a range of factors.

The cumulative impact of the plan’s policies are shown in the following table. This shows how the policies could impact on the environmental, social and economic characteristics of the parish, and allows an overview of the combined impacts of the plan’s policies.

Table: Sustainability Assessment – Cumulative Impacts

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air	Climatic factors	Population and human health	Material assets

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air	Climatic factors	Population and human health	Material assets
FM1. Local Green Spaces	✓	✓	✓	-	-	-	✓
FM2. Local Wildlife Corridors and Protected Species	✓✓	✓	-	-	-	-	-
FM3. Important Views	-	✓✓	✓	-	-	-	-
FM4. The setting of the AONB	-	✓	-	-	-	-	-
FM5. Local Landscape Features	✓	✓	✓	-	-	-	-
FM6. Dark Skies	-	✓✓	-	-	✓	-	x
FM7. Conservation Area & Locally Important Features	-	✓	✓✓	-	-	-	-
FM8. Development layout	✓	✓	✓	-	✓	-	✓
FM9. Building design	-	✓	✓	-	-	-	-
FM10. Creating safer roads and pedestrian routes	-	✓	-	-	✓	-	✓✓
FM11. Sustainable drainage	-	-	-	-	✓✓	-	-
FM12. Dev't impacting on the sewage treatment works	-	-	-	✓✓	-	✓	-
FM13. Important community facilities	-	-	-	-	-	✓	✓
FM13A. Social Infrastructure	-	-	-	-	-	✓	✓
FM14. Facilitating home working	-	-	-	-	-	✓	-
FM15. Supporting existing businesses	-	-	-	-	-	✓	-
FM16. Housing Types	-	-	-	-	-	✓✓	-
FM17. Spatial strategy for new development	-	✓	-	✓	✓	✓✓	✓
FM18. Settlement boundary	-	✓	-	-	-	-	-
FM19. Land South of Home Farm (Site 20)	-	-	-	-	✓	✓✓	✓
FM20. Land at Blandfords Farm Barn (Site 22)	-	-	-	-	✓	✓✓	-

The analysis indicates the overall positive environmental sustainability impacts that will be produced as a result of the plan.