

Wimborne St Giles Neighbourhood Plan

Basic Conditions Report

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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?

Knowlton Parish Council is the qualifying body responsible for the submission of the draft plan and supporting documents.

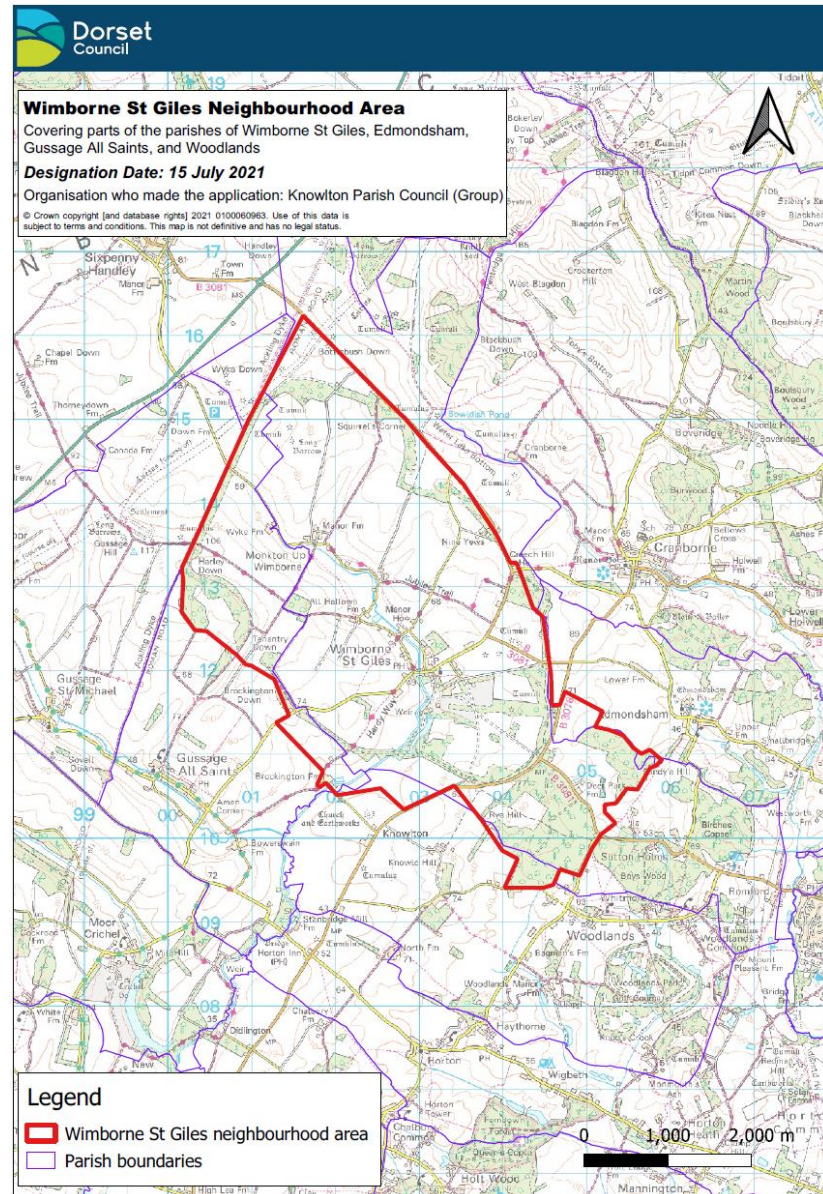
Does the proposed neighbourhood plan state the period for which it is to have effect?

The plan is intended to cover the period 2021-2036 (as stated on the front cover and in paragraph 1.6).

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

The Neighbourhood Plan Area was formally designated on 15 July 2021, having been subject to consultation as the proposed area did not fully the parish boundary.

Map 1 – Neighbourhood Plan Designated Area



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 the following themes:

Preserving the special character of Wimborne St Giles

- Policy 1. Physical and visual connections
- Policy 2. Aspect and orientation, building and roof lines
- Policy 3. Boundary treatments
- Policy 4. Scale and massing
- Policy 5. Architectural composition and detailing, materials and colour palette
- Policy 6. Incorporating low carbon energy solutions
- Policy 7. Accommodating the motor vehicle
- Policy 8. Storage for waste, recycling etc
- Policy 9. Incorporating landscape features, wildlife and sustainable drainage
- Policy 10. The Watermeadows and other important Green Spaces
- Policy 11. Dark skies and external lighting
- Policy 11b. Features of local historic importance

Development Needs

- Policy 12. Location and types of new housing
- Policy 13. Employment opportunities
- Policy 14. Valued Community Facilities

Potential development sites

- Policies 15 – 24. These policies cover 10 site allocations.

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?

The Neighbourhood Plan policies relate only to the designated Neighbourhood Plan Area (Wimborne St Giles) and to no other area.

As at January 2024, there were no other neighbourhood plans relating to Neighbourhood Plan Area or covering the adjoining parishes (see map of designated areas: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/neighbourhood-plans-in-dorset>).

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 policies (as submitted for examination) relate 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 Framework¹ (as revised December 2023), but where appropriate, reference is made to the online National Planning Policy Guidance (NPPG) and Ministerial Statements.

Para 16 of the NPPF makes clear that plans should:

- (a) be prepared with the objective of contributing to the achievement of sustainable development;
- (b) be prepared positively, in a way that is aspirational but deliverable;
- (c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- (d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- (e) be accessible through the use of digital tools to assist public involvement and policy presentation; and

¹ <https://www.gov.uk/guidance/national-planning-policy-framework>

² <https://www.bcpccouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Christchurch/docs/christchurch-and-east-dorset-adopted-core-strategy.pdf>

³ <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/supplementary-planning-documents-and-guidance/christchurch-and-east-dorset-housing-and-affordable-housing-supplementary-planning-document>

(f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

The Development Plan for the Neighbourhood Plan area

The Christchurch and East Dorset Local Plan- Part 1 Core Strategy², which was adopted by East Dorset District Council in April 2014, contains the bulk of the strategic planning policies for the area. There are a number of ‘saved’ policies from the 2002 East Dorset Local Plan but these are generally considered to be non-strategic in nature given that they were not carried forward into the Core Strategy. There are also a number of supplementary planning documents (which do not have development plan status), and many more guidance notes. The supplementary planning documents include:

- Christchurch and East Dorset Housing and Affordable Housing Supplementary Planning Document (December 2018)³
- Dorset Heathlands Planning Framework (March 2020)⁴
- Nitrogen Reduction in Poole Harbour (April 2017)⁵

⁴ <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/supplementary-planning-documents-and-guidance/all-of-dorset/dorset-heathlands-planning-framework>

⁵ <https://www.dorsetcouncil.gov.uk/web/guest/-/nitrogen-reduction-in-poole-harbour>

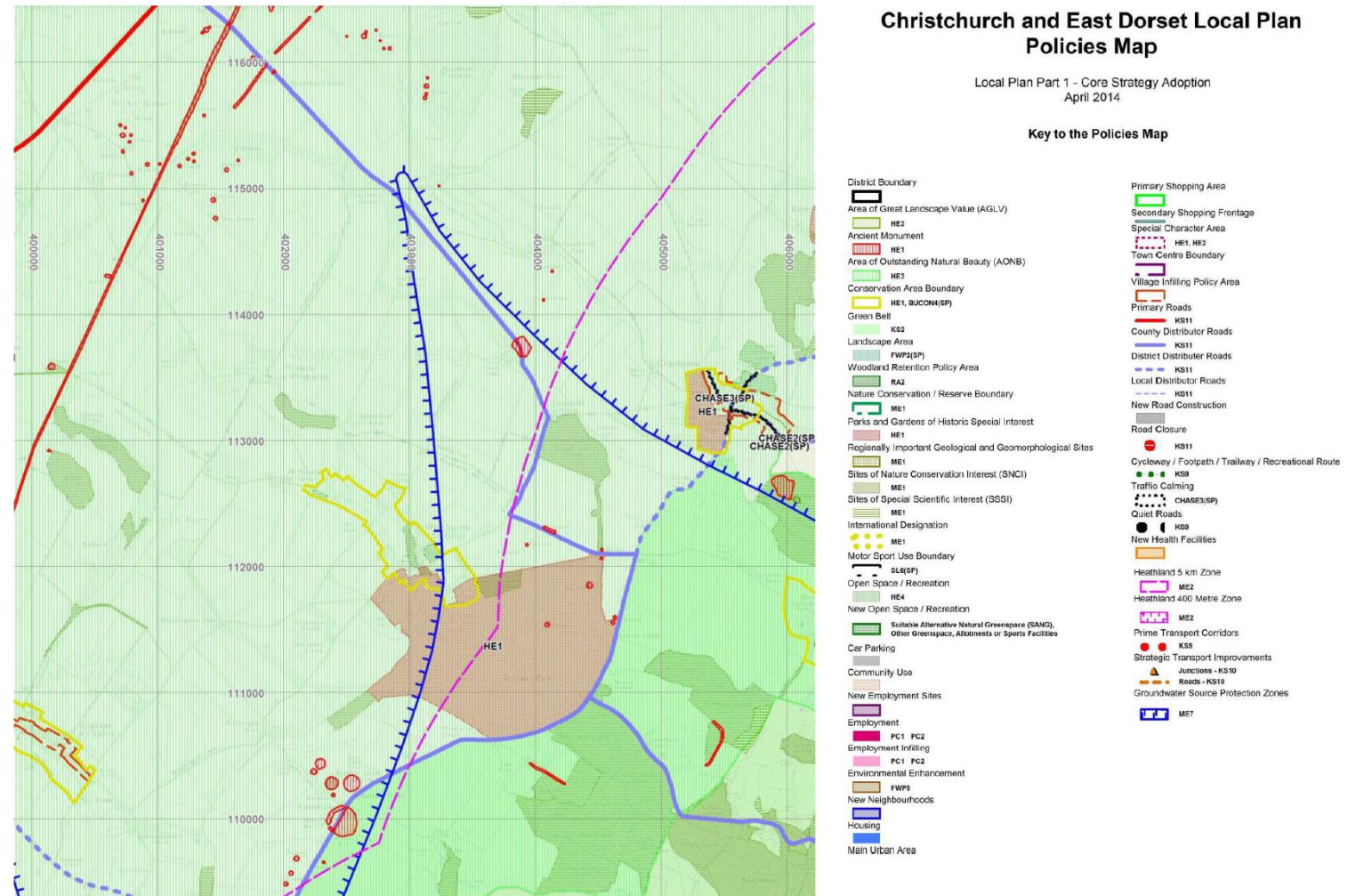
Overview of Planning Matters for the Neighbourhood Plan Area

The Core Strategy, amongst other things, sets out the settlement strategy for the areas and strategic locations for growth in Policy KS2.

The status of the settlement of Wimborne St Giles is as a village, “where only very limited development will be allowed that supports the role of the settlement as a provider of services to its home community”.

The policies map (extract provided) does not define the settlement area, nor was any such area defined through the previous 2002 Local Plan.

Map 2 – Extract from Local Plan (Core Strategy) Policies Map



The Core Strategy pre-dates the requirement for Local Plans to contain housing targets in relation to designated Neighbourhood Plan areas.

There are no strategic or non-strategic allocations in the Core Strategy relating to the area. The entire area is within the Cranborne Chase National Landscape. The easternmost extent of the area (where no sites are proposed to be allocated) lies within the South East Dorset Green Belt.

The Emerging Local Plan

Work is now progressing on a new Dorset Council Local Plan. An Issues and Options consultation took place in early 2021, and the Reg 19 draft was anticipated to be published in December 2024. However in March 2024 Dorset Council resolved to move across to the new plan-making system and to formally start preparing a new-style local plan in November 2024, with

Whilst the earlier review of the East Dorset Local Plan was proposing to define a village infill envelope, no such policy is being progressed in the Dorset-wide

Conformity Analysis

The conformity testing reviews the policies of the Neighbourhood Plan under the most relevant ‘themes’ covered in the NPPF together with the associated Local Plan policies. Only those themes relevant to the Neighbourhood Plan area and the scope of its proposed policies are considered.

All policies have been drafted with the intent of meeting the requirements set out in paragraph 16 of the NPPF, including the need to be clearly written, serve a clear purpose, and avoid unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

NPPF Theme, relevant Neighbourhood Plan Policies and conformity conclusions	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>Delivering a sufficient supply of homes Policy 12. Location and types of new housing The policy sets out how the housing target for the area is proposed to be met, and the house types to be delivered including affordable housing.</p> <p>The amount of housing reflects national policy requirements to boost the supply of homes, but takes into account that the spatial</p>	<p>NPPF 60. To support the Government’s objective of significantly boosting the supply of homes, it is important that sufficient land can come forward where it is needed to meet as much of an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community.</p> <p>NPPF 63. The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.</p>	<p>Policy KS2 Settlement Hierarchy. The location, scale and distribution of development should conform with the settlement hierarchy. Wimborne St Giles is defined as a village where only very limited development will be allowed that supports the role of the settlement as a provider of services to its home community.</p> <p>Policy LN1 The Size and Type of New Dwellings. Overall, the size and type of new market and affordable dwellings will reflect current and projected local housing needs identified in the latest Strategic Housing Market</p>

NPPF Theme, relevant Neighbourhood Plan Policies and conformity conclusions	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>strategy in the Local Plan moderates this in rural areas. Whilst neither the adopted or emerging Local Plan have a housing target, the Neighbourhood Plan group has liaised with the Council to understand the likely target (which would be expressed as a minimum) and this has been taken into account to avoid a future conflict.</p> <p>The housing mix conforms to both national and local plan policies, as it has taken into account the evidence on housing need identified strategically and through local surveys and registers.</p> <p>The provision of affordable housing meets national and local plan policies in respect of the threshold (sites of 5 or more dwellings). The level is broadly in line with the adopted Local Plan but also reflects the more recent viability information (on which the emerging Local Plan will base its affordable housing requirements). The exact mix of affordable housing tenures is not specified in the policy (and as such the Local Plan policy 70:30 split would apply), although both affordable homes to rent and starter / shared ownership are referenced, and the national policy for at least 10% of the total number of homes to be available for affordable home ownership has been reflected in the policy. The First Home target from the NPPG has not been included in order to give flexibility to instead consider</p>	<p>NPPF 65. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).</p> <p>NPPF 66. Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership (subject to certain exemptions).</p> <p>NPPG – First Homes A minimum of 25% of all affordable housing units secured through developer contributions should be First Homes.</p> <p>NPPF 82. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.</p> <p>NPPF 83. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.</p>	<p>Assessment and informed by future Annual Monitoring Reports to ensure that the proposed development contributes towards attaining a sustainable and balanced housing market. Individual sites will be expected to reflect the needs of the Strategic Housing Market Assessment, subject to site specific circumstances and the character of the local area.</p> <p>Policy LN3 Provision of Affordable Housing. All residential developments are expected to provide up to 50% affordable housing on greenfield sites, and up to 40% on brownfield sites. Any lower level of affordable housing must be accompanied by clear and robust evidence that will be subject to verification. Tenure split should normally allow for 30% intermediate housing, with the remainder being affordable rented or social rented. Where developments are required to provide 10 or more affordable homes, 10% of the affordable housing element should be planned for households requiring specially adapted or supported housing, if this is required.</p> <p>Policy LN4 Affordable Housing Exception Sites. Exceptionally land adjoining or very close to the defined rural and urban settlements which would otherwise be considered inappropriate for development may be developed to facilitate affordable housing. This policy applies to Wimborne St Giles.</p> <p>Policy PC4 The Rural Economy. Support will be given to the creation of live/work spaces in rural areas. The assessment of these proposals will be made in accordance with rural housing need and potential</p>

NPPF Theme, relevant Neighbourhood Plan Policies and conformity conclusions	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>shared ownership which tend to be more affordable.</p> <p>Policies 15 - 24 (site allocations) The site allocation policies deliver on this housing need, and include one site that is 'major' and therefore will provide the bulk of the affordable housing. The majority of the sites are within or adjoining the village of Wimborne St Giles, with the remaining sites comprising replacement / re-use of redundant agricultural buildings that are considered non-designated heritage assets.</p>	<p>NPPF 84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:</p> <ul style="list-style-type: none"> a) there is an essential need for a rural worker to live in that location; b) the development is the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; c) the development would re-use redundant or disused buildings and enhance its immediate setting; d) the development would involve the subdivision of an existing residential building; or e) the design is of exceptional quality / truly outstanding.. 	<p>affordable housing exception sites as well as access to services.</p>
<p>Building a strong, competitive economy</p> <p>Policy 13. Employment opportunities The policy on employment is broadly in line with the Local Plan but looks to reflect the issues known to be relevant to the local area and the slightly less restrictive approach taken in the NPPF.</p> <p>Policies 15 - 24 (site allocations) Policy 18 (barn at Gleve Farm) includes optional ancillary workspace (giving the potential for live-work), with Policies 22 (Land at North Barn) and 23 (Framptons) both include the potential for some employment as part of the re-use of the barns and their curtilage.</p>	<p>NPPF 88 Planning policies and decisions should enable: the sustainable growth and expansion of all types of business in rural areas; the development and diversification of agricultural and other land-based rural businesses; sustainable rural tourism and leisure developments which respect the character of the countryside; and the retention and development of accessible local services and community facilities.</p>	<p>Policy KS2 Settlement Hierarchy. The location, scale and distribution of development should conform with the settlement hierarchy. Wimborne St Giles is defined as a village - where only very limited development will be allowed that supports the role of the settlement as a provider of services to its home community.</p> <p>Policy PC4 The Rural Economy. Applications for economic development will be encouraged in or on the edge of existing settlements. Such proposals should be small scale to reflect the rural character. The conversion and re-use of appropriately located and suitably constructed existing buildings in the countryside must ensure the benefits outweigh the harm and the development:</p> <ul style="list-style-type: none"> → supports rural service centres and villages; → does not adversely impact the area's sustainability through the loss of economic activity; → does not harm the Green Belt.

NPPF Theme, relevant Neighbourhood Plan Policies and conformity conclusions	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>Promoting healthy and safe communities</p> <p>Policy 10. The Watermeadows and other important Green Spaces</p> <p>The policy supports the improvement and expansion of the existing public rights of way network, accompanied by a project to explore potential permissive paths. The school playing fields are identified under HE4 and do not need to be further safeguarded.</p> <p>The policy designates 6 areas as LGS, all of which have been considered against the criteria established through NPPF. They range in size from about 110sqm (the Triangle) up to 0.5ha (the Village Green) and are therefore local in character and not extensive tracts of land. They are also close to the village. Their reason for designation and why they are special to the local community is set out in a table in the supporting text. The spaces are not likely to be needed for development within or beyond the plan period. The wording of the policy is considered to be consistent with policy for Green Belts (which references the need to preserve openness of the Green Belt and not conflict with the purposes of including land within it).</p> <p>All of the LGS are within the ownership of the St Giles Estate, who are represented on the NP working group and are in agreement with their designation.</p>	<p>NPPF 97. Planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments, and ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.</p> <p>NPPF 99. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities.</p> <p>NPPF 102. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.</p> <p>NPPF 104. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks</p> <p>NPPF 105 – 107 Local communities can give special protection to green areas of particular importance by designating land as Local Green Space. This rules out new development other than in very special circumstances. 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</p>	<p>Policy LN7 Community Facilities and Services. Seeks to resist the loss of existing community facilities and services, but does not anticipate any new provision.</p> <p>Policy PC5 Shops and Community Facilities in Local Centres and Villages. Planning applications which propose improvements to the provision of shops which provide for people’s day to day needs, leisure uses including public houses and facilities for local communities will be supported in principle. The loss of existing local facilities will be resisted unless it is clearly demonstrated there is insufficient demand and it is not feasible and viable to support their continued existence and the loss would not result in a substantial decline in the range and quality of services for local people.</p> <p>Policy HE4 Open Space Provision. The open space standards provided by the 2007 Open Space, Sport and Recreation Study will be applied. NB Wimborne St Giles was not defined as a ‘Local Need Area’</p> <p>Existing open spaces and leisure facilities identified on the Proposals Map will be protected and their loss will not be permitted unless their whole or partial redevelopment would result in greater benefits to the community than retaining that facility. On such occasions the replacement must be provided in close proximity, unless it can be shown that the open space, sport or recreational facility was not required.</p> <p>When considering sites for new open space and leisure provision, priority will be given to sites which are easily accessible by a range of transport modes and which can be integrated into a network of green infrastructure.</p>

NPPF Theme, relevant Neighbourhood Plan Policies and conformity conclusions	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>Policy 14. Valued Community Facilities The policy identifies the valued local facilities within the NP area, and what improvements may be needed to enhance the facilities available to the community, which is very much in conformity with both local and national guidance.</p> <p>The school provides sufficient spaces to meet local needs. The latest Ofsted report (May 2023) records 73 pupils on the school roll against a capacity of 75.</p> <p>Policies 15 - 24 (site allocations) Reference to ensuring that development adjoining the school playing fields is designed to avoid giving rise to issues from the playing of sports on the adjoining land has been included in the policy and supporting text to Policy 17.</p>	<p>managing development within a Local Green Space should be consistent with policy for Green Belts</p>	
<p>Promoting sustainable transport Policy 1. Physical and visual connections This policy refers to the need for the layout of development to promote safe and attractive walking and cycle routes where feasible, in line with local and national policy. The rural nature of the local highway network means that the lanes are widely used for walking and cycling, shared with motor traffic, but traffic levels are generally low.</p>	<p>NPPF 108. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that the potential impacts of development on transport networks can be addressed and opportunities to promote walking, cycling and public transport use are identified and pursued. Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.</p> <p>NPPF 109. The planning system should actively manage patterns of growth, focusing significant development on locations which are or can be made sustainable. However, opportunities to maximise sustainable</p>	<p>Policy KS2 Settlement Hierarchy. The location, scale and distribution of development should conform with the settlement hierarchy. Wimborne St Giles is defined as a village - where only very limited development will be allowed that supports the role of the settlement as a provider of services to its home community.</p> <p>Policy KS11 Transport and Development. Development should be in accessible locations that are well linked to existing communities by walking, cycling and public transport routes. Development must be designed to: provide safe, permeable layouts which provide access for all modes of transport, prioritising direct, attractive routes for walking, cycling and public transport; provide</p>

NPPF Theme, relevant Neighbourhood Plan Policies and conformity conclusions	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>Policy 7. Accommodating the motor vehicle This policy primarily deals with parking provision, in terms of its design and layout within the plot. It broadly aligns with Dorset Council’s standards for rural areas, but encourages slightly higher standards for the larger family homes to reflect the evidence that homes with 3 or more cars is twice that of the Dorset average (and accommodating overspill within the rural lanes is problematic). The policy also recognizes that homes should be provided with car charging points, and as such this will have a bearing on the layout and design of spaces.</p> <p>Policies 15 - 24 (site allocations) The scale of development proposed is not significant. No highway / traffic / road safety concerns have been raised by Dorset Council in responding to the Regulation 14 consultation.</p>	<p>transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.</p> <p>NPPF 110. Planning policies should provide for attractive and well-designed walking and cycling networks.</p> <p>NPPF 104. Parking should be integral to the design of schemes, and contribute to making high quality places.</p> <p>NPPF 111. If setting local parking standards for residential and non-residential development, policies should take into account the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</p>	<p>safe access onto the existing transport network; allow safe movement of development related trips on the immediate network.</p> <p>Policy KS12 Parking Provision. Adequate vehicle and cycle parking facilities will be provided by the developer to serve the needs of the proposed development. Cycle and vehicle parking for residential development should be of the highest quality design and use land efficiently. Development proposals should make provision for parking in accordance with the Local Transport Plan parking guidance, including provision for parking for people with disabilities.</p>
<p>Making effective use of land Policies 15 - 24 covering the site allocations The Neighbourhood Plan area is not an area in which high densities are sought, as it is not a focus for growth. The amount of development on each site has been considered in relation to the character of the area, which has a generally low density. Further work has been undertaken on the largest site (Policy 17) to test the density of</p>	<p>NPPF 128. Planning policies and decisions should support development that makes efficient use of land, taking into account</p> <ul style="list-style-type: none"> a) the different types of housing needed, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services and scope to promote sustainable travel modes; 	<p>Policy LN2 Design, Layout and Density of New Housing Development. The design and layout of new housing development should maximise the density of development to a level which is acceptable for the locality. A minimum density of net 30dph will be encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate.</p>

NPPF Theme, relevant Neighbourhood Plan Policies and conformity conclusions	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>development in discussion with Dorset Council’s Conservation Officer.</p>	<p>d) the desirability of maintaining an area’s prevailing character or of promoting regeneration and change; and</p> <p>e) the importance of securing well-designed and beautiful, attractive and healthy places.</p>	
<p>Achieving well-designed and beautiful places</p> <p>Policy 1. Physical and visual connections</p> <p>Policy 2. Aspect and orientation, building and roof lines</p> <p>Policy 3. Boundary treatments</p> <p>Policy 4. Scale and massing</p> <p>Policy 5. Architectural composition and detailing, materials and colour palette</p> <p>Policy 8. Storage for waste, recycling etc</p> <p>All of the above policies are based on the design code work undertaken by AECOM, which has been distilled down into these policies to ensure that the requirements for the plan to be clearly written are met.</p> <p>The requirement for streets to be tree-lined is included in Policy 9 (which references that, where feasible, further planting of native trees and hedgerows within open spaces and along the lanes should be undertaken).</p>	<p>NPPF 131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.</p> <p>NPPF 135. Requires planning policies and decisions to ensure that developments: (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and (f) create places that are safe,</p>	<p>Policy HE2 Design of New Development. The design of development must be of a high quality, reflecting and enhancing areas of recognised local distinctiveness. To achieve this, development will be permitted if it is compatible with or improves its surroundings in:</p> <ul style="list-style-type: none"> → Layout → Site coverage → Architectural style → Scale → Bulk → Height → Materials → Landscaping → Visual impact → Relationship to nearby properties including minimising general disturbance to amenity → Relationship to mature trees. <p>In rural areas, design should accord with the Countryside Design Summary. Careful design to reduce the risk of crime will be required.</p> <p><i>NB the Countryside Design Summary is a non-strategic document.</i></p>

NPPF Theme, relevant Neighbourhood Plan Policies and conformity conclusions	National Policy: key statements	Local Plan: Strategic Policies (summary)
	<p>inclusive and accessible and which promote health and well-being.</p> <p>NPPF 136. Planning policies should ensure that new streets are tree-lined⁵³, that opportunities are taken to incorporate trees elsewhere, and the long-term maintenance of trees is secured wherever possible.</p> <p><i>Footnote 53: Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate</i></p> <p>NPPF 139. Explains that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes.</p>	
<p>Protecting Green Belt land Policy 13. Employment opportunities Green Belt designation applies to a small part of the NP area, in which no further development is proposed</p> <p>For the avoidance of doubt, the Green Belt is referenced in relation to Policy 13 on employment opportunities, to reflect national policy in regard to when new buildings would not be inappropriate in the Green Belt.</p>	<p>NPPF 153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.</p> <p>NPPF 154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are specified (such as buildings for agriculture and forestry and limited infilling in villages).</p>	<p>Policy KS3 Green Belt. Development will be contained by the South East Dorset Green Belt. The most important purposes of the Green Belt in the area are to: protect the separate physical identity of individual settlements in the area by maintaining wedges and corridors of open land between them; and to maintain an area of open land around the conurbation.</p>
<p>Meeting the challenge of climate change, flooding and coastal change</p>	<p>NPPF 158. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal</p>	<p>ME3 Sustainable Development Standards for New Development. Encourages higher standards of sustainable developments where they are viable and do not significantly compromise other policies in this plan.</p>

<p>Policy 6. Incorporating low carbon energy solutions</p> <p>The policy seeks to support low carbon solutions on new buildings, extensions and alterations, but recognises that consideration will need to be given how this will impact on the many heritage assets in the area. The policy therefore clarifies that this will need to be weighed in the decision-making process, and the benefits that should be included in the consideration, in order to promote consistency in decision-making in the area.</p> <p>Policies 15 - 24 covering the site allocations</p> <p>The sites have been considered in terms of potential flood risk (with the flood risk data re-checked January 2024).</p> <p>None of the sites lie within Flood Risk Zones 2 or 3, but the very frontage of Frampton (Policy 23) – where the historic barns outside of the flood risk area are proposed for conversions - is affected. The supporting text notes that the flood risk impacts on access, and the need for a flood risk assessment to address this.</p> <p>Surface Water Flood Risk areas of 1% of higher (the equivalent to Flood Risk Zones 2 and 3) do not impact on any of the sites.</p> <p>Groundwater flood risk zones are not accurately mapped, but Dorset Council has produced a mapping layer showing areas which may be susceptible to groundwater flooding (replacing the draft layer on which the Regulation 14 plan was based). The</p>	<p>change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures</p> <p>NPPF 159. Any local requirements for the sustainability of buildings should reflect the government’s policy for national technical standards.</p> <p>NPPF 165. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.</p> <p>NPPF 167. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.</p> <p>NPPF 173. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁵⁹.</p> <p>(59) A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the EA as having critical drainage problems; land identified in a SFRA as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.</p> <p>NPPF 175. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.</p>	<p>Developments will be required to incorporate carbon emissions reduction, water and energy efficiency measures and to demonstrate they have explored a range of sustainable and low carbon options, including: water and energy efficiency; orientation and solar gain; use of renewable and low impact materials; minimising waste, pollution and water run-off, incorporating Sustainable Drainage where possible; and minimising soil disturbance to reduce soil carbon issues.</p> <p>ME4 Renewable Energy Provision for Residential and Non-residential Developments. Encourages the provision of renewable, decentralised, and low carbon energy in major development. Includes targets for decentralised and low carbon energy generation.</p> <p>ME6 Flood Management, Mitigation, and Defence. When assessing new development, the local authorities will apply the sequential and exception tests set out in the National Planning Policy Framework. All developments will be required to demonstrate that flood risk does not increase as a result of the development proposed, and that options have been taken to reduce overall flood risk. Post-development surface water run-off must not exceed pre-development levels and options should have been sought to reduce levels of run-off overall. This will primarily be through the use of Sustainable Drainage Systems (SUDS) and a range of flood resistance and resilience measures.</p>
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NPPF Theme, relevant Neighbourhood Plan Policies and conformity conclusions	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>revised data suggests that the front part of the site of the former chicken sheds, Monkton Up Wimborne (Policy 24) may be susceptible, and the policy and supporting text has been updated accordingly. It should be feasible to accommodate the development on the rear of the site which is not at risk, and this aligns with the advice from the heritage expert regarding that development will need to be set well back from the lane to retain the open character of the lane and views of the Manor Farmhouse.</p> <p>Land adjoining the Playing Fields, opposite Park Lane (Policy 17) is the only site allocation the comprises major development, and the need for a flood risk assessment, foul and surface water drainage details to accompany any planning application is made clear in the supporting text (although it was not considered necessary to duplicate this within the policy wording).</p>		
<p>Conserving and enhancing the natural environment</p> <p>Policy 9. Incorporating landscape features, wildlife and sustainable drainage</p> <p>Policy 10. The Watermeadows and other important Green Spaces</p> <p>Policy 11. Dark skies and external lighting</p> <p>The above policies have been included to support a more detailed understanding of the key features that are important to the</p>	<p>NPPF 180. Planning policies and decisions should contribute to and enhance the natural and local environment, by: protecting and enhancing valued landscapes; recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of trees and woodland.</p> <p>NPPF 182. Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of</p>	<p>ME1 Safeguarding Biodiversity and Geodiversity. The Core Strategy aims to protect, maintain and enhance the condition of all types of nature conservation sites, habitats and species within their ecological networks including: internationally designated sites (SPA, SAC, Ramsar), SSSI, SNCI, LNR, priority species and habitats, important geological and geomorphological sites, riverine and coastal habitats, and Suitable Alternative Natural Greenspace (SANG). The policy includes reference to the avoidance of harm to existing priority habitats and species through careful site selection, artificial lighting</p>

NPPF Theme, relevant Neighbourhood Plan Policies and conformity conclusions	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>character of this part of the Cranborne Chase National Landscape, and ensure that these features are protected and enhanced. This includes recognizing the watermeadows as a valued landscape. The policies also take into account the need to consider impacts on local wildlife, including protected species, but do not unnecessarily duplicate the general stance on designated sites. The policy on light pollution has been updated to reflect the latest guidance on lighting levels and associated design provided by the Cranborne Chase Partnership.</p> <p>Policy 13. Employment opportunities Policies 15 - 24 (site allocations)</p> <p>The proposed site allocations and more general policy on employment have taken into account their locations and visibility within the AONB, from public footpaths and in terms of potential landscape and ecological impacts, as demonstrated through the site options assessment and SEA. Reference to noise and tranquility has also been included in the general policy on employment.</p> <p>The HRA has confirmed that there is unlikely to be harm to any European site, there are no SSSI within the area, and none of the sites are shown on the Natural England inventory of priority habitats or as a site of local nature conservation interest (according to the Local Plan map). Measures have been proposed to</p>	<p>Outstanding Natural Beauty which have the highest status of protection.</p> <p>NPPF 183. When considering applications for development within Areas of Outstanding Natural Beauty, permission should be refused for major development⁶⁴ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.</p> <p><i>Footnote 64: For the purposes of paragraphs 182 and 183, whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.</i></p> <p>NPPF 185. To protect and enhance biodiversity, plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p>NPPF 191. Planning policies and decisions should identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>	<p>design, development design and phasing of construction and the use of good practice construction techniques, and the retention of existing habitats and features of interest, and provision of buffer zones around sensitive areas.</p> <p>Policy HE3 Landscape Quality. Development will need to protect and seek to enhance the landscape character of the area. Proposals will need to demonstrate that the following factors have been taken into account:</p> <ol style="list-style-type: none"> 1. The character of settlements and their landscape settings. 2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors. 3. Features of cultural, historical and heritage value. 4. Important views and visual amenity. 5. Tranquility and the need to protect against intrusion from light pollution, noise and motion.

NPPF Theme, relevant Neighbourhood Plan Policies and conformity conclusions	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>ensure the retention / replacement of hedgerows and other features where appropriate.</p> <p>None of the sites are considered major development in the context of the AONB (footnote 64) and no objection has been raised by the Cranborne Chase partnership in this respect.</p>		
<p>Conserving and enhancing the historic environment</p> <p>Policy 11b. Features of local historic importance</p> <p>This policy has been added following Regulation 14 in response to a suggestions from Dorset Council’s Conservation Officer. Whilst it is not necessary to duplicate the existing policies on heritage assets and their protection, the policy does assist in identifying potential non-designated heritage assets that should be considered as part of the decision-making process in line with the ‘balanced judgement’ set out in the NPPF.</p> <p>Policy 13. Employment opportunities</p> <p>Policies 15 - 24 (site allocations)</p> <p>The proposed site allocations and more general policy on employment have taken into account their locations and potential impact on heritage assets, as demonstrated through the site options assessment and SEA. As a result of feedback from Dorset Council’s Conservation Officer as part of the Regulation</p>	<p>NPPF 195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, ... and should be conserved in a manner appropriate to their significance.</p> <p>NPPF 206. Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Substantial harm should be exceptional.</p> <p>NPPF 208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</p> <p>NPPF 209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p>	<p>Policy HE1 Valuing and Conserving our Historic Environment. Heritage assets are an irreplaceable resource and will be conserved and where appropriate enhanced for their historic significance and importance locally to the wider social, cultural and economic environment.</p> <p>The significance of all heritage assets and their settings (both designated and non-designated) will be protected and enhanced especially elements of the historic environment which contribute to the distinct identity of the area. Such key historic elements include significant Neolithic, Iron Age and Roman archaeological landscape; and prominent estates such as Wimborne St Giles.</p>

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<p>14 consultation, the site allocation east of Monkton Up Wimborne (Policy 25) has been deleted, and the site adjoining the Playing Fields, opposite Park Lane (Policy 17) has been reduced in size, as well as more minor changes to other allocations to clarify the heritage assets that should be considered at the detailed design stage. Subject to these amendments, substantial harm is avoided and the less-than-substantial harm is considered to be more than outweighed by the benefits of providing a range of housing to meet local needs.</p>		

Conformity conclusions

The Neighbourhood Plan includes a positive vision for the future of the area and explains how this vision is translated into objectives and how these objectives in turn 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 significant conformity issues. It is considered that the plan, as a whole, would be in general conformity with the strategic policies of the adopted Local Plan and has had due regard to National Planning Policy.

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.

SEA and HRA matters

A Strategic Environmental Assessment (SEA) is a mechanism for considering the potential impacts of an emerging Neighbourhood Plan in terms of key environmental issues. It is used to inform and influence the plan-making process with a view to identifying and mitigating potential negative environmental impacts and suggesting changes that could create greater positive effects on the environment, in its broadest sense. In this way, it also helps ensure that the Plan should contribute to sustainable development.

The SEA was drafted alongside the Neighbourhood Plan, and its recommendations taken on board in the Regulation 14 draft. Both the Plan and the SEA were subject to consultation, including with the Statutory Consultees (Historic England, Natural England and the Environment Agency). The SEA concluded the following points:

- Overall, the only significant effects predicted at this stage are considered likely to be positive in nature and relate to the ‘community wellbeing’ SEA theme.
- Other positive effects are most likely in relation to biodiversity, reflecting measures at some of the site allocations to improve biodiversity features and connectivity.
- There are negative implications for other SEA themes such as climate change, landscape, historic environment, land, soil, and water resources, and transportation, which are largely unavoidable due to the rural nature of the area. The plan seeks to ensure that these are minimised, and significant negative impacts are likely to be avoided as a result.

- Whilst the plan seeks to ensure development avoids harm to the significance of designated and non-designated assets and their settings, uncertainty remains in the absence of detailed site proposals and early archaeological investigations.
- The area is not supported by sustainable transport networks which is a key issue for growth in relation to both the climate change and transportation themes. For this reason, the growth required for the area will contribute to increases in greenhouse gas emissions, however, the Plan seeks to limit the extent of these impacts through policies which support climate change mitigation and which will help the neighbourhood area adapt to the effects of climate change.

In addition to the SEA, a Habitats Regulations Assessment (HRA) was also undertaken. This considered in greater detail the potential for policies within the Neighbourhood Plan to adversely impact on Habitats Sites (Special Areas of Conservation, SACs, Special Protection Areas, SPAs, and Ramsar sites designated under the Ramsar convention), and how they are being, or should be, addressed in the Neighbourhood Plan. The HRA concluded that:

- The potential impact of the plan in relation to European sites was considered, including recreational pressure, loss of functionally linked habitat, visual and noise disturbance (during construction), atmospheric pollution, water quantity level and flow, and water quality.
- Significant effects were considered unlikely to occur in all cases other than the potential for impacts on water quantity, level and flow (in relation to the Dorset Heathlands Ramsar, Dorset Heaths SAC, River Avon SAC, Avon Valley SPA / Ramsar and New Forest SAC / Ramsar). This impact pathway was assessed further.
- A detailed review of the South West Water’s Water Resources Management Plan shows that the baseline supply-demand balance is in surplus, and no additional water resources will be needed to support the growth allocated in the Neighbourhood Plan.
- Adverse effects on the integrity of all relevant European sites, alone and in-combination, were therefore excluded, and no policy mitigation is required..

Following submission of the Plan in May 2024, Dorset Council queried a matter with regard to the consideration of the Dorset Heathlands and New Forest recreational pressure catchment areas. This factor was re-checked and the HRA updated to clarify that, whilst the allocated sites are not considered likely to impact in any significant way to the pressures on the European sites, it is possible that windfall sites may come forward for consideration during the lifetime of the WSGNP, the impact of which cannot be predicted. As such the HRA now recommends that additional wording, accompanied by a map of the catchment, is added to Policy 9 or Policy 12 of the WSGNP to inform developers of these issues (and wording to this effect is included in the HRA paragraphs 6.4, 6.6, 6.9 and 6.11). **The Examiner is cordially invited to recommend these changes if satisfied that these are necessary and appropriate.**

Human Rights and Equalities Issues

No issues have been raised in relation to the possible contravention of Human Rights, 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.

Similarly, there are no indications that the policies in the Neighbourhood Plan would discriminate against any group or individual in the community, taking into account the potential equality issues identified in relation to the emerging Local Plan⁶. The Plan's vision and objectives are inclusive, and seek to address issues such as affordable housing, retain community facilities and services, meeting housing needs including homes for older people, and creating safe routes for getting about.

⁶ <https://www.dorsetcouncil.gov.uk/your-council/equality-and-diversity/equality-impact-assessments/place/dorset-council-local-plan-draft-options-eqia/local-plan-draft-options-eqia-analysing-the-impact>