

Broadwindsor Area Neighbourhood Plan

Basic Conditions Report

Prepared by: Dorset Planning Consultant Ltd, on behalf of Broadwindsor Group Parish Council

Plan period: 2018-2031

Date of report: November 2018

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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 – Broadwindsor Group Parish Council agreed the submission of the draft plan and supporting documents at its meeting in November 2018.

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

Yes – the plan makes clear in the plan's title that it is intended to cover the period 2018 –2031. If necessary, the Parish Council can choose to review it earlier.

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 BGNP1. Local Landscape Features
- Policy BGNP2. Dark Skies
- Policy BGNP3. Local Green Spaces
- Policy BGNP4. Green Way Community Path and Common Water Lane
- Policy BGNP4b. Local Wildlife Corridors and Protected Species
- Policy BGNP5. Important Gaps
- Policy BGNP6. Built character
- Policy BGNP7. Important community facilities
- Policy BGNP8. Meeting the area's housing needs
- Policy BGNP9. Meeting the area's employment needs
- Policy BGNP10. Land south of Fullers, opposite Redlands Lane, Broadwindsor
- Policy BGNP11. Land at Manor Farm, Common Water Lane, Broadwindsor
- Policy BGNP12. Land North of Hillside, Drimpton Road, Broadwindsor
- Policy BGNP13. Small-scale exception sites adjoining Broadwindsor and Hursey
- Policy BGNP14. Land East of Netherhay Lane, adjoining Drimpton .

- Policy BGNP15. Land East of Manor Farm, Bridport Road, Drimpton
- Policy BGNP16. Land at Brent Paddock, Netherhay
- Policy BGNP17. Land at Axe Mill, Netherhay
- Policy BGNP18. Rural Conversions

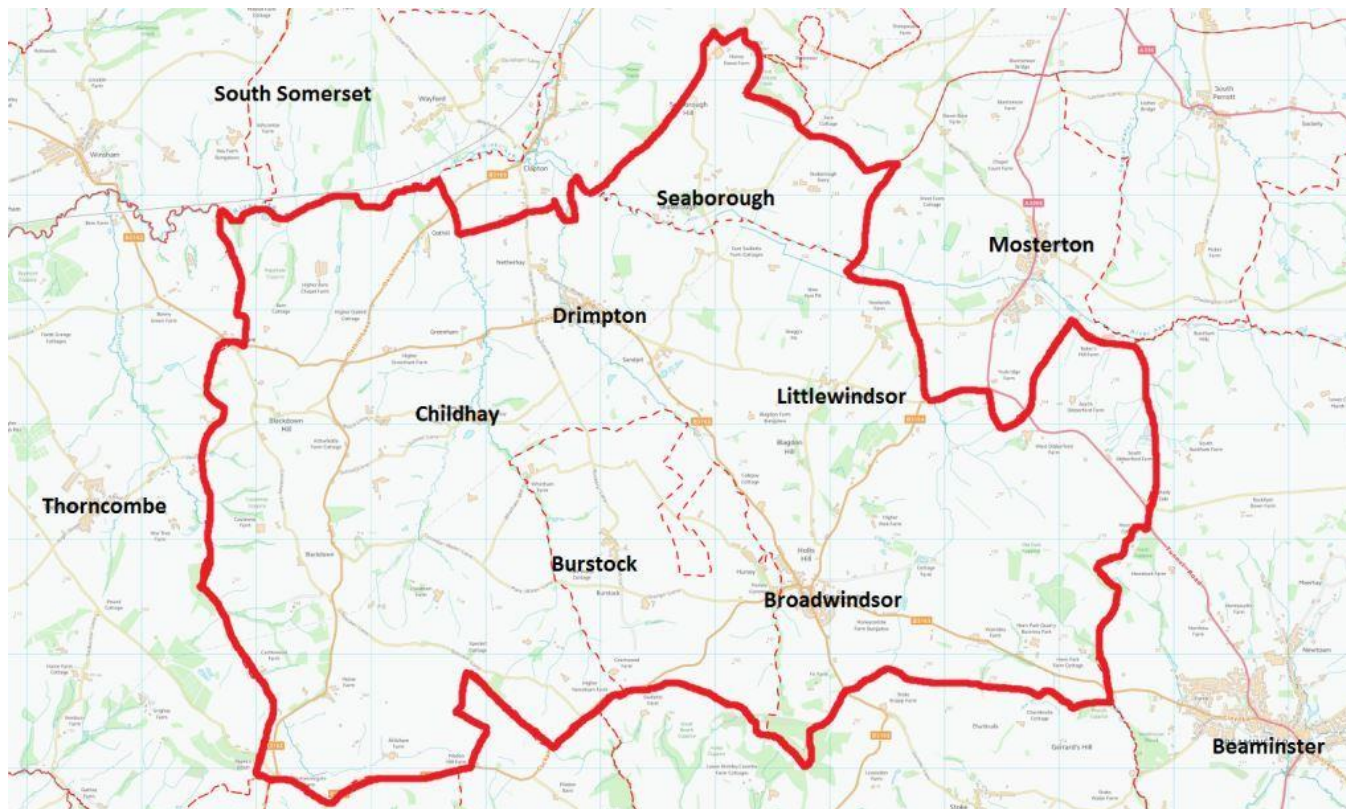
The Neighbourhood Plan policies do not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or development that falls within Annex 1 to Council Directive 85/337/EEC.

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 Broadwindsor, Seaborough and Burstock parishes (which together form the designated Neighbourhood Plan Area) and to no other area.

There are no other neighbourhood plans relating to Holwell Parish. Neighbourhood plan areas have been designated for the adjoining parishes of Beaminster and the Upper Marshwood Vale.

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 and revised 2018), 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

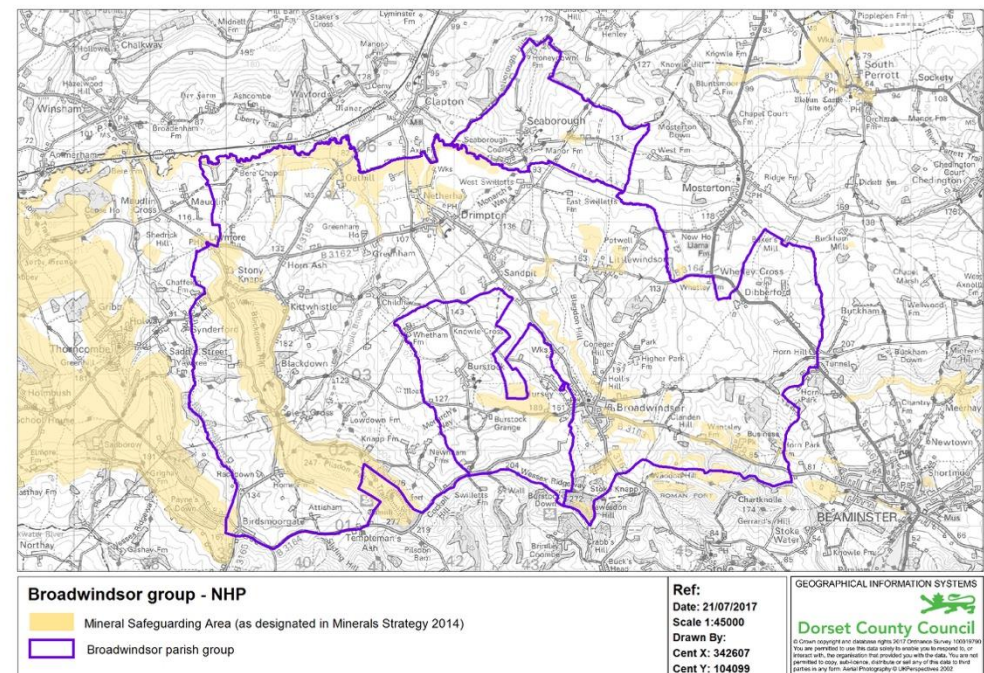
The West Dorset, Weymouth and Portland Local Plan, which was adopted by West Dorset District Council on 22nd October 2015, contains the bulk of the strategic planning policies for the area. Dorset County Council has a Minerals Strategy (adopted May 2014) that also forms part of the development plan for 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 area that covers a very small part of the parish.

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 and 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, and the preferred options document has been out to consultation (August – October 2018). The proposed options do not significantly alter the approach to development in rural areas such as Broadwindsor, although a method for establishing the minimum housing target for Neighbourhood Plan areas is discussed.

The following table considers each policy or groups of related policies in turn, against the relevant national and local policies for that particular topic. West Dorset District Council have provided advice on which policies or parts thereof should be considered strategic. The list is reproduced in Appendix 1.



Neighbourhood Plan Policy	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
<p><i>Policy BGNP1. Local Landscape Features</i> Development should reinforce the local landscape character and its typical features...</p> <p><i>Policy BGNP2. Dark Skies</i> Development should be designed to retain the dark skies, particularly in areas of open countryside or on the edge of settlements...</p> <p><i>Policy BGNP4b. Local Wildlife Corridors and Protected Species</i> All new development should have due regard for the local ecological network (existing and potential), and potential presence of protected species.... A Biodiversity Mitigation and Enhancement Plan must be submitted on sites over 0.1Ha or which are likely to give rise to an adverse impact on biodiversity.</p>	<p>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 recognize 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.</p> <p>Conserve and enhance the historic environment (NPPF paras 126-141): Conserve heritage assets in a manner appropriate to their significance</p>	<p>ENV1 - Landscape, seascape and sites of geological interest - Strategic Approach includes the protection of landscape, seascape and sites of geological interest, and mitigation where appropriate</p> <p>ENV2 - Wildlife and habitats - Strategic Approach includes protection of wildlife and habitats, and mitigation where appropriate</p> <p>ENV3 - Green infrastructure network - Strategic Approach includes protection of important local green spaces, and mitigation where appropriate</p> <p>ENV10 - Landscape and townscape setting, ENV11 - Pattern of streets and spaces, and ENV12 - Design & positioning of buildings - Strategic Approach includes that development should be of high quality design, and contributing to local identity of area</p>	<p>These three policies are considered to be in general conformity with the overarching national and local plan policies seeking to protect and reinforce local character and biodiversity.</p>
<p><i>Policy BGNP3. Local Green Spaces</i> The local green spaces listed in Table 2 and shown in the Policies Map will be given special protection. Development within these areas will only be supported where it would enhance the enjoyment of the space and not undermine its importance. Development adjoining these areas must respect their reason for designation and should not significantly</p>	<p>Promote healthy communities (NPPF paras 69-78): Local communities should be able to identify for special protection, green areas of particular importance to them, by designating land as Local Green Space, and to rule out new development other than in very special circumstances. They should be capable of enduring beyond the end of the plan period. The designation should only be used where the green</p>	<p>ENV3 - Strategic Approach includes protection of important local green spaces. The supporting text notes that local communities may identify further areas of particular importance to them through neighbourhood development plans, making clear the reason/s for their designation.</p> <p>COM5 - resists the loss of open space of public value and recreational facilities. Strategic Approach clarifies that a</p>	<p>The proposed local green spaces (LGS) have been considered in light of the criteria set out in the NPPF. Their main reason for designation has been explained in Table 2 and Appendix 1 of the Plan, and the designations were supported through the local consultations.</p> <p>Green Way Community Path and Common Water Lane do not readily fit the criteria for LGS designation, but</p>

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<p>detract from their enjoyment.</p> <p><i>Policy BGNP4. Green Way Community Path and Common Water Lane</i></p> <p>Development should not result in the diversion or significantly detract from the enjoyment of the Green Way Community Path or Common Water Lane as shown in the Policies Map</p>	<p>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.</p> <p>Planning policies should protect and enhance public rights of way and access.</p>	<p>flexible approach may be taken which recognizes the changing needs in society</p>	<p>nonetheless are important recreational and wildlife resources which contribute to the area's character. The policy seeks to ensure recognize their intrinsic value, but does not apply the same rigorous protection as LGS designation.</p> <p>No conformity issues have been identified.</p>
<p><i>Policy BGNP5. Important Gaps</i></p> <p>New buildings, structures or land uses that would undermine the rural, undeveloped and open nature of the countryside, should not be permitted within the defined gaps shown on the Policies Map. Exceptions to this will only be supported where are no alternative sites and the development would be in the overriding public interest, and providing that the landscaping and design of the development retain the rural character and function of the gap as far as possible.</p> <p>Major development in the countryside between Drimpton and Sandpit, Greenham and Childhay, and Kittwhistle and Blackdown and the cumulative impact of minor development, should not compromise the rural setting of, and clear distinction between, these</p>	<p>Conserve and enhance the natural environment (NPPF paras 17, 109-125): Great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. Take account of the different roles and character of different areas, and recognise the intrinsic character and beauty of the countryside.</p>	<p>ENV1 - Strategic Approach includes the protection of landscape, seascape and sites of geological interest, and mitigation where appropriate. The policy states that development should be located and designed so that it does not detract from and, where reasonable, enhances the local landscape character. Development that significantly adversely affects the character or visual quality of the local landscape will not be permitted.</p> <p>ENV3 - states that the councils will work together with local communities and other relevant partners to develop a green infrastructure strategy for the plan area. The supporting test makes clear that this could include important open gaps. The Strategic Approach includes protection of important local green spaces, and mitigation where</p>	<p>The retention of a gap between the settlements is important to retain their separate historic identities and rural setting. The policy therefore highlights this as a locally important landscape character consideration that is aligned to national and local plan policies. The restriction it imposes on development would not undermine the ability to meet the need for growth within the Neighbourhood Plan area.</p> <p>No conformity issues have been identified.</p>

Neighbourhood Plan Policy	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
settlements		appropriate	
<p><i>Policy BGNP6. Built character</i></p> <p>Development should be designed to complement and reinforce the distinctive local character of the settlement or outlying rural area to which it relates. This should include reference to and consideration of: building type, scale and forms; building materials; and architectural details.</p> <p>The sensitive inclusion of renewable energy and other eco-friendly measures will be supported in the design of new buildings and extensions to existing buildings, subject to avoiding harm to nearby heritage assets and views from within the AONB</p> <p>The incorporation of parking and turning areas, service, utility and storage provision, including waste and recycling, should be designed to avoid being prominent in the streetscene</p>	<p>Require good design (NPPF paras 17, 56-66): Always seek to secure high quality design and a good standard of amenity; 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>ENV10 - Landscape and townscape setting, ENV11 - Pattern of streets and spaces, and ENV12 - Design & positioning of buildings - Strategic Approach includes that development should be of high quality design, and contributing to local identity of area</p>	<p>The policy is 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. It has been based on a review of the heritage and character of the area and development of guidelines by AECOM (consultant).</p> <p>There is flexibility in the policy for different approaches to be taken provided that they can be justified as reinforcing the distinctive character of the area.</p> <p>No conformity issues have been identified.</p>
<p><i>Policy BGNP7. Important community facilities</i></p> <p>Community facilities (as listed) should be retained where possible. The local community should be consulted on proposals to remove, diminish or replace an important community facility. Proposals that allow existing facilities to modernise and adapt for</p>	<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</p>	<p>COM2 - New or improved local community buildings and structures - Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel</p> <p>COM3 - The retention of local community buildings and structures - Strategic Approach states that existing</p>	<p>The retention of existing facilities is considered to be in conformity with the approach taken in National Policy and the Local Plan.</p>

Neighbourhood Plan Policy	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
<p>future needs, or to diversify in a manner that would support a new or improved community facility to become viable, will be supported.</p>	<p>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>	<p>facilities will be protected through a flexible approach which recognises the changing needs in society</p>	
<p><i>Policy BGNP8. Meeting the area's housing needs</i></p> <p>The amount of housing growth supported over the Plan Period will be an average of 4 to 5 dwellings per annum. Affordable housing for local needs should be provided on all housing sites of 6 or more dwellings as 35% of the total dwelling floorspace. Sites providing a higher level of affordable housing than required will be supported. The type and size of affordable homes should reflect the current local need as evidenced in the affordable housing register...</p> <p>The type and size of open market housing should primarily provide two and three bedroom homes, starter homes for first time buyers and homes specifically designed for residents with more limited mobility. Larger homes (with the equivalent space for four or more bedrooms) will require special justification and should be designed to allow for potential future subdivision if practical.</p>	<p>Deliver a wide choice of high quality homes (NPPF paras 15-17, 47-55): 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. 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-</p>	<p>SUS2 - Distribution of development - Strategic Approach includes reference to the settlement hierarchy and development within settlement boundaries, and a general restriction of development in rural areas – but recognises that neighbourhood plans may allocate additional sites, add or extend development boundaries, and that some development types are needed to support the rural economy.</p> <p>SUS5 - Neighbourhood development plans - the Strategic Approach identifies that neighbourhood plans can allocate development beyond that allocated in the local plan, and can extend or add settlement boundaries. But it also sets out principles such as concentrating development where jobs and facilities are accessible, and development being at an appropriate scale to the size of the village.</p> <p>Also of relevance is the Strategic Approach in regard to Environment and Climate Change. This includes:</p>	<p>The housing numbers have been discussed with the local planning authority, and the housing supply (in terms of extant consents and allocations) would exceed the suggested minimum target being proposed in the emerging draft of the Local Plan (which equates to about 2 dwellings per annum).</p> <p>The proposed sites are proportionate in size to the scale of the settlement. Although the settlement hierarchy would have suggested a higher proportion of development should be concentrated in and around Broadwindsor, there were comparatively few available sites put forward at this larger settlement. There were far more sites put forward for the Drimpton area and more remote locations. All the sites were assessed against a range of sustainability criteria and technical checks with the District and County Councils and the AONB team regarding landscape, heritage, highways, flooding, and land</p>

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<p><i>Site Allocations for housing:</i></p> <p>Policy BGNP10. Land south of Fullers, opposite Redlands Lane, Broadwindsor</p> <p>Policy BGNP11. Land at Manor Farm, Common Water Lane, Broadwindsor</p> <p>Policy BGNP12. Land North of Hillside, Drimpton Road, Broadwindsor</p> <p>Policy BGNP14. Land East of Netherhay Lane, adjoining Drimpton .</p> <p>Policy BGNP15. Land East of Manor Farm, Bridport Road, Drimpton</p> <p>Policy BGNP16. Land at Brent Paddock, Netherhay</p>	<p>185): Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Outside these strategic elements, such plans will be able to shape and direct sustainable development in their area.</p> <p><i>The revised (2018) NPPF states that the local planning authority should provide an indicative housing figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.</i></p>	<p>Development should protect and enhance the natural environment by directing development away from sensitive areas that cannot accommodate change. Where development is needed and harm cannot be avoided, appropriate mitigation to off-set any adverse impact to the landscape, wildlife and green infrastructure network will be required.</p> <p>High priority will be given to protecting and enhancing the area's heritage assets, particularly where they contribute to the area's local distinctiveness.</p> <p>Development will be directed away from areas where there is likely to be significant risk to human health or the wider environment, through flooding, coastal erosion and land instability, air and water pollution.</p>	<p>contamination.</p> <p>The sites chosen are not isolated and relate well to the main areas of settlement. The site options were subject to a Strategic Environmental Assessment. The assessment process helped identify the need to highlight and mitigate against potential adverse impacts. It also showed that the alternative options for development did not perform better in terms of their overall sustainability or reduced landscape harm, and therefore there is no reason for these to be included in preference to the chosen options.</p> <p>Due to the lack of alternative options at Broadwindsor, a more flexible approach to rural exception sites at this settlement has been introduced as a means of delivering further housing in this location (see further below)</p>
<p><i>Policy BGNP9. Meeting the area's employment needs</i></p> <p>There should be no net loss of employment land. This should be achieved through:</p> <ul style="list-style-type: none"> – the retention, intensification and extension of existing business premises where possible, including the key employment site of Horn Park Quarry; – employment site allocations; 	<p>Build a strong, competitive economy and prosperous rural economy (NPPF paras 18-22 and 28): 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</p>	<p>SUS2 and SUS5 (see above)</p> <p>ECON1 - Provision of employment - Strategic Approach includes the general support for employment development as expressed in this policy. This states that employment development will generally be supported:</p> <ul style="list-style-type: none"> → within or on the edge of a settlement; → through the intensification or extension of existing premises; 	<p>Policy BGNP9 is generally supportive of development to support local businesses in a manner appropriate to the rural character of the area, in line with national policy and the Local Plan strategy (which does not prescribe that the settlements are limited to those of 200+ population).</p> <p>Careful consideration has been given to potential conformity issues of the site allocation at Axe Mill regarding SUS2</p>

Neighbourhood Plan Policy	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
<p>– small-scale employment sites within or on the edge of Broadwindsor, Drimpton or one of the smaller hamlets (as identified in section 2), in keeping with the character of that settlement;</p> <p>– farm diversification schemes and rural-based employment opportunities where a countryside location is essential.</p> <p><i>Site Allocations for employment:</i> Policy BGNP17. Land at Axe Mill, Netherhay</p>	<p>and well-designed new buildings which respect the character of the countryside. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.</p> <p>Neighbourhood Plans (NPPF paras 183-185): 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>	<p>→ as part of a farm diversification scheme;</p> <p>→ through the re-use or replacement of an existing building; or</p> <p>→ in a rural location where this is essential for that type of business.</p> <p>ECON2 - on the protection of key employment sites lists Horn Park Quarry as a key site.</p> <p>ECON8 - on the diversification of land-based rural businesses is not considered to be a strategic policy - this does make provision for new buildings for non-agricultural employment purposes if they are ancillary to the diversification of a land-based rural business, relate well to existing development and make an on-going contribution to sustaining the enterprise.</p>	<p>(and the settlement hierarchy) following discussions with the Local Planning Authority. Although the LPA officers have expressed a view that such an allocation would be preferable adjoining the larger settlement of Broadwindsor, no such site exists, and that village is served by a key employment site Horn Park Quarry (albeit that this does not immediately adjoining the village). ECON1 does provide for a range of opportunities within rural areas for employment sites / workshops, including sites within or on the edge of a settlement. It does not restrict settlements to those listed in the Local Plan. There is an existing industrial area at Axe Mill and its expansion has been considered as appropriate through the SEA process.</p>
<p><i>Policy BGNP13. Small-scale exception sites adjoining Broadwindsor and Hursey</i></p> <p>Small-scale exception sites for affordable housing with a limited element of open market housing will be supported, provided that all of the following requirements are met:</p> <p>a) the site adjoins or is otherwise closely related to the defined development boundary of Broadwindsor and the built-up area of Hursey, and is not within an area at risk of flooding, or a</p>	<p>Deliver a wide choice of high quality homes (NPPF paras 15-17, 47-55): In rural areas, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs where this will</p>	<p>SUS2 and SUS5 (see above)</p> <p>HOUS2 - Affordable housing exception sites – refers to small scale sites for affordable housing adjoining settlements provided that there is an identified, current, local need which cannot otherwise be met; the scheme is of a character, scale and design appropriate to the location; and provision is in perpetuity. The Strategic Approach refers to flexible policies that encourage affordable housing to come forward, but does not refer to exception</p>	<p>The policy is considered to be in general conformity with national policy given the need to encourage landowners to bring forward development in the Broadwindsor area that could help deliver the need for affordable housing. The policy does allow for open market housing cross-subsidy, and although the general approach adopted in the Local Plan is for 100% affordable housing, this is not a strategic policy and it is considered unlikely that such sites will become available without further</p>

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<p>designated local green space or important gap;</p> <p>b) the scheme is of a character, scale and design appropriate to the location, new buildings are designed to complement and reinforce the distinctive local character;</p> <p>c) the provision of biodiversity mitigation is achieved to secure a net biodiversity gain;</p> <p>d) the provision of a drainage strategy to ensure run-off from the site is suitably managed to avoid impacting on properties off-site;</p> <p>e) the affordable housing will meet an identified, current, local need arising from within the parish and restrictions will be included that these homes are prioritised and remain affordable to local people in perpetuity;</p> <p>f) any element of market housing must not exceed the level required to make the scheme viable.</p>	<p>support local services.</p> <p>Rural exception sites – defined as: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion.</p>	<p>sites so this is NOT a strategic policy. The supporting text indicates that if a community wants to allow open market cross-subsidy on exception sites they could do this in neighbourhood plans without being contrary to the strategic policies.</p> <p>Also of relevance is the Strategic Approach in regard to Environment and Climate Change (see above)</p>	<p>financial incentive to the landowner.</p> <p>The policy highlights the key environmental constraints that are likely to be relevant and how these should be taken into account to avoid significant harm.</p>
<p><i>Policy BGNP18. Rural Conversions</i></p> <p>The adaptation and re-use of rural buildings for open market housing will be supported, provided that all of the following criteria are met:</p> <p>a) the existing building must be of permanent and substantial construction, and would not need to be</p>	<p>Delivering a wide choice of high quality homes (NPPF para. 17, 47 - 55): encourage the reuse of existing resources, including conversion of existing buildings. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there</p>	<p>SUS2 - specifically allows open market housing through the re-use of existing rural buildings outside defined development boundaries.</p> <p>SUS3 - which deals with the adaptation and re-use of rural buildings is not considered to be a strategic policy. It currently restricts such development to</p>	<p>The policy approach taken is considered to be in conformity with National Policy. The limitation SUS3 places on open market housing in rural areas is considered by the Local Planning Authority as non-strategic and therefore could be altered through a Neighbourhood Plan. It is noted that they are similarly looking to lift this</p>

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<p>substantially rebuilt or extended;</p> <p>b) the building was in existence in 2011;</p> <p>c) the proposed form, bulk and design will make a positive contribution to the local character;</p> <p>d) the type and size of housing provided should accord with Policy BGNP8; and</p> <p>e) the location is neither impractical or undesirable.</p>	<p>are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should 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>where: the existing building is of permanent and substantial construction, makes a positive contribution (and would continue to do so) to the local character, and would not need to be substantially rebuilt or extended; and requires that open market housing adjoining a settlement, or within or adjoining an established settlement of more than 200 population. In all cases only where the building/s was in existence in 2011.</p>	<p>restriction in their preferred options consultation. The requirements would not 'bite' in the case of permitted development rights (although much of the area is within the AONB) and the final clause echoes the approach taken in these PD rights to ensure a reasonably consistent approach.</p>

Conformity conclusions

The Neighbourhood Plan includes a positive vision for the future of the area and explains how this translated into objectives and 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 fundamental conformity issues.

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 West Dorset District Council. Natural England, Historic England, and the Environment Agency were consulted on the contents of the SEA screening report in accordance with regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations (2004). This was undertaken between 7 - 28 August 2017 (although late responses were considered). Whilst the Environment Agency concurred with the draft proposal that SEA was not required, Natural England's

response to the consultation concluded that an SEA should be completed due to the potential for significant adverse impacts upon the environment. Historic England also recommended SEA on the basis that the Broadwindsor Neighbourhood Plan will allocate sites for development. In light of these views, it was concluded that an SEA should be completed alongside the Broadwindsor Neighbourhood Plan to ensure that the potential for significant environmental impacts is fully addressed throughout the development of the plan.

The potential requirement for a Habitats Regulations Assessment was not specifically covered at the time of the SEA screening. There are no internationally designated nature conservation sites within a 4km buffer of the Neighbourhood Plan area.

Specific consideration of the need for a Habitats Regulations Assessment was undertaken by West Dorset District Council in early October 2018. In their opinion there are no pathways for the policies and allocations in the Broadwindsor Neighbourhood Plan to cause significant effects on the European sites and their designated features, largely given the distance from the European sites and the nature of the proposals (50-60 new dwellings over the period to 2031). Natural England, the Government's advisors on ecological issues and the 'Appropriate Nature Conservation Body' according to Regulation 63(3) of the Habitats Regulations, were also consulted but no response has yet been received.

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.

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.

The minor changes to policies as a result of the pre-submission consultation and the addition of a policy on biodiversity (which aligns national and local plan policies), are not considered to alter the above findings.

The assessment is summarised in the following table. This allows an overview of the combined impacts of the plan's policies. It demonstrates that the plan's policies should help contribute towards sustainable development.

Sustainability Assessment

SEA objective	Biodiversity, Landscape		Cultural heritage	Pollution	Agriculture / Flood Risk minerals		Meeting local needs	Safe and accessible
Policy BGNP1. Local Landscape Features	✓	✓✓	✓	-	-	-	-	x
Policy BGNP2. Dark Skies	✓	✓✓	✓	-	-	-	-	-
Policy BGNP3. Local Green Spaces	✓	✓	✓	-	-	-	✓	-
Policy BGNP4. Green Way / Common Water Ln	✓	✓	✓	-	-	-	-	✓
[New] BGNP4a Wildlife Corridors / Species	✓✓	✓	-	-	-	-	-	-
Policy BGNP5. Important Gaps	-	✓	✓	-	-	-	-	-
Policy BGNP6. Built character	-	✓	✓	-	-	-	-	-
Policy BGNP7. Important community facilities	-	-	-	-	-	-	✓	✓
Policy BGNP8. Meeting housing needs	*	*	*	*	*	*	✓✓	*
Policy BGNP9. Meeting employment needs	-	✓	✓	-	-	-	✓✓	-
Policy BGNP10. Land south of Fullers	-	x	-	-	x	-	✓✓	-
Policy BGNP11. Land at Manor Farm	-	-	x	-	-	-	✓	👤
Policy BGNP12. Land North of Hillside	-	-	-	-	-	-	✓	👤
Policy BGNP13. Small-scale exception sites	-	-	-	-	-	-	✓	-
Policy BGNP14. Land East of Netherhay Lane	-	-	-	-	x	-	✓✓	-
Policy BGNP15. Land East of Manor Farm	👤	x	-	-	-	-	✓✓	-
Policy BGNP16. Land at Brent Paddock	x	-	-	-	-	-	✓	x
Policy BGNP17. Land at Axe Mill, Netherhay	-	x	-	-	xx	-	✓✓	-
Policy BGNP18. Rural Conversions	-	-	-	-	-	-	✓	x

* assessed under related policies on the location of new development

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.

Appendix 1 – Local Plan Policies List

Policies relating to the towns are not shown here as not relevant to the area.

POLICY	SUBJECT	STRATEGIC ASPECTS
INT1	Presumption in favour of sustainable development	Strategic policy (reflects national policy, as well as strategic objectives of the local plan)
ENV1	Landscape, seascape and sites of geological interest	Strategic Approach includes the protection of landscape, seascape and sites of geological interest, and mitigation where appropriate
ENV2	Wildlife and habitats	Strategic Approach includes protection of wildlife and habitats, and mitigation where appropriate
ENV3	Green infrastructure network	Strategic Approach includes protection of important local green spaces, and mitigation where appropriate
ENV4	Heritage assets	Strategic Approach includes protection of heritage assets
ENV5	Flood Risk	Strategic Approach includes directing development away from areas at risk of flooding
ENV6	Local flood alleviation schemes	Linked to policy ENV5 above
ENV7	Coastal erosion and land instability	Strategic approach includes directing development away from areas at risk of coastal erosion
ENV8	Agricultural land and farming resilience	Not specifically covered in Strategic Approach
ENV9	Pollution and contaminated land	Strategic Approach includes directing development away from areas at risk of air and water pollution

POLICY	SUBJECT	STRATEGIC ASPECTS
ENV10	Landscape and townscape setting	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV11	Pattern of streets and spaces	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV12	Design & positioning of buildings	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV13	High levels of environmental performance	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV14	Shop fronts and advertisements	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area, but does not specifically refer to shopfronts and advertisements
ENV15	Efficient and appropriate use of land	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV16	Amenity	Strategic Approach refers to enhancing quality of life for residents and visitors
SUS1	Level of economic and housing growth	Strategic Approach includes the requirement figures for housing and employment
SUS2	Distribution of	Strategic Approach includes:

POLICY	SUBJECT	STRATEGIC ASPECTS
	development	the principles that have led to the proposed distribution (p55-56) the strategic site allocations as listed in Table 3.7 reference to the settlement hierarchy and development within settlement boundaries general restriction of development in rural areas – but recognition that neighbourhood plans may allocate additional sites, add or extend development boundaries, and that some development types are needed to support the rural economy.
SUS3	Adaptation and reuse of buildings outside defined development boundaries	Not strategic
SUS4	Replacement of buildings outside defined development boundaries	Not strategic
SUS5	Neighbourhood development plans	Neighbourhood plans need to take account of this policy, which sets out expectations of how neighbourhood plans will relate to the local plan. The Strategic Approach identifies that neighbourhood plans can allocate development beyond that allocated in the local plan, and can extend or add settlement boundaries. But it also sets out principles such as concentrating development where jobs and facilities are accessible, and development being at an appropriate scale to the size of the village.
ECON1	Provision of employment	Strategic Approach includes the general support for employment development as

POLICY	SUBJECT	STRATEGIC ASPECTS
		expressed in this policy. The specific wording on live-work units is not considered to be strategic.
ECON2	Protection of key employment sites	Strategic Approach includes the protection of existing employment sites, taking into account their significance – the key employment sites are clearly the more strategically significant ones.
ECON3	Protection of other employment sites	Strategic Approach includes the protection of existing employment sites, taking into account their significance.
ECON4	Retail and town centre development	Strategic Approach includes directing retail and town centre uses to the town centres of Weymouth, Dorchester, Bridport, Sherborne and Lyme Regis, or to local centres, and avoiding development that would undermine the functioning of any centre or adversely affect its vitality or viability. This indicates that criteria i-iv are strategic but that criteria v-vi are not.
ECON5	Tourism attractions and facilities	Not strategic, except for the strategic locational principles reflected in criteria ii-iii and originating in policy SUS2
ECON6	Built tourist accommodation	Not strategic, though criterion ii reflects a strategic aspect of policy ECON4
ECON7	Caravan and camping sites	Not strategic
ECON8	Diversification of land-based rural businesses	Not strategic
ECON9	New agricultural buildings	Not strategic
ECON10	Equestrian development	Not strategic

POLICY	SUBJECT	STRATEGIC ASPECTS
HOUS1	Affordable housing	Strategic Approach sets out that: the type, size and mix of housing will be expected to meet local needs as far as possible and result in balanced communities opportunities will be taken to secure affordable homes to meet local needs New open market housing sites should make provision for affordable housing. The percentage of affordable housing on market housing sites, thresholds above which it is sought, and tenure split within the affordable provision, are not part of the strategic approach.
HOUS2	Affordable housing exception sites	The Strategic Approach refers to flexible policies that encourage affordable housing to come forward, but does not refer to exception sites so this is not a strategic policy. The local plan policy allows these sites only for affordable housing, but the text indicates that if a community wants to allow open market cross-subsidy on exception sites they could do this in neighbourhood plans without being contrary to the strategic policies.
HOUS3	Open market housing mix	Strategic Approach refers to the type, size and mix of housing being expected to reflect local needs as far as possible and result in balanced communities, as reflected in this policy, so it is strategic.
HOUS4	Development of flats, hostels and houses in multiple occupation	Not strategic

POLICY	SUBJECT	STRATEGIC ASPECTS
HOUS5	Residential care accommodation	Not strategic
HOUS6	Other residential development outside defined development boundaries	Not strategic
COM1	Making sure new development makes suitable provision for community infrastructure	Strategic Approach states that new local community facilities will be provided as part of developments where possible and practicable
COM2	New or improved local community buildings and structures	Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel
COM3	The retention of local community buildings and structures	Strategic Approach states that existing facilities will be protected through a flexible approach which recognises the changing needs in society
COM4	New or improved local recreational facilities	Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel
COM5	The retention of open space and recreation facilities	Strategic Approach states that existing facilities will be protected through a flexible approach which recognises the changing needs in society
COM6	The provision of education and training facilities	Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel
COM7	Creating a safe and	Strategic Approach states that providing a

POLICY	SUBJECT	STRATEGIC ASPECTS
	efficient transport network	safe transport route network for all types of travel, and providing choices for 'greener' travel options where practicable, are also a key part of the strategy, and that development contributions towards transport infrastructure will be made
COM8	Transport interchanges and community travel exchanges	Not regarded as a strategic policy, but Strategic Approach does refer to providing choices for greener travel options where practicable
COM9	Parking standards in new development	Not strategic, though may be impacts on COM7 on safe and efficient transport networks
COM10	The provision of utilities service infrastructure	Strategic Approach refers to developer contributions towards strategic infrastructure needs
COM11	Renewable energy development	Not identified in the plan as a strategic policy, but there is national policy on the subject which must be taken into account