

Holwell Neighbourhood Plan

Basic Conditions Report

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

Plan period: 2017-2031

Date of report: July 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 – Holwell Parish Council agreed the submission of the draft plan and supporting documents at its meeting in July 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 April 2017 – March 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 H1: Amount and Location of New Housing
- Policy H2: Preventing Back land Development
- Policy H3 : Affordable Housing Prioritised For Local People
- Policy EB1: Locations for Employment and Business
- Policy EB2 : Camping and Caravanning Sites
- Policy C1: Important Community Facilities
- Policy C2: Public Rights of Way
- Policy E1: Locally Important Views
- Policy E2: Locally Important Woodlands, Wildlife and Landscape Features
- Policy E3 : Buildings and Structures of Local Importance
- Policy E4: Design

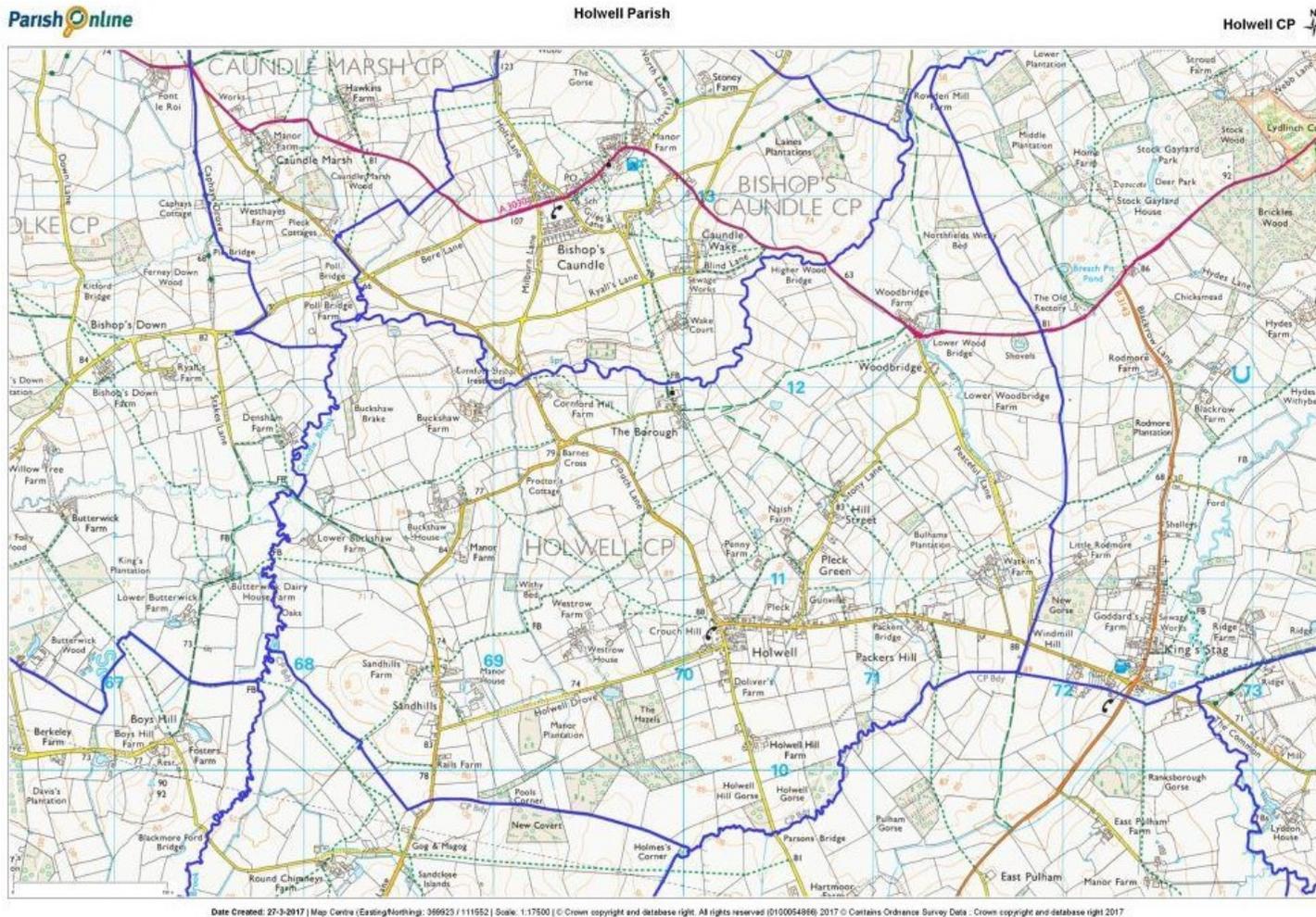
The Neighbourhood Plan policies do not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or development that falls within Annex 1 to Council Directive 85/337/EEC.

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 Holwell parish (which is the designated Neighbourhood Plan Area) and to no other area.

There are no other neighbourhood plans relating to Holwell Parish. None of the adjoining parishes (Bishop's Caundle, Caundle Marsh, Folke in West Dorset, or Glanville's Wootton, Pulham, Lydlinch or Stourton Caundle in North Dorset) have been designated as a Neighbourhood Plan area.

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 (as revised July 2018), but where appropriate, reference is made to the online National Planning Policy Guidance (NPPG) and Ministerial Statements.

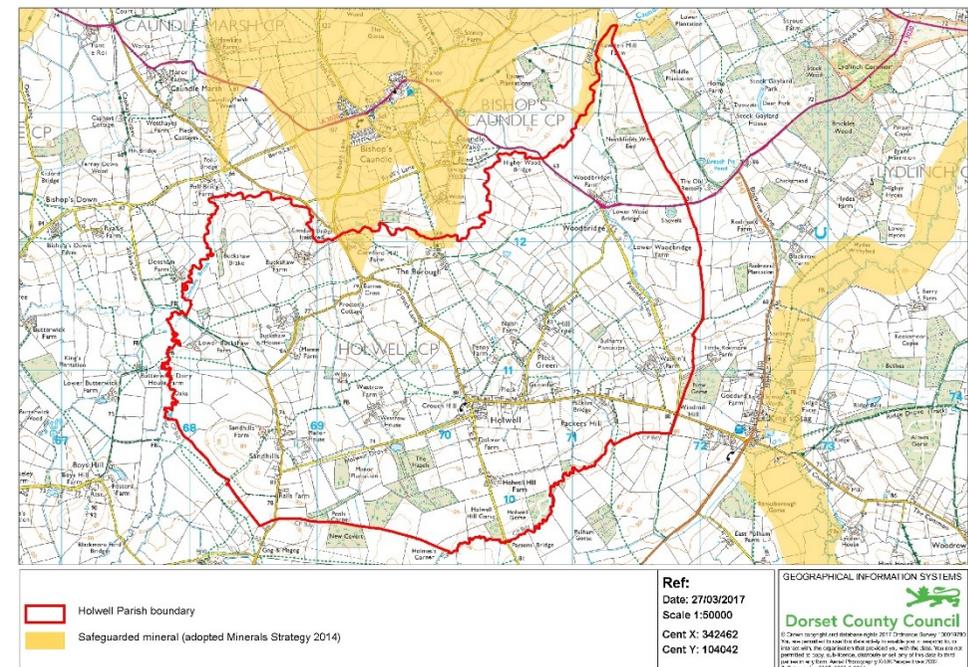
The Development Plan for the Neighbourhood Plan area

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 considered at various committees prior to consultation (scheduled for August – October 2018). The committee draft does not significantly alter the approach to development in rural areas such as Holwell.



The following table considers each policy 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 H1: Amount and Location of New Housing (SUS1)</i></p> <p>Provision is made for up to three (3) new build, open market dwellings to be developed in Holwell during the Plan period (April 2017 to March 2031), through allowing one dwelling (net) on each of the identified sites allocated in this Neighbourhood Plan and shown on the policies map.</p> <p>The sites selected for new build, open market housing are as follows:</p> <ul style="list-style-type: none"> → Site between Roseacre & Newhaven, Fosters Hill. → Plot adjacent to The Rectory, Pulham Road. → Westbourne. <p>The site adjacent to Gunville House is identified as a reserve site, and may be released after 5 years from the making of the Neighbourhood Plan if one or more of the allocated sites have not been granted consent.</p>	<p>66. 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.</p> <p>69. Neighbourhood planning groups should consider the opportunities for allocating small and medium-sized sites suitable for housing in their area.</p> <p>77. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.</p> <p>78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.</p> <p>79. Planning policies and decisions should avoid the development of isolated homes in the countryside (five possible exceptions given)</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>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.</p> <p>The proposed sites are proportionate in size to the scale of the settlement as single infill plots and a very modest-sized affordable housing plot.</p> <p>The sites chosen are not isolated and relate well to the main area of settlement around Fosters Hill.</p> <p>No conformity issues have been identified.</p>
<p><i>Policy H2: Preventing Back land Development</i></p> <p>The conversion of existing buildings to the rear of an established building line, such that it would comprise back land</p>	<p>118. Planning policies and decisions should:...</p> <p>c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other</p>	<p>ENV15 - development should optimise the potential of the site and make efficient use of land, subject to the limitations inherent in the site and impact on local character – the Strategic</p>	<p>Although the re-use of buildings is generally supported by national policy or the Local Plan, this is balanced against other considerations such as the suitability of the site for development</p>

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<p>development, is not supported.</p>	<p>identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;</p> <p>d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively</p>	<p>Approach includes that development should be of high quality design, and contributing to local identity of area</p> <p>SUS2 and SUS5 (see above)</p> <p>SUS3 - Adaptation and reuse of buildings outside defined development boundaries is NOT considered to be a strategic policy</p>	<p>and impact on local character. Land supply is not constrained, and the character of Holwell is predominantly linear ribbon development. Nor does the policy prohibit the re-use of existing buildings that are well-related to the highway or remove permitted development rights for barn conversions.</p>
<p><i>Policy H3 : Affordable Housing Prioritised For Local People</i></p> <p>The site to the rear of 7 and 8 The Plot (as shown on the policies map) is identified as the preferred location for a rural exception site for affordable housing for local people, and may be developed once the Crouch Lane affordable housing site is fully occupied and there is an identified affordable housing need.</p> <p>The site would be developed for 100% affordable housing, in accordance with the local plan policy for rural exception sites. A legal agreement will be sought with the developers and providers of affordable housing to ensure that it remains affordable in perpetuity and allocations are prioritised to people with a local connection to the parish of Holwell.</p>	<p>77. In rural areas, 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>78. 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.</p> <p>Rural exception sites – defined as: Small sites used for affordable housing to address the needs of the local community in perpetuity where sites would not normally be used for housing. A proportion of market homes may be allowed, for example where</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 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>The policy is considered to be in general conformity given the housing needs assessment shows very limited need for further affordable housing in the plan period, and the reserve site chosen is at the main area of settlement around Fosters Hill.</p> <p>Although the site comprises back land development (which is not particularly in keeping with the local settlement pattern and character), this was the only site put forward as available for affordable housing, and its allocation was considered preferable than having no such options identified.</p> <p>The policy does not allow for open market housing cross-subsidy, given the general approach adopted in the Local Plan is for 100% affordable housing, and the clear indication (in the case of the Crouch Lane appeal) that 100%</p>

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	essential to enable the delivery of affordable units without grant funding.		affordable housing sites are deliverable.
<p><i>Policy EB1: Locations for Employment and Business</i></p> <p>New employment premises and built tourist accommodation should either:</p> <ul style="list-style-type: none"> → be well-related to existing buildings and the highway network → be part of a farm diversification scheme, or → re-use an existing building <p>and comprise sensitive, small-scale development that would not be intrusive in the landscape or cause harm to protected species or designated wildlife habitats. The development of new employment premises on sites that lie behind an established building line, such that they would comprise back land development, should be avoided unless the development comprises the intensification or extension of an established employment site and no alternative frontage sites are available.</p> <p>Adverse social or environmental impacts that would clearly outweigh the potential economic benefits should be avoided, through:</p> <ul style="list-style-type: none"> a) having good road access, avoiding routes through residential or other sensitive areas where significant traffic movements would be detrimental to 	<p>83. Planning policies and decisions should enable:</p> <ul style="list-style-type: none"> a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. <p>84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and</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; → as part of a farm diversification scheme; → through the re-use or replacement of an existing building; or → in a rural location where this is essential for that type of business. <p>ECON5 – on Tourism attractions and facilities is NOT considered to be a strategic policy, except for the strategic locational principles reflected in criteria ii-iii and originating in policy SUS2.</p> <p>ECON6 - Built tourist accommodation – is NOT considered to be a strategic policy, except criterion ii on larger hotel / guesthouse developments</p>	<p>The policy is generally supportive of development to support local businesses in a manner appropriate to the rural character of the area.</p> <p>Careful consideration has been given to potential conformity issues with ECON1 following discussions with the Local Planning Authority. As explained in the supporting text to the policy, the Local Plan does provide for a range of opportunities within rural areas for employment sites / workshops and built tourist accommodation, including sites within or on the edge of a settlement. However it does not define the extent of the settlement of Holwell, and therefore what is intended by “within or on the edge of a settlement” is unclear. Proximity to what might be considered the main area of settlement in Holwell around Fosters Hill potentially precludes otherwise acceptable sites which, although less accessible on foot to residents living in Fosters Hill, would still provide valuable employment opportunities more locally to most residents than travelling outside the area, in keeping with the flexible approach intended by the Local Plan. Therefore a broader definition specifying locations that are well-</p>

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<p>the living conditions of residents or cause harm to designated heritage or other environmental assets, and</p> <p>b) not generating noise, pollution or other effects which would cause harm to the living conditions of nearby residents or harm the enjoyment of public areas including rights of way or cause harm to protected species or designated wildlife habitats.</p>	<p>exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.</p>		<p>related to existing buildings and the highway network is considered potentially appropriate – with ‘small-scale’ specified in recognition of the sensitivity of the landscape and highways network. Where a proposal relates to the intensification or extension of existing premises or to support a business for which a rural location is essential, which are also allowed for under the Local Plan, again a key local factor would be that any new premises should be well-related to existing buildings and the highway network, to avoid isolated development in the countryside</p>
<p><i>Policy EB2 : Camping and Caravanning Sites</i></p> <p>New camping or caravanning sites to provide tourist accommodation should meet all of the following criteria:</p> <ul style="list-style-type: none"> → comprise sensitive, small-scale sites that would not be intrusive in the landscape → have good road access, avoiding routes through residential or other sensitive areas where significant traffic movements would be detrimental to the living conditions of residents or cause harm to designated heritage or other environmental assets, and → not generate noise or other effects 	<p>There is no specific mention of camping and caravanning sites in the NPPF.</p> <p>83. Planning policies and decisions should enable:...c) sustainable rural tourism and leisure developments which respect the character of the countryside</p> <p>84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an</p>	<p>ECON7. Caravan and Camping Sites is NOT considered to be a strategic policy. It allows new caravan and camping sites if well located in relation to existing facilities or making appropriate provision for facilities on site. All such development must not, individually or cumulatively, have a significant adverse impact on the distinctive characteristics of the areas landscape, heritage or built environment, and must include an appropriate landscape scheme and provision for its ongoing maintenance</p>	<p>The policy is generally supportive of development to projects that would support this form of rural tourism in a manner appropriate to the rural character of the area and respecting local amenity.</p> <p>No conformity issues have been identified.</p>

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<p>which would cause harm to the living conditions of nearby residents or harm the enjoyment of public areas including rights of way.</p>	<p>unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).</p>		
<p><i>Policy C1: Important Community Facilities</i></p> <p>Community facilities listed below should be retained where possible, and every effort should be made to work with the local community to investigate potential solutions to avoid any unnecessary loss of these valued facilities and services. Proposals that would allow such facilities to modernise and adapt for future needs, including complementary facilities that would support their long-term viability, are encouraged.</p> <ul style="list-style-type: none"> → Church and churchyard → Village Hall → Nursery School <p>In addition to those listed above, proposals for new facilities will be supported, provided the site is well-related to an existing building, subject to consideration of environmental, road safety and amenity concerns.</p>	<p>83. Planning policies and decisions should enable:...</p> <p>d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>94. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.</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 facilities will be protected through a flexible approach which recognises the changing needs in society</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> <p>Similar to EB1 – the strategic policy directs new, replaced or improved local community buildings towards settlements or the re-use of existing buildings. The extent of the settlement of Holwell is not defined, and therefore the areas to which this policy might apply is unclear. Proximity to what might be considered the main area of settlement around Fosters Hill potentially precludes otherwise acceptable sites which, although potentially less accessible on foot, would still provide valuable opportunities more locally than travelling outside the area, and therefore a slightly more flexible approach is considered appropriate.</p>
<p><i>Policy C2: Public Rights of Way</i></p> <p>The network of public rights of way will be safeguarded, and improvements to provide safer and more accessible</p>	<p>98. 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</p>	<p>COM7 - Creating a safe and efficient transport network - Strategic Approach states that providing a safe transport route network for all types of travel, and providing choices for ‘greener’</p>	<p>This policy is considered to be in conformity with National Policy and with Policy COM, which makes clear that development should not result in the severance or degradation of existing</p>

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<p>routes will be supported.</p>	<p>adding links to existing rights of way networks including National Trails.</p>	<p>travel options where practicable, are also a key part of the strategy, and that development contributions towards transport infrastructure will be made</p>	<p>or proposed public rights of way, and encourages opportunities for their improvement.</p>
<p><i>Policy E1: Locally Important Views</i> The design and layout of development should minimise adverse impacts on views from public rights of way over open countryside and preserve and enhance such views where possible. The views identified in the text and Table 1 and marked on the Policies Map, shown as Appendix P5 should be protected. Development that would adversely impact on their visual quality, or undermine or adversely affect the rural setting of the village [whether by scale, massing, design or location] will not be supported.</p>	<p>127. Planning policies and decisions should ensure that developments:...</p> <p>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);</p> <p>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;</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>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>Views are not specifically referenced in either National Policy or the strategic policies. However the policy is considered to be in general conformity with those policies seeking to protect and reinforce local character, and have not been drawn extensively and therefore is not likely to prohibit development that may require a rural location.</p>
<p><i>Policy E2: Locally Important Woodlands, Wildlife and Landscape Features</i> All woodlands, veteran trees and the wildlife areas identified on the Holwell Policies Map, shown at Appendix P5, should be protected and managed to sustain them in the long term. Where their loss cannot be avoided, suitable replacement planting that will provide a similar landscape and wildlife benefit should be secured. Where development is proposed, native hedgerows and mature trees should be</p>	<p>170. Planning policies and decisions should contribute to and enhance the natural and local environment by:...</p> <p>b) 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 the best and most versatile agricultural land, and of trees and woodland;....</p> <p>d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological</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</p>	<p>The policy is considered to be in general conformity with those policies seeking to protect and reinforce local character and biodiversity.</p> <p>The addition of the requirement for biodiversity mitigation and enhancement has been added at the specific request of Natural England.</p>

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<p>retained where possible, or replanted if there is a specific reason why they cannot be retained.</p> <p>Development that would noticeably detract from the rural character of the lanes and tracks in the parish, including the distinctive wide grassed verges, will not be supported.</p> <p>All landscaping schemes should respect local landscape qualities taking account of existing natural landscape and native flora, including the preservation and strengthening of existing wildlife corridors.</p> <p>Biodiversity mitigation and enhancement should be secured on all development sites over 0.1ha, and on sites where there are known habitat/protected species interests that may be affected by the proposed development, including the potential presence of bats or barn owls.</p>	<p>networks that are more resilient to current and future pressures;</p>	<p>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><i>Policy E3 : Buildings and Structures of Local Importance</i></p> <p>Direct or indirect harm to Identified Locally Important Buildings and Structures (as shown in Appendix P13) should be avoided unless clearly justified, having regard to the contribution the asset makes to the historic and architectural character of the area, the scale of any harm or loss,</p>	<p>184. 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>197. 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</p>	<p>ENV4 - Heritage assets - Strategic Approach includes protection of heritage assets</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>This policy identifies non-designated heritage assets (there is no Local List). These are considered important for their contribution to the locally distinctive character of the parish, and add detail to the general approach set out in the Local Plan.</p> <p>The policy wording has been added in response to a potential conformity issue raised in the pre-submission</p>

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<p>the potential to avoid this through changes to the scheme design, and the likely public benefits of the proposed development.</p>	<p>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>consultation, to better reflect the ‘balanced judgement’ advice under NPPF para 197.</p>
<p><i>Policy E4: Design</i> Any future development should be designed to reinforce the distinctive rural character of Holwell parish. This should include reference to and consideration of all of the key characteristics, as described in Table 3 below</p>	<p>125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</p> <p>126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. Their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified</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>This policy has been based on a review of the heritage and character of the area and development of guidelines by AECOM (consultant). This is considered important to avoid an ‘anything goes’ approach given the variety of building designs and materials, which has in the past undermined the opportunity to properly consider the sites context and local characteristics, and how local character can be reinforced.</p> <p>Nonetheless the policy is not intended to be prescriptive, and the supporting text makes clear that design quality should focus on reinforcing local distinctiveness, but not preclude originality or achieving energy efficient designs.</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). A two month consultation was undertaken between May and July 2017. The determination made was that the Neighbourhood Plan would

be unlikely to result in significant environmental impacts and therefore a full SEA would not be required.

The potential requirement for a Habitats Regulations Assessment was not specifically covered at the time of the SEA screening, although proximity to the Special Areas of Conservation (SAC) in the areas surrounding the Holwell Neighbourhood Plan area was taken into account.

Specific consideration of the need for a Habitats Regulations Assessment was undertaken by West Dorset District Council prior to the Neighbourhood Plan’s submission, in July 2018. This considered the potential impacts of the plan upon the integrity of these protected sites, in light of their qualifying features, conservation objectives and the key environmental conditions required to support site integrity. This assessment concluded that the Holwell Neighbourhood Plan is unlikely to result in an adverse effect upon the integrity of a European Site. Therefore, there is no requirement to undertake any further stages of HRA, such as an Appropriate Assessment. Natural England, the Government’s advisors on ecological issues and the ‘Appropriate Nature Conservation Body’ according to Regulation 63(3) of the Habitats Regulations, concurred with this conclusion.

The Neighbourhood Plan’s policies have also been assessed against the three overarching objectives considered in achieving sustainable development as identified in the NPPF, ie:

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of

homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using

natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

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.

Neighbourhood Plan Policies	Economic	Social	Environmental	Notes / Explanation
H1: Amount and Location of New Housing		✓✓		Ensures sufficient homes provided to meet projected needs
H2: Preventing Backland Development			✓	Contributes to protecting local landscape character
H3 : Affordable Housing Prioritised For Local People		✓✓		Ensures sufficient affordable homes provided
EB1: Locations for Employment and Business	✓✓	✓	✓	Supports provision of new employment opportunities subject to environmental and social checks
EB2 : Camping and Caravanning Sites	✓	✓	✓	
C1: Important Community Facilities		✓		Protects and supports provision of accessible services
C2: Public Rights of Way		✓		Protects and supports provision of accessible services
E1: Locally Important Views			✓	Contributes to protecting local landscape character
E2: Locally Important Woodlands, Wildlife & Landscape Features			✓✓	Contributes to protecting local landscape character and biodiversity
E3 : Buildings and Structures of Local Importance		✓	✓	Contributes to protecting local landscape and cultural identify
E4: Design		✓✓		Contributes to enhancing local built character

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

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
ENV10	Landscape and townscape	Strategic Approach includes that

POLICY	SUBJECT	STRATEGIC ASPECTS
	setting	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 development	Strategic Approach includes: the principles that have led to the

POLICY	SUBJECT	STRATEGIC ASPECTS
		<p>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.</p>
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 expressed in this policy. The specific

POLICY	SUBJECT	STRATEGIC ASPECTS
		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
HOUS1	Affordable housing	Strategic Approach sets out that:

POLICY	SUBJECT	STRATEGIC ASPECTS
		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
HOUS5	Residential care	Not strategic

POLICY	SUBJECT	STRATEGIC ASPECTS
	accommodation	
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 efficient transport	Strategic Approach states that providing a safe transport route network for all types

POLICY	SUBJECT	STRATEGIC ASPECTS
	network	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
WEY1	Weymouth Town Centre Strategy	Strategic allocation sites
WEY2	Town centre core and Commercial Road area	Part of WEY1 strategic allocation
WEY3	Station area and Swannery car park	Part of WEY1 strategic allocation
WEY4	Custom House Quay and Brewery Waterfront	Not strategic
WEY5	The Esplanade (south)	Not strategic
WEY6	Ferry Peninsula	Part of WEY1 strategic allocation
WEY7	Westwey Road and North Quay area	Part of WEY1 strategic allocation

POLICY	SUBJECT	STRATEGIC ASPECTS
WEY8	Lodmoor Gateway and Country Park area	Part of WEY1 strategic allocation
WEY9	Bincleaves Cove	Not strategic
WEY10	Land at Markham and Little Francis	Strategic allocation
WEY11	Land off Louviers Road	Strategic allocation
WEY12	Land at Wey Valley	Strategic allocation
WEY13	Land at the Old Rectory, Lorton Lane	Not strategic
WEY14	Bowleaze Cove	Not strategic
WEY15	Tumbledown Farm	Not strategic
PORT1	Osprey Quay	Not strategic
PORT2	Former Hardy Complex	Strategic allocation
PORT3	Portland Quarries Nature Park	Not strategic
LITT1	Littlemoor urban extension	Strategic allocation
LITT2	Land at Icen and Weyside Farms	Not strategic
CHIC1	Land at Putton Lane	Strategic allocation
CHIC2	Chickerell urban extension	Strategic allocation
CHIC3	Land off Rashley Road	Not strategic
DOR1	Poundbury mixed use development	Strategic allocation
DOR2	Poundbury Parkway Farm Business Site Extension	Not a strategic policy (but part of the strategic allocation above)
DOR3	Dorchester Roman Town Area	Not strategic

POLICY	SUBJECT	STRATEGIC ASPECTS
DOR4	Charles Street	Not strategic
DOR5	Future town centre expansion	Not strategic
DOR6	Weymouth Avenue Brewery Site	Strategic allocation
DOR7	Red Cow Farm	Not strategic
DOR8	Land south of St George's Road	Not strategic
DOR9	Land off Alington Avenue	Not strategic
DOR10	Dorchester Transport & Environment Plan	Not strategic
CRS1	Land at Crossways	Strategic allocation
CRS2	Land around Crossways	Not identified as strategic (though will influence future local plan policies and may lead to strategic allocations in future plans)
BRID1	Land at Vearse Farm	Strategic allocation
BRID2	Land off Skilling Hill Road	Not strategic
BRID3	Land to the east of Bredy Veterinary Centre	Not strategic
BRID4	Future town centre expansion	Not strategic
BRID5	St Michael's Trading Estate	Not strategic
BEAM1	Land to the north of Broadwindsor Road	Strategic allocation
BEAM2	Land at Lane End Farm	Not strategic
LYME1	Land at Woodberry Down	Strategic allocation
LYME2	Land around Lyme Regis	Not identified as strategic (though will influence future local plan policies and may

POLICY	SUBJECT	STRATEGIC ASPECTS
		lead to strategic allocations in future plans)
SHER1	Land at Barton Farm	Strategic allocation
SHER2	Future town centre expansion	Not strategic
SHER3	Land at Sherborne Hotel	Not strategic
SHER4	Former gasworks site, Gas House Hill	Not strategic