

Yetminster & Ryme Intrinsic Neighbourhood Plan

Basic Conditions Statement

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Plan period: 2017-2036

Date of report: July 2021

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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, etc.) 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 - Yetminster and Ryme Intrinseca Parish Council agreed the submission of the Neighbourhood Plan at its Parish Council meeting in July 2021.

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

Yes – the plan makes clear on the front cover and in section 1.4 that it is intended to cover the period from 2017-2036.

Is what is being proposed in the 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 EN1: Building Conservation
- Policy EN2: Local Landscape Character
- Policy EN3: Local Biodiversity
- Policy EN4: Local Green Spaces
- Policy EN5: Land of Local Landscape Importance
- Policy EN6: Views
- Policy EN7: Important Open Gap
- Policy EN8: Footpaths and Bridleways
- Policy CC1: Minimising Carbon Footprint
- Policy CC2: Individual and Community Scale Energy
- Policy CC3: Renewable Energy and Waste Reduction in Building Design
- Policy CC4: Energy Generation to Offset Predicted Carbon Emissions
- Policy CC5: Drainage
- Policy CS1: Existing Community and Leisure Services and Facilities
- Policy CS2: New Community and Leisure Services and Facilities
- Policy H1: Housing Land
- Policy H2: Housing Types
- Policy H4: Land fronting Melbury Road, Yetminster

- Policy H5: The site of ‘Kilbernie, Chapel Lane, Yetminster
- Policy H7: Land at Downfield, Ryme Intrinseca
- Policy H8: Land at the Old Forge, Ryme Intrinseca
- Policy H9: Design
- Policy BS1: Sustainable Growth of Businesses
- Policy T1: Highway Safety
- Policy T2: Vehicle Parking
- Policy T3: Electric Vehicle Charging Points

NB Policies H3 and H6 were removed following the pre-submission consultation stage, but the numbering has not yet been updated to avoid confusion at this stage.

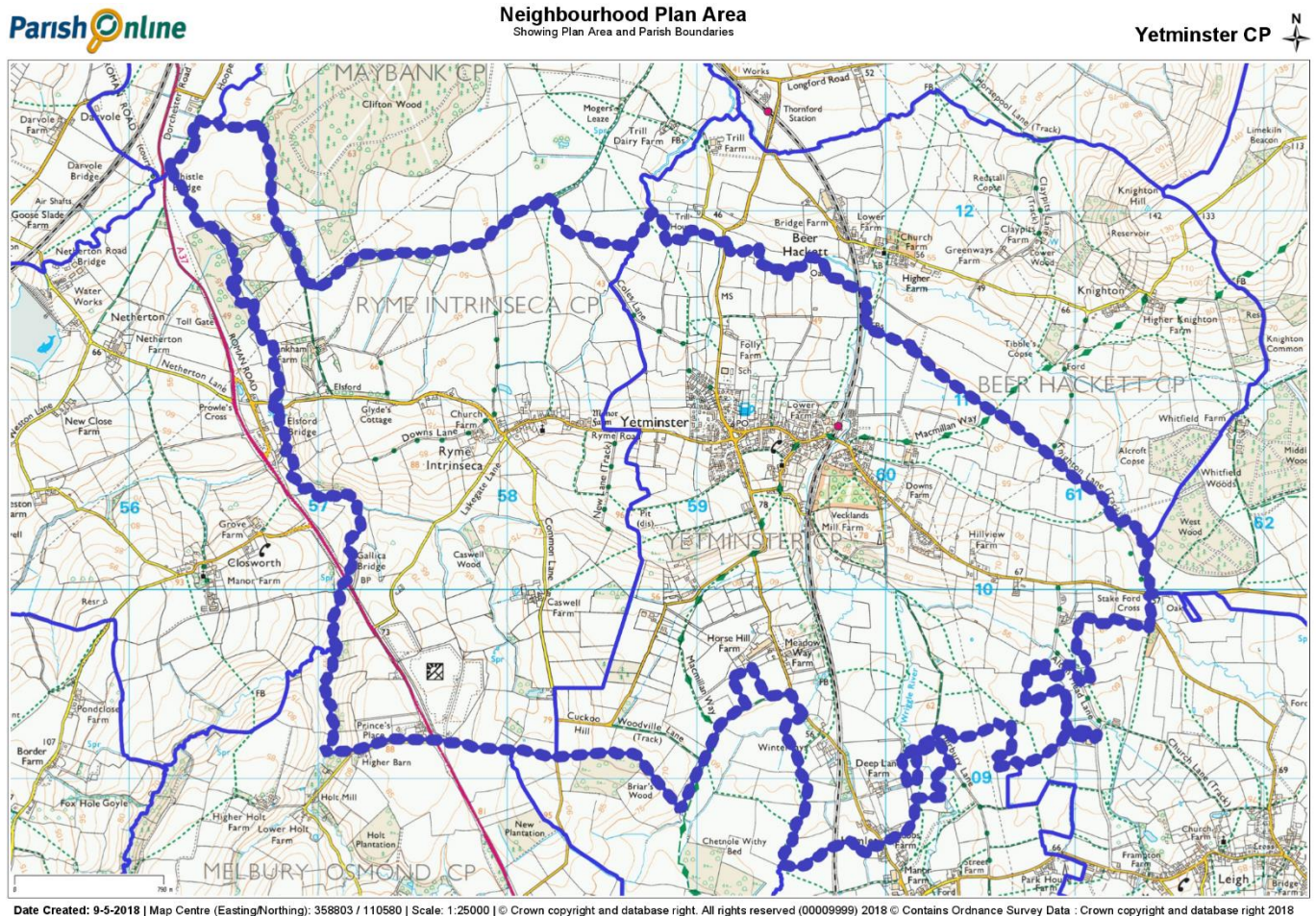
The Neighbourhood Plan policies do not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or development that falls within Annex 1 to Council Directive 85/337/EEC.

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 Yetminster & Ryme Intrinseca parishes (which is the designated Neighbourhood Plan Area) and to no other area.

There are no other neighbourhood plans relating to Yetminster & Ryme Intrinseca parishes. The parishes to the south (Chetnole and Stockwood, and Leigh parish) have also been designated as a Neighbourhood Plan areas, but no plans as yet has been published for those areas.

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 National Planning Policy Framework (NPPF) as updated in July 2021, 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's Minerals Strategy (adopted May 2014) also forms part of the development plan for the area, together with the more recently adopted Minerals Site Plan and the Bournemouth, Dorset and Poole Waste Plan. None of the minerals or waste development plans contain proposals for the Neighbourhood Plan Area, other than identify Minerals Safeguarding Areas (as referenced in the Strategic Environmental Assessment).

The NPPG makes clear that in considering whether a policy is in general conformity, a view should be taken on whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with 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 progressed on a review of the Local Plan, and a preferred options document was published for consultation (August – October 2018). However in June 2019 Dorset Council's Cabinet made the decision to halt this work and instead focus its resources on the production of a Dorset-wide Local Plan. The decision favoured the latter, with the proposed timescales including the following milestones:

- >> Options Consultation: Autumn 2020
- >> Publication of draft plan: Autumn 2021
- >> Examination: Summer 2022
- >> Adoption: Spring 2023

Whilst the options consultation was published (in January 2021) the plan is still considered to be at a very early stage. The proposed indicative housing target has been taken into account, but in general there are no significant strategic changes proposed in the emerging plan, that proposes to retain a similar settlement status for Yetminster and employ a policy of general restraint on development in the wider countryside. Where relevant issues relating to the emerging plan are noted.

The following table considers each policy or groups of related policies in turn, against the relevant national and local policies for that particular topic. Prior to April 2019, West Dorset District Council provided advice on which policies or parts thereof should be considered strategic. The list is reproduced in Appendix 1.

Conformity Testing

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.

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

ENVIRONMENT	Policy EN1: Building Conservation Policy EN2: Local Landscape Character Policy EN3: Local Biodiversity Policy EN4: Local Green Spaces Policy EN5: Land of Local Landscape Importance Policy EN6: Views Policy EN7: Important Open Gap Policy EN8: Footpaths and Bridleways
Overview of national policy and guidance	
<p>NPPF para 98. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.</p> <p>NPPF para 100. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.</p> <p>NPPF para 101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.</p> <p>NPPF para 102. The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.</p> <p>NPPF para 103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p> <p>NPPF para 174. Planning policies and decisions should contribute to and enhance the natural and local environment</p> <p>NPPF para 179. To protect and enhance biodiversity, plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p>NPPF para 185. Planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>	

NPPF para 189. 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.

NPPF para 203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Most relevant Local Plan policies

WDWPLP ENV1 - Landscape and seascape includes the protection of landscape, seascape and mitigation where appropriate in line with national policy. As well as referencing nationally important landscapes, it makes clear that development should be located and designed so that it does not detract from and, where reasonable, enhances the local landscape character.

WDWPLP ENV2 - Wildlife and habitats includes protection of wildlife and habitats depending on their status / importance, and mitigation where appropriate in line with national policy.

WDWPLP ENV3 - Green Infrastructure Network -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 policy states that development that would cause harm to the green infrastructure network or undermine the reasons for an area's inclusion within the network will not be permitted unless clearly outweighed by other considerations. In the interim Land of Local Landscape Interest will continue to be protected. *The emerging Dorset Local Plan does not propose to retain these local designations but references in 3.5.14 the fact that "Neighbourhood Plans can have a role in identifying 'valued landscapes' based on their physical attributes."*

WDWPLP ENV4 - Heritage assets – refers to the protection of heritage assets, including non-designated assets, and broadly mirrors national planning guidance.

WDWPLP ENV10 - Landscape and townscape setting - states that development should be informed by the character of the site and its surroundings, provide for the future retention and protection of trees and other features that contribute to an area's distinctive character, and where appropriate incorporate features that would enhance local character.

WDWPLP COM7 – is about creating a safe and efficient transport network. It references that support should be given for the delivery of a strategic cycle network and improvements to the public rights of way network.

Assessment of general conformity

Policy EN1: relates to local heritage and specifically refers to key features identified through the Conservation Area Appraisal, identified Locally Important Buildings. The policy has been based on an understanding and evaluation of the area's heritage, and no obvious conflicts with national or local policy have been identified.

Policy EN2: identifies features of local landscape importance, and that these should be retained or reinforced through development. This is clearly in line with the national policy on conserving and enhancing the natural environment, and the strategic approach reflected in Policy ENV10 of the Local Plan.

Policy EN3: takes account of the wildlife areas and species and aims to ensure adverse impacts on wildlife should be avoided or mitigated. This is clearly in line with the national policy on conserving and enhancing the natural environment, and Policy ENV2 of the Local Plan.

Policy EN4 – EN7: deals with locally important landscapes and views. The proposed Local Green Spaces have been assessed against the criteria set out in the NPPF, and direct contact made with the

landowners. The main reasons for designation are contained in the plan, and more detail is provided in Appendix 2 of this statement. The plan also re-examines the value to be given to the former LLLI. Policy EN7 similarly looks to consider the importance of the gap between Yetminster and Ryme Intrinseca in retaining their separate identities. Policy EN6 highlights important views from public places (ie as enjoyed by the whole community). Views are not specifically referenced in either National Policy or the strategic policies. These are clearly of local (rather than strategic) value, and are considered to be in general conformity with those policies seeking to protect and reinforce local character, and have not been drawn extensively and therefore are not likely to prohibit development that may require a rural location. It is noted that the emerging Local Plan specifically identifies Neighbourhood Plans as having a role in identifying ‘valued landscapes’.

Policy EN8: recognizes the importance of footpaths and bridleways for access the countryside, and considers how this can be improved through planning. The policy is considered to be broadly in line with both national and local policies.

CLIMATE CHANGE	Policy CC1: Minimising Carbon Footprint Policy CC2: Individual and Community Scale Energy Policy CC3: Renewable Energy and Waste Reduction in Building Design Policy CC4: Energy Generation to Offset Predicted Carbon Emissions Policy CC5: Drainage
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Overview of national policy and guidance

NPPF para 152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

NPPF para 154. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change.

NPPF para 156. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

NPPF para 167. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

NPPF para 169. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should: a) take account of advice from the lead local flood authority; b) have appropriate proposed minimum operational standards; c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and d) where possible, provide multifunctional benefits.

NPPG Paragraph: 012 Reference ID: 6-012-20190315. The March 2015 Written Ministerial Statement clarified the use of plan policies and conditions on energy performance standards for new housing developments. Policies should not be used to set requirements above the equivalent of the energy requirement of Level 4 of the Code for Sustainable Homes (this is approximately 20% above current Building Regulations across the build mix). Provisions in the Planning and Energy Act 2008 also allow development plan policies to impose reasonable requirements for a proportion of energy used in development in their area to be energy from renewable sources and/or to be low carbon energy from sources in the locality of the development.

Most relevant Local Plan policies

WDWPLP ENV5 – Flood Risk - development should be planned to avoid risk of flooding (from surface water run-off, groundwater, fluvial and coastal sources) where possible.

WDWPLP ENV13 - Achieving High Levels Of Environmental Performance - new buildings and alterations / extensions to existing buildings are expected to achieve high standards of environmental performance.

WDWPLP COM10 - Utilities Service Infrastructure - development will not be permitted where the problems associated with the lack of necessary utilities service infrastructure, including energy supplies, drainage, sewerage, sewage treatment and water supply, cannot be overcome.

WDWPLP COM11 - Renewable Energy Development - proposals for generating heat or electricity from renewable energy sources (other than wind energy which is considered under national policy and guidance) will be allowed wherever possible providing that the benefits of the development, such as the contribution towards renewable energy targets, significantly outweigh any harm.

Assessment of general conformity

Policies CC1-4: provides a strengthened policy in terms of reducing carbon emissions in new developments. It has been based on the recently made Bridport Neighbourhood Plan, which drew on an extensive evidence base in terms of other plan policies that had been adopted and viability testing. It also recognises that, once built, more energy efficient homes should be more affordable to run. The wording used in this plan follows that Examiner’s advice in terms of removing those elements considered to be overly onerous.

Policy CC5: adds further detail in terms of local flood risk issues, linked with the ecological status of the River Piddle. It is considered to be in general conformity with the Local Plan’s strategy of avoiding flood risk.

This section was considered to be particularly important in the context of Dorset Council’s declared climate change emergency.

COMMUNITY FACILITIES AND SERVICES

Policy CS1: Existing Community and Leisure Services and Facilities
Policy CS2: New Community and Leisure Services and Facilities

Overview of national policy and guidance

NPPF para 84. Planning policies and decisions should enable 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.

NPPF para 85. 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 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.

NPPF para 95. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities.

Most relevant Local Plan policies

WDWPLP COM2 and COM3 – provide for the retention of local community buildings and structures and supports new or improved local community buildings and structures, focusing on sites within or adjoining an existing settlement, and provided that these would be located to their main catchment population - Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel.

WDWPLP COM4 and COM5 - resist the loss of recreational facilities and open space of public value, and supports new or improved facilities, similarly in locations well-related to their main catchment population. Strategic Approach clarifies that a flexible approach may be taken, recognizing the changing needs in society.

WDWPLP COM6 – supports the provision of new/replacement facilities or the expansion of existing education and training facilities will be supported.

Assessment of general conformity

Policies CS1-2: set out the community facilities in or close to Yetminster (and the smaller settlement of Ryme Intrinseca) that are real benefit to the local community and should be protected, and also supports improvements, either through expanded or new services, subject to considerations of the impact of development on the locality. The policies are considered to be in conformity with the approach taken in National Policy and the Local Plan.

HOUSING

- Policy H1: Housing Land
- Policy H2: Housing Types
- Policy H4: Land fronting Melbury Road, Yetminster
- Policy H5: The site of ‘Kilbernie’, Chapel Lane, Yetminster
- Policy H7: Land at Downfield, Ryme Intrinseca
- Policy H8: Land at the Old Forge, Ryme Intrinseca
- Policy H9: Design

Overview of national policy and guidance

NPPF para 60. To support the government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed

NPPF para 62. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies

NPPF para 64. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).

NPPF para 66 - 67. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Where it is not possible to provide a requirement figure for a neighbourhood area through the Local Plan, the Local Planning Authority should provide an indicative 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.

NPPF para 70. Neighbourhood planning groups should consider the opportunities for allocating small and medium-sized sites suitable for housing in their area.

NPPF para 78-79. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. 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.

NPPF para 105. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

NPPF para 124. Planning policies should support development that makes efficient use of land, taking into account: a) the need for development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services; d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.

NPPF para 127. 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 planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

NPPF para 128. the geographic coverage and level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety where this would be justified.

NPPG Paragraph: 009 Reference ID: 41-009-20190509. Neighbourhood plans should consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new local plan.

NPPG Paragraph: 002 Reference ID: 10-002-20190509. It is the plan policies should be informed by engagement with developers, landowners, and infrastructure and affordable housing providers. Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs, without the need for further viability assessment at the decision making stage.

NPPG Paragraph: 007 Reference ID: 30-007-20190722 clarifies that plans may include specific standards to apply to various forms of proposed development and locations in their area. Care should be taken, however, to avoid these being applied as rigid thresholds, as specific circumstances may justify some variation being allowed.

Reference is also made to the ten characteristics identified in the **National Design Guide 2019**, i.e:

- Context - C1 Understand and relate well to the site, its local and wider context; C2 Value heritage, local history and culture
- Identity – I1 Respond to existing local character and identity; I2 Well-designed, high quality and attractive; I3 Create character and identity
- Built form – B1 Compact form of development; B2 Appropriate building types and forms; B3

Destinations

- Movement – M1 An integrated network of routes for all modes of transport; M2 A clear structure and hierarchy of connected streets; M3 Well-considered parking, servicing and utilities infrastructure for all users
- Nature – N1 Provide high quality, green open spaces with a variety of landscapes and activities, including play; N2 Improve and enhance water management; N3 Support rich and varied biodiversity
- Public spaces – P1 Create well-located, high quality and attractive public spaces; P2 Provide well-designed spaces that are safe; Make sure public spaces support social interaction 32
- Uses – U1 A mix of uses; U2 A mix of home tenures, types and sizes; U3 Socially inclusive
- Homes & buildings – H1 Healthy, comfortable and safe internal and external environment; H2 Well-related to external amenity and public spaces; H3 Attention to detail: storage, waste, servicing and utilities
- Resources – R1 Follow the energy hierarchy; R2 Selection of materials and construction techniques; R3 Maximise resilience
- Lifespan – L1 Well-managed and maintained; L2 Adaptable to changing needs and evolving technologies; L3 A sense of ownership

Most relevant Local Plan policies

WDWPLP SUS1 - The Level of Economic and Housing Growth - Strategic Approach includes the requirement for housing and employment, but does not specify targets for Neighbourhood Plan areas. The district-wide housing need is shown to be met through site allocations and identified windfall sites within settlements.

WDWPLP SUS2 - Distribution of development - Strategic Approach includes reference to the settlement hierarchy and that development in rural areas will be directed to the settlements with defined development boundaries, and will take place at an appropriate scale to the size of the settlement. Settlements with no defined development boundary may also have some growth to meet their local needs. It recognises that neighbourhood plans may allocate additional sites, add or extend development boundaries.

WDWPLP HOUS1 - Affordable housing - Strategic Approach sets out that new open market housing sites should make provision for affordable housing. The Council have confirmed that 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. The current Local Plan policy is based on 35% affordable housing, with a minimum of 70% social / affordable rent and a maximum of 30% intermediate affordable housing, unless identified local needs indicate that alternative provision would be appropriate. The type, size and mix of affordable housing will be expected to address the identified and prioritised housing needs of the area and should be proportionate to the scale and mix of market housing, resulting in a balanced community of housing and / or flats that are 'tenure blind'.

WDWPLP 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. The policy does not specify an exact mix, but makes clear that account should be taken of the current range of house types and sizes and likely demand in view of the changing demographics in that locality.

WDWPLP ENV10-14 - are about Achieving High Quality and Sustainability in Design – with emphasis placed on development contributing positively to the local identity of the area.

WDWPLP ENV15 – on the Efficient and Appropriate Use of Land - states that 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.

Assessment of general conformity

Policy H1: proposes providing sufficient land through site allocations to more than meet the anticipated local housing need within the plan period (as quantified through the housing need assessment, and taking into account the houses with planning consent). At the time of drafting the plan, Dorset Council had not provided an indicative housing need figure for the Yetminster & Ryme Intrinseca Neighbourhood Plan Area, but the proposed level of housing was greater than the level of growth proposed through the local plan review formulae (as published for consultation in August 2018): *“any neighbourhood area containing a settlement with a DDB defined through the local plan or local plan review should plan for a level of housing growth which would increase the population of the neighbourhood planning area by a minimum of 5% over a 20-year period”*

Yetminster and Ryme Intrinseca Population (2017): 1153 + 107 = 1270

(<https://apps.geowessex.com/insights/AreaProfiles/Search>)

5% growth * 19/20 (to adjust to 2036) = 60.3 persons

(@ 2011 average occupancy of 2.06) = minimum of 29 dwellings (to 2036)

In January 2021 Dorset Council published the first draft of their Local Plan. Whilst the published figure for the Neighbourhood Plan area was 152 dwellings the Council have since advised that this contained an error and should have read been based on the extant consents of 76 dwellings as of 1 April 2020) plus a windfall allowance based on past trends of 1.6 dwellings per annum (for the period 2024 onwards) – giving a total of at least 115 dwellings for our plan period (taking into account completions since 2017 and the shorter time period). As of April 2021 106 dwellings were either completed or consented, suggesting that a further 9 dwellings (at least) should be developed. The Local Plan’s basis is that there are likely to come forward through windfall, and therefore it is entirely discretionary whether the Neighbourhood Plan adds to this target through site specific allocations.

Whilst the level of development is therefore higher than the minimum indicative housing need figure, it meets the basic conditions in particular having regard to the government’s objective of significantly boosting the supply of homes and the local plan’s strategy for its sustainable distribution.

Policy H2: sets out the proposed housing mix that should be sought, including affordable housing. The mix of house sizes is based on a detailed appraisal of local housing need against the current stock. It does not proposed to increase the amount of affordable housing (which is supported by the viability underpinning the adopted Local Plan and CIL charging schedules). The inclusion of local connection is considered to reflect the Local Plan strategy that development in such areas should focus on addressing local needs (as emphasized in Policy SUS2).

The recent announcement with regard to First Homes has not been included specifically in the plan at this late stage. First Homes will form part of the definition ‘affordable homes’ and comes into effect on the 28 June 2021. However the Government is however mindful of groups that have reached an advanced stage in preparation and this would apply to our Plan. Whilst the current draft does not prohibit First Homes, the provision of this form of affordable housing can be more explicitly covered through a future review.

Policies H3 – H8: cover the housing site allocations. The site options were subject to a full Strategic Environmental Assessment, and are considered to be sustainable options with no significant adverse effects. The majority of the growth (much of which has already been consented) is located in the larger and more sustainable settlement of Yetminster, with only very modest growth proposed in the smaller settlement of Ryme Intrinseca (which does not have a defined development boundary). The appraisal process helped identify further mitigation where appropriate for inclusion in the policies. The

Local Plan is clear that Neighbourhood Plans may allocate sites, add or extend development boundaries, and national policy encourages Neighbourhood Plans to consider the opportunities for allocating small and medium-sized sites suitable for housing in their area, with the NPPG making specific reference to allocating reserve sites.

Policy H9: deals with design, based on an understanding of the character of the area and the issues commonly raised by local residents and having regard to the national guidelines released last year. Additional guidance is proposed in the appendix to the Neighbourhood Plan. The policies have been written to avoid being over-prescriptive, and is conserved to reflect both national and local plan policies, which make clear that Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

BUSINESS SERVICES	Policy BS1: Sustainable Growth of Businesses
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Overview of national policy and guidance

NPPF para 84. Planning policies and decisions should recognise that sites to meet local business 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 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.

Most relevant Local Plan policies

WDWPLP SUS1 - The Level of Economic and Housing Growth - Strategic Approach includes the requirement for housing and employment, but does not specify targets for Neighbourhood Plan areas. The district-wide housing need is shown to be met through site allocations and identified windfall sites within settlements.

WDWPLP SUS2 - Distribution of development - Strategic Approach includes reference to the settlement hierarchy and that development in rural areas will be directed to the settlements with defined development boundaries, and will take place at an appropriate scale to the size of the settlement. Settlements with no defined development boundary may also have some growth to meet their local needs. It recognises that neighbourhood plans may allocate additional sites, add or extend development boundaries.

WDWPLP ECON1 - Provision Of Employment – refers to employment development being supported: within or on the edge of a settlement (not restricted to those with a defined development boundary); 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.

Assessment of general conformity

Policy BS1: is generally supportive of development to support local businesses in a manner appropriate to the rural character of the area.

TRANSPORT, ROAD SAFETY AND TRAFFIC	Policy T1: Highway Safety Policy T2: Vehicle Parking Policy T3: Electric Vehicle Charging Points
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Overview of national policy and guidance

NPPF para 104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: a) the potential impacts of development on transport networks can be addressed; c) opportunities to promote walking, cycling and public transport use are identified and pursued; e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

NPPF para 105. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

NPPF para 106. Planning policies should: b) be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils; identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development; d) provide for attractive and well-designed walking and cycling networks and supporting facilities such as secure cycle parking.

NPPF para 107. If setting local parking standards, policies should take into account: a) the accessibility of the development; b) the type, mix and use of development; c) the availability of and opportunities for public transport; d) local car ownership levels; and e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

Most relevant Local Plan policies

WDWPLP COM7 – is about creating a safe and efficient transport network. It broadly aligns with national policy, and ensures that development is not permitted unless it can be demonstrated that it would not have a severe detrimental effect on road safety, or measures can be introduced to reasonably mitigate potentially dangerous conditions. It also references that support should be given for the delivery of a strategic cycle network and improvements to the public rights of way network. Development should not result in the severance or degradation of existing or proposed routes.

WDWPLP COM9 – is about parking standards in new development, but is not considered to be a strategic policy. It refers to using the Bournemouth, Poole & Dorset Residential Car Parking Study (or its replacement), and taking account of: levels of local accessibility; historic and forecast car ownership levels; the size, type, tenure and location of the dwellings; and the appropriate mix of parking types (e.g. unallocated, on-street, visitor etc).

Assessment of general conformity

Policy T1: recognizes the concerns over road safety that are inherent in rural locations where there are limited pavements and a lack of police / local enforcement of highway matters. The policy is considered to be broadly in line with both national and local policies, that recognises the need to support sustainable and safe modes of transport but that refusals on the grounds of highway safety have a ‘high bar’ to meet in terms of the severity of the impact.

Policies T2 and T3: set out the requirements in terms of the quantum and design of parking. This broadly follows the county standards, but takes into account the difficulties with on-street parking, the higher reliance on car ownership than anticipated when the parking standards were drawn up. Reference is also made to electric vehicle charging points (although this requirement may in due course become mandatory through building regulations)

Conformity conclusions

The Neighbourhood Plan includes a positive vision for the future of the area and explains how this translated into 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. No substantial conformity issues were raised by the Local Planning Authority in relation to the policy wording in their response to the pre-submission consultation, the main points focusing on clarification, which has been taken on board through a number of amendments to the draft plan. 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.

EU obligations

The plan has been subject to a full Strategic Environmental Assessment, including the relevant scoping stage, 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 published at the relevant times. A Habitats Regulations Assessment was also undertaken following consultation on the pre-submission plan.

The achievement of sustainable development

The Neighbourhood Plan’s policies were assessed against the environmental sustainability objectives at pre-submission stage, with the following table summarising the key findings:

Key:		significant positive impact likely
		positive impact likely
	-	neutral impact likely
		adverse impact likely
		significant adverse impact likely
		impact uncertain but unlikely to be adversely significant
		impact uncertain but potentially adversely significant

Environmental assessment objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Climate change (flood risk)	Soils (agriculture and minerals)	Local needs (homes / jobs / community)	Health (safe and accessible)
Policies and reasonable alternatives							
EN1: Building Conservation	-	✓	✓	-	-	-	-
EN2: Local Landscape Character	✓	✓✓	-	-	-	-	-
EN3: Local Biodiversity	✓✓	✓	-	-	-	-	-
EN4: Local Green Spaces	✓	✓	✓	-	-	-	-
EN5: Land of Local Landscape Importance	✓	✓✓	✓	-	-	-	-
EN6: Views	-	✓✓	✓	-	-	-	-

EN7: Important Open Gap	✓	✓	-	-	-	-	-
EN8: Footpaths and Bridleways	-	-	-	-	-	-	✓
CC1: Publicising Carbon Footprint	-	-	-	-	-	-	-
CC2: Individual & Community Scale Energy	✓	✋	✋	-	-	✓	-
CC3: Renewable Energy and Waste...	✓	✋	✋	-	-	-	-
CC4: Energy Generation to Offset Predicted...	-	-	-	-	-	-	-
CC5: Drainage	-	-	-	✓	-	-	-
CS1: Existing Comm / Leis Services & Facilities	-	-	-	-	-	✓	✓
CS2: New Comm / Leis Services & Facilities	-	-	-	-	-	✓	✓
H1: Housing Land (assessed under H4-8)	<i>See assessment under Policies H4-8</i>						
H2: Housing Types	-	-	-	-	-	✓✓	-
H4: Land fronting Melbury Road (Site 4)	✘	-	-	✋	✘	✓	✋
H5: Kilbernie, Chapel Lane (Site 10)	-	✓	✓	✋	✓	✓	-
H7: Land at Downfield, Ryme (Site 11)	-	✓	-	-	-	✓	✘
H8: Land at the Old Forge, Ryme (Site 12)	-	✘	✘	-	✓	-	✘
H9: Housing Design	-	✓	✓	✓	-	-	✓
BS1: Sustainable Growth of Businesses	-	-	-	-	-	✓	✋
T1: Highway Safety	-	✋	✋	-	-	-	-
T2: Vehicle Parking	-	-	-	-	-	-	-
T3: Electric Vehicle Charging Points	-	-	-	-	-	-	-

The Strategic Environmental Assessment concluded are no likely significant adverse impacts identified as a result of the assessment of plan's objectives and proposed policies. The only significant impacts identified for this Neighbourhood Plan are positive ones in relation to the delivery of housing, employment and community facilities, and landscape and biodiversity benefits mainly due to the protection given to particular areas and features that are not protected through national designations (and the requirement for biodiversity gains no currently embedded into the adopted Local Plan policy).

The Habitats Regulations Assessment recommended that "nutrient neutrality would not be met in the absence of mitigation. As such, there is potential for increased phosphate discharge into the hydrological catchment of Somerset Levels and Moors Ramsar Site. Note that nutrient neutrality should be re-run for each housing scheme/planning application as each scheme is developed, taking into account scheduled improvements in phosphate removal at Thornford STW." It went on to note that "the draft version of this [HRA] report recommended that appropriate safeguarding policy wording should be added to draft NP Policy H1 or H2, such that (following the recommended updated calculations) housing allocations H4 to H8 may require mitigation to be delivered. That recommendation has now been incorporated into the Neighbourhood Plan. With the above recommendations incorporated into the Yetminster and Ryme Intrinsic Neighbourhood Plan 2017-2036 it is concluded that no adverse effect would occur on the integrity of Somerset Levels and Moors Ramsar Site."

Human Rights

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
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 development	Strategic Approach includes: 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.

POLICY	SUBJECT	STRATEGIC ASPECTS
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 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: 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

POLICY	SUBJECT	STRATEGIC ASPECTS
		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 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 efficient transport network	Strategic Approach states that providing a 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

Appendix 2 – Locally Valued Landscapes – NPPF LGS Criteria Checks

Ref and Site name	Relation to settlement		Importance High/Medium/Low				Designations	Ownership	Main reason/s for designation
	Size (ha)		Landscape	Heritage	Recreation	Wildlife			
LGS 1: Land at St Andrew's Church and Upbury Farm	2.3	adjoins Yetminster	M	H	M	M	Overlapping designations (specify) Conservation Area, LLLI	Including level of public access Church land / private. Church grounds open to public. Views from church grounds and footpath N34/30 to north side	Including reasons why it is locally significant and valued This open land provides the setting of Grade I Listed St Andrew's Church and Grade II* Upbury farmhouse and the adjoining buildings. Churchyard provides area for quiet remembrance. The land also provides an important green wedge in the centre of the village, and as pasture / churchyard has not been intensively farmed.
LGS 2: Land at the entrance to Cross Farm	0.4	within Yetminster	M	H	L	L	Conservation Area	Private land. Views only from High Street to the north and from footpath (N34/30) and church grounds to the south	The grassed and treed bank by Priors Cleve (which frames long views along the street) and space allowing sudden fine views to the church tower, is recognised as a significant and important undeveloped gap in the Conservation Area Appraisal. The development of land behind Croft Cottage was allowed following an appeal on the basis that this open space was not harmed, during which there was considerable local concern about the impact on this open space.
LGS 3: The sports field and allotments	2.2	adjoins Yetminster	L	L	H	L	None	YRIPC: publicly accessible, footpath N34/13 also runs along south side	This area provides important recreational space used by the community.
LGS4: The Meadens Open Space	0.1	within Yetminster	L	L	H	L		YRIPC: publicly accessible	This provides the only recreational space within the Cloverhay / Clovermead / Bucklers Mead residential area at the western end of the village.

Ref and Site name	Relation to settlement		Importance High/Medium/Low				Designations	Ownership	Main reason/s for designation
	Size (ha)		Landscape	Heritage	Recreation	Wildlife			
							<i>Overlapping designations (specify)</i>	<i>Including level of public access</i>	<i>Including reasons why it is locally significant and valued</i>
LGS 5: Vecklands (Millennium Wood), Yetminster	6.0	adjoins Yetminster	M	L	H	H		Woodland Trust: publicly accessible	This woodland site is managed by the Woodland Trust and is valued for informal recreation and for its wildlife value. The site was created as part of a Woodland Trust millennium project with local people involved in the fundraising, design and planting of the site which took place between 1998 and 1999. Noted on LNP ecological network.
LGS 6: Green triangle between the railway and Eastlands.	0.7	within Yetminster	H	M	L	M	Conservation Area, LLLI	Private land. Views only from Brister End	A visually prominent green space adjoining the River Wriggle, bringing the countryside into the heart of the village. Railway / river corridor to western side acts as important wildlife corridor (noted on LNP ecological network).
LGS 7: the grounds of St. Hippolytus Church in Ryme Intrinseca	0.2	within Ryme Intrinseca	M	H	M	M		Church land. Church grounds open to public. Views from road to north.	This enhances the setting of St. Hippolytus Church and provides a pleasant place for quiet contemplation and remembrance. Of some local wildlife value.
LLLI 1: The medieval fields to the north of Yetminster village.	4.8	adjoins Yetminster	M	H	L	M	Conservation Area, LLLI	Private land. Limited views from footpath N34/11 and the permissive path south of the Old School House	These fields contribute to the character of the settlement and reinforce the historic relationship between the built and natural environment. These appear to be prebendal crofts which have remained largely unchanged since at least 1840 and were recognised in the extension of the Conservation Area. The land has not been intensively farmed and is therefore likely to be of local wildlife value.

Ref and Site name	Relation to settlement		Importance				Designations	Ownership	Main reason/s for designation
			High/Medium/Low						
	Size (ha)		Landscape	Heritage	Recreation	Wildlife	Overlapping designations (specify)	Including level of public access	Including reasons why it is locally significant and valued
LLLI 2: The fields and gardens between houses on Church Street in Yetminster and the River Wriggle.	3.3	adjoins Yetminster	M	M	L	M	Conservation Area, LLLI	Private land. Limited views from Vecklands Wood and Mill Lane	These fields act as a green buffer between the village and the railway providing an attractive setting for the river, and an important wildlife corridor running north-south along the railway. The Conservation Area was extended to include the area closest to Church Street in recognition of historic land tenure in this particular area that similar has remained largely unchanged since at least 1840