

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPULSORY PURCHASE ACT 2004**

SECTION 78 APPEAL

BY

LAND VALUE ALLIANCES

LAND SOUTH OF LOWER ROAD

STALBRIDGE

DORSET

PRE-INQUIRY STATEMENT

ON BEHALF OF

DORSET COUNCIL

4th March 2021

PLANNING INSPECTORATE REFERENCE: APP/D1265/W/20/3265743

LOCAL PLANNING AUTHORITY REFERENCE: 2/2020/0406/OUT

CONTENTS	Page
1.0 INTRODUCTION	3
2.0 RELEVANT PLANNING POLICY	4
3.0 THE MAIN ISSUES	9
4.0 STATEMENT OF COMMON GROUND AND CONDITIONS	14
5.0 DOCUMENTS	15

Appendix [1] Copy of planning officer's report in respect of App. No. 2/2020/0406/OUT.

1.0 INTRODUCTION

- 1.1 This is Dorset Council's Statement of Case, submitted in accordance with the Inspector's direction at the case management hearing held on 25th February 2021. An appeal has been lodged by Land Value Alliances (the 'Appellant') in respect of the non-determination of its outline planning application (Reference 2/2020/0406/OUT) for the following development:

"The erection of up to 114 No. dwellings and up to 2,000 square metres of employment space (for Business use (Class B1), with up to 1 No. Retail (Class A1) unit). Form vehicular and pedestrian access, form public open space and carry out associated works."

- 1.2 The appeal was made in respect of the non-determination of the application. However, on 16th February 2021 the Planning Committee considered an officer's report which is attached as **Appendix [1]**. The report confirmed that the Applicant had appealed by way of non-determination and requested that an 'in principle' decision be made. The planning officer recommended that permission be granted subject to the completion of a section 106 agreement and 14 conditions listed at the end of the report.
- 1.3 The Planning Committee considered the report and resolved that in the absence of the appeal on non-determination, permission would have been refused for the following reasons for refusal (RfR:

1. The proposal by reason of its location on the edge of a settlement would lack sufficient services and facilities to support the level of growth proposed, would lead to an unsustainable form of development in which people would be reliant on the private car to access a sufficient range of services, facilities, and employment. In view of there being no overriding need for this proposal within the countryside and particularly Stalbridge Parish, the proposal would be contrary to policy 2, 6 and 20 and Objectives 2 and 4 of the Local Plan and the NPPF, which seek to meet local housing need in rural areas, and the requirement to locate development to facilitate access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use. The identified environmental harm is considered to significantly and demonstrably outweigh the social and economic benefits of providing the level of proposed housing and employment in this location.

2. The level of housing proposed on the edge of settlement location would result in a level of development which would be out of keeping with the prevailing character of existing and planned development which surrounds the site and which would fail to successfully integrate due to the extent of built form proposed. The proposal would be contrary to policy 2, 6, 7, 20 and 24 and objectives 2 and 4 of ND LPP1 and NPPF.

- 1.4 The Council's evidence will address the 2 putative RfR.

2.0 RELEVANT PLANNING POLICY

A. The development plan

- 2.1 The starting point for a determination of this appeal in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, is the development plan (DP). The appeal should be determined in accordance with the development plan unless material considerations indicate otherwise. A two-stage process is therefore required starting with an assessment of whether the scheme is in accordance with the DP as a whole and if not whether relevant material considerations justify a departure from the development plan.
- 2.2 The DP policies which applies to this appeal are the 'saved' policies in the North Dorset District Wide Local Plan to 2011 (January 2003), the North Dorset Local Plan Part 1 2011-2031 (January 2016). The LPP1 plan was produced in accordance with the NPPF (2012). While the NPPF has undergone two further iterations, the LPP1 remains in conformity with the current version of the framework (February 2019).

North Dorset District Wide Local Plan (January 2003)

- 2.3 The Secretary of State issued a direction on in September 2007 which 'saved' certain policies in accordance with paragraph 1(3) of Schedule 8 of the Planning and Compulsory Purchase Act 2004.
- 2.4 Saved Policy 1.7 of the plan provides that development will only be approved within settlement boundaries if the proposal satisfies certain criteria which are set out in policy 1.8. Stalbridge has a defined settlement boundary. The appeal site lies outside this boundary. Saved policy 1.6 provides that development beyond the defined settlement boundaries will be treated as part of the countryside, where most forms of residential and commercial development for general needs will not be permitted.

North Dorset Local Plan Part 1 (January 2016)

- 2.5 Within the LPP1 the following policies are particularly relevant:
- * Policy 1 - Presumption in Favour of Sustainable Development
 - * Policy 2 - Core Spatial Strategy
 - * Policy 6 - Housing Distribution
 - * Policy 7 - Delivering Homes
 - * Policy 8 - Affordable Housing
 - * Policy 9 - Rural Exception Affordable Housing
 - * Policy 20 - The countryside
 - * Policy 24 - Design
- 2.6 Objective 2 of the LPP1 seeks to conserve and enhance the historic and natural environment, encouraging design which maintains the quality of the District's built and natural environment.
- 2.7 Objective 4 supports sustainable rural communities, adopting a general policy of restraint outside the District's four main town towns, whilst enabling essential rural needs to be met. It outlines a focus on meeting local rather than strategic needs in Stalbridge and the District's larger villages. Rural communities should be supported in planning for meeting

their own needs especially through neighbourhood planning. The retention, enhancement and future viability of local facilities and services is also supported. Objective 5 relates to meeting the District's housing needs, which is to be achieved *inter alia* by focusing provision in the District's four main towns and focusing provision elsewhere on meeting local needs, especially the need for affordable housing.

Core strategy

- 2.8 Policy 1 reflects the approach in the NPPF and sets out a presumption in favour of sustainable development. Planning applications which accord with the plan will be granted without delay. Where there are no relevant policies or the relevant policies are out of date, the Council will grant permission unless material considerations indicate otherwise, taking into account whether the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits or specific policies in the NPPF indicate that development should be restricted.
- 2.9 All development proposals should be located in accordance with the spatial strategy set out in Policy 2. Policy 2 identifies the four main settlements which function as the main service centres and will be the main focus for growth, both for the vast majority of housing and for other development. Stalbridge and eighteen larger villages have been identified as the focus of growth to meet local needs outside of the four main towns. At Stalbridge and all other villages, the focus will be on meeting local, rather than strategic, needs. Outside the defined boundaries of the four main towns (the settlement boundaries being retained from the 2003 Local Plan), Stalbridge and the larger villages, the remainder of the District will be subject to countryside policies where development will be strictly controlled unless it is required to enable essential rural needs to be met. The appeal site lies outside the settlement boundary for Stalbridge, in an area which is defined as countryside, and the appeal scheme is not aimed at meeting local needs.

Housing

- 2.10 Policy 6 outlines the distribution of new housing within the District. It provides that at least 5,700 new homes will be provided in North Dorset between 2011 and 2031 and that the vast majority of growth will be concentrated in the four main towns. In the countryside, including Stalbridge and the villages, the level of housing and affordable housing will be the cumulative number of new homes delivered to contribute to meeting identified local and essential rural needs. The policy provides that at least 825 dwellings will be provided in the countryside (including Stalbridge and the villages) during the period 2011 – 2031. The type and delivery of new housing is set out in Policy 7 and affordable housing in Policy 8. Rural exception affordable housing is addressed in Policy 9.

The countryside

- 2.11 Policy 20 and paragraph 8.174 confirm that for the purposes of the LPP1, the countryside is defined as all land outside the settlement boundaries of the District's four main towns, Stalbridge and the 18 larger villages. In the countryside, the focus is on meeting local rather than strategic needs. Policy 20 provides that Stalbridge and the eighteen larger villages will form the focus for growth outside the four main towns, but that development in the countryside outside defined settlement boundaries will only be permitted if (a) it is of a type appropriate in the countryside (as summarised in Figure 8.5) or (b) there is an overriding need for the development to be located in the countryside.

Development management policies

- 2.12 Policy 24 relates to design and provides that development should be designed to improve the character and quality of the area within which it is located. This reflects national policy which identify good design as a key aspect of sustainable development.

B. National policy – NPPF (February 2019)

- 2.13 An important material consideration is the National Planning Policy Framework (2019). As paragraph 2 of the Framework confirms, it does not override the development plan or the approach mandated by s.38 of the Planning and Compulsory Purchase Act but the NPPF is clearly an important material consideration.
- 2.14 Paragraph 8 of the NPPF states that achieving **sustainable development** means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are:
- An **economic objective** which includes ensuring that enough land of the right types is available in the right places and at the right time to support growth.
 - A **social objective** which includes securing strong, vibrant, and healthy communities and that a sufficient number and range of homes can be provided to meet the needs of the present and future generations. Well-design and safe environments should be secured.
 - An **environmental objective** which includes protecting and enhancing our natural, built, and historic environment including making effective use of land.
- 2.15 Paragraph 9 makes clear that these objectives should be delivered through the preparation and implementation of plans and the application of policies in the Framework. This reinforces the plan-led approach to development and the determination of applications and appeals and the paragraph emphasises that planning policies and decisions should play an active role in guiding development towards sustainable solutions, to reflect the character, the needs, and opportunities of each area.
- 2.16 Paragraph 11 sets out the **presumption in favour of sustainable development**. For decision taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date¹, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

¹ Footnote 7 advises that this includes situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites or where the Housing Delivery test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 2.17 Paragraph 12 of the NPPF advises that where a planning application conflicts with an up-to-date development plan, permission should usually be refused. It advises that LPAs may take decisions that depart from an up-to-date development plan, but only if material considerations in a case indicate that the plan should not be followed.
- 2.18 Section 3 of the NPPF refers to **plan making** and stresses that the planning system should be genuinely plan-led.
- 2.19 Section 4 of the NPPF deals with decision taking and advocates early engagement between parties, supporting statutory consultees to provide advice and adopt a pro-active approach.
- 2.20 Section 5 refers to the delivery of a sufficient **supply of homes**. Paragraph 59 outlines the Government's objective of significantly boosting the supply of homes and emphasises that 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 and that land with permission is developed without unnecessary delay.
- 2.21 Paragraph 67 states that strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, considering their availability, suitability, and likely economic viability. Planning policies should identify a supply of:
- a) specific, deliverable sites for years one to five of the plan period²; and
 - b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 2.22 Paragraph 77 confirms that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Rural exception sites are supported where this meets identified local needs.
- 2.23 Section 11 of the Framework supports planning policies and decisions that make **effective use of land** while safeguarding and improving the environment (paragraph 117). Planning decisions should encourage multiple benefits from both urban and rural land, including through mixed use schemes.
- 2.24 Section 12 of the Framework states at paragraph 124 that the creation of **high-quality buildings and places** is fundamental to what the planning and development process should achieve. Paragraph 127 c) advises that developments should be sympathetic to local character and history including the surrounding built environment and landscape setting.
- 2.25 Paragraph 130 also states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

² Footnote 32.

C. Emerging policy

- 2.26 The Council published the Dorset Council Local Plan (Options Consultation) in January 2021 which will comprise a county wide plan. The consultation period runs until 15th March 2021. The adoption date is anticipated to be April 2023. The plan period of the Dorset Council Local Plan is currently proposed at between 2021 to 2038.
- 2.27 The Dorset Council Local Plan Options Consultation document was published on 18 January 2021 (with the public consultation running until 15 March 2021). At this stage on the process towards adoption it can be given only very limited weight. The consultation document places Stalbridge in Tier 2 of the settlement hierarchy; these settlements are described as 'Towns and other main settlements.' The document proposes to divide Dorset into four functional areas, with Stalbridge in the northern area. Draft Policy DEV4 ('Growth in the northern Dorset functional area') states that in the northern area housing growth will be delivered through major urban extensions at Gillingham and Sherborne, and through "the more modest expansion of Shaftesbury and the smaller market towns of Sturminster Newton and Stalbridge."
- 2.28 Chapter 32 of the Options Consultation document focuses on Stalbridge. In terms of a vision, paragraph 32.2.1 states:
- "In 2038 Stalbridge will:**
- **retain its attractive historic character and continue to respect the character of the surrounding countryside, whilst delivering new homes to meet housing needs; and**
 - **improve accessibility between shops, services and new homes, whilst acting as a local service centre in conjunction with neighbouring settlements."**
- 2.29 The Council will refer to the draft strategy included draft allocations for new housing in Stalbridge.

3.1 THE MAIN ISSUES

3.1 Having regard to the two putative RfR, and following the case management conference, the Council considers the following to be the main issues at the appeal:

1. The degree of conformity with the spatial strategy for the area and countryside policies.
2. The impact on the character and appearance of the area including its ability to integrate with the existing built form.
3. Whether it comprises a sustainable form of development.

Issue 1: Conformity with the spatial strategy for the area and countryside policies

3.2 Paragraphs 3.46-3.48 of the LPP1 state that:

3.46 Stalbridge and eighteen larger villages have been identified as the focus for growth to meet local needs outside of the four main towns.

3.47 These larger villages are: Bourton, Charlton Marshall, Child Okeford, East Stour, Fontmell Magna, Hazelbury Bryan, Iwerne Minster, Marnhull, Milborne St Andrew, Milton Abbas, Motcombe, Okeford Fitzpaine, Pimperne, Shillingstone, Stourpaine, Winterborne Kingston, Winterborne Stickland and Winterborne Whitechurch.

3.48 Settlement boundaries around the larger villages are retained while settlement boundaries around the District's remaining villages are removed.

3.3 Paragraph 3.50 of the LPP1 also confirms:

Outside the defined boundaries of the four main towns, in the remainder of the District (including Stalbridge and all the District's villages), development will be more strictly controlled with an emphasis on meeting local and essential rural needs. Such needs may be met through:

- countryside policies;
- neighbourhood planning; or
- Local Plan Part 2.

Development which may be acceptable in countryside locations are covered under the following policies: Policy 20 –The Countryside establishes that certain types of development are appropriate in the countryside. These types of development are described in the supporting text and are subject to more detailed policies including: Policies 3 and 22 (renewable energy schemes); Policy 9 (rural exception affordable housing sites, including small numbers of market homes); Policies 6 and 33 (essential occupational dwellings); Policies 11 and 29 (the re-use of existing rural buildings, primarily for economic development or community uses); Policies 11 and 31 (rural tourist accommodation); and Policy 14 (new non-commercial community facilities).

3.4 Policy 20 (The Countryside) states:

“Stalbridge and the eighteen larger villages will form the focus for growth outside of the four main towns. Development in the countryside outside defined settlement boundaries will only be permitted if:

- a) it is of a type appropriate in the countryside, as set out in the relevant policies of the Local Plan, summarised in Figure 8.5; or
- b) for any other type of development, it can be demonstrated that there is an ‘overriding need’ for it to be located in the countryside.”

- 3.5 The appeal site lies in the countryside, beyond the settlement boundary for Stalbridge, and does not comprise a form of development consistent with the types of development supported by Policy 20. Nor, given that the scheme involves a market led housing development albeit with policy compliant affordable housing, does it comply with Policy 9 (rural exception affordable sites).
- 3.6 The appeal site is adjacent to the settlement boundary for Stalbridge. The town of Stalbridge and the 18 larger villages form the second tier of settlements in the District. Policy 2 states that these settlements “have been identified as the focus for growth to meet the local needs outside of the four main towns.” While the policy supports development of in excess of 825 dwellings over the plan period, the policy remains clear that the focus should be on meeting local rather than strategic housing needs.
- 3.7 Despite the absence of a 5-year supply of housing land, settlement boundaries serve a clear planning purpose, and assist in promoting sustainable development. The judgment in *Crane v SSCLG* [2015] made clear that any out-of-date development plan policies should not be ignored, as they may continue to serve a planning purpose. The Council consider that the relevant development plan policies continue to serve a useful planning purpose in guiding development to the most suitable and appropriate locations, such that they should continue to attract weight even in the absence of a five year supply of housing land.
- 3.8 Policy 6 (Housing Distribution) states:
- “In the countryside (including Stalbridge and the villages) the level of housing and affordable housing provision will be the cumulative number of new homes delivered to contribute towards meeting identified local and essential rural needs.”
- 3.9 It specifies that “at least 825 dwellings” will be provided in the countryside over the plan period (2011-2031). This is approximately **14%** of the total amount needed in the District.”
- 3.10 Residential schemes include rural exception schemes, occupations dwellings, re-use of heritage assets, re-use of redundant or disused buildings, and sites for gypsies, travellers and travelling showpeople. With respect to the present application, the Council concludes that the proposed development does not meet paragraphs (a) or (b) of Policy 20.
- 3.11 Policy 2 of the LPP1 is clear in requiring all development to be located in accordance with the spatial strategy for the District. It accords with government advice in paragraph 15 of the NPPF, that the planning system should be plan led providing a vision for their area, including providing a framework for addressing housing needs and by providing a platform for local people to shape their surroundings.
- 3.12 Stalbridge is a second tier settlement where the emphasis in Policy 2 is to meet ‘local needs’. This proposal is not aimed at addressing the local needs of Stalbridge. Hence, the Council

does not believe that the proposal complies with this policy requirement. The Council's evidence will include information on the amount of new housing permitted in Stalbridge and the larger villages over the adopted local plan period.

- 3.13 Policy 6 of the LPP1 states that at least 825 new dwellings are to be built in the countryside, including Stalbridge and the villages, during the plan period 2011–2031 to contribute towards meeting identified local and essential rural housing needs (emphasis added). The LPP1 does not stipulate how the 825 dwellings should be distributed. However, a number of local communities have calculated appropriate growth levels for their settlements as part of the neighbourhood planning process. As part of the process, neighbourhood plan groups have commissioned housing needs assessments (HNA) as part of their neighbourhood plan evidence base. These are considered at neighbourhood plan examinations to ensure that the neighbourhood policies meet the 'basic conditions.' The Council will refer to this information in demonstrating that housing has been permitted considerably in excess of the minimum of 825 dwellings required under Policy 6.
- 3.14 The Council will refer to the scale of housing development which has already been permitted at Stalbridge and the rural parts of the District. It will demonstrate that the LPP1 requirement for at least 825 dwellings has been met. In addition, it will refer to the emerging Dorset Local Plan (Options Consultation, January 2021) which identifies a number of allocations which are either subject to reserved matters approval or outline planning applications pending determination.
- 3.15 Overall the scale of the proposed housing, particularly in combination with permitted and proposed development, will give rise to an unsustainable form of development, contrary to the adopted spatial strategy, with future residents being car dependent for the majority of their needs. While Stalbridge does benefit from a range of facilities, future residents would be heavily reliant on higher order centres for their working, education, and shopping needs, which are required in modern life. When coupled with existing and permitted schemes, out commuting would become particularly significant, given the absence of convenient and attractive alternative forms of transport. Paragraph 3.39 of the LPP1 is clear in this regard. It states that outside the four main towns, where access and proximity to services is more limited, development will be more strictly controlled, with an emphasis on meeting local and essential needs.

Issue 2: Impact on the character of the area

- 3.16 The Council will refer to the information submitted in support of the application including the 'Development Parameters' plan which indicates a greater density compared with other developments in the area and with the existing built form. The Council will describe the transitional nature of the site on the edge of the settlement, and the need for the scheme to provide an appropriate setting for Stalbridge.
- 3.17 In this regard the Council will refer to other proposals which have been permitted including to the north side for up to 120 dwellings (2/2012/0741/OUT) and to the north-west approximately 60 dwellings (App. No. 2/2017/1095/OUT).

Issue 3: Whether the proposal involves a sustainable form of development

- 3.18 Turning to Policy 1, an important material consideration in relation to housing developments, is the NPPF (February 2019). As paragraph 2 of the Framework confirms; it does not

override the need for decisions to be determined other than in accordance with the development plan unless material considerations indicate otherwise.

- 3.19 The Framework advises that the planning system has three overarching objectives which are interdependent. The economic, social, and environmental objectives should be pursued in mutually supportive ways, with net gains secured across each of the different objectives (paragraph 8). Paragraph 9 makes clear that these objectives should be delivered through the preparation and implementation of plans and the application of policies in the Framework. This reinforces the plan-led approach to development and the determination of applications and appeals and the paragraph emphasises that planning policies and decisions should play an active role in guiding development towards sustainable solutions, to reflect the character, and the needs and opportunities of each area. It does not provide carte blanche, for the delivery of housing on any greenfield site wherever it is located within the spatial hierarchy. Nor does it provide that the absence of a five-year supply of housing should override the need to plan positively, reflecting local needs and circumstances.
- 3.20 Paragraph 11 advises that at the heart of the Framework is a presumption in favour of sustainable development. Under paragraph 11c), for decision taking this should approve schemes which accord with an up-to-date development plan. Paragraph 11d) also states that where there are no relevant development plan policies or the policies which are most important are out-of-date, granting permission unless:
- i. the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing permission; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.
- 3.21 The Council will consider the requirements of the NPPF including the need to significantly boost the supply of housing, both open market and affordable.
- 3.22 The Council's evidence will demonstrate that the adverse impacts of allowing the appeal would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole. These adverse impacts include development outside the settlement boundary, the latter continuing to serve a sound planning purpose, with a failure to comply with the adopted spatial strategy, which seeks to concentrate the majority of new housing at the larger settlements, thereby promoting sustainable forms of development. The site also lies within the countryside and does not comprise a form of development which accords with Policy 20. Nor given that the proposal involves a market led housing development with policy compliant affordable housing, does it comply with Policy 9 of the adopted local plan. Moreover, it conflicts with paragraph 77 of the NPPF since the housing is not required to meet local needs and is not responsive to local circumstances. The impact upon the character and appearance of the area by virtue of the quantum of housing proposed, would also fail to accord with the local plan's objective of encouraging development which maintains the quality of the built environment. This would also be contrary to paragraph 124 of the NPPF which states that good design is a key aspect of sustainable development.
- 3.23 The Council's evidence will demonstrate that the scheme does not comprise a sustainable form of development, contrary to the development plan. While the appeal scheme would

deliver a number of benefits, including the delivery of housing and affordable housing, these considerations are not considered to be of sufficient weight to justify a departure from the development plan.

- 3.24 In relation to housing land supply, the Council acknowledges that for the North Dorset area it is unable to demonstrate a five-year supply of housing land as required by the NPPF. The Council will seek to agree a statement of common ground on housing land supply with the Appellant, including areas of agreement and/or disagreement on the delivery of sites.
- 3.25 In relation to the three objectives of sustainable development the Council will analyse the nature of the benefits. The cumulative weight attributed to the benefits will be provided in evidence.

4.0 STATEMENT OF COMMON GROUND AND CONDITIONS

- 4.1 The Council will agree a Statement of Common Ground in order to confirm areas of agreement and disagreement.
- 4.2 The Council will propose that the list of conditions based upon those set out within the planning officer's report at Appendix [1] are imposed in the event that the appeal is to be allowed. These will be reviewed in the light of the Inspector's comments at the CMC and discussed with the Appellant prior to the inquiry with a view to establishing agreement thereon. This will include agreeing the maximum gross size of the proposed Class A1 retail unit which was not specified within the application documents and is required in order to ensure that there is no significantly adverse impact on the vitality and viability of the town centre.

5.0 LIST OF DOCUMENTS

5.1 The Council will refer to the following documents:

'Saved' policies in the North Dorset District Wide Local Plan to 2011 (January 2003).

North Dorset Local Plan Part 1 (January 2016).

National Planning Policy Framework (2019).

Dorset Local Plan Options Consultation 2021-2028 (January 2021).

Planning Practice Guidance Design: process and tools.

Relevant appeal decisions and court judgments.