

Upper Marshwood Vale Neighbourhood Plan

Basic Conditions Statement

Prepared by: Dorset Planning Consultant Ltd, on behalf of Upper Marshwood Vale Parish Council

Plan period: 2018-2033

Date of report: July 2019

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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 – Upper Marshwood Vale Parish Council was responsible for the submission of the draft neighbourhood plan and supporting documents.

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 on Page 2 that it is intended to cover the period from 2018-2033.

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:

- UMV1 – Important community facilities
- UMV2 - Recreational access to the countryside
- UMV3 - Local wildlife areas
- UMV4 - Local landscape character
- UMV5 - Colmer Stud Farm site, Marshwood
- UMV6 - Three Counties Nursery, Marshwood
- UMV7 - The residential conversion of existing buildings
- UMV8 - Supporting small-scale employment enterprises

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?

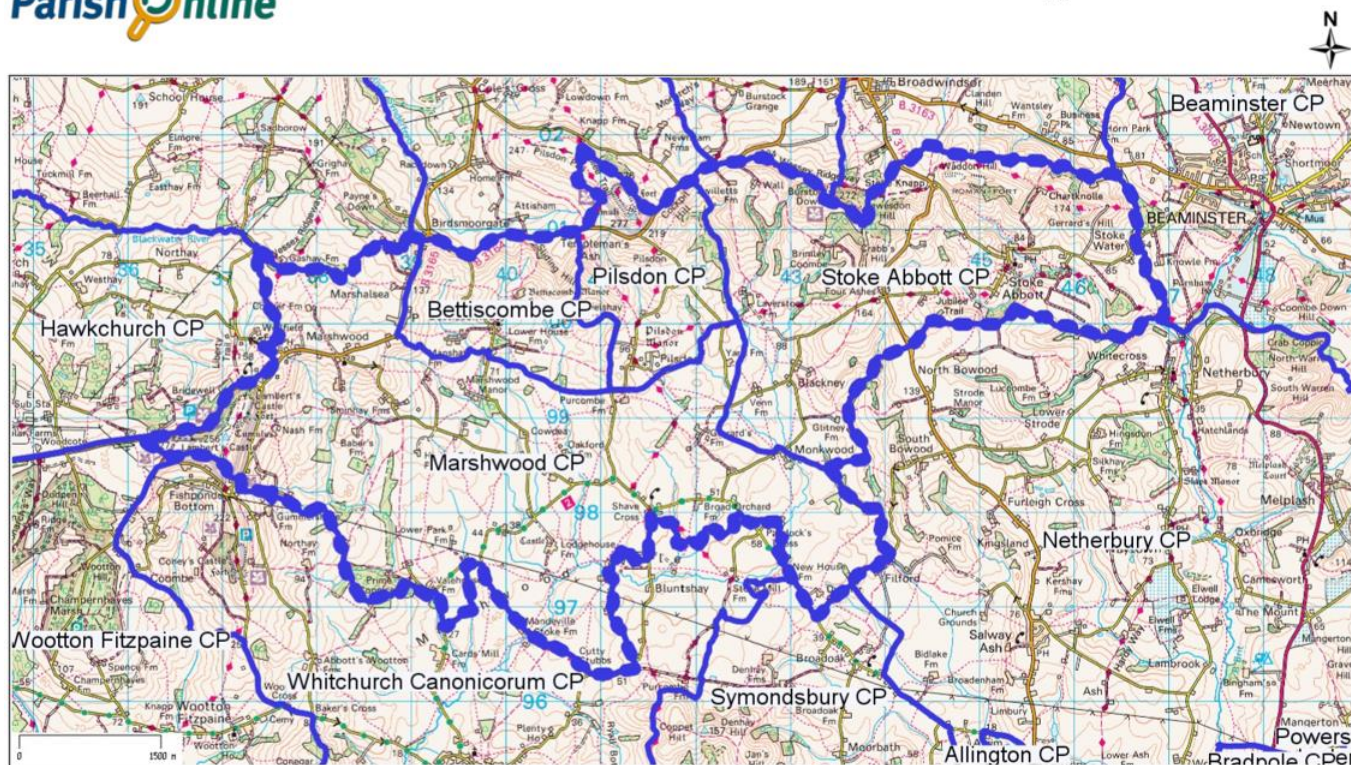
No - the Neighbourhood Plan policies relate only to Upper Marshwood Vale (which includes the entire parishes of Bettiscombe, Pilsdon, Stoke Abbott and Marshwood, and is the designated Neighbourhood Plan Area) and to no other area.

There are no other neighbourhood plans relating to Upper Marshwood Vale. The parishes to the north are within the Broadwindsor Area (a Neighbourhood Plan for that area is scheduled to go to referendum on 8 August 2019), to the east is Beaminster Parish (designated as a Neighbourhood Plan area but no plan as yet has been published) and to the south east is Symondsburry parish which is within the Bridport Area (the Neighbourhood Plan for that area is currently at Examination).

Map 1 – Neighbourhood Plan Designated Area

ParishOnline

Upper Marshwood Vale CP



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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 issued in February 2019, 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 Waste Local Plan (adopted 2006).

The Minerals Site Plan and the Bournemouth, Dorset and Poole Waste Plan have both been examined and are expected to be adopted in the coming months. Neither the waste plan or minerals strategy contain proposals for the Neighbourhood Plan Area, other than identifying a few, small areas designated as Minerals Safeguarding Areas within the northernmost parts of the Neighbourhood Plan area.

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). The proposed options do not significantly alter the approach to development in rural areas such as Broadwindsor, although a method for establishing the minimum housing target for Neighbourhood Plan areas is discussed. In June 2019 Dorset Council's Cabinet considered whether to progress with the Local Plan Review for this area or whether to 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: September 2020

>> Publication of draft plan: September 2021

>> Examination: Summer 2022

>> Adoption: Spring 2023

As such there is currently no clear steer on the emerging local plan policies.

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.

SECTION 2 - Things we value about our area	Policy UMV1 identifies the key community facilities to be protected and allowed to modernise and adapt to meet future needs, providing further detail on the local issues than contained in under the generic policy in the Local Plan.	
Overview of national policy and guidance	Overview of development plan policies	
NPPF	COM2 - New or improved local community buildings	

<p>83. Planning policies and decisions should enable:...</p> <p>d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>94. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities.</p> <p>96. 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>and structures - Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel</p> <p>COM3 - The retention of local community buildings and structures - Strategic Approach states that existing facilities will be protected through a flexible approach which recognises the changing needs in society</p> <p>COM5 - resists the loss of open space of public value and recreational facilities. Strategic Approach clarifies that a flexible approach may be taken which recognizes the changing needs in society</p>
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Assessment of general conformity

The retention of existing facilities and enabling them to adapt to meet future needs is considered to be in conformity with the approach taken in National Policy and the Local Plan.

<p>SECTION 2 - Things we value about our area</p>	<p>Policy UMV2 safeguards the important public open spaces and public rights of way that provide the main opportunities for public recreation in the Neighbourhood Plan area, in the absence of public parks and similar community spaces. The sites identified are also important for their ecological and heritage interest, as well as the hilltops being visually prominent in the Dorset AONB.</p>
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Overview of national policy and guidance	Overview of development plan policies
<p>NPPF</p> <p>96. 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. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision.</p> <p>98. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>	<p>ENV3 - states that the councils will work together with local communities and other relevant partners to develop a green infrastructure strategy for the plan area.</p> <p>COM5 - resists the loss of open space of public value and recreational facilities. Strategic Approach clarifies that a flexible approach may be taken which recognizes the changing needs in society</p>

Assessment of general conformity

Whilst none of the footpaths or spaces identified readily fit the criteria for Local Green Space designation (and have therefore not been designated as such), they nonetheless are important recreational resources, and the policy reflects the importance of these sites and the wider rights of way network for recreational access in line with both national and local planning policies.

<p>SECTION 2 - Things we value about our area</p>	<p>Policy UMV3 sets out the need to consider biodiversity impacts and secure net gain where possible, and when this may be relevant. This policy was added as a result of the pre-submission responses.</p>
Overview of national policy and guidance	Overview of development plan policies
<p>NPPF</p>	<p>ENV2 - Wildlife and habitats - Strategic Approach</p>

<p>174. To protect and enhance biodiversity and geodiversity, plans should: identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, and areas identified for habitat management, enhancement, restoration or creation; and promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p>	<p>includes protection of wildlife and habitats, and mitigation where appropriate</p> <p>ENV3 - states that the councils will work together with local communities and other relevant partners to develop a green infrastructure strategy for the plan area.</p>
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Assessment of general conformity

This policy is considered to be in general conformity with the overarching national and local plan policies seeking to protect and reinforce local biodiversity. The addition of this policy was at the specific request of the Natural Environment Team (Dorset Council) and is similar to that adopted in the adjoining Broadwindsor Area NP which recently passed its examination.

<p>SECTION 2 - Things we value about our area</p>	<p>Policy UMV4 (was UMV3 in the pre-submission draft) seeks to safeguard important local landscape and heritage features that contribute to the distinct character of the area.</p>
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Overview of national policy and guidance	Overview of development plan policies
<p>NPPF</p> <p>170. Planning policies and decisions should contribute to and enhance the natural and local environment</p> <p>172. Great weight should be given to conserving and enhancing landscape and scenic beauty Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development (taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined) other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.</p> <p>184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, ... and should be conserved in a manner appropriate to their significance.</p> <p>197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p>	<p>ENV1 - Strategic Approach includes the protection of landscape, seascape and sites of geological interest, and mitigation where appropriate. The policy states that the area's exceptional landscapes and seascapes and geological interest will be protected, taking into account the objectives of the Dorset AONB Management Plan. Development which would harm the character, special qualities or natural beauty of the Dorset Area of Outstanding Beauty or Heritage Coast, including their characteristic landscape quality and diversity, uninterrupted panoramic views, individual landmarks, and sense of tranquillity and remoteness, will not be permitted</p> <p>ENV4 - Heritage assets - Strategic Approach includes protection of heritage assets, including non-designated assets</p> <p>ENV10 - Landscape and townscape setting - Strategic Approach includes that development should contribute to the local identity of the area</p>

Assessment of general conformity

The policy is considered to be in general conformity with those policies seeking to protect and reinforce local character and undesignated heritage assets. Whilst views are not specifically referenced in National Policy, they

are noted in the Dorset AONB Management Plan as part of its statement of significance.

SECTION 3 - What development where	<p>Policy UMV5 (was UMV4 in the pre-submission draft) relates to the site allocation of land at Colmer Stud Farm, opposite the Marshwood School for a village shop, parking and a limited number of dwellings (up to 4 units to provide the necessary financial incentive).</p> <p>Policy UMV6 (was UMV5 in the pre-submission draft) relates to the site allocation of land at Three Counties Nurseries for up to five live-work units.</p> <p>Policy UMV7 (was UMV6 in the pre-submission draft) allows the re-use of an existing lawful building to create one or more new dwellings subject to five criteria.</p>
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Overview of national policy and guidance	Overview of development plan policies
<p>NPPF</p> <p>59. 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</p> <p>61. 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</p> <p>63. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).</p> <p>69. Neighbourhood planning groups should consider the opportunities for allocating small and medium-sized sites suitable for housing in their area.</p> <p>77. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.</p> <p>78. In rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.</p> <p>[consideration also given to general design and environmental policies]</p>	<p>SUS1 - The Level of Economic and Housing Growth - Strategic Approach includes the requirement figures for housing and employment. The housing need is met through site allocations and identified sites within settlements.</p> <p>SUS2 - Distribution of development - Strategic Approach includes reference to the settlement hierarchy and development within settlement boundaries, and a general restriction of development in rural areas – but recognises that neighbourhood plans may allocate additional sites, add or extend development boundaries, and that some development types are needed to support the rural economy.</p> <p>HOUS1 - Affordable housing - Strategic Approach sets out that 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.</p> <p>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.</p> <p>ECON1 - Proposals for live-work developments will be supported in locations considered suitable for open market residential development</p> <p>[consideration also given to general design and environmental policies]</p>

<p>Assessment of general conformity</p> <p>The housing numbers have been discussed with the local planning authority. The housing needs review suggested an appropriate target may be about 2 dwellings per annum, primarily for affordable housing and smaller (and more affordable) open market housing types including self-build plots. However, there were no suitable sites identified in the eastern part of the Neighbourhood Plan area (around Stoke Abbott) through either the Local Authority’s SHLAA or the locally advertised call for sites process. Sites were assessed and consulted on in the Marshwood area and two sites included in the plan that were both acceptable in terms of the SEA and had a reasonable level of community support, providing the potential for 9 dwellings (including live-work units). The plan does not seek to limit rural affordable housing exception sites from being considered, and</p>

policy UMV7 reflects the likelihood that, given the lack of landowner interest in promoting sites, the main source of additional dwellings may be through conversions.

The sites chosen are not isolated and relate well to the main road connecting the various settlements in Marshwood parish. The site options were subject to a Strategic Environmental Assessment. The assessment process helped identify the need to highlight and mitigate against potential adverse impacts. The restriction to primary residence for the Colmer site is justified on the basis of evidence of comparatively high proportion of holiday / second homes and lack of suitable and available housing land to meet local need. The live-work restriction on the Three Counties site is similarly justified based on identified need.

The policy approach on conversions is considered to be in conformity with National Policy and broadly echoes the approach taken in these PD rights to ensure a reasonably consistent approach. The limitation the Local Plan SUS3 places on open market housing in rural areas is considered by the Local Planning Authority as non-strategic and therefore could be altered through a Neighbourhood Plan. The restriction to primary residence is justified on the basis of evidence of comparatively high proportion of holiday / second homes and lack of suitable and available housing land to meet local need. The requirements would not 'bite' in the case of permitted development rights (although much of the area is within the AONB).

SECTION 3 - What development where	Policy UMV8 (was UMV7 in the pre-submission draft) supports the use of existing lawful dwellings and associated outbuildings to facilitate home working, provided that the use would not give rise to an unacceptable level of disturbance to neighbours or have a significant adverse environmental impact. It also supports the provision of new, small-scale workshop / office units subject to criteria, including the requirement that the site has good access to the B3165 and is well-related to existing buildings.
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Overview of national policy and guidance	Overview of development plan policies
<p>NPPF</p> <p>80. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.</p> <p>81. Planning policies should: be flexible enough to allow for new and flexible working practices (such as live-work accommodation).</p> <p>83. Planning policies and decisions should enable: the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.</p> <p>84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an 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.</p> <p>[consideration also given to general design and</p>	<p>SUS1 - The Level of Economic and Housing Growth - Strategic Approach includes the requirement figures for housing and employment. The employment need is met through site allocations and identified sites within settlements.</p> <p>SUS2 - Distribution of development - Strategic Approach includes reference to the settlement hierarchy and development within settlement boundaries, and a general restriction of development in rural areas – but recognises that neighbourhood plans may allocate additional sites, add or extend development boundaries, and that some development types are needed to support the rural economy.</p> <p>ECON1 - Provision of employment - Strategic Approach includes the general support for employment development as expressed in this policy. This states that employment development will generally be supported:</p> <ul style="list-style-type: none"> → within or on the edge of a settlement; → through the intensification or extension of existing premises; → as part of a farm diversification scheme; → through the re-use or replacement of an existing building; or <p>in a rural location where this is essential for that type of business.</p>

environmental policies]	[consideration also given to general design and environmental policies]
Assessment of general conformity	
The policy is generally supportive of development to support local businesses in a manner appropriate to the rural character of the area, in line with national policy and the Local Plan. Local Plan policy ECON1 does provide for a range of opportunities within rural areas for employment sites / workshops, including sites within or on the edge of a settlement. It does not restrict settlements to those listed in the Local Plan.	

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 conformity issues were raised by the Local Planning Authority in relation to the policy wording, in their response to the pre-submission consultation.

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 made publically available at the relevant times. Natural England’s response to the scoping consultation also advised that they did not consider that an HRA is required based on the information available and submitted. Although no response was received within the 5 week scoping consultation period from either Historic England or the Environment Agency, they later confirmed that there were no issues that they would have raised associated with the SEA or the plan contents.

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 and flora	Landscape	Cultural heritage	Pollution	Soil and minerals resources	Climate change (flood risk)	Meeting local needs	Safe and accessible
Neighbourhood Plan policy								
UMV1 - Community facilities	-	-	-	-	-	-	✓	✓
UMV2 - Recreational access	✓	✓	✓	-	-	-	✓	✓
UMV3 (now 4) - Landscape character	✓	✓	✓	-	-	-	-	x
UMV4 (now 5) - Colmer Stud Farm	-	x	x	-	x	-	✓✓	-
UMV5 (now 6) - Three Counties	-	-	✓	✋	x	-	✓✓	x
UMV6 (now 7) - Resi conversions	-	-	-	-	-	-	✓	x
UMV7 (now 8) - Small employment	✋	✋	✋	-	✋	✋	✓	x

The Strategic Environmental Assessment concluded that, overall, the adverse impacts are likely to be balanced or outweighed by positive impacts, with the most positive impacts scored against the objective of meeting local needs. The main adverse impact is in relation to safe and accessible development, due to the rural and sparsely population nature of the Neighbourhood Plan area. Although there is likely to be an overall adverse impact in relation to loss of productive farmland, the scale (cumulatively) is still unlikely to be significant given the limited size of the site allocations.

The additional policy (UMV3 on local wildlife areas) added following the pre-submission consultation is considered unlikely to alter these conclusions and would have mainly positive environmental impacts, particularly in relation to biodiversity impacts.

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