

Motcombe Neighbourhood Plan

Basic Conditions Report

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Plan period: 2017-2027

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Contents

1.	Introduction	3
2.	Legal Requirements	3
	Has the draft plan been submitted by a qualifying body?	3
	Does the proposed neighbourhood plan state the period for which it is to have effect?	3
	Is what is being proposed a neighbourhood development plan making provision in relation to land or sites in the Neighbourhood Plan Area?	3
	Do any of the policies relate to excluded development?	3
	Do any of the policies extend beyond the neighbourhood area or cover an area where there is a neighbourhood development plan already in place?	4
3.	Consideration of National and Strategic Policies	5
	National Planning Policy and Guidance	5
	The Development Plan for the Neighbourhood Plan area.....	5
	Conformity Testing.....	6
	Conformity conclusions.....	13
4.	EU and sustainability obligations	13

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 – Motcombe Parish Council agreed the submission of the draft plan and supporting documents at its meeting on 12 March 2019.

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 1.24 that it is intended to cover the 10 year period from 2017 to 2027.

Is what is being proposed a neighbourhood development plan making provision in relation to land or sites in the Neighbourhood Plan Area?

Yes - the Neighbourhood Plan policies relates to planning matters (the use and development of land) and to the designated Neighbourhood Plan area or parts thereof.

Do any of the policies relate to excluded development?

The policies are contained in sections 3 - 7 of the plan and cover:

- Policy MOT1. Important community facilities
- Policy MOT2. Local Flood Alleviation
- Policy MOT3. Public Rights of Way Network
- Policy MOT4. Local Green Spaces
- Policy MOT5. Woodlands
- Policy MOT6. Local Wildlife Enhancement
- Policy MOT6A. Local Views
- Policy MOT6B. Dark Skies
- Policy MOT7. Meeting the area's housing needs
- Policy MOT8. Locational criteria for new development
- Policy MOT9. Housing site: roadside adjoining Shire Meadows
- Policy MOT10. Housing site: Sunset Ridge, Elm Hill
- Policy MOT11. Housing site: The Nursery, The Street
- Policy MOT12. Rural Affordable Housing Exception sites
- Policy MOT13. Meeting the area's employment needs
- Policy MOT14. Grosvenor Estate Cottages
- Policy MOT15. Building Patterns, Density and Landscaping
- Policy MOT16. Building Size, Styles, Materials and Detailing

- Policy MOT17. Street Layout
- Policy MOT18. Car Parking Solutions
- Policy MOT19. Motcombe to Gillingham cycleway

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.

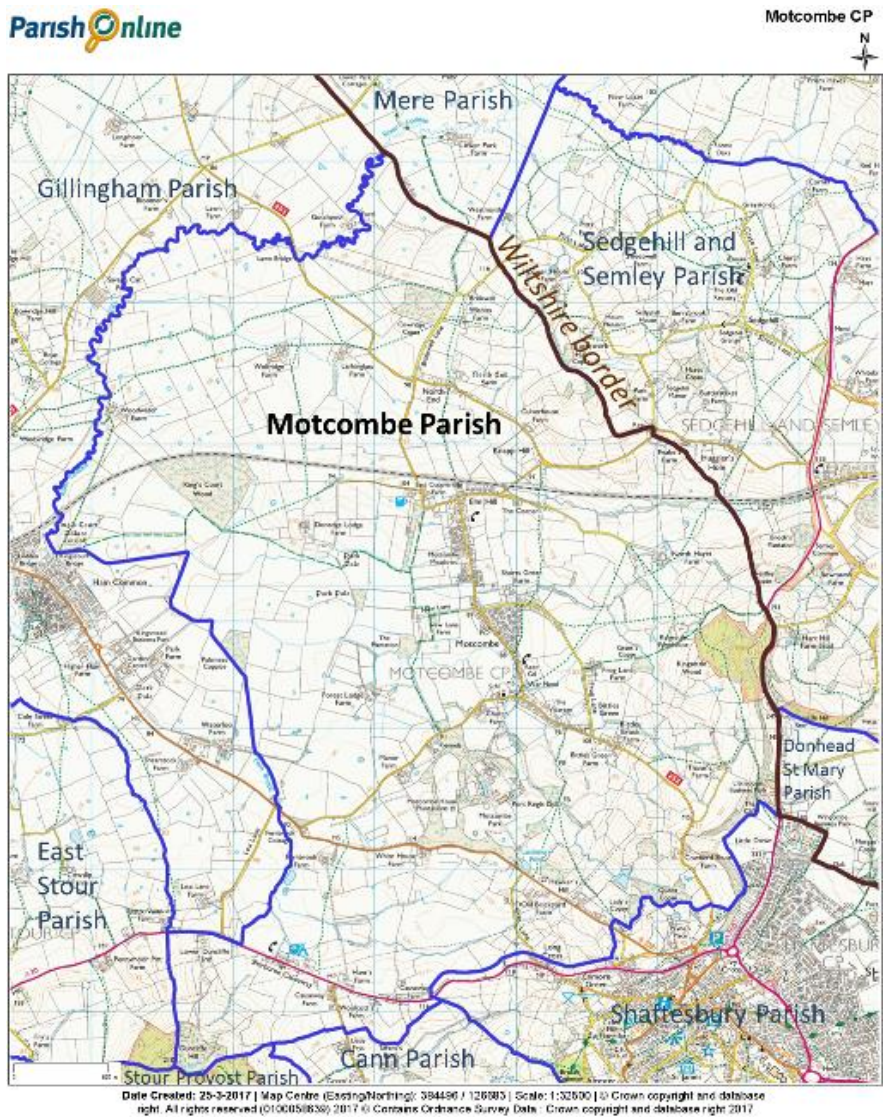
Do any of the policies extend beyond the neighbourhood area or cover an area where there is a neighbourhood development plan already in place?

No - the Neighbourhood Plan policies relate only to Motcombe parish (which is the designated Neighbourhood Plan Area) and to no other area.

There are no other neighbourhood plans relating to Motcombe Parish.

Three of the adjoining parishes have been designated as Neighbourhood Plan areas (Gillingham, Shaftesbury and Cann parishes) but only Gillingham has yet produced a plan. The Gillingham Plan was made on 27 July 2018¹.

Map 1 – Neighbourhood Plan Designated Area



¹ <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/north-dorset/neighbourhood-planning/submitted-plans/gillingham-neighbourhood-plan.aspx>

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 July 2018², 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 North Dorset Local Plan Part 1, prepared by North Dorset District Council and adopted January 2016, contains the bulk of the strategic planning policies for the area. It includes topic-based policies, place-based policies and development management policies that together are considered to provide the strategic policy framework. The saved policies in the 2003 Local Plan are not considered strategic - in many cases the Local Plan Part 1 makes clear that these can be reviewed through Neighbourhood Plans.

Strategic policies are described in the NPPF (para 20) as setting out an overall strategy for the pattern, scale and quality of development, and making sufficient provision for:

- a) housing (including affordable housing), employment, retail, leisure and other commercial development;
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- c) community facilities (such as health, education and cultural infrastructure); and
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

It is expected that plans should make explicit which policies are strategic policies – however this will not necessarily have been the case in pre-2018 plans. The NPPF advises that strategic policies should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed, and that they “should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.”

Dorset County Council has a Minerals Strategy (adopted May 2014) that also forms part of the development plan for the area, together with the Waste Local Plan (adopted 2006). A revised Waste Plan is currently being examined, and the Examiner’s report is expected in the very near future³. Similarly a Minerals Site Plan is also at its examination and is likely to be adopted in Spring/Summer 2019⁴.

² As the Neighbourhood Plan is submitted after the 24 January 2019, the updated (2018) version of the NPPF is relevant (in accordance with para 214 of the NPPF)

³ <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/dorset-county-council/waste-planning-policy/new-waste-plan.aspx>

⁴ <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/dorset-county-council/minerals-planning-policy/mineral-sites-plan/mineral-sites-plan.aspx>

Neither the waste plan or minerals strategy contain proposals for the Neighbourhood Plan Area, other than defining a relatively limited area of land on the eastern edge of the parish (between the Ivy Cross roundabout in Shaftesbury and Kingsettle Wood) as part of a minerals safeguarding area.

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. Work is already progressing on a review of the Local Plan, which will include the provision of site specific sites allocations and the review of the more detailed saved policies carried forward from the 2003 Local Plan. Key documents produced so far include the Strategic Environmental Assessment scoping and an Issues and Options paper which was issued for consultation in November 2017. No substantive changes are suggested in relation to the approach to the sustainable growth of villages.

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

Vision and Overview of Plan	The plan’s vision and objectives are set out in Section 3 and form the structure for the remaining plan.
Summary of relevant national policy and guidance	Assessment of general conformity
Plan making and decision taking Neighbourhood Plans should set out a positive vision for the future of the area, and provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency	The Neighbourhood Plan includes a vision for the area (Section 2), the main objectives and how it hopes to achieve these through the policies. Policy wording has been chosen with the aim of being clear and unambiguous, but at the same time recognising that there needs to be flexibility. Landowners, service providers and local residents have been consulted to ensure the plan is deliverable. The plan is aspirational yet flexible, reflecting the distinctive character of the village and its surrounds.

PARISH AMENITIES AND GREEN SPACES			
Policy MOT1.	Important community facilities	Policy MOT5.	Woodlands
Policy MOT2.	Local Flood Alleviation	Policy MOT6.	Local Wildlife Enhancement
Policy MOT3.	Public Rights of Way Network	Policy MOT6A.	Local Views
Policy MOT4.	Local Green Spaces	Policy MOT6B.	Dark Skies
This section of the plan focuses on safeguarding and strengthening the community facilities that provide the basis for the strong community spirit and day to day needs of local residents. This includes the wider environment - important green spaces, woodlands and green infrastructure network, as well as local facilities and the flood alleviation scheme that was development in the 1990s. Additional policies on local views and dark skies have been added as a result of the pre-submission consultation responses.			
Summary of relevant national policy and guidance			
83. 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.			
94. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting			

this requirement, and to development that will widen choice in education.

56. Planning obligations must only be sought where they meet all of the following tests: a) necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development.

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.

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:...

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;....

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

Summary of potentially relevant adopted development plan policies

Policy 4 The Natural Environment

Protects environmental assets which include valued landscape and other features which make the natural environment special. Development should be shaped by the natural environment so that its benefits are enhanced and not degraded. Landscape character will be protected through the retention of the features that characterise the area. Where significant impact is likely that impact must be mitigated and important landscape features incorporated in the development scheme.

Developers should demonstrate that their proposals will not have significant adverse effects, including cumulative effects, on internationally important wildlife sites. Where this cannot be demonstrated, appropriate mitigation measures will be required otherwise permission will be refused.

Policy 13 Grey Infrastructure

The adequacy, availability and provision of grey infrastructure will be a key consideration when planning applications are considered. Development will be expected to maintain, enhance and provide grey infrastructure, as appropriate to the particular development, by way of direct (on/off site) or indirect (by way of financial contribution) provision.

A more sustainable approach to transport in North Dorset will be developed by supporting measures to make more effective use of the existing route network including: schemes to improve road safety; and providing and enhancing walking and cycling facilities in the main towns and in rural areas

Policy 14: Social Infrastructure

Existing community halls, places of worship and other non-commercial community facilities are protected and new facilities provided where there is an identified need. In the countryside, such facilities may be permitted on the edge of the built-up area of Stalbridge or the District's villages to support a rural community, where no suitable sites exist within the relevant settlement.

Policy 15 Green Infrastructure

Development will be required to enhance existing and provide new green infrastructure to improve the quality of life of residents and deliver environmental benefits.

Neighbourhood Plans should consider measures that assist in delivering key green infrastructure benefits, including the designation of Local Green Space, where appropriate.

Development Management Policies (non-strategic)

Policy 27: Retention of Community Facilities; Policy 25 Amenity - Artificial Light Intrusion

Assessment of general conformity

Policy MOT1 is broadly in line with the Local Plan and national policy, in that it makes clear those facilities that the community consider should be safeguarded, and the likely requirements in terms of new / expanded facilities.

Policy MOT2 is broadly in line with the Local Plan Policy 13 on grey infrastructure and takes into account the general emphasis in national and local policy on dealing with the potential impact of climate change and flood risk.

Policy MOT3 is policy is considered to be in conformity with National Policy and with Local Plan Policy 13 on grey infrastructure, which makes clear the importance of making more effective use of the existing walking route network in rural areas as well as towns.

Policies MOT4 to MOT6B identify features of local landscape or wildlife importance, and how 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 4 of the Local Plan. The Local Green Spaces have been assessed against the criteria set out in the NPPF. The assessment included the IOWAs ‘saved’ through the Local Plan, a number of which were felt as not meeting the NPPF criteria and therefore have not been carried forward as LGS. Although some landowners have questioned the need for such designation given other safeguards, their responses were considered as part of the assessment process. The last two policies were added as a result of the Cranborne Chase AONB representative’s comments on the pre-submission draft of the plan, and are based on similar policies recently passing examination in Fontmell Magna (North Dorset) and Holwell (West Dorset). These issues are not specifically referenced in either National Policy or the strategic policies – although there is a non-strategic policy on Artificial Light Intrusion.

HOUSING

Policy MOT7. Meeting the area’s housing needs	Policy MOT10. Housing site: Sunset Ridge, Elm Hill
Policy MOT8. Locational criteria for new development	Policy MOT11. Housing site: The Nursery, The Street
Policy MOT9. Housing site: roadside adjoining Shire Meadows	Policy MOT12. Rural Affordable Housing Exception sites

The intention of these policies is to ensure housing needs are met at a level that reflects the amount of new homes required by the Local Plan, and specific needs identified through local evidence. They also consider the mix of house types needed as evidenced by the housing needs assessment.

Summary of relevant national policy and guidance

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

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).

66. The local planning authority should provide an indicative housing figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

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

77. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring

forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

78. To promote sustainable development 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. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

79. Planning policies and decisions should avoid the development of isolated homes in the countryside (five possible exceptions given)

Summary of potentially relevant adopted development plan policies

Policy 2 Core Spatial Strategy

All development proposals should be located in accordance with the spatial strategy - which identifies Stalbridge and eighteen larger villages (including Motcombe) as the focus for growth to meet the local needs outside of the four main towns (with the focus being on meeting local (rather than strategic) needs).

Policy 6 Housing Distribution

In the countryside (including Stalbridge and the villages) the level of housing and affordable housing provision will contribute towards meeting identified local and essential rural needs. At least 825 dwellings will be provided in the countryside (including Stalbridge and the villages) during the period 2011 – 2031

Policy 7 Delivering Homes

All housing should contribute towards the creation of mixed and balanced communities. The Council will seek to support the delivery of about 40% of market housing as one or two bedroom properties and about 60% as three or more bedroom properties, with an emphasis on the provision of two and three bedroom properties. About 60% of affordable housing should be delivered as one or two bedroom properties and about 40% as three or more bedroom properties. These proportions will be the starting point for negotiations on all sites with 10 or more dwellings. On sites of less than 10 dwellings, a mix of house sizes appropriate to each specific site will be sought.

Policy 8 Affordable Housing

Requires that development that delivers eleven or more net additional dwellings and which has a maximum combined gross floorspace of more than 1,000 square metres, including housing on mixed-use sites, will contribute to the provision of affordable housing.

Policy 9 Rural Exception Affordable Housing

In Stalbridge and the larger villages rural exception sites will be permitted adjoining the settlement boundaries. Preference given to sites with a capacity for no more than nine dwellings in total, to meet local needs. A small number of market homes, not exceeding one third of the total number of homes, may be permitted if necessary to deliver the affordable element of the scheme

Policy 20 The Countryside

Recognises Stalbridge and the eighteen larger villages as the focus for growth outside of the four main towns. Development in the countryside outside the defined settlement boundaries is only permitted if it can be demonstrated that there is an 'overriding need' for it to be located in the countryside.

The Local Plan makes clear that site allocations and amendments to the settlement boundaries (as established in the saved policy of the 2003 Plan) can be made through Neighbourhood Plans.

Assessment of general conformity

Policies MOT1 and MOT2 seek to shape and direct sustainable housing growth in the area. They have taken into account the latest available information on local housing need, as set out in the housing needs assessment report. Although the current adopted plan does not set a specific housing target for the NP area, the approach taken reflects other Neighbourhood Plans in North Dorset that have been made and has been agreed with the

LPA. It includes consideration of the level of uplift that could be applied by using the standard methodology and 2014 projections. Although expressed as a minimum target, Policy 2 of the Local Plan advises on a degree of restraint to avoid repeating the unsustainable spatial distribution of development that goes to the heart of the Local Plan’s strategy, and the current housing land supply shows that there is in excess of an 8 year housing land supply in relation to the rural area’s target. The mix of house sizes is broadly in line with the Local Plan policy 7, with the focus on smaller homes justified on the basis of the more detailed appraisal of local housing need, to help achieve a mixed and balanced community.

Policies MOT9 – MOT11 deal with the main housing site allocations. These should cater for the estimated housing needs over the plan period. It includes consideration of relevant mitigation measures and infrastructure improvements that should be provided alongside the housing ensure the site accords with sustainability criteria. The inclusion of affordable housing on MOT9 is considered appropriate as this is in line with the revised NPPF in terms of thresholds and clearly justified by the need for affordable housing. The settlement boundary has not been adjusted to include the site allocations as the Local Plan (para 8.192) states that the Neighbourhood Plans can either amend the settlement boundary or allocate a specific site for development, which makes clear that the two are not mutually exclusive - there is no perceived conflict with Policy 20. The preferred approach is to review the settlement boundary once the development is completed so that areas of green space and strategic planting, can be retained outside the boundary.

Policy MOT12 relates to rural exception sites, and a potential site is indicated, although the policy allows flexibility to allow other suitable sites to come forward.

EMPLOYMENT

Policy MOT13. Meeting the area’s employment needs

This section of the plan is about supporting existing and new businesses within the parish, including those run from home, which are compatible with the rural village character of the area.

Summary of relevant national policy and guidance

83. Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

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.

Summary of potentially relevant adopted development plan policies

Policy 11: The Economy

Existing employment sites and sites identified for future employment uses will be protected from other forms of development, but permission may be given for community uses, such as community halls; healthcare facilities, such as doctors’ and vets’ surgeries; education and training facilities; and small-scale retail, which is ancillary to a B Class use.

Economic development in the countryside will be supported by enabling rural communities to plan to meet their own local needs, particularly through neighbourhood planning and the re-use of existing buildings, the retention and small-scale expansion of existing employment sites; the provision of certain forms of tourist accommodation, and equine-related developments.

Development Management Policies (non strategic)

Policy 30 – Existing Employment Sites in the Countryside

<p>Assessment of general conformity</p> <p>Policy MOT13 is similar to the local plan’s non-strategic policy on employment in the countryside, but expands this to include opportunities for home working and businesses uses that are not purely B-class, and identifies the sites that currently exist on the policies map for the avoidance of doubt. No conformity issues are identified as both national and local policies reflect the need to support businesses in rural areas and that these may not always be well-served by public transport.</p>
<p>DESIGN</p> <p>Policy MOT14. Grosvenor Estate Cottages Policy MOT15. Building Patterns, Density and Landscaping Policy MOT16. Building Size, Styles, Materials and Detailing</p> <p>The policies focus on strengthening the distinctive character of Motcombe as a village, so that new housing, when it is built, should be in small scale incremental developments that reflect the village character and its linear nature, rather than suburban-style estates</p>
<p>Summary of relevant national policy and guidance</p> <p>125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</p> <p>126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. Their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified</p> <p>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>Summary of potentially relevant adopted development plan policies</p> <p>Policy 5 The Historic Environment</p> <p>Seeks to protect the setting of heritage assets which could include a landscape which has been identified as having a degree of significance meriting consideration in planning decisions.</p> <p>Policy 7 Delivering Homes</p> <p>Design and layout of housing development should be of a density that respects local character and amenity. Infilling within settlement boundaries, should respect the amenity of adjoining properties, and local communities are encouraged to develop more detailed policies relating to infilling through Neighbourhood Plans.</p> <p>Development Management Policies (non strategic)</p> <p><i>Policy 24 Design; Policy 25 Amenity</i></p>
<p>Assessment of general conformity</p> <p>Policy MOT14 highlights the importance of the oldest estate worker cottages that are in essence undesignated heritage assets. The policy as worded is intended to reflect the balanced judgement to be given to their protection under national policy, and the fact that (for example) permitted development rights would allow their demolition and potential alteration to a degree.</p>

Policies MOT14 and MOT16 are in line with the general approach in national and local plan policies to set out the quality of development that will be expected based on an understanding and evaluation of the area’s defining characteristics. This was supported by an independent analysis of the area’s character undertaken by AECOM, in addition to a review of other studies (such as the landscape character assessments) and consultation with local residents. The policies have been worded to allow some flexibility for different approaches to be taken (for example in terms of density) provided that the deviation from the guidance can be justified as reinforcing the distinctive character of the area.

HIGHWAYS AND TRANSPORT

- Policy MOT17. Street Layout
- Policy MOT18. Car Parking Solutions
- Policy MOT19. Motcombe to Gillingham cycleway

This section of the plan has been drafted to ensure that additional traffic from development can be safely accommodated on the rural road network, and that opportunities are taken to support public and community transport options, improve footpaths and cycleways, and make roads safer, in ways that are compatible with the rural village character of the area.

Summary of relevant national policy and guidance

102. 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; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

104. Planning policies should: ...d) provide for high quality walking and cycling networks and supporting facilities...

105. If setting local parking standards for residential and non-residential development, 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.

106. Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public.

109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Summary of potentially relevant adopted development plan policies

Policy 13 Grey Infrastructure

The adequacy, availability and provision of grey infrastructure will be a key consideration when planning applications are considered. Development will be expected to maintain, enhance and provide grey infrastructure, as appropriate to the particular development, by way of direct (on/off site) or indirect (by way of financial contribution) provision.

A more sustainable approach to transport in North Dorset will be developed by supporting measures to make more effective use of the existing route network including: schemes to improve road safety; and providing and enhancing walking and cycling facilities in the main towns and in rural areas

Development Management Policies (non strategic)

Policy 23 Parking

Assessment of general conformity

Policy MOT17 recognizes the importance of walking as the most practical and sustainable mode of transport for getting around the village. It also recognizes that the rural character of the roads means that many do not have clear pedestrian footways. The approach therefore appears in line with the general approach in both national and local policies promoting safe and suitable access, in keeping with the character of the area.

Policy MOT18 introduces slightly higher parking space requirements than required by the adopted county standards, however this is not a strategic policy and is based on clear evidence of higher car ownership levels and knowledge of the problems experienced on the village roads. It is not expected that this should lead to large and unsightly areas of tarmac given that there are design solutions (such as the use of car barns, grasscrete and treeplanting) that can be used, and that this is preferable to the alternative impact of unplanned parking on inappropriate roads.

Policy MOT19 identifies an important improvement to the network needed to support cycling trips into Gillinham. This primarily uses existing public rights of way, and is in conformity with Local Plan policy 13. A similar policy exists in the Gillingham Neighbourhood Plan (although the route within Motcombe is shown slightly differently based on the latest available information).

Conformity conclusions

The Neighbourhood Plan includes a positive vision for the future of the area and explains how this translated into objectives and in turn relate to the relevant policies.

The analysis of the plan in relation to national planning policy and guidance and the strategic policies of the local plan, as shown in the preceding tables, does not highlight any fundamental conformity issues. Where the plan does vary, the changes are considered to be relatively minor in nature and justified by locally-specific evidence, and therefore still in general conformity.

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

A screening assessment in relation to potential requirements for a Strategic Environmental Assessment (SEA) under the European Directive 2001/42/EC and for a Habitats Regulation Assessment (HRA) under Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended), was undertaken by North Dorset District Council and a report produced in March 2018 (and updated in January 2019).

This report concluded that an SEA of the Motcombe Neighbourhood Plan would not be required providing site 1 (Land opposite Church Farm) continues to be excluded from further consideration as a potential development site. The January 2019 update also confirmed that a Habitats Regulations Assessment of the Motcombe Neighbourhood Plan is not required.

The Neighbourhood Plan's policies have also been assessed against the three overarching objectives considered in achieving sustainable development as identified in the NPPF (paragraph 8), ie:

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open

spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The assessment is summarised in the following table. This allows an overview of the combined impacts of the plan's policies. It demonstrates that the plan's policies should help contribute towards sustainable development, and that no significant adverse impacts have been identified.

Neighbourhood Plan Policies	Economic	Social	Environmental	Notes / Explanation
MOT1. Community facilities	✓	✓✓	✎	Improvements to facilities potentially also bringing further economic as well as social benefits. Environmental impacts will depend on location and proposal
MOT2. Local Flood Alleviation	✓	✓	--	Scheme in place, no adverse impacts identified
MOT3. Public Rights of Way	✓	✓	--	Improving PRow brings health benefits and tourism opportunities, no adverse impacts identified
MOT4. Local Green Spaces	--	✓	✓	The limited LGS protected are considered critically important for recreation, landscape, wildlife and historic interest, no adverse impacts identified
MOT5. Woodlands	✓	✓	✓	Improving woodlands including public access where appropriate should bring environmental benefits, health and tourism opportunities, no adverse impacts identified
MOT6. Local Wildlife	--	--	✓✓	Main benefit relates to the environment, no adverse impacts identified
MOT6A. Local Views	✓	✎	✓	Safeguarding important views, particularly to / from the AONB, should bring environmental benefits, reinforce sense of place and support related tourism opportunities, no adverse impacts identified – it is unlikely this would prevent housing sites given the options available
MOT6B. Dark Skies	--	✎	✓	Safeguarding dark skies should bring environmental and health benefits. The policy has been worded so as to not preclude lighting necessary for safety or security reasons
MOT7. Housing needs MOT8. Location for new dev't MOT9. Housing: adj Shire Md MOT10. Housing: Sunset Ridg MOT11. Housing: The Nursery MOT12. Affordable Hsg sites	✓	✓✓	✎	These policies altogether articulate the housing needs to be delivered in the NP area. This level of growth should also help support existing services and businesses. The environmental impact depends on the location and delivery of these homes, and the sites selected have been chosen to avoid significant environmental harm (as per the SEA screening and advice regarding flood risk).
MOT13. Employment needs	✓	✓	✎	Although not allocating further sites, this policy identifies potential opportunities for employment growth including through homeworking (which should reduce travel)
MOT14. Estate Cottages	--	✓	✓	The historic buildings protected are considered important for the local character and cultural associations these bring, no adverse impacts identified
MOT15. Patterns, Density etc	--	✓	✓	These policies emphasise the need for positive impact with

MOT16. Styles, Materials etc MOT17. Street Layout				regard to design and layout, recognising the rural character of the area, reinforcing a sense of place and opportunities for positive social interaction
MOT18. Car Parking Solutions	✓	✓	✋	This policy aims to reduce adverse impacts created through inadequate parking provision given the lack of public transport alternatives. Although this may require additional provision over and above existing standards, careful design should avoid adverse landscape impacts, and the character of the area is one of low density and therefore should not impact adversely on build costs.
MOT19. Motcombe - Gillingham cycleway	✓	✓	✓	Proving this cycleway link should bring health and tourism opportunities, and reduce the need to travel by car, no adverse impacts identified

Key:

	significant positive impact likely
	positive impact likely
	neutral impact likely
	adverse impact likely
	significant adverse impact likely
	impact uncertain but unlikely to be significantly adverse
	impact uncertain but potentially significantly adverse

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.