

# Piddle Valley Neighbourhood Plan 2016 - 2031

---

## Basic Conditions Statement March 2016

---

### CONTENTS

---

Introduction.....	1
Piddle Valley Neighbourhood Plan Area .....	1
Contents and coverage – meeting the legal requirements .....	2
National and Local Policy context.....	2
SEA screening and compatibility with EU obligations .....	12
Contributing to the Achievement of Sustainable Development.....	13

## 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:

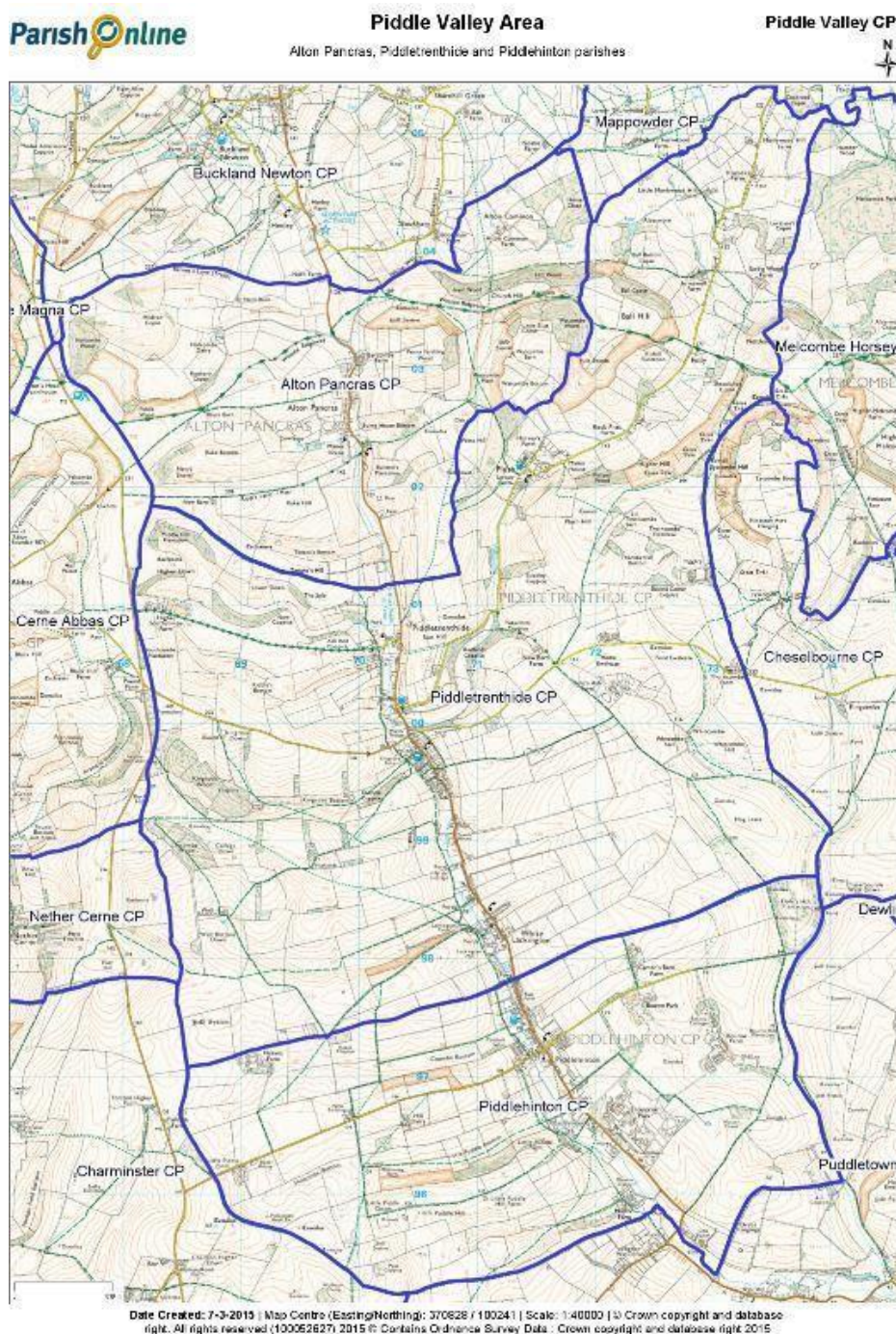
- the plan meets the legal requirements in terms of its contents and coverage
- the plan has had appropriate regard to national policy and is in general conformity with the strategic policies in the development plan for the local area
- the plan will contribute to the achievement of sustainable development and is compatible with EU obligations.

## Piddle Valley Neighbourhood Plan Area

In January 2012 Piddle Valley Group Parish Council decided to set up a working group to consider developing a Neighbourhood Plan for the parishes of Alton Pancras, Piddletrenthide & Piddlehinton.

Following consultation undertaken by West Dorset District Council, the boundary of the designated area was agreed to be the existing Group Parish boundary, and this was confirmed by West Dorset District Council on 10 March 2012.

<https://www.dorsetforyou.com/article/406403/Local-communities-working-on-neighbourhood-plans>



## **Meeting the legal requirements**

*Has the draft plan been submitted by a qualifying body?*

Yes – The Piddle Valley Neighbourhood Plan has been prepared and submitted by Piddle Valley Parish Council

*Is what is being proposed a neighbourhood development plan making provision in relation to land or sites in the neighbourhood area?*

Yes - the plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations.

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

Yes – The Piddle Valley Neighbourhood Plan will have effect from 2016 until 2031

*Do any of the policies relate to excluded development?*

No - the neighbourhood plan proposal does 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 relate extend beyond the neighbourhood area or cover an area where there is a neighbourhood development plan already in place?*

No - the neighbourhood plan proposal relates to the Piddle Valley Neighbourhood Area and to no other area. There are no other neighbourhood plans relating to that neighbourhood area.

*Do any of the policies or the process undertaken breach or conflict with EU obligations?*

No – the plan has been screened and a determination made that the plan does not require a Strategic Environmental Assessment. Natural England have confirmed it does not require a Habitats Regulation Assessment. More information on this process is included in the penultimate section of this report. And there has been no indication that it is in breach of Human Rights legislation or other EU obligations.

*Has the plan had regard to national policy and guidance from the Secretary of State and is in conformity with the strategic policy of the development plan for the area or any part of that area?*

Yes – see following section.

*Does the plan contribute to sustainable development?*

Yes – see final section of this report.

## **National and Local Policy context**

The following sections reviews the extent to which the policies of the submission neighbourhood plan have regard to national policy and guidance and are in general conformity with the strategic policies of the local development plan for the area.

## *Piddle Valley Neighbourhood Plan – Basic Conditions Statement*

This conformity statement reviews the extent to which the policies of the submission version of the Piddle Valley Neighbourhood Plan have regard to national policy and guidance (primarily the National Planning Policy Framework) and are in general conformity with the strategic policies of the local development plan for the area (the West Dorset, Weymouth & Portland Local Plan adopted October 2015).

The appraisal of individual neighbourhood plan policies is covered under the following sections (which broadly align to the order set out in the National Planning Policy Framework):

<b>Policy 1.</b>	Local green spaces	<a href="#"><u>COMMUNITY FACILITIES</u></a>
<b>Policy 2.</b>	Significant views from settlements	<a href="#"><u>ENVIRONMENT</u></a>
<b>Policy 3.</b>	The open and undeveloped chalk downlands	<a href="#"><u>ENVIRONMENT</u></a>
<b>Policy 4.</b>	Important gaps between settlements	<a href="#"><u>ENVIRONMENT</u></a>
<b>Policy 5.</b>	Improving wildlife areas	<a href="#"><u>ENVIRONMENT</u></a>
<b>Policy 6.</b>	Features of historic interest	<a href="#"><u>HERITAGE</u></a>
<b>Policy 7.</b>	Important community facilities	<a href="#"><u>COMMUNITY FACILITIES</u></a>
<b>Policy 8.</b>	Reducing Flood Risk and Sewage Inundation	<a href="#"><u>FLOOD RISK</u></a>
<b>Policy 9.</b>	Road safety concerns	<a href="#"><u>TRANSPORT AND TRAFFIC</u></a>
<b>Policy 10.</b>	Car parking requirements	<a href="#"><u>TRANSPORT AND TRAFFIC</u></a>
<b>Policy 11.</b>	Development within the settlement boundaries	<a href="#"><u>SETTLEMENT STRATEGY</u></a> <a href="#"><u>EMPLOYMENT</u></a>
<b>Policy 12.</b>	Development outside the settlement boundaries	<a href="#"><u>SETTLEMENT STRATEGY</u></a> <a href="#"><u>COMMUNITY FACILITIES</u></a>
<b>Policy 13.</b>	Housing (affordable housing)	<a href="#"><u>HOUSING</u></a>
<b>Policy 14.</b>	Land at Austral Farm, Alton Pancras	<a href="#"><u>HOUSING</u></a>
<b>Policy 15.</b>	Land at West Cottage, Piddletrenthide	<a href="#"><u>HOUSING</u></a>
<b>Policy 16.</b>	Kingrove Farm, Piddletrenthide	<a href="#"><u>HOUSING</u></a> <a href="#"><u>COMMUNITY FACILITIES</u></a>

<b>Policy 17.</b>	POLICY REMOVED	
<b>Policy 18:</b>	Enterprise Park and Bourne Park	<a href="#"><u>EMPLOYMENT</u></a>
<b>Policy 19.</b>	New farm buildings	<a href="#"><u>EMPLOYMENT</u></a>
<b>Policy 20.</b>	Re-use of redundant farm buildings as dwellings	<a href="#"><u>SETTLEMENT STRATEGY</u></a>
<b>Policy 21:</b>	The character and design of new development	<a href="#"><u>HOUSING</u></a> <a href="#"><u>DESIGN</u></a>
<b>Policy 22.</b>	External lighting	<a href="#"><u>DESIGN</u></a>

National Planning Policy (NPPF and NPPG)	Local Plan policies (2015)	Neighbourhood Plan Policy (submission)
<p>Achieving sustainable development</p>		<p><b>SETTLEMENT STRATEGY</b></p>
<p>15: All plans should be based upon and reflect the presumption in favour of sustainable development. ie: they should seek opportunities to meet the development needs of their area; have sufficient flexibility to adapt to rapid change- unless specific policies in the NPPF indicate development should be restricted or the adverse impacts of the development would significantly and demonstrably outweigh the benefits.</p> <p>16: Neighbourhood plans should include policies for housing and should plan positively to support local development.</p> <p>17: Allocate sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities... take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Encourage the reuse/conversion of existing buildings.</p> <p>55: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Avoid new isolated homes in the countryside unless there are special circumstances, such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.</p> <p>184: Neighbourhood plans and orders should</p>	<p><i>Strategic Approach:</i></p> <p>Development opportunities in the more rural areas will be focused primarily at the larger villages, and should take place at an appropriate scale to the size of the village. It is expected that neighbourhood development plans should help bring forward new development, and may allocate additional sites, or extend an existing (or add a new) development boundary to help deliver this growth. Away from existing settlements, development opportunities will be more limited to those activities that will help continue to support the rural economy or help in the long-term management of the countryside and its unique character.</p> <p><b>SUS2</b> allows development within the defined development boundaries - which in the Piddle Valley include a two separate parts of Piddletrenthide, and development in these locations should take place at an appropriate scale to the size of the settlement. Settlements with no defined development boundary may also have some growth to meet their local needs</p> <p><b>SUS3.</b> Allows the adaptation and re-use of rural buildings will be permitted where they are of permanent and substantial construction and will make a positive contribution to local character – away from settlements open market housing would need be tied to the wider holding / main property.</p> <p><b>SUS5</b> requires that Neighbourhood Development Plans should set out how they will promote sustainable development in their area</p>	<p><i>Key policies:</i></p> <p>Policy 11. Development within the settlement boundaries</p> <p>Policy 12. Development outside the settlement boundaries</p> <p>Policy 20. Re-use of redundant farm buildings as dwellings</p> <p><i>Conformity assessment</i></p> <p>There is limited information on local need for new homes, jobs and facilities related to the Valley. Historically the rate of housing growth has been between four and five dwellings a year, although this has been much lower in the last 15 years with only 23 new homes built in that time. In June 2015 there were 23 households on the District Council’s housing register with a local connection to the Valley requiring housing. Enterprise Park provides the largest cluster of employment with some 41 employment units (when surveyed in late 2012) and businesses employing over 200 people. The Neighbourhood Plan takes a new approach to defining development boundaries – it provides more scope for small-scale infill development within the 4 main settlements in the Valley (much greater than the Local Plan boundaries would allow), but balances this by highlighting the character and constraints within these settlements that need to be respected. It also provides potential for larger sites to come forward, to either meet employment, community of affordable housing needs (the latter as rural exception sites with the potential for some open market cross-subsidy). And it provides greater</p>

National Planning Policy (NPPF and NPPG)	Local Plan policies (2015)	Neighbourhood Plan Policy (submission)
not promote less development than set out in the Local Plan.	at the same level or over and above that which would otherwise be delivered through the local plan, and have due regard to information on local need for new homes, jobs and facilities, for their plan area and any outlying areas which they may serve.	scope for agricultural to housing conversions. The approach taken is considered to provide the flexibility to meet local needs, and although it differs from the approach adopted in the Local Plan it is still in general conformity.
<p>1. Building a strong, competitive economy</p> <p>3. Supporting a prosperous rural economy</p>		<b>EMPLOYMENT</b>
<p>21: Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.</p> <p>28: Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should: support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings; promote the development and diversification of agricultural and other land-based rural businesses; support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.</p>	<p><i>Strategic Approach:</i></p> <p>A continuing supply of land and premises suitable for employment uses is needed, of a type and scale appropriate to the characteristics of the local area, to provide sufficient opportunities for employment needs to be met locally, to reduce the need to travel and promote economic growth and social inclusion. This will be delivered through the allocation and provision of new sites (with the greater proportion of development at the towns), the suitable protection of existing employment sites (taking into account their significance), and flexible policies to allow development to come forward on other suitable sites.</p> <p><b>ECON1</b> allows employment development:</p> <ul style="list-style-type: none"> <li>– within or on the edge of a settlement;</li> <li>– through the intensification or extension of existing premises;</li> <li>– as part of a farm diversification scheme;</li> <li>– through the re-use or replacement of an existing building; or</li> <li>– in a rural location where this is essential for that type of business</li> </ul> <p><b>ECON2</b> protects key employment sites across the area, including Enterprise Park in</p>	<p><i>Key policies:</i></p> <p>Policy 11. Development within the settlement boundaries</p> <p>Policy 18: Enterprise Park and Bourne Park</p> <p>Policy 19. New farm buildings</p> <p><i>Conformity assessment</i></p> <p>The policies in the Neighbourhood Plan are broadly reflective of the Local Plan policies. The boundary of the key employment site at Enterprise Park has been enlarged to better reflect consented employment development, and the policy also covers Bourne Park which although smaller in size has similar impacts in a similarly (and slightly more) elevated position. The policy gives clearer guidance on the issues that should be considered that may have a significant adverse impact on surrounding land uses or landscape character. The policy on new farm buildings picks up a particular issue for the Valley which is the increasing number of farm vehicle movements, and allows this to be balanced alongside the other considerations. No conformity issues have been identified.</p>

National Planning Policy (NPPF and NPPG)	Local Plan policies (2015)	Neighbourhood Plan Policy (submission)
	<p>Piddlehinton</p> <p><b>ECON9.</b> Allows the development of new agricultural buildings, provided that there are no existing buildings on the unit which are capable of re-use. The scale, siting, design and external appearance of the buildings should be designed to minimise adverse impact on the landscape character and residential amenity.</p>	
<h4>4. Promoting sustainable transport</h4>		<h4>TRANSPORT AND TRAFFIC</h4>
<p>32 Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.</p> <p>35 Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to ... create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones.</p> <p>39 If setting local parking standards for residential and non-residential development, local planning authorities should take into account: the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; and local car ownership levels; and an overall need to reduce the use of high-emission vehicles.</p>	<p><i>Strategic Approach:</i></p> <p>Providing a safe transport route network for all types of travel, and providing choices for “greener” travel options where practicable</p> <p><b>COM7.</b> States that development will not be permitted unless it can be demonstrated that it would not have a severe detrimental effect on road safety, or measures can be introduced to reasonably mitigate potentially dangerous conditions. The delivery of a strategic cycle network and improvements to the public rights of way network will be supported.</p> <p><b>COM9.</b> Says that parking should be provided in association with new residential development, as per the Bournemouth, Poole &amp; Dorset Residential Car Parking Study (or its replacement)</p>	<p><i>Key policies:</i></p> <p>Policy 9. Road safety concerns Policy 10. Car parking requirements</p> <p><i>Conformity assessment</i></p> <p>The Plan highlights the community’s concerns about traffic and parking, and looks to find solutions that can help address these issues, but recognises that it may, in certain circumstances, be unreasonable to require such improvements.</p> <p>The application of parking standards is refined slightly in those areas where existing on-street parking is causing local problems to pedestrians walking along or crossing the road, to make sure that it won’t add to this concern. No conformity issues have been identified.</p>
<h4>6. Delivering a wide choice of high quality homes</h4>		<h4>HOUSING</h4>
<p>54 In rural areas, be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable</p>	<p><i>Strategic Approach:</i></p> <p>Opportunities will be taken to secure affordable homes to meet local needs. This will include</p>	<p><i>Key policies:</i></p> <p>Policy 13: Housing (affordable housing) Policies 14–16: Potential rural exception sites</p>

National Planning Policy (NPPF and NPPG)	Local Plan policies (2015)	Neighbourhood Plan Policy (submission)
<p>housing, including through rural exception sites where appropriate. In particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.</p> <p><i>Written ministerial statement by Brandon Lewis on support for small-scale developers, custom and self-builders of 26 March 2015 made reference to reducing unfair, disproportionate costs on small sites by introducing a 10 unit threshold below which affordable housing and tariff-style section 106 contributions should not be sought. This Statement has been declared unlawful and is no longer incorporated into the NPPG following the High Court ruling in August 2015.</i></p>	<p>ensuring all new open market housing sites make a contribution (through providing new affordable homes or, where this is not possible, making a financial contribution), and through a range of flexible policies that encourage affordable housing to come forward where there are suitable opportunities</p> <p><b>HOUS1</b> seeks to make sure 35% of housing on open market sites (regardless of size) are affordable. For sites of less than three units, a financial contribution will be sought (and subject to viability). The type, size and mix of affordable housing will be expected to address the identified and prioritised housing needs of the area, and as a guide at least 70% should be as social / affordable rent.</p> <p><b>HOUS2</b> allows small-scale 100% affordable housing sites adjoining settlements. There should be secure arrangements to ensure that the benefits of affordable housing will be enjoyed by subsequent as well as initial occupiers. The supporting text recognises that allowing market housing cross-subsidy on exception sites can be brought forward where the community wants it, through neighbourhood planning.</p>	<p>Policy 21: The character and design of new development</p> <p><i>Conformity assessment</i></p> <p>The Neighbourhood Plan's policies seek to deliver more affordable housing than would otherwise be achieved through the Local Plan. Although the identified rural exception sites are unlikely to deliver 100% affordable housing, it is clear that either due to landowner expectations of existing environmental constraints they would be unlikely to forward without the possibility of some cross-subsidy. The policies make clear that such large sites would not be permitted under the settlement boundary policy (which provides a limit of up to 3 infill housing in discrete gaps) and therefore these are considered to fit the 'exception' status. The Neighbourhood Plan's policy on design also highlights the need for good broadband connectivity to allow people to work from home. The District Council raised potential conformity concerns in regard to the definition of affordable housing, and changes have been made to clarify that the Plan does not consider low cost market that becomes unaffordable on re-sale within its definition. The District Council also raised potential concerns in regard to the environmental sensitivity of the rural exception sites – and adjustments have been made to no longer refer to delivering a specific amount of development, but pointing out the factors that would clearly need to influence the amount, design and layout of any development, with the site area being reduced where appropriate.</p>



National Planning Policy (NPPF and NPPG)	Local Plan policies (2015)	Neighbourhood Plan Policy (submission)
<h3>7. Requiring good design</h3>		<h3>DESIGN</h3>
<p>17: Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; take account of the different roles and character of different areas.</p> <p>58: Neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.</p> <p>58: Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.</p> <p>58: Create visually attractive places as a result of good architecture and appropriate landscaping.</p> <p>59: Avoid unnecessary prescription or detail - concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.</p> <p>125 By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>	<p><i>Strategic Approach:</i></p> <p>Development should be of high quality design to help achieve sustainable, safe and inclusive communities, enhancing quality of life for residents and visitors, and designed in keeping with or to positively contribute towards the local identity of the area</p> <p><b>ENV10</b> ensures new design contributes positively to the maintenance and enhancement of local identity and distinctiveness and is informed by the character of the site and its surroundings.</p> <p><b>ENV12</b> requires that the siting, alignment, design, scale, mass, and materials used complements and respects the character of the surrounding area or actively improves legibility or reinforces the sense of place. The general design should be in harmony with the adjoining buildings and the area as a whole.</p> <p><b>ENV16</b> Proposals for external lighting schemes (including illuminated advertisement schemes) should be clearly justified and designed to minimize potential pollution from glare or spillage of light. The intensity of lighting should be the minimum necessary to achieve its purpose, and the benefits of the lighting scheme must be shown to outweigh any adverse effects.</p>	<p><i>Key policies:</i></p> <p>Policy 21: The character and design of new development</p> <p>Policy 22. External lighting</p> <p><i>Conformity assessment</i></p> <p>The policy on design seeks to provide greater clarification on local character than currently included in the Local Plan, without being overly prescriptive. No conformity issues have been identified.</p> <p>The policy on external lighting is broadly in line with the Local Plan policy. The District Council raised potential conformity concerns in regard to Neighbourhood Plan introducing an Article 4 direction, but this was not the intention and the wording has been reviewed as a result.</p>
<h3>8. Promoting healthy communities</h3>		<h3>COMMUNITY FACILITIES</h3>
<p>28: Promote the retention and development of local services and community facilities in villages.</p>	<p><i>Strategic Approach:</i></p> <p>Development should protect and enhance the natural environment - its landscape, seascapes</p>	<p><i>Key policies:</i></p> <p>Policy 1. Local green spaces</p> <p>Policy 7. Important community facilities</p>

National Planning Policy (NPPF and NPPG)	Local Plan policies (2015)	Neighbourhood Plan Policy (submission)
<p>70: Neighbourhood plans should promote the retention and development of local services and facilities in villages. Plan positively for the provision and use of community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</p> <p>74: Playing fields should not be built on unless an assessment has been undertaken that they are surplus to requirements or would be replaced by equivalent or better provision.</p> <p>76: Identify for special protection green areas of particular importance to them. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.</p> <p>77: The Local Green Spaces designation should only be used: where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance; and where the green area concerned is local in character and is not an extensive tract of land.</p>	<p>and geological conservation interests, its wildlife and habitats and important local green spaces.</p> <p>Existing local facilities will be protected through a flexible approach which recognises the changing needs in society.</p> <p>Community facilities that help promote social interaction as well as minimise the need to travel by car should be provided within local communities. Where possible and practicable (for example on larger developments), new local community facilities will be provided as part of the development, creating attractive and vibrant places to live.</p> <p><b>ENV3.</b> States that the Council will work together with local communities and other relevant partners to develop a green infrastructure strategy for the plan area. The supporting text notes that local communities may identify further areas of particular importance to them through neighbourhood development plans, making clear the reason/s for their designation.</p> <p><b>COM2</b> allows proposals for new, replaced or improved local community buildings or structures adjoining an existing settlement, or where it involves the re-use of rural buildings, provided that they are well-located to be accessible to its main catchment population and would not undermine the commercial viability of nearby community facilities which may be better placed to service the needs of the surrounding community</p> <p><b>COM3</b> resists the loss of local community buildings and structures</p> <p><b>COM5</b> resists the loss of open space of public value and recreational facilities</p>	<p>Policy 12. Development outside the settlement boundaries</p> <p>Policy 16. Kingrove Farm, Piddletrenthide</p> <p><i>Conformity assessment</i></p> <p>The proposed local green spaces have been considered in light of the criteria set out in the NPPF. Their main reason for designation has been explained in the Appendix, and the designations were strongly supported through the local consultations.</p> <p>The community facility policies are broadly in line with the Local Plan policy and approach and make clear those facilities that the community consider should be safeguarded. There is scope for new community facilities to be sited inside the settlement boundary. The site at Kingrove Farm is one site in a very central location which could potentially include a new community hall that could serve the wider needs of the Valley. The plan has also built in some flexibility by providing an exception to allow such facilities adjoining or well related to the communities.</p> <p>No conformity issues have been identified.</p>

## 10. Meeting the challenge of climate change, flooding and coastal change

## FLOOD RISK

103 When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

*Ministerial statement 18/12/2014: We expect local planning policies and decisions on planning applications relating to major development - developments of 10 dwellings or more; or equivalent non-residential or mixed development (as set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010) - to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate. To protect the public whilst avoiding excessive burdens on business, this policy will apply to all developments of 10 homes or more and to major commercial development.*

*Strategic Approach:*

Development will be directed away from areas where there is likely to be significant risk to human health or the wider environment, through flooding, coastal erosion and land instability, air and water pollution.

## ENV5. FLOOD RISK

New development or the intensification of existing uses should be planned to avoid risk of flooding (from surface water run-off, groundwater, and fluvial sources) where possible. The risk of flooding will be minimised by:

- steering development towards the areas of lowest risk and avoiding inappropriate development in the higher flood risk zones;
- ensuring development will not generate flooding through surface water runoff and/or exacerbate flooding elsewhere.

*Key policies:*

Policy 8. Reducing Flood Risk and Sewage Inundation

*Conformity assessment*

The policy attempts to find a pragmatic way forward for development in an area where flooding is a real problem. It is worth noting that until a drainage strategy is in place Wessex Water have indicated that they may otherwise need to object to any new development. As such the policy is considered to be broadly in line the national and strategic policies, without placing unnecessary burdens on development.

National Planning Policy (NPPF and NPPG)	Local Plan policies (2015)	Neighbourhood Plan Policy (submission)
<b>11. Conserving and enhancing the natural environment</b>		<b>ENVIRONMENT</b>
<p>17: Contribute to conserving and enhancing the natural environment.</p> <p>109: The planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.</p> <p>115: Great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in such areas.</p>	<p><i>Strategic Approach:</i></p> <p>Development should protect and enhance the natural environment - its landscape, seascapes and geological conservation interests, its wildlife and habitats and important local green spaces - by directing development away from sensitive areas that cannot accommodate change. Where development is needed and harm cannot be avoided, appropriate mitigation to off-set any adverse impact to the landscape, wildlife and green infrastructure network will be required.</p> <p><b>ENV10</b> ensures new design contributes positively to the maintenance and enhancement of local identity and distinctiveness and is informed by the character of the site and its surroundings</p> <p>It requires that development will provide for the future retention and protection of trees and other features that contribute to an area's distinctive character, and should only be permitted where it provides sufficient hard and soft landscaping to successfully integrate with the character of the site and its surrounding area. Opportunities to incorporate features that would enhance local character, including the ecological interest of a site, should be taken where appropriate.</p>	<p><i>Key policies:</i></p> <p>Policy 2. Significant views from settlements</p> <p>Policy 3. The open and undeveloped chalk downlands</p> <p>Policy 4. Important gaps between settlements</p> <p>Policy 5. Improving wildlife areas</p> <p><i>Conformity assessment</i></p> <p>The policies are broadly supportive of the Local Plan approach. Uninterrupted panoramic views are a significant feature in the qualities of the AONB, and the management plan also notes the high potential to rebuild extensive mosaics of wildlife habitat and to improve the linkages between them.</p> <p>The main concern raised was in regard to Policy 17 (now deleted) – although a solution had been found to make this acceptable in landscape terms.</p>
<b>12. Conserving and enhancing the historic environment</b>		<b>HERITAGE</b>
<p>17: Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.</p> <p>131 In determining planning applications, local</p>	<p><i>Strategic Approach:</i></p> <p>High priority will be given to protecting and enhancing the area's heritage assets – including its Listed Building and Conservation Areas, and other features with local historic or</p>	<p><i>Key policies:</i></p> <p>Policy 6. Features of historic interest</p> <p><i>Conformity assessment</i></p> <p>The policy highlights the need to have regard to</p>

National Planning Policy (NPPF and NPPG)	Local Plan policies (2015)	Neighbourhood Plan Policy (submission)
<p>planning authorities should take account of:</p> <ul style="list-style-type: none"> <li>· the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>· the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</li> <li>· the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul>	<p>cultural associations, particularly where it contributes to the area's local distinctiveness. <b>ENV 10.</b> Requires that development will provide for the future retention and protection of trees and other features that contribute to an area's distinctive character, and should only be permitted where it provides sufficient hard and soft landscaping to successfully integrate with the character of the site and its surrounding area. Opportunities to incorporate features that would enhance local character, including the ecological interest of a site, should be taken where appropriate.</p>	<p>the protection of heritage assets in line with national and adopted Local Plan policies. It also seeks their repair (if needed) as part of any development proposal. This is considered to be in conformity with national and local planning policies. The District Council also raised concerns in regard to the potential impact of some of the rural exception sites on heritage assets – and adjustments have been to ensure that substantial harm would not result from these schemes.</p>

## SEA screening and compatibility with EU obligations

An SEA screening was carried out by West Dorset District Council prior to the consultation on the pre-submission draft plan. Natural England, Historic England, and the Environment Agency were consulted on the contents of the SEA screening report, in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004. The screening report included information on:

- > the vision and aims (which are largely unchanged),
- > likely scope (based on an early draft of the plan) and
- > potential rural exception sites
  - land north and west of Holcombe Mead in Alton Pancras (which was not included in the pre-submission draft, and an alternative site at Austral Farm included, and subsequently reduced in scale in response to later comments from the District Council),
  - land in the grounds of West Cottage, Piddletrenthide (which has been reduced in scale in response to later comments from the District Council),
  - land at Kingrove Farm at Piddletrenthide (which is largely unchanged) and
  - land at South View, White Lackington (which has not been included in the submission draft due to objections).

All parties agreed with the conclusion that the Piddle Valley Neighbourhood Plan was unlikely to have significant environmental effects. A screening determination to this effect was issued in June 2015.





Natural England also confirmed in their response at that time that in their opinion, based on the likely scope, the Plan would not require a separate Habitats Regulation Assessment.

## Contributing to the Achievement of Sustainable Development

The National Planning Policy Framework states that there should be a presumption in favour of sustainable development. Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations. Neighbourhood Plans should contribute to the achievement of sustainable development. The following table seeks to demonstrate how this requirement has been assessed, by using the sustainability objectives derived from the recently adopted Local Plan.

Key:

	adverse impact likely		significant adverse impact likely
	negligible / neutral impact likely		Unknown impact
	positive impact likely		significant positive impact likely

Sustainability objective	What should be considered?	Impact	Assessment notes
1. To maintain or enhance features of historic and cultural importance	How will it impact upon archaeological sites, scheduled ancient monuments, conservation areas and listed buildings, in addition to other culturally important features?		The policies proposing development have been phrased to ensure that where appropriate the design and layout of schemes is led by the consideration of how the development may affect those heritage assets. There is also a heritage policy that seeks their repair (if needed) as part of any development proposal.
2. To maintain, protect and enhance the landscape and village character	How will it impact upon the special character of the Dorset AONB? How will it impact upon the distinctive qualities and features of the area?		The policies proposing development are not considered likely to have an adverse impact on the AONB, and there are a number of policies that reinforce the need to consider particular features that are significant to the AONB
3. To reduce our contribution to climate change	How will it impact upon air quality and produce greenhouse gases? How will it impact upon energy and water conservation and efficiency?		In rural areas there is always likely to be a need for residents to travel by private car, however the Plan seeks to protect key local community facilities, avoid isolated new development and it also encourages the use of water efficiency measures due to the flood risk issues
4. To reduce vulnerability to climate change	How will it impact upon vulnerability to flooding? How will it impact upon self-sufficiency, and resilience to climate change impacts? How will it impact upon productive agricultural land, which provides local food security?		The Plan makes specific provision to ensure that there is a strategy in place to deal with the existing and future flooding problems associated with the Valley. It is also supportive of measures to improve the long term viability of farms in the Valley, and does not propose the development of significant areas of high quality agricultural land.

Sustainability objective	What should be considered?	Impact	Assessment notes
5. To maintain or enhance soil and water quality	How will it impact upon soil quality, particularly productive agricultural land? How will it impact upon water quality?	☺	No impacts have been identified through this appraisal
6. To protect or enhance biodiversity, geodiversity and the quality of natural habitats	How will it impact upon habitats, species and sites of wildlife interest, and designated ecological areas? How will it impact upon the provision of new or improved wildlife habitats and corridors? How will it impact upon sites of geological interest?	☺	The policies proposing development are not considered likely to have an adverse impact on biodiversity or sites of geological interest. There is also a policy that makes clear that development should protect, and where appropriate enhance, the biodiversity of the countryside, the River Piddle and its tributaries. Wildlife corridors and buffer areas should be provided to protect habitats and where possible include new biodiversity features.
7. To encourage the development of sustainable, safe and vibrant communities to improve quality of life	How will it impact upon access to essential services and recreational and community facilities by sustainable modes of transport? How will it impact upon human health? How will it help create a safer community?	☺	In rural areas there is always likely to be a need for residents to travel by private car, however the Plan seeks to protect key local community facilities. There is a specific policy on the provision of safe and appropriate cycle and walking connections and lower traffic speeds where reasonable and viable through development. The proposals for Kingrove Farm include the potential for a new community hall.
8. To encourage sustainable economic growth	How will it impact upon economic activity or provide employment opportunities? How will it impact upon accessibility to training and education facilities?	☺	Piddlehinton Camp / Enterprise Park is the main area of employment land in the Valley and a key employment site in the Local Plan for West Dorset. The proposals for Kingrove Farm include the potential for B1 office / workshops and flexible live-work units.
9. To provide decent, affordable housing that meets the need of the local community	How will it impact upon availability of decent, affordable housing? How will it impact upon providing the appropriate type and amount of housing to meet the needs of the local community? How will it impact upon the number of people that are homeless or in temporary accommodation?	☺☺	The Plan has defined the main settlements in the Valley where small-scale, infill development could happen, subject to some very clear criteria. It requires that larger developments deliver affordable housing as a rural exception and identifies three such larger plots, and more specific guidance on these. As such, it provides more opportunities than the current Local Plan to meet local housing needs. It will be read alongside the Local Plan policy requiring that, wherever possible, housing developments should include a mix in the size, type and affordability of open market dwellings proposed.