

Arne Neighbourhood Plan

Basic Conditions Statement

Prepared by: Dorset Planning Consultant Ltd, on behalf of Arne Parish Council

Plan period: 2018-2034

Date of report: March 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 – Arne 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 in Section 2.8 that it is intended to cover the period from 2018-2034.

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 are contained in section 8 of the plan and cover:

- Policy 1 – House Types
- Policy 2 – Local Character
- Policy 3 – Sustainable Design
- Policy 4 – Small Sites
- Policy 5 – Infill Development
- Policy 6 – Sheltered Housing
- Policy 7 – Management of Ecological Sites
- Policy 8 – Stoborough Primary School
- Policy 9 – Community Facilities
- Policy 10 – Key Pedestrian Routes
- Policy 11 – Tourism
- Policy 12 – Local Green Spaces

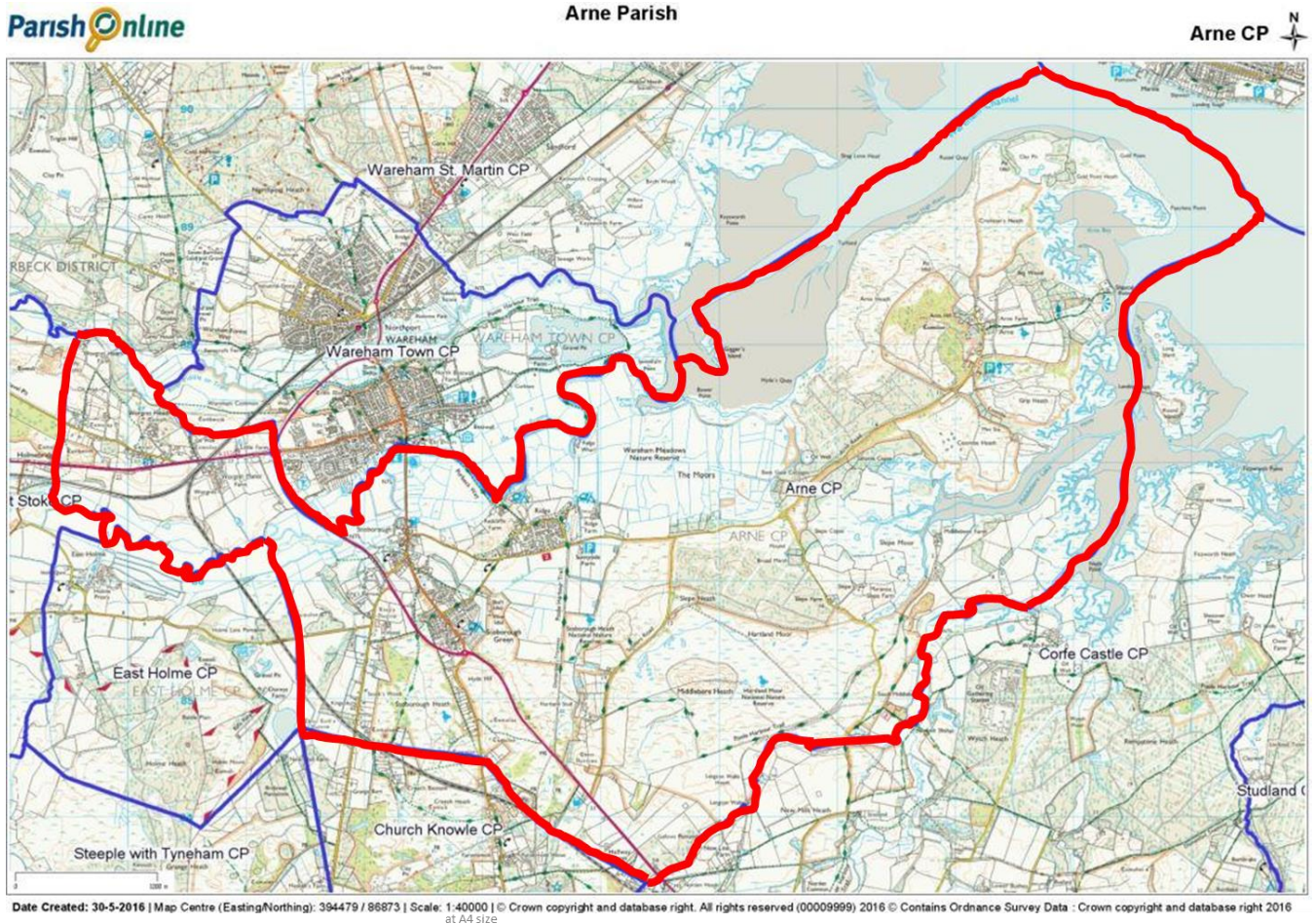
The Neighbourhood Plan policies do not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or development that falls within Annex 1 to Council Directive 85/337/EEC.

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 Arne Parish (which includes the entire parish and is the designated Neighbourhood Plan Area) and to no other area.

There are no other neighbourhood plans relating to Arne Parish. The parish of Wareham Town to the north of Arne is designated as Neighbourhood Plan area, and its Plan is currently at Examination.

Map 1 – Neighbourhood Plan Designated Area



3. Consideration of National and Strategic Policies

The Neighbourhood Plan must have regard to national policy and guidance from the Secretary of State and be in general conformity with the strategic policies of the development plan that covers the area.

The following conformity assessment summarises how the Neighbourhood Plan relates to the relevant national planning guidance and strategic development plan policies.

National Planning Policy and Guidance

National planning guidance comes primarily from the National Planning Policy Framework (NPPF) as 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 Purbeck Local Plan Part 1 was adopted in November 2012. This sets out the strategic vision and planning policies for Purbeck for the period 2006 – 2027, and comprises the main development plan for the area.

Of particular strategic importance is Policy CEN: Central Purbeck

In Central Purbeck, the settlements of Wareham, Sandford and Stoborough will provide the focus for service provision, where development will be managed through the use of settlement boundaries. Around 475 dwellings are required to meet housing supply needs for the period 2006-2027, of which around 170 dwellings should be affordable for local people.

In order to ensure that new development is focused in the most sustainable locations, proposals in Central Purbeck outside of the Wareham, Sandford and Stoborough and Ridge settlement boundaries will be strictly controlled in accordance with Policy CO: Countryside. Settlement boundaries will be reviewed through the Site Allocations Plan or neighbourhood plans.

New residential development will be expected to contribute towards mitigation measures for European protected sites. The housing allocation will be expected to implement strategic SANG at Holme Lane, Stoborough, with support provided from contributions from other development. The SANG should include an area where dogs can run freely off the lead and include circular walks. Guidelines on the design of SANGs are set out in Appendix 5.

New employment development will be focused at Holton Heath to provide both local and wider job opportunities, supported by improved public transport links with Wareham. Existing employment sites at Westminster Road, Sandford Lane, Johns Road, Holton Heath, Admiralty Park and Romany Works will be safeguarded on the Proposals Map and reviewed through the Site Allocations Plan or a neighbourhood plans.

Wareham

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Elsewhere in Central Purbeck (includes: East Stoke, Holton Heath, Organford, Ridge, Sandford, Stoborough and Worgret)

Small scale proposals for rural economic regeneration, community facilities and affordable housing will be encouraged to meet local needs, with the aim of sustaining local communities.

There will be primary schools in Sandford and Stoborough

A review of the Local Plan is underway. The main evidence base for the Local Plan review is online at <https://www.dorsetforyou.gov.uk/Purbeck-local-plan-review>. The review has been through an early Issues and Options Consultation, followed by a consultation on options in the Summer of 2016 and a

further consultation on new homes was carried out in early 2018. The Pre-Submission consultation took place in November – December 2018, and the Plan was subsequently submitted to the Planning Inspectorate in late January 2019 for its examination.

Dorset 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 is anticipated to be adopted shortly. Similarly a Minerals Site Plan is also at its examination and is likely to be adopted this year.

Neither the adopted waste plan or minerals strategy contain proposals for the Neighbourhood Plan Area, other than defining minerals safeguarding and ball clay consultation areas (which cover most of the parish) and safeguarding existing sites (the main site in the parish being Dorey’s Pit). There is also ‘Puddletown Road Policy Area’ defined around Worgret north of the A352, within which the Mineral Planning Authority will work with operators, landowners, Natural England and the Local Nature Partnership to secure a consistent and coordinated approach to the development, working and restoration of land permitted for mineral development.

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.

Vision and Overview of Plan	The Neighbourhood Plan’s Vision: <i>Arne Parish has a unique natural environment formed by past cultural, economic, social, industrial and agricultural practices. While recognising and protecting its heritage, we seek to ensure the long term sustainability and viability of the parish through environmental and economic measures that will develop the community and its charm, so that all its residents, young or old, will continue to live in a community where they feel safe, cared for and happy.</i>	
Overview of national policy and guidance	Overview of development plan policies	
Plan making and decision taking NPPF para 17 makes clear that 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	Vision The Local Plan’s Vision for the area focuses on small scale proposals for rural economic regeneration, community facilities and affordable housing to meet local needs, with the aim of sustaining local communities (Stoborough and Ridge having settlement boundaries defined) Spatial Objectives The Local Plan’s spatial objectives are: <ul style="list-style-type: none"> – Respect the character and distinctiveness of Purbeck’s settlements and countryside. – Meet as much of Purbeck’s housing need as is possible. – Conserve and enhance Purbeck’s natural habitat. – Support local communities. – Ensure high quality, sustainable design. 	

predictability and efficiency	<ul style="list-style-type: none"> –Conserve and enhance the landscape, historic environment and cultural heritage of the District. –Promote a prosperous local economy. –Provide an integrated transport system and better accessibility to services for everyday needs.
Assessment of general conformity	
<p>The Neighbourhood Plan includes a vision (page 2). The vision does not conflict with the overarching vision and objectives contained in the adopted Local Plan.</p> <p>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. The District Council, as Local Planning Authority, have made some comments intended to clarify points and these have been taken on board and revisions made where appropriate, as detailed in the consultation summary.</p>	
Housing Policies 1, 4, 5 and 6	<p>Policy 1 establishes the appropriate mix of houses sought with an emphasis on smaller dwelling types, homes specifically designed for an ageing population, and references the need to private garden space of different sizes. It also requires that any affordable housing element is subject to a planning condition or obligation to ensure that, whenever they become available, they shall first be allocated to those persons with a local connection</p> <p>Policy 4 introduces the potential for small housing sites (of up to 6 dwellings) to be developed within, adjoining or otherwise well-related to the settlement boundaries, provided that certain criteria are met. It sets a limit on the number of houses that could be provided through this route (30 dwellings)</p> <p>Policy 5 generally supports infill development within the defined settlement boundaries provided there is no not increase within the 400m heathland buffer zone</p> <p>Policy 6 introduces a specific policy on sheltered housing units, similar to Policy 4, and sets a limit on the number of houses that could be provided through this route (20 dwellings)</p>
Overview of national policy and guidance	Overview of development plan policies
<p>NPPF</p> <p>29. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic 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>64. Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership. Exemptions should be made for development that provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for</p>	<p>Policy HS (and also reflected in Policy CEN): Housing Supply</p> <p>Provision will be made for 2,520 dwellings to meet housing needs over the plan period 2006–2027. Within the Central Area this will comprise 475 dwellings including the settlement extension at Worgret Road, Wareham. Around 170 dwellings should be affordable for local people.</p> <p><i>It is noted that the submitted version of the Draft Local Plan does not contain a specific housing figure for Arne parish, despite the requirement in the NPPF.</i></p> <p>Policy LD: General Location of Development</p> <p>This policy makes clear that new development should be concentrated within the settlement boundary, and that land outside of settlement boundaries will be classed as ‘countryside’ where development will be permitted only in exceptional circumstances, and not for new general market housing.</p> <p>Policy AH: Affordable Housing</p> <p>Developments that result in a net increase of 2 or more</p>

<p>the elderly).</p> <p>65. Strategic policies should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.</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. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.</p> <p>79. Planning policies and decisions should avoid the development of isolated homes in the countryside (five possible exceptions given).</p> <p><i>Also relevant are statements relating to nature conservation (particular given the presence of internationally important heathlands close to the settlements), flooding, heritage, landscape (with reference to AONB) and design.</i></p>	<p>dwellings, or are on a site area of 0.05 hectares or more will be required to provide at least 50% in the settlement extensions at Wareham and at least 40% elsewhere.</p> <p>In all cases the Council will take account of:</p> <ul style="list-style-type: none"> – Current identified local need in the District; – Economic viability of provision; – Other overriding planning objectives for the site; and – Any other considerations deemed relevant to the delivery of affordable housing. <p><i>As with assessment of national policy, also relevant are policies relating to nature conservation, flooding, heritage, landscape and design, including:</i></p> <p>Policy FR: Flood Risk which requires development to be located in accordance with Purbeck’s Strategic Flood Risk Assessment (SFRA), it also sets out that an FRA will be required for sites in areas below 3.55 metres AOD</p> <p>Policy DH: Dorset Heathlands that advises on avoiding new dwellings (net) on sites within the 400m zone (where mitigation is unlikely to be effective), and how sites between 400 metres and 5km of a heathland should be assessed.</p> <p>Policy LHH: Landscape, Historic Environment and Heritage that makes clear that development is expected to conserve the appearance, setting, character, interest, integrity, health and vitality of landscape (including trees and hedgerows) and heritage assets.</p>
<p>Assessment of general conformity</p>	
<p>There is no definitive housing target set in the Local Plan or currently proposed in its review. The Housing Needs Assessment that accompanies the Neighbourhood Plan looks at a range of data sources concludes that a target of 3 – 4 dwellings per annum would be appropriate. This would equate to about 56 dwellings (taking the mid-point) over the 16 year plan period.</p> <p>Although not specifically allocating sites (mainly due in fact that in July 2016 the District Council revised their SHLAA to exclude the then proposed site allocations on flood risk grounds, a decision which they subsequently reversed in January 2018 after much work on the draft plan had been done), the plan does provide a more flexible approach to housing than could be accommodated within the settlement boundary by introducing exceptions for small open market and sheltered housing sites (Policies 4 and 6). This should allow sufficient sites to come forward to meet the need, but in a restrained manner that reflects Natural England’s advice to the Parish Council on avoiding adverse impacts to the heathlands. The amount of housing proposed is therefore aligned with the approach in the adopted Local Plan (accepting that some flexibility needs to be allowed in relation to Policy LD), does not promote less development than set out in the strategic policies for the area, and pays regard to the emerging Local Plan’s supporting evidence. It is also noted that the Local Plan Review is promoting a similar (but less bespoke to Arne) Small Sites policy. The criteria used reflect the strategic approach to matters such as nature conservation, flooding, heritage, landscape and design.</p> <p>There is no adopted development plan policy regarding the appropriate mix of open market homes, and in line with the NPPF Policy 1 provides guidance on the local demand, based on a more detailed understanding of the current mix and projected demand identified through the Housing Needs Assessment. The policy requires sites to comprise “mainly” (ie at least 50%) affordable housing types, one and two bedroom open market homes, and homes specifically designed for an ageing population - such as sheltered housing and units designed for multigenerational living = the latter two are not affordable housing as per the accepted definition. Other</p>	

housing types are not excluded provided that these are in the minority. Given the latest evidence produced for the Local Plan Review, it would not appear that this mix should give rise to viability concerns.

<p>Local Character and Design Policies 2 and 3</p>	<p>Policy 2 provides some general guidance on design that contributes to the character and distinctiveness of the area, and highlights the importance of a number of features of local historic or landscape importance.</p> <p>Policy 3 picks up on the requirements for sustainability within design, including support for proposals that incorporate rainwater harvesting, tree planting, and whose design and orientation maximise benefits from solar gain.</p>
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Overview of national policy and guidance	Overview of development plan policies
<p>NPPF</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>170. Planning policies and decisions should contribute to and enhance the natural and local environment</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>Policy D: Design</p> <p>The Council will expect proposals for all development and other works to positively integrate with their surroundings and reflect the diverse but localised traditions of building material usage found across the District. Demonstrate support for biodiversity. Demonstrate a positive approach to delivery of sustainable development objectives through site layout and building design, which should be as comprehensive as other policies and criteria allow.</p> <p>Reference is made to the good practice advice contained in District design guidance.</p> <p>Policy REN: Renewable Energy</p> <p>The Council encourages the sustainable use and generation of energy where adverse social and environmental impacts have been minimised to an acceptable level.</p>

Assessment of general conformity

There are no obvious conformity issues raised by these policies. The policies are not intended to be prescriptive, and focus on reinforcing local distinctiveness, whilst achieving energy efficient and eco-friendly designs.

<p>Community Facilities including Local Green Spaces Policies 8, 9, 10 and 12</p>	<p>Policies 8 and 9 seeks the retention of existing community facilities (identifying these as including the hall, church, post box, local stores, two pubs, boat / yacht facilities, local garage and local campsite) and supports proposals that allow the local primary school to meet its future needs, including the provision of improved play areas and visitor parking.</p> <p>Policy 10 supports the protection and improvement of the public rights of way network, the supporting text noting 2 routes of being particular local importance.</p> <p>Policy 12 designates six sites as local green spaces, their reason for designation given in</p>
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	the supporting text. It also supports the future provision of allotments and a Local Equipped Area of Play (LEAP) recognizing these as the main priorities for open space provision.
Overview of national policy and guidance	Overview of development plan policies
<p>NPPF</p> <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. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.</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>100. The Local Green Space designation should only be used where the green space is:</p> <p>a) in reasonably close proximity to the community it serves;</p> <p>b) demonstrably special to a local community and holds a particular local significance; and</p> <p>c) local in character and is not an extensive tract of land.</p> <p>101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>	<p>Policy CF: Community Facilities and Services</p> <p>New community facilities and services will be encouraged to locate within a defined settlement boundary. Proposals outside of a settlement boundary should meet the following criteria:</p> <ul style="list-style-type: none"> • The use cannot reasonably be met within the settlement; and • The facility meets an identified local need; and • It is located close to a settlement in an accessible location by sustainable means of travel; and • Its impact on landscape, environment and local character is minimized. <p>Development (including change of use) that would result in the loss of existing community facilities/services will only be permitted if it can be demonstrated that there is no longer a need for the community facility/service through sufficient and realistic marketing of the current use over a period of at least 9 months that the current use is unviable.</p> <p>The supporting text states: <i>Community facilities comprise services and leisure facilities such as:</i></p> <p><i>Post offices, village/local shops, public houses, garages, cafés, restaurants, village/town halls, places of worship, nursing homes, rest homes, dental practices, doctors' surgeries, health centres, hospices, schools, libraries, child nurseries, museums, performance arts, art galleries, concert halls, public art and cinemas.</i></p> <p>Policy GI: Green Infrastructure, Recreation and Sports Facilities</p> <p>All open space, sport and recreation areas will be protected. Any loss of these uses will only be permitted where there is a proven excess of such provision and the proposed loss will not result in a current or future shortfall in the plan period and/or suitable replacement facilities are provided.</p> <p>Areas afforded protection through the 2004 Purbeck Local Plan Final Edition will be carried forward to the Proposals Map and can be reviewed in neighbourhood plans. <i>For Arne this appears to be the allotment gardens and adjoining land at Stoborough</i></p> <p>Policy CEN refers to the continues presence of the primary school in Stoborough.</p>
Assessment of general conformity	
The retention of existing facilities and proposed improvements (in terms of the school and also open space) is considered to be in general conformity with the approach taken in National Policy and the Local Plan. The facilities are slightly wider than those listed in the Local Plan, but it is noted that the Local Plan list is not	

intended to be finite. Similarly, the protection of public rights of way is considered to be in conformity with National Policy.

The designated Local Green Spaces are well-related to settlements and are not extensive tracts of land, and their reason for designation and local significance is self-evidence from the supporting text. Their designation is unlikely to frustrate meeting the area's development needs. The policy makes clear that its intention is for these areas to remain permanently undeveloped.

Tourism Policies 7 and 11	<p>Policy 7 seeks to improve opportunities for visitor access, education and recreation on designated wildlife sites where this would be compatible with the sites positive management.</p> <p>Policy 11 broadly reflects the Local Plan policy on the conversion of existing buildings to tourism-related uses but highlights environmental impact, residential amenity and traffic impacts as key considerations.</p>
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Overview of national policy and guidance	Overview of development plan policies
<p>NPPF</p> <p>83. Planning policies and decisions should enable:...c) sustainable rural tourism and leisure developments which respect the character of the countryside</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>174. To protect and enhance biodiversity and geodiversity, plans should: ...safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity</p> <p>175. ...development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted</p>	<p>Policy TA: Tourist Accommodation and Attractions</p> <p>Proposals for new tourist and leisure attractions should be focused in towns and key/local service villages. In the countryside, proposals for new tourist and leisure attractions will only be permitted where they are in accordance with the Policy CO: Countryside.</p> <p>Policy CO: Countryside</p> <p>The reuse of rural buildings of permanent and substantial construction (demonstrated through the submission of a structural survey) will be permitted provided they are for ... tourist accommodation or community facilities.</p> <p>Where reuse, alteration or extension involves works to a traditional agricultural building, guidelines within the District design guidance will be taken into account.</p> <p>The intrinsic character of such buildings and the contribution they make to the interest and attractiveness of the countryside should not be harmed.</p> <p>Policy BIO: Biodiversity & Geodiversity</p> <p>New development: Will need to ensure that there are no adverse effects upon the integrity of European protected sites (SPA, SAC, Ramsar, possible SAC, potential SPA).</p>

<p>Assessment of general conformity</p>
<p>The policy on the management of ecological sites recognises the importance of avoiding potential adverse impacts (reflecting national and local guidance) whilst picking up on promoting the wider socio-cultural elements of the European Directives which can get overlooked.</p> <p>The re-use of rural buildings for tourism uses is broadly in line with both national and local policies that seek to</p>

support the rural economy without harm to the countryside.

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

A screening assessment in relation to potential requirements for a Strategic Environmental Assessment (SEA) under the European Directive 2001/42/EC was first undertaken by Purbeck District Council in March 2018 and updated in September 2018, and the statutory bodies consulted. The draft screening opinion concluded that an SEA was not required for the Arne Neighbourhood Plan

Although Natural England in their response (dated 20 September 2018) concurred that the plan as currently formulated, with the mitigation measures in place, would not have significant environmental effects, in light of the ECJ ruling (People Over Wind & Sweetman v Coillte Teoranta (Case C-323/17)) they advised that an Appropriate Assessment under the Habitat Regulations would be required.

Purbeck District Council therefore prepared a habitats impact assessment screening and appropriate assessment for the Arne Neighbourhood Plan in February 2019. This report identified that the policies relating to small sites, infill development and care homes were likely to have a significant effect on European sites (specifically Dorset Heathland Special Protection Area (SPA), Special Area Conservation (SAC) and Ramsar) without suitable avoidance or mitigation measures. The paper considered whether these effects could be avoided / mitigated so that development permitted through the policies in the plan would not adversely affect the integrity of European and international sites. It concluded that, subject to measures being adequately secured, the development enabled by the plan is not likely to have an adverse effect on the integrity of European and international sites. Natural England confirmed that, in their view, the policies proposed are pragmatic and sound and that the conclusions reached in relation to the following specially protected sites are robust.

Having undertaken the habitats impact assessment and appropriate assessment the need for an SEA was reconsidered and the decision taken that it would be prudent to carry such an assessment out under the circumstances. The environmental report was prepared by Dorset Council on behalf of Arne Parish Council in April 2019, and updated following consultation. Having considered the reasonable alternatives that were identified and assessed, it concludes that the strategy in the neighbourhood plan is appropriate and likely to encourage sustainable patterns of development.

The achievement of sustainable development

The Neighbourhood Plan’s policies have also been assessed against the three overarching objectives considered in achieving sustainable development as identified in the NPPF, 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.

Neighbourhood Plan Policies	Economic	Social	Environmental	Notes / Explanation
1 – House Types		✓		Ensures homes provided meet projected needs
2 – Local Character			✓	Contributes to protecting local character
3 – Sustainable Design		✓	✓	Places emphasis on better design which should have cheaper running costs
4 – Small Sites		✓		Supports provision of housing opportunities in excess of that allowed through the Local Plan, subject to environmental checks
5 – Infill Development		✓		
6 – Sheltered Housing		✓		
7 – Management of Ecological Sites	✓	✓		Promotes visitor access, education and recreation to wildlife sites subject to environmental checks
8 – Stoborough Primary School		✓		Protects and supports provision of accessible services, which should also support the use of more sustainable modes of transport
9 – Community Facilities		✓		
10 – Key Pedestrian Routes		✓	✓	
11 – Tourism	✓		✓	Supports the visitor-based rural economy through the re-use of existing buildings
12 – Local Green Spaces		✓	✓	Protects important local spaces including their recreational use and associated health benefits

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.