

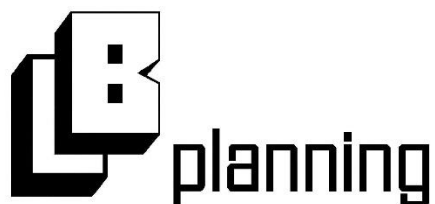
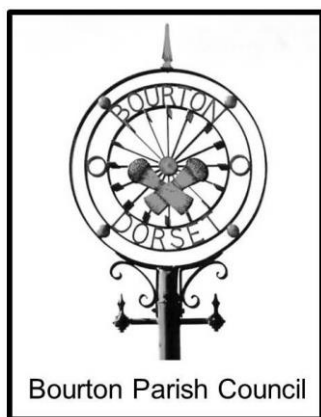
BOURTON – DORSET

NEIGHBOURHOOD PLAN

2016 - 2031

BASIC CONDITIONS STATEMENT

Nov 2016



Legal Requirements

1.1 This Statement has been prepared by Bourton Parish Council to accompany its submission to the local planning authority North Dorset District Council (NDDC) of the Bourton Neighbourhood Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

1.2 The Neighbourhood Plan has been prepared by the Neighbourhood Planning Group of the Parish Council. A Neighbourhood Area covering the whole parish of Bourton was designated by NDDC on the 10th December 2012. Bourton Parish Council (“the Parish Council”) is a qualifying body as defined in the Regulations.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The plan period of the Neighbourhood Plan extends until the end of 2031 and it does not contain policies relating to excluded development in accordance with the Regulations.

1.4 This Statement addresses each of the four ‘basic conditions’ required by the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- The making of the neighbourhood development plan contributes to the achievement of sustainable development;
- The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

2. Introduction and Background

2.1 The main objectives of the Bourton NP are:-

- To bring forward development opportunities to meet the current and future needs of the community, consistent with Bourton's distinctive rural atmosphere and important views.
- In case of need, to provide designated locations for appropriate high quality residential development including provision for people who currently find it difficult to secure appropriate accommodation in Bourton e.g. families, older people and first time buyers seeking good quality sustainable housing.
- To ensure that any new development is designed to reflect the character of the village sympathetically, in accordance with the parameters set down in the Neighbourhood Plan and the Village Design Statement.
- To support and improve the sustainable growth of local businesses and essential services, including health, education and transport.
- To sustain and improve the local provision of recreation and community facilities to enable everyone in Bourton to have a healthy lifestyle and enjoy a range of cultural pursuits.
- To maintain and improve the natural environment of Bourton for the benefit of its wide range of flora and fauna and for the enjoyment of the community.
- To protect and enhance all green spaces and habitats within the area.
- To encourage the development of a stronger community spirit, with more members of the community sharing the load and participating in village life.
- To encourage walking, horse-riding and cycling and to support public transport in order to ensure that the environmental quality of the area is protected.

2.2 The Neighbourhood Planning Group was formed from interested residents and led by a Parish Councillor. Work on the Bourton NP continued on from work done on a Village Plan and a Village Design Statement, data from which has been incorporated into the Neighbourhood Plan. Consultation with residents included two questionnaires both with response rates from households of over 70%. Confidential interviews were also conducted with local businesses, landowners and organisations and public meetings held.

2.3 Due to the sensitive location of Bourton on the edge of the Cranbourne Chase AONB a Strategic Environmental Assessment was required, and this was carried out in 2015/16. It was available during the Regulation 14 Consultation.

3. Conformity with National Planning Policy

3.1 The Bourton Neighbourhood Plan (Bourton NP) has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of April 2012. It is also mindful of the National Planning Practice Guidance (NPPG) in respect of formulating neighbourhood plans and is considered to meet the basic conditions with regard to the requirement that it has paid due regard to national policy and guidance.

3.2 Set out in Table 1 below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table 1: Conformity of the Bourton Neighbourhood Plan policies to the NPPF

Bourton NP Policy	NPPF paragraph	Comment on conformity
Policy 1: Landscape Setting	58, 61	Policy 1 protects features that are unique to Bourton and contribute to a sense of place. It also promotes the integration of the built environment into the natural environment.
Policy 2: Settlement Pattern and Character	58, 109	The distinctive character and value of Bourton's trees, hedges and open spaces is protected by Policy 2.
Policy 3: Building Design and Form	59	The Village Design Statement is, as required by the NPPF, a non-prescriptive document reinforcing local distinctiveness. This policy reflects the guidelines in that document.
Policy 4: Traffic and Parking	53, 58	The policy protects the appearance of rural streets and gardens in line with the NPPF.
Policy 5: New Village Hall	50, 69, 70	Development that will provide better community facilities and some needed housing.
Policy 6: Biodiversity	109, 113	Local biodiversity is protected and its enhancement encouraged.
Policy 7: Protection of Habitats	113, 114	The Stour Valley biodiversity network and other local sites are given specific protection in Policy 7.
Policy 8: Mitigating and Adapting to Climate Change	93, 95, 100	Building standards and drainage provision that best meet the challenge of climate change are encouraged.
Policy 9: Local Green Spaces	76, 77	In line with the power in the NPPF to designate special areas of green space, Policy 9 and each space's justification meet the requirements of the NPPF.
Policy 10: Green Fingers	58, 126	Bourton's distinctive 'green fingers' are protected. They are historically remnants of the separate hamlets that originally existed, so are historic and natural environment features which contribute to the green infrastructure of the village.
Policy 11: Footpaths and Bridleways	30, 75	The Rights of Way network is protected as a sustainable movement resource and recreational amenity.
Policy 12: Support for Local Business	28	The promotion of local business and home working is important for residents and maintaining the vitality of Bourton.

4. General conformity with the strategic policies of the development plan

4.1 The development plan for North Dorset is the North Dorset Local Plan Part 1 (2016) and as listed in Appendix A of that document, some retained saved policies from the North Dorset District-Wide Local Plan (2003). It also includes the county Minerals and Waste Plan, but this document is not relevant here as it deals with development that is excluded from consideration in neighbourhood plans.

4.2 The Neighbourhood Plan has been prepared to ensure its general conformity with the strategic policies of the development plan for North Dorset District Council as it relates to the parish of Bourton. Table 2 below sets out how each policy is in general conformity therefore with the Local Plan Part 1 (LP1), and where relevant, saved policies from the previous adopted Local Plan (LP2003). There is a revision to the recently adopted LP currently being undertaken, but the basic conditions require only 'general conformity' with adopted development plans and so for this Statement that has not been considered. It has however informed policy development within the Bourton NP, in order to future-proof that document.

Table 2: Conformity of Neighbourhood Plan policies with the strategic development plan policies

Bourton NDP Policy	LP1 and LP2003 policy	Comment on conformity
Policy 1: Landscape Setting	Policy 4 LP1	Landscape character is protected in policy 4 of the LP1. This policy also requires sensitive treatment at the edges of the built environment and protects local important views.
Policy 2: Settlement Pattern and Character	Policy 24 LP1	Policy 24 promotes good design that is locally sensitive and the incorporation of mature trees and hedgerows.
Policy 3: Building Design and Form	Policy 24 and 25 LP1	Policy 25 includes a section on restricting and avoiding light pollution, compliance with policy 24 is again met by requirements for locally sensitive design.
Policy 4: Traffic and Parking	Policy 23 LP1	This policy give local detail and design aspirations to the parking requirements of Policy 23.
Policy 5: New Village Hall	Policy 4.3 in LP2003 and Policy 27 LP1	Policy 4.3 allocates sites for village halls, and in one instance allocates a choice of sites, which has informed the premise of this policy in discussion with NDDC. Policy 27 in the LP1 promotes development that improves community facilities.
Policy 6: Biodiversity	Policy 4 LP1	Policy 4 of the LP1 protects local biodiversity and encourages schemes to increase biodiversity.
Policy 7: Protection of Habitats	Policy 4 LP1	This policy sets the local context for biodiversity including assets listed with the Dorset Wildlife Trust.

Bourton NDP Policy	LP1 and LP2003 policy	Comment on conformity
Policy 8: Mitigating and Adapting to Climate Change	Policy 3 LP1	This policy conforms with Policy 3 in the LP1 and also specifies sustainable drainage for Bourton which has some specific local surface water and fluvial flooding issues.
Policy 9: Local Green Spaces	Policy 15 LP1	LP1 Policy 15 supports neighbourhood plans designating Local Green Space where appropriate.
Policy 10: Green Fingers	Policy 24 and 4 LP1	The Green Fingers are a specific characteristic of the setting of Bourton's built form, and Policy 24 in the LP1 requires the design of development to respect existing landscape features. Policy 4 protects landscape character.
Policy 11: Footpaths and Bridleways	Policy 15 LP1	LP1 aims to enhance the provision of green infrastructure in the countryside, as does this policy.
Policy 12: Support for Local Business	Policy 11 LP1	This policy promotes homeworking and other measures as an examples of enabling rural communities to increase economic development as required by Policy 11 in the LP1.

5. Contribution to Achieving Sustainable Development

5.1 A Sustainability Appraisal has not been undertaken as this is not a requirement for a Neighbourhood Plan. However, the Neighbourhood Plan has taken account of the need to contribute to the achievement of sustainable development.

5.2 The vision of the Neighbourhood Plan has sustainability at its heart. With an emphasis on social and environmental sustainability, the plan looks to promote a vibrant and inclusive community in Bourton while preserving a rich rural character. Thus the plan designates a site for a Village Hall to promote and extend social interaction in better facilities, while also protecting environmental assets and green spaces. The unique form of Bourton is protected, while promoting greater access to the countryside for all.

5.3 Table 3 below has assessed the plan's policies in terms of how it will deliver sustainable development in the economic, social and environmental aspects of sustainability. It shows that the plan's policies are mostly positive, often strongly so as regards environmental sustainability. The only negative is due to the new village hall being located on a greenfield site, but there was not a suitable brownfield available in the village to be able to avoid this. The village is not a sustainable location for very significant housing and employment development, but has outstanding permissions for some further housebuilding in the plan period. Local business development of a suitable scale is promoted.

Table 3: Assessment of Sustainability of Neighbourhood Plan Policies

Policy no. and title	Economic factors	Social factors	Environmental factors	Comments
Policy 1: Landscape Setting	-	*	**	Green Environments have mental health benefits as well as environmental.
Policy 2: Settlement Pattern and Character	*	-	**	Good design is good for business, tourist and other.
Policy 3: Building Design and Form	-	*	*	
Policy 4: Traffic and Parking	-	-	*	
Policy 5: New Village Hall	*	**	X	Some impact on a green field site, but very significant social benefits.
Policy 6: Biodiversity	-	-	**	
Policy 7: Protection of Habitats	-	*	**	Policy supports the work of the local wildlife group, so social benefit as well.
Policy 8: Mitigating and Adapting to Climate Change	-	-	**	
Policy 9: Local Green Spaces	-	**	**	Sites very important for a sense of local identity and community cohesiveness.
Policy 10: Green Fingers	-	*	*	Visual benefits aid local distinctiveness of Bourton
Policy 11: Footpaths and Bridleways	*	**	*	Stour Valley Way is a tourist resource and the network generally is a health resource promoting informal recreation and exercise.
Policy 12: Support for Local Business	**	*	-	No adverse effects.

Scale used: ** very positive * positive - neutral X negative XX very negative

6. Compatibility with EU Obligations and legislation

6.1 The Bourton Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. Consultation has aimed to engage with as wide a range of residents as possible.

6.2 A screening opinion was issued by NDDC in April 2014 advising that that the Neighbourhood Plan, on the basis of the SEA screening assessment, could have significant effects on the environment and a Strategic Environmental Assessment (SEA) was required. This was undertaken by AECOM during 2015 and early 2016 and the Neighbourhood Plan was deemed to have positive environmental impacts with a few negative impacts on landscape and village character. The scale of the impacts both positive and negative was not considered significant in terms of the SEA process, and no further recommendations were made.

6.3 The Neighbourhood Area is not in close proximity to any European designated nature sites so does not require an Appropriate Assessment under the EU Habitats Regulations.