

ARNE NEIGHBOURHOOD PLAN 2018-2034

Dorset Council is satisfied that the Arne Neighbourhood Plan 2018-2034, as modified, meets the basic conditions, is compatible with the Convention rights and complies with the definition of a neighbourhood development plan.

A referendum will therefore be held. The date of the referendum is to be confirmed.

Background

The Arne Neighbourhood Area was designated by the former Purbeck District Council on 29th October 2013 and then re-designated by Dorset Council on 14th August 2019, following a change to the Parish boundary, in accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012 (the 'Regulations'). The relevant body is confirmed as Arne Parish Council and the designated neighbourhood area covers Arne civil parish.

In June 2019 Arne Parish Council submitted its draft neighbourhood plan and supporting material to Dorset Council. Dorset Council was satisfied that the documents submitted met the requirements of Regulation 15 of the 'Regulations'. The Parish Council was notified of Dorset Council's conclusion and informed that the plan could proceed to examination.

The submitted documents were made available for consultation from 23rd August 2019 until 4th October 2019 and an independent examiner, Jill Kingaby BSc (Econ) MSc MRTPI, was appointed to examine the Plan. The examiner's report was received on 26th March 2020.

In summary, the examiner's report concluded that the Arne Neighbourhood Plan 2018 to 2034 would meet the basic conditions and other legal requirements, subject to her recommended modifications as set out in Appendix A of this decision statement.

Dorset Council considered each of the recommendations and modifications contained in the examiner's report. In considering the conclusions of the independent examiner, Dorset Council agreed that the legal requirements and basic conditions had been met. The final version of the neighbourhood plan agreed by Dorset Council includes the examiner's recommended modifications as set out in Appendix A of this document.

Dorset Council is therefore satisfied that the plan as amended...

- (i) meets the basic conditions (as set out in Schedule 4B to the Town & Country planning Act 1990); and
- (ii) is compatible with the Convention rights (within the meaning of the Human Rights Act 1998); and
- (iii) complies with the provision concerning Neighbourhood Development Plans made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004, and

...can now proceed to a referendum.

The area covered by the Arne Neighbourhood Plan 2018 to 2034

The neighbourhood plan area covers the parish of Arne only.

Details of the Neighbourhood Plan Referendum

The independent examiner considered that it was appropriate for the referendum to be held over the neighbourhood area. The referendum will therefore be held over the neighbourhood area, being the same area as the parish of Arne.

In accordance with Regulation 13 of The Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020, the earliest date the referendum can be held is 6 May 2021. However, as Coronavirus is an ongoing pandemic, this legislation may be amended or revoked in response to changing circumstances.

When a date for the referendum is decided then information about it will be published on the Council's website and made available for inspection no fewer than 28 days beforehand.

Where to find more information...

Copies of the specified referendum documents including this decision statement, the examiner's report and the neighbourhood plan can be viewed online at

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/neighbourhood-planning-purbeck/arne-neighbourhood-plan.aspx>

Appendix A: Modifications / Recommendations from Examiner's Report

Appendix: Modifications

Below are the recommendations and modifications taken from the Examiner's Report.

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Page 3	<p>New paragraph 2.9</p> <p><i>The Purbeck Local Plan Part 1 was adopted as the development plan for the area in November 2012. A new revised Purbeck Local Plan was submitted for examination in 2019, and was the subject of examination hearings by a Planning Inspector between July and October 2019. The Inspector's report, which may require modification of the submitted Plan, is not currently available. Although a new revised Local Plan for the area including Arne Parish is imminent, the revised Local Plan does not yet form part of the development plan for the area. In line with Government planning guidance, however, regard should be had to the updated evidence and reasoning which underpin the emerging new policies.</i></p>
PM2	Page 4	<p>Map 1: Arne Parish Boundary – AONB area highlighted in pale green – darker green to North West Green Belt</p> <p>Modify Map 1/the updated designated area map of 14 August 2019 using the map in Appendix 3 of the SEA of the Arne Neighbourhood Plan, to add a key to indicate:</p> <ul style="list-style-type: none"> • Arne Parish Boundary • Dorset Area of Outstanding Natural Beauty (AONB) • South East Dorset Green Belt • Settlements with boundaries as defined in Purbeck Local Plan Part 1, Policy LD.
PM3	Page 8-9	<p>5. Environmental Background</p> <p>Illustrate this section with 2 new maps. Based on maps in the SEA of Arne Neighbourhood Plan at Appendices 1 and 2 for 1) European sites in Arne Neighbourhood Plan area, and 2) Sites of national importance for nature conservation in</p>

		Arne Neighbourhood Plan area. Add keys to each map.
PM4	Page 10	<p>6. Housing Background</p> <p>Paragraph 6.3close relatives —about thirty new housing units. There was also an indication.....</p> <p>Delete paragraph 6.4 and replace it with:</p> <p>6.4 The proportion of residents favouring developments of 10-40 homes increased from 31% in 2002 to 71% in 2014, with fewer than 5% favouring larger development. There was also a strong opinion that development “should aim to retain rural culture (eg. village farms)” and not harm recreational green space (91%). A variety of house and garden sizes, minimising energy and infrastructure needs, being within walking distance of community facilities, and contiguous with existing settlement, were other conditions for new housing which attracted 80% or more support.</p> <p>6.5 Analysis of all the various data sources as summarised in the Housing Needs Assessment – Arne, Purbeck July 2017/January 2019, and consideration of the environmental constraints on development in the Parish, suggests that a reasonable housing target for Arne Parish would be between three and four new dwellings per annum but that given the need for affordable housing this should be encouraged across all sites. The housing target for the Plan period 2018-34 amounts to provision of at least 48 new homes in the Parish of Arne. As population projections.....</p> <p>6.6 The Council now seeks affordable homes can be built on smaller sites which may accommodate one, two or perhaps three properties which will be suitable contained in this Plan.</p>
PM5	Page 11	<p>7. Development Constraints</p> <p>This Plan has (SHLAA) 2018.</p> <p>Principale grounds for exclusion Dorset Heathlands Planning Framework. Map xx shows the internationally designated sites within the Parish of</p>

		<p>Arne.</p> <p>Other considerations are whether the site is within the South East Dorset Green Belt or in an Dorset Area of Outstanding Natural Beauty (AONB). Development outside of these constraints nationally important protected areas can may also adversely Sites designated for their national importance for countryside, landscape or nature conservation are shown on Maps xx, 2 and 3.</p> <p>There are also local designations that constrain development albeit to a lesser extent, including the Stoborough Conservation Area, and areas identified as Sites of Nature Conservation Interest (SNCI).</p> <p>The parish is also within....</p> <p>Sites are also ruled out if they are outside a settlement and unrelated to a settlement boundary</p> <p>....</p> <p>7.2 SSSIs</p> <p>Natural England selects designates Sites of Special Scientific Interest (SSSIs) under the Wildlife and Countryside Act 1981. which it believes has SSSIs have features of special interest, such...</p> <p>7.4 AONB</p> <p>The whole of Arne Parish is within the Dorset AONB ... in green belt within the South-East Dorset Green Belt. This The northern boundary of the AONB at Worgret is marked by a red line.... the A352.</p>
PM6	Pages 11-13	<p>7.6 Arne Parish CouncilRidge.</p> <p>Stoborough is Arne's largest settlement and it includes a number of key facilities including a primary school, village hall, petrol station, convenience store, recreation ground, public house and bus services to the wider area. Stoborough was identified as a "Local Service Village" in the adopted Purbeck Local Plan Part 1. Development within or adjoining Stoborough would provide housing in an accessible and convenient location.</p>

		<p>However, any development proposals would need to demonstrate that other environmental constraints could be avoided or overcome. Worget does not have a settlement boundary, as it is one of the least sustainable settlements in the Local Plan's settlement hierarchy. Neither does the hamlet of Arne. Settlement boundaries are shown on Maps 1 and xx.</p> <p>7.7 Potential development sites</p> <p>A number of sites outside settlement boundaries in Arne Parish have been considered for housing development in the recent past. The Purbeck Local Plan submission version 2019 is still undergoing examination, but is not expected to allocate sites for housing development within the Parish of Arne. A brief review of recent development proposals is given below.</p> <p>Sites at Worget....</p>
PM7	Page 14	<p>8. Policies</p> <p>8.1 Affordable and Other House Types</p> <p>8.1.1 Affordable housing is defined in the NPPF, Annex 2: Glossary. Affordable housing includes Starter homes and affordable private rented schemes are likely to be can be included as affordable dwellings from 2018.</p> <p>8.1.2 The local need for housing in the Parish of Arne is set out in Section 6. This includes the need for affordable housing – which should be provided in line with the Local Plan requirements. Policy H11 of the emerging Purbeck Local Plan and its supporting text provide the most up-to-date information on affordable housing need, the scale of affordable housing that should be provided, and the types of affordable housing. The Parish currently lacks small, 1 or 2 bedroom open market housing which we currently lack, and homes suitable for older residents. The last item is important, given the likely growth in this demographic. This policy.....</p> <p>8.1.3 To be eligible for affordable housing, applicants must (i) have lived in the parish ... (ii) have a close within the parish</p>

		<p>meet the conditions of the local authority, Dorset Council, and be included on its Housing Register. Rural exception sites for housing enable people with a local connection (living in the parish, close family living in the parish, employed in the parish or having grown up in the parish) and with a housing need to gain priority in the housing allocation process.</p> <p>8.1.4 In allocating affordable housing ...</p> <p>8.1.5 Add a new second sentence: A similar restriction is proposed under Policy 4.</p> <p>Modify the last sentence to read: Second homes (ie. homes not occupied by anyone as their only or principal residence) are therefore</p> <p>Policy 1: House Types</p> <p>Housing sites should deliver ...evidence of local need, and should mainly include at least 20% affordable housing types on sites for two or more homes, and also include at least 30% as one and-or two bedroom open market homes-housing or homes specifically designed for an ageing population (such as sheltered accommodation and units designed for multigenerational living) on sites of three or more homes. Private garden space ...Any affordable housing provision ...local connection. Where an applicant.....</p>
PM8	Page 15	<p>Policy 2: Local Character</p> <p>Modify the last sentence to read: Mature tree specimens should be retained, wherever possible, within any development sites.....</p> <p>Add a new Map titled: 'Heritage Assets', to show Stoborough Conservation Area, listed buildings and Scheduled Ancient Monuments, based on Appendix 4 of the SEA.</p>
PM9	Page 15	<p>8.3.1 Add a new sentence at the end of the paragraph as follows: Areas at risk of flooding in the most settled part of the Parish are illustrated in Maps xx.</p>
PM10	Page 16	<p>8.4 Small Sites Policy</p> <p>8.4.2 delete and replace with The Housing Needs Assessment for Arne</p>

		<p>recommended a housing target of 3 or 4 homes per annum, which would imply at least 48 new homes would be provided 2018-34.</p> <p>8.4.3 It is important ... also in terms of landscape impact. Natural England have advised five years of the plan being made.</p> <p>Policy 4: Small Sites</p> <p>Future housing growth in Arne Parish following criteria:</p> <ul style="list-style-type: none"> • Be within, adjoining or otherwise excluding any proposed housing development on sites-land within the 400 metre buffer ... • Be in keeping with the distinctive..... • Not individually or cumulatively harm the landscape or settlement • Take full account of the potential effect • In line with national guidance not be at risk of flooding ... • Not result in the total supply permitted from small sites exceeding thirty dwellings ...the plan being made • Not exceed six fifteen dwellings on any one site at or adjoining Stoborough, and not exceed five dwellings on any one site at or adjoining Ridge, or eventually become a large site than six dwellings that would breach these limits through the subsequent development of adjacent 'small' sites • Be restricted to ensure that such homes are occupied only as a principal residence so that they could not become second homes • Constitute an appropriate mix ... Policy 1, including affordable homes • The effects of proposed homes, individually and in combination with other developments, on European sites are screened to assess whether they are likely to be significant. Planning applications must include full details (including upkeep over the lifetime of the development) of avoidance or mitigation measures to address adverse effects.
PM11	Page 16	<p>8.5 Infill Development Policy</p> <p>8.5.1 The Parish Council supports the principle of 'infill' development. where affordable homes can be built on smaller</p>

		sites needs of local people. ‘Infill’ development which will include affordable homes to meet the needs of local people will be particularly welcome.
PM12	Page 17	<p>Policy 6: Sheltered Housing</p> <p>A small-scale site for sheltered or care-based</p> <ul style="list-style-type: none"> • There is clear evidence.... • The scheme is of a character, scale and design appropriate and sensitive to the location, and would not harm • The development will not be at risk of flooding... flood risk to properties off-site • There are secure arrangements •not exceed 20 units.
PM13	Page 17	<p>Policy 7: Management of Ecological Sites</p> <p>Measures to improveand the surrounding environment. Development proposals should include an assessment of highway movements, and provide evidence that likely increased movements would not have an adverse impact on the environment. Development should protect ...</p>
PM14	Pages 20 and 23	<p>8.10.1 Add a new sentence at the end to read:</p> <p>Map xx on Page xx shows these footpaths, as well as Nutcrack Lane.</p> <p>Modify Map xx (Map 4 in the submitted Plan) to show the footpath along the River Frome; the footpath along former Pike’s Tramway; and the key route for pedestrians along Nutcrack Lane.</p>
PM15	Page 21	<p>Policy 11: Tourism</p> <p>In accordance withand wildlife designations), and residential amenity. or would be likely to have Proposals for tourism development should not have an unacceptable impact on highway safety or traffic volumes and congestion, or the residual cumulative impacts on the road network—once any proposed traffic managementhave been taken into account. —would be severe. Holiday accommodation.....</p>
PM16	Pages 22-24	<p>8.12 Green Space Policy</p> <p>8.12.1 Add numbers to the six identified</p>

		<p>Local Green Spaces as follows:</p> <ol style="list-style-type: none"> 1 The Hayricks 2 The Allotments, New Road/Corfe Road 3 Village Green, Barndale Road 4 Village Green, Stoborough 5 Priory Meadow 6 The Tramway, engine shed etc. <p>Modify Maps xx (formerly Maps 4 and 5) so that the above spaces are numbered as 1-6 on the maps and shown in the keys as "Local Green Spaces".</p> <p>Modify the title of Map xx (formerly Map 4) and rename it:</p> <p>"Green Infrastructure, Open Spaces and Footpaths around Stoborough and Ridge"</p> <p>Modify the title of Map xx (formerly Map 5) and rename it:</p> <p>"Green Infrastructure, Open Spaces and Footpaths around Arne Parish"</p> <p>8.12.2 In addition, the the following areas of green infrastructure and open space are also particularly notable but and</p> <p>Policy 12: Local Green Spaces - Green Infrastructure</p> <p>Delete Policy 12 and replace with:</p> <p>Local Green Spaces have been designated at the six locations shown on Map xx. Where possible, these spaces should be managed for the community's benefit and remain permanently undeveloped. Other areas of important green infrastructure and open space, shown on Maps xx, should be protected, and enhancement will be supported.</p> <p>Where demand exists and the location is appropriate, recreational facilities, such as children's play equipment and exercise equipment, will be permitted on areas of open space, as long as they are sensitively designed and sited. Where development of an existing open space is permitted, any recreational facilities and/or land that</p>
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		<p>are lost should be replaced with facilities of an equivalent or better standard, and in an accessible location where impacts on landscape, environment and local character are minimal.</p> <p>The provision of allotments and a Local Equipped Area of Play (LEAP) with a 400m² minimum activity zone will be supported, and should be prioritised as part of any requirements for open space on housing development sites.</p>
PM17	Page 26	<p>9. Projects</p> <p>Add new sentences before 9.1 as follows:</p> <p>The following projects go beyond the scope of land use planning, but have been identified as important by the community to help achieve the Neighbourhood Plan Vision. Arne Parish Council will work with the relevant authorities and organisations to implement the projects.</p>
PM18	Last page	<p>FOOTNOTE Implementation and Monitoring</p> <p>New sentence at the end of first paragraph: The Parish Council, working with Dorset Council, will monitor progress on all development permitted in the Arne area on an ongoing basis.</p> <p>Whilst some policies may have a single outcome specific to one single area, other policies might have more than one possible outcome complex effects over a wider area than the Parish of Arne. This could make monitoring at the Neighbourhood level too complex for it to have any much value. However, Arne Parish Council.....</p>