

Sturminster Marshall Neighbourhood Plan

Basic Conditions Report

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

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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, &c.) 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?

Sturminster Marshall Parish Council is the qualifying body responsible for the submission of the draft plan and supporting documents.

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

The plan is intended to cover the period 2023-2033 (as stated on the front cover and in paragraph 4.5.1).

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

The Neighbourhood Plan Area was formally designated on 24 April 2019.

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 contained in the plan cover the following themes:

- Climate Change and Flood Risk
- Natural Environment – Landscapes, Habitats and Wildlife
- Built Environment – Heritage and Design
- Homes and Businesses
- Community Facilities
- Traffic and Transport, Walking and Cycling

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?

The Neighbourhood Plan policies relate only to Sturminster Marshall parish (which is the designated Neighbourhood Plan Area) and to no other area.

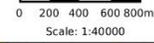
There are no other neighbourhood plans relating to Sturminster Marshall Parish. The adjoining parish of Lytchett Matravers has been designated as a Neighbourhood Plan area, and has a made Plan. Lower Winterborne and Corfe Mullen have designated Neighbourhood Plan areas, but have yet to produce a Plan.

Sturminster Marshall
Neighbourhood Plan Area

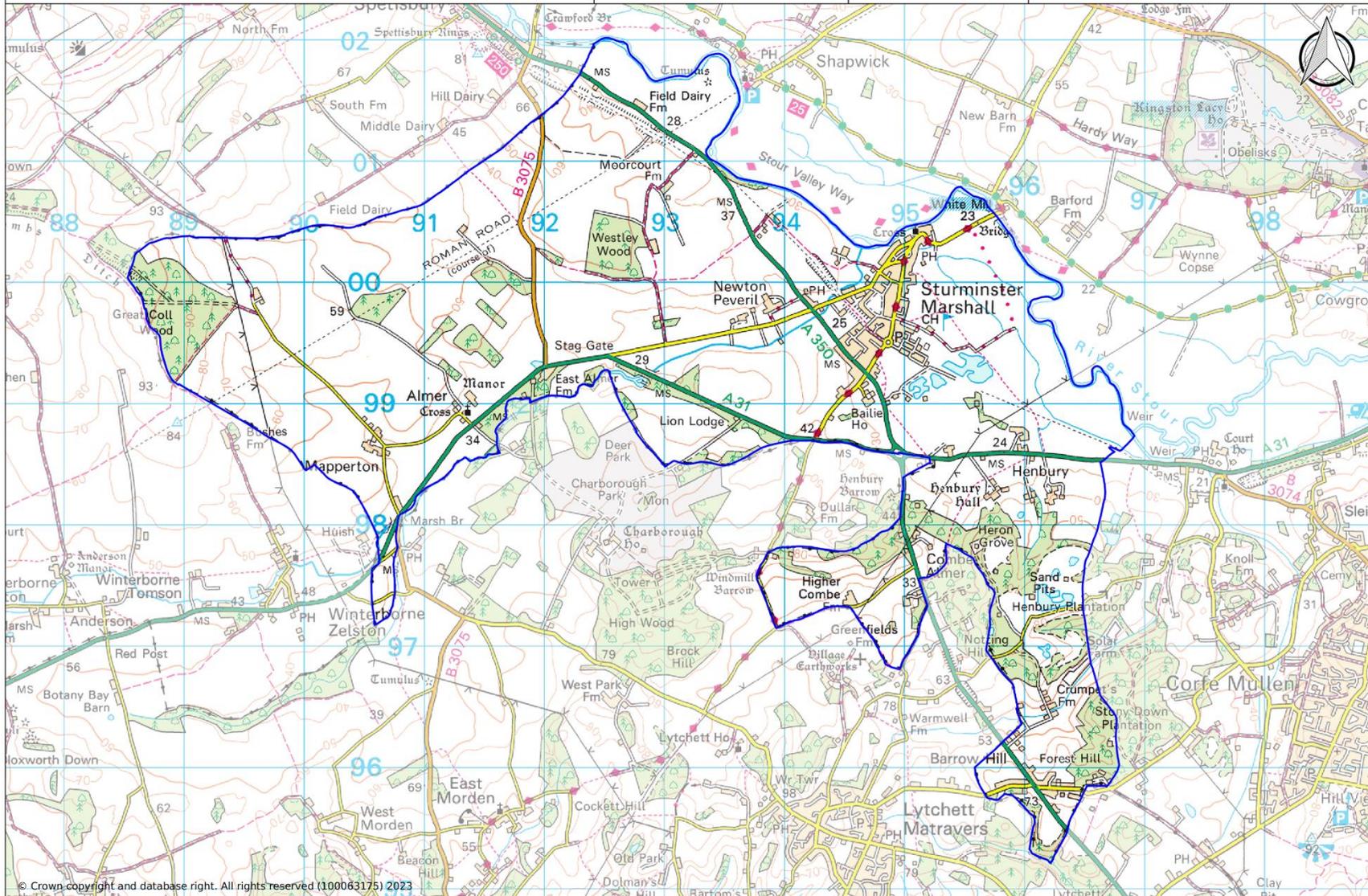
Sturminster Marshall

Author:

Date: 08/03/2023



Map 1 –
Neighbourhood
Plan Designated
Area



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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 policies (as proposed to be submitted for examination) relate to the relevant national planning guidance and strategic development plan policies.

National Planning Policy and Guidance

National planning guidance comes primarily from the published National Planning Policy Framework¹ (as revised July 2021), but where appropriate, reference is made to the online National Planning Policy Guidance (NPPG) and Ministerial Statements.

Para 16 of the NPPF makes clear that plans should:

- (a) be prepared with the objective of contributing to the achievement of sustainable development;
- (b) be prepared positively, in a way that is aspirational but deliverable;
- (c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;

(d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;

(e) be accessible through the use of digital tools to assist public involvement and policy presentation; and

(f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

The Development Plan for the Neighbourhood Plan area

The Christchurch and East Dorset Local Plan- Part 1 Core Strategy², which was adopted by East Dorset District Council in April 2014, contains the bulk of the strategic planning policies for the area. There are a number of ‘saved’ policies from the 2002 East Dorset Local Plan but these are generally considered to be non-strategic in nature given that they were not carried forward into the Core Strategy. There are also a number of supplementary planning documents (which do not have development plan status), and many more guidance notes. The supplementary planning documents include:

- Christchurch and East Dorset Housing and Affordable Housing Supplementary Planning Document (December 2018)³
- Dorset Heathlands Planning Framework (March 2020)⁴
- Nitrogen Reduction in Poole Harbour (April 2017)⁵

¹ <https://www.gov.uk/guidance/national-planning-policy-framework>

² <https://www.bcpccouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Christchurch/docs/christchurch-and-east-dorset-adopted-core-strategy.pdf>

³ <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/supplementary-planning-documents-and-guidance/christchurch-and-east-dorset-housing-and-affordable-housing-supplementary-planning-document>

⁴ <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/supplementary-planning-documents-and-guidance/all-of-dorset/dorset-heathlands-planning-framework>

⁵ <https://www.dorsetcouncil.gov.uk/web/guest/-/nitrogen-reduction-in-poole-harbour>

Overview of Planning Matters for the Neighbourhood Plan Area

The Core Strategy, amongst other things, sets out the settlement strategy for the areas and strategic locations for growth in Policy KS2. The status of Sturminster Marshall village is as a rural service centre. Such locations are expected to be the main providers for the rural areas, where residential development will be allowed of a scale that reinforces their role as providers of community, leisure and retail facilities to support the village and adjacent communities.

The Core Strategy pre-dates the requirement for Local Plans to contain housing targets in relation to designated Neighbourhood Plan areas.

Much of the parish, including the land around the main settlement of Sturminster Marshall village, is within the South East Dorset Green Belt.

The only strategic allocation (which required the release of Green Belt land) was in relation to an extension of the Bailie Gate Industrial Estate, to help meet the future needs of businesses throughout East Dorset, but particularly the rural areas of East and North Dorset. The village envelope had been defined through policy SM1 of the previous 2002 Local Plan, which excluded those areas of the village from the Green Belt where windfall or infill development would potentially be permitted. In doing so, it acknowledged that there were no specific needs for additional housing in the village at that time, having gone through a period of substantial expansion in the late 20th century, and there was no clear requirement for additional housing to support the community facilities that did exist.

The Emerging Local Plan

Work is now progressing on a new Dorset Council Local Plan. An Issues and Options consultation took place in early 2021, and the latest Local Development Scheme (October 2022) anticipates that the Reg 19 draft will be published in December 2024. Whilst the Issues and Options draft consulted on significant Green Belt land release at Sturminster Marshall, this is a matter for the Local Plan, and given the relatively early stage of the emerging Local Plan, only very limited weight can be given to such proposals at this stage. Should the Green Belt boundaries be altered, and substantial levels of development proposed, as a strategic matter this would over-ride the Neighbourhood Plan policies.

Policy KS2	
Settlement Hierarchy	
The location, scale and distribution of development should conform with the settlement hierarchy, which will also help to inform service providers about the provision of infrastructure, services and facilities.	
Settlement Type	Function
Main Settlements	The settlements which will provide the major focus for community, cultural, leisure, retail, utility, employment and residential development. This will include infill development as well as options for some greenfield development.
	Christchurch, Wimborne Minster, Ferndown and West Parley, Verwood, Corfe Mullen
District Centres	Settlements which will provide for smaller scale community, cultural, leisure, retail, employment and residential development within the existing urban areas.
	West Moors, Highcliffe
Suburban Centres	Settlements with no existing centres that will provide for some residential development along with community, leisure and retail facilities to meet day to day needs within the existing urban areas.
	Colehill, St Leonards and St Ives
Rural Service Centres	Main providers for the rural areas where residential development will be allowed of a scale that reinforces their role as providers of community, leisure and retail facilities to support the village and adjacent communities.
	Alderholt, Cranborne, Sixpenny Handley, Sturminster Marshall, Three Legged Cross

Conformity Analysis

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)	Conformity Conclusions
<p>SMNP1. Sustainable Development Standards</p> <p>Seeks to encourage energy efficiency, conservation of water resources, flexible and sustainable design / materials and climate change adaptation.</p>	<p>NPPF 126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.</p> <p>NPPF 153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures</p> <p>NPPF 154. Any local requirements for the sustainability of buildings should reflect the government’s policy for national technical standards.</p>	<p>ME3 Sustainable Development Standards for New Development. Encourages higher standards of sustainable developments where they are viable and do not significantly compromise other policies in this plan. Developments will be required to incorporate carbon emissions reduction, water and energy efficiency measures and to demonstrate they have explored a range of sustainable and low carbon options, including: water and energy efficiency; orientation and solar gain; use of renewable and low impact materials; minimising waste, pollution and water run-off, incorporating Sustainable Drainage where possible; and minimising soil disturbance to reduce soil carbon issues.</p> <p>ME4 Renewable Energy Provision for Residential and Non-residential Developments. Encourages the provision of renewable, decentralised, and low carbon energy in major development. Includes targets for decentralised and low carbon energy generation.</p>	<p>There is no obvious conflict with national or local plan policies. The policy does not set inflexible requirements but makes clear the expectation that the listed measures have either been integrated into the design or considered.</p> <p>The policy is clearly written, unambiguous, and serves a clear purpose. Whilst there is some overlap with ME3 it provides more detail in terms of what is expected, and no longer references the Code for Sustainable Homes which has been withdrawn.</p>
<p>SMNP2. Control Of Flooding</p> <p>Explains when a site specific and proportionate Flood Risk</p>	<p>NPPF 159. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).</p>	<p>ME6 Flood Management, Mitigation, and Defence. When assessing new development, the local authorities will apply the sequential and exception tests</p>	<p>There is no obvious conflict with national or local plan policies. The policy was amended to more clearly</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)	Conformity Conclusions
<p>Assessment (FRA) with particular reference to groundwater and details on infiltration tests and ongoing maintenance arrangements will be needed, type of SuDS preferred and importance of incorporating rainwater harvesting into new buildings, where practicable.</p>	<p>Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.</p> <p>NPPF 161. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.</p> <p>NPPF 167. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁵⁵.</p> <p>(55) A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the EA as having critical drainage problems; land identified in a SFRA as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.</p>	<p>set out in the National Planning Policy Framework. All developments will be required to demonstrate that flood risk does not increase as a result of the development proposed, and that options have been taken to reduce overall flood risk. Post-development surface water run-off must not exceed pre-development levels and options should have been sought to reduce levels of run-off overall. This will primarily be through the use of Sustainable Drainage Systems (SUDS) and a range of flood resistance and resilience measures.</p>	<p>align with the FRA triggers set out in the NPPF.</p> <p>The policy is clearly written, unambiguous, serves a clear purpose, and avoids unnecessary duplication. It adds further detail on groundwater flood risk and other measures such as rainwater harvesting that are not covered by the Local Plan policy.</p>
<p>SMNP3. Sewage Treatment Works</p> <p>This policy reflects the need to consider capacity in the</p>	<p>NPPG 34-020-20140306. The preparation of plans should be the focus for ensuring that investment plans of water and sewerage companies align with development needs. If</p>	<p>No relevant policies identified.</p>	<p>There is no obvious conflict with national or local plan policies.</p>

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<p>local sewerage system given Wessex Water identified that significant improvements to the sewerage system are likely to be required to serve a higher level of development for this area than envisaged in the Core Strategy.</p>	<p>there are concerns arising from a planning application about the capacity of wastewater infrastructure, applicants can be asked to provide information about how the proposed development will be drained and wastewater dealt with. The timescales for works to be carried out by the sewerage company do not always fit with development needs. In such cases, local planning authorities will want to consider how new development can be phased, for example so it is not occupied until any necessary improvements to the public sewage system have been carried out.</p>		<p>The policy is clearly written, unambiguous, serves a clear purpose, and avoids unnecessary duplication.</p>
<p>SMNP4. Maintaining Local Character Highlights key characteristics that contribute to the area’s rural character, including tree and hedgerow coverage and dark night skies.</p> <p>SMNP5. Valued Views Seeks to protect important views (as seen from the highways / PRoW network) as described in the supporting text.</p>	<p>NPPF 17. Take account of the different roles and character of different areas, and recognise the intrinsic character and beauty of the countryside.</p> <p>NPPF 100. Planning policies and decisions should protect and enhance public rights of way and access.</p> <p>NPPF 174. Planning policies and decisions should contribute to and enhance the natural and local environment, by: protecting and enhancing valued landscapes; recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of trees and woodland.</p>	<p>Policy HE3 Landscape Quality. Development will need to protect and seek to enhance the landscape character of the area. Proposals will need to demonstrate that the following factors have been taken into account:</p> <ol style="list-style-type: none"> 1. The character of settlements and their landscape settings. 2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors. 3. Features of cultural, historical and heritage value. 4. Important views and visual amenity. 	<p>No obvious conflicts with national or local plan policies.</p> <p>Both policies are clearly written, unambiguous, avoid duplication and serve a clear purpose. Regarding SMNP5, whilst the views are not mapped, they are clearly described (and key landmarks shown) and should be capable of consideration through the LVIA process. The important views in Policy HE3 are not identified in the Core Strategy, and</p>

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	<p>NPPF 185. 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>5. Tranquility and the need to protect against intrusion from light pollution, noise and motion.</p>	<p>therefore SMNP5 and supporting text adds further detail.</p>
<p>SMNP6. Local Green Spaces Identifies 7 green spaces for protection as either LGS or Village Greens. Highlights the need also to consider how development on adjoining land may impact on their enjoyment.</p>	<p>NPPF 76 – 78 Local communities should be able to identify for special protection green areas of particular importance to them. This is done by designating land as Local Green Space, that rules out new development other than in very special circumstances. These spaces should be capable of enduring beyond the end of the plan period. The designation should only be used where the green space is in reasonably close proximity to the community it serves; is demonstrably special to a local community and holds a particular local significance; and is local in character and is not an extensive tract of land. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts</p>	<p>The Local Plan does not include policies with regard to Local Green Space designation.</p> <p>Policy HE4 Open Space Provision. Existing open spaces and leisure facilities identified on the Proposals Map will be protected and their loss will not be permitted unless their whole or partial redevelopment would result in greater benefits to the community than retaining that facility. On such occasions the replacement must be provided in close proximity, unless it can be shown that the open space, sport or recreational facility was not required.</p>	<p>The policy is clearly written, unambiguous, and serves a clear purpose. Whilst a number of the green spaces are identified as Open Space / recreation under HE4, this does not provide the same degree (and intended longevity) as proposed in SMNP6. The LGS criteria are met as set out in Appx 3. The protection given is considered to be consistent with that applied to Green Belts, by allowing for exceptional circumstances. The consideration of the impact of adjoining development is considered appropriate and not inconsistent with national policy, given the local nature of the LGS.</p>

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<p>SMNP7. Protecting and Enhancing our Local Wildlife and Habitats</p> <p>Sets out how wildlife and biodiversity should be considered, referring to the 10% biodiversity net gain requirements that have been introduced under the Environment Act, and opportunities to enhance biodiversity which would be suitable in the context of the NP area.</p>	<p>NPPF 174. Planning policies and decisions should contribute to and enhance the natural and local environment by recognising the wider benefits from natural capital and ecosystem services.</p> <p>NPPF 179. To protect and enhance biodiversity, plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, and identify and pursue opportunities for securing measurable net gains for biodiversity.</p>	<p>ME1 Safeguarding Biodiversity and Geodiversity. The Core Strategy aims to protect, maintain and enhance the condition of all types of nature conservation sites, habitats and species within their ecological networks including: internationally designated sites (SPA, SAC, Ramsar), SSSI, SNCI, LNR, priority species and habitats, important geological and geomorphological sites, riverine and coastal habitats, and Suitable Alternative Natural Greenspace (SANG). The policy includes reference to the avoidance of harm to existing priority habitats and species through careful site selection, artificial lighting design, development design and phasing of construction and the use of good practice construction techniques, and the retention of existing habitats and features of interest, and provision of buffer zones around sensitive areas.</p>	<p>No obvious conflicts with national or local plan policies.</p> <p>The policy includes reference to the 10% net gain requirement now legislated for, and local measures that can support this either within or off-site.</p> <p>The policy is clearly written, unambiguous, serves a clear purpose, and avoids unnecessary duplication</p>
<p>SMNP8. Undesignated Heritage Assets and Other Locally Important Buildings</p> <p>Identifies locally important historic buildings and features for protection as non-designated heritage assets</p>	<p>NPPF 189. 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>NPPF 203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in</p>	<p>Policy HE1 Valuing and Conserving our Historic Environment. Heritage assets are an irreplaceable resource and will be conserved and where appropriate enhanced for their historic significance and importance locally to the wider social, cultural and economic environment.</p>	<p>No obvious conflicts with national or local plan policies.</p> <p>The policy is clearly written, unambiguous, serves a clear purpose, and avoids unnecessary duplication.</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)	Conformity Conclusions
	<p>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>SMNP9. Key Design Principles</p> <p>SMNP10. Design Principles - Layout</p> <p>SMNP11. Design Principles: Building Form and Scale</p> <p>SMNP12. Design Principles: Boundary Treatment and Public Realm</p> <p>SMNP13. Design Principles: Materials and Architectural Design</p> <p>The above policies provide a set of design guidelines / codes to be considered, based on guidance provided by AECOM’s analysis of the character of our area and appropriate design responses to the main issues identified.</p>	<p>NPPF 130. Requires planning policies and decisions to ensure that developments: (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and (f) create places that</p>	<p>Policy HE2 Design of New Development. The design of development must be of a high quality, reflecting and enhancing areas of recognised local distinctiveness. To achieve this, development will be permitted if it is compatible with or improves its surroundings in:</p> <ul style="list-style-type: none"> – Layout – Site coverage – Architectural style – Scale – Bulk – Height – Materials – Landscaping – Visual impact – Relationship to nearby properties including minimising general disturbance to amenity – Relationship to mature trees. <p>In rural areas, design should accord with the Countryside Design Summary. Careful</p>	<p>No obvious conflicts with national or local plan policies.</p> <p>The policies are clearly written, unambiguous, serves a clear purpose, and avoid unnecessary duplication</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)	Conformity Conclusions
	<p>are safe, inclusive and accessible and which promote health and well-being.</p> <p>NPPF 134. Explains that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes.</p>	<p>design to reduce the risk of crime will be required.</p> <p><i>NB the Countryside Design Summary is a non-strategic document.</i></p>	
<p>SMNP14. Housing Types</p> <p>The policy looks to provide more up-to-date information on local housing needs than provided in the October 2015 SHMA, and more recent guidance on First Homes from Government, as well as highlight the importance of provision for home working and how this should be accommodated in housing design.</p>	<p>NPPF 62. The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.</p> <p>NPPF 64. 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>NPPF 65. Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable</p>	<p>Policy LN1 The Size and Type of New Dwellings. Overall, the size and type of new market and affordable dwellings will reflect current and projected local housing needs identified in the latest Strategic Housing Market Assessment and informed by future Annual Monitoring Reports to ensure that the proposed development contributes towards attaining a sustainable and balanced housing market. Individual sites will be expected to reflect the needs of the Strategic Housing Market Assessment, subject to site specific circumstances and the character of the local area.</p> <p>Policy LN3 Provision of Affordable Housing. All residential developments are expected to provide up to 50% affordable housing on greenfield sites, and up to 40% on brownfield sites, in accordance with</p>	<p>The policy aligns with national planning policy, and based on Dorset Council’s advice has been amended to follow Core Strategy Policy LN1 (rather than more recent viability evidence). It aims to provide some flexibility within the mix by only specifically referencing first home and maximum 4+ bed open market housing with % limits. The policy is justified by the HNA and more recent Census and associated evidence.</p> <p>The policy is clearly written, unambiguous (but without being too rigid), and serves</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)	Conformity Conclusions
	<p>housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:</p> <p>a) provides solely for Build to Rent homes;</p> <p>b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);</p> <p>c) is proposed to be developed by people who wish to build or commission their own homes; or</p> <p>d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.</p>	<p>the Policy Delivery Requirements and Affordable Housing Requirements. Any lower level of affordable housing must be accompanied by clear and robust evidence that will be subject to verification. The mix of affordable housing units will be subject to negotiation and agreement with the Council but in any event must reflect local housing needs identified in the latest Strategic Housing Market Assessment (see Policy LN1). Tenure split should normally allow for 30% intermediate housing, with the remainder being affordable rented or social rented. Where developments are required to provide 10 or more affordable homes, 10% of the affordable housing element should be planned for households requiring specially adapted or supported housing, if this is required.</p>	<p>a clear purpose. It does not duplicate the existing policies.</p>
<p>SMNP15. Rural Exception Sites for Affordable Housing</p> <p>Sets out the criteria for affordable housing rural exception sites. In interpreting the Local Plan policy, consideration is given to the role of the outlying hamlets in meeting local needs (with Jubilee Cross identified as the only</p>	<p>NPPF 60. To support the government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.</p> <p>NPPF 78. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing</p>	<p>Policy KS2 Settlement Hierarchy. The location, scale and distribution of development should conform with the settlement hierarchy. Sturminster Marshall is defined as a village - where only very limited development will be allowed that supports the role of the settlement as a provider of services to its home community.</p> <p>Policy KS3 Green Belt. Development will be contained by the South East Dorset</p>	<p>The policy is clearly written, unambiguous, and serves a clear purpose.</p> <p>It does not duplicate LN4, as it includes more detail on the possibility of open market housing and locations within the Green Belt, avoiding unnecessary duplication as far as possible.</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)	Conformity Conclusions
<p>alternative location where affordable housing would be acceptable), and clarifying the maximum proportion of open market housing allowable.</p>	<p>developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.</p> <p>NPPF 148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.</p> <p>NPPF 149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites).</p>	<p>Green Belt. The most important purposes of the Green Belt in the area are to: protect the separate physical identity of individual settlements in the area by maintaining wedges and corridors of open land between them; and to maintain an area of open land around the conurbation.</p> <p>Policy KS11 Transport and Development. Development should be in accessible locations that are well linked to existing communities by walking, cycling and public transport routes.</p> <p>Policy LN4 Affordable Housing Exception Sites. Exceptionally land adjoining or very close to the defined rural and urban settlements which would otherwise be considered inappropriate for development may be developed to facilitate affordable housing, in perpetuity, provided that: it will be enjoyed by successive as well as initial occupiers. The mix meets demonstrated local housing needs. The development is small scale and reflects the setting, form and character of the settlement and the surrounding landscape. This policy applies to Sturminster Marshall (and Corfe Mullen). The supplementary guidance indicates that ‘small scale’ usually means a scheme of no more than 10 dwellings.</p>	<p>There is a small degree of conflict with national policy / LN4 inasmuch as Jubilee Cross is not explicitly listed as a settlement where rural exception sites would be permitted. However consideration has been given to other elements of national policy – the need to boost housing supply, the accessibility of it as a location (having reasonable public transport), and its proximity to both Lytchett Matravers and Corfe Mullen facilities. On balance it is considered that this meets the due regard / general conformity test (which is not a requirement to be completely in conformity). It is noted that Dorset Council have not raised an objection to this policy. A minor amendment has been included to reflect the supplementary guidance on what is meant by small scale.</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)	Conformity Conclusions
<p>SMNP16. Supporting Local Employment Opportunities</p> <p>This policy includes a ‘refresh’ of the expansion of the Bailie Gate Industrial Estate, as envisaged in Policy RA1 of the Local Plan, and consideration of Use Classes now appropriate for the estate (with the withdrawal of Use Class B1 from the GPDO Regulations). It also identifies existing sites within the NP area which could be subject to small-scale expansion, having regard to Green Belt restrictions. Finally it also includes design requirements to ensure that employment buildings can be readily re-purposed.</p>	<p>NPPF 84 Planning policies and decisions should enable: the sustainable growth and expansion of all types of business in rural areas; the development and diversification of agricultural and other land-based rural businesses; sustainable rural tourism and leisure developments which respect the character of the countryside; and the retention and development of accessible local services and community facilities.</p> <p>NPPF 148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.</p>	<p>Policy PC1 Christchurch and East Dorset Employment Land Hierarchy. The following sites will also be a focus for meeting projected requirements for B1, B2 and B8 uses as set out in Policy KS5 (includes Bailie Gate Industrial Estate). A more flexible approach can include a more diverse range of non B employment uses, as well as non employment uses ancillary to core employment functions.</p> <p>Policy PC4 The Rural Economy. In order to promote sustainable economic growth in the rural area, applications for economic development will be encouraged where development is located in or on the edge of existing settlements where employment, housing, services and other facilities can be provided close together. Such proposals should be small scale to reflect the rural character.</p> <p>Policy RA1 Bailie Gate Employment Allocation, Sturminster Marshall. 3.3 hectares of land at Bailie Gate should be removed from the Green Belt and developed for new employment. This should involve: The provision of B1, B2 and B8 uses. Prerequisites for development would include: approval of a detailed development brief, subject to public consultation, agreement of a</p>	<p>The policy is clearly written, unambiguous, serves a clear purpose, and avoids unnecessary duplication.</p> <p>The first element has had due regard to the wider support for the sustainable growth and expansion of all types of business in rural areas, which is not fully reflected in Policy PC4. The use types allowed within Bailie Gate have been updated to include Class E, but with the caveat that ‘High Street’ type elements should be restricted to land fronting onto the High Street and of a scale appropriate to the village, so as to align with the Core Strategy’s role for the village (under KS2). Similarly RA1 is refreshed through this policy, in terms of Use Classes and requirements, given that the design policies have in effect provided the framework that would otherwise have been</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)	Conformity Conclusions
		comprehensive travel plan including the support of regular bus services and scope to provide footway/cycleway links towards village facilities, provision of significant landscape buffers alongside the countryside edges of the site, a Sustainable Drainage System to mitigate any potential impacts.	provided by a detailed design brief. Reference is made to the link road, and this is considered under SMNP21. It is noted that Dorset Council have not raised an objection to this policy.
<p>SMNP17. Supporting And Improving Community Facilities Identifies the local facilities that should be protected.</p> <p>SMNP18. Sports And Recreation Area – Land at Station Road Updates saved policy to reflect most recent evidence of recreation needs and uncertainty over the deliverability of a sports pitch in this location.</p>	<p>NPPF 84. Planning policies and decisions should enable: 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>NPPF 98. 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.</p>	<p>Policy PC5 Shops and Community Facilities in Local Centres and Villages. Planning applications which propose improvements to the provision of shops which provide for people’s day to day needs, leisure uses including public houses and facilities for local communities will be supported in principle. The loss of existing local facilities will be resisted unless it is clearly demonstrated there is insufficient demand and it is not feasible and viable to support their continued existence and the loss would not result in a substantial decline in the range and quality of services for local people.</p> <p>Policy HE4 Open Space Provision. Open spaces and leisure facilities identified on the Proposals Map will be protected and their loss will not be permitted unless this would result in greater benefits to the community. On such occasions the</p>	<p>SMNP17 reflects national and local policy in terms of supporting community facilities, and makes clear which facilities it is expected should be protected – these are described in greater detail in the supporting text.</p> <p>SMNP18 refers to the sports and recreation provision to be brought forward within the identified area off Station Road. This has been amended to delete reference to a sports pitch given the lack of willingness of the landowner to deliver this, and proposals within the latest county strategy to create sufficient space</p>

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		<p>replacement must be provided in close proximity, unless not required.</p> <p>Saved Policy SM3 Land at Station Road, Sturminster Marshall extending to 3.5 ha (8.6 acres) will be developed as public open space for sports pitches. The site is also capable of accommodating a small building containing changing rooms and pavilion together with car parking to serve the sports area. Substantial tree and shrub planting will be required as part of the development to provide a screen to the Industrial Estate from the south.</p>	<p>elsewhere (although this has yet to be confirmed as achievable).</p> <p>The policies are clearly written, unambiguous, serve a clear purpose, and avoid unnecessary duplication.</p>
<p>SMNP19. Infrastructure Needs of Large Scale Development</p> <p>Major development proposals should demonstrate that the Parish Council and relevant stakeholders (including education and healthcare services providers) have been actively involved in assessing the infrastructure needs arising from such development, and include appropriate mitigation where necessary.</p>	<p>NPPF 96. To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.</p> <p>NPPF 124. Planning policies and decisions should support development that makes efficient use of land, taking into account the availability and capacity of infrastructure and services – both existing and proposed.</p>	<p>Policy LN7 Community Facilities and Services. New facilities should be concentrated in the larger settlements (which does not include Sturminster Marshall). Some facilities can be provided in smaller settlements in innovative ways such as the provision of health care in the home. The Council will work with partners and service providers to ensure the timely provision of high quality, convenient, local and accessible facilities and services for community and cultural use such as education, health, libraries, facilities for older people / children and young people and community buildings.</p>	<p>The adopted Local Plan does not envisage new facilities being required in Sturminster Marshall, and as such there are no specific proposals should the settlement expand significantly in advance of the emerging Local Plan. This policy attempts to fill this gap aligning with national policy.</p> <p>The policy is clearly written, unambiguous, serves a clear purpose, and avoids unnecessary duplication.</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)	Conformity Conclusions
<p>SMNP20. Rights Of Way, Walking and Cycling</p> <p>Identifies important pedestrian and cycle routes and beneficial improvements that should be considered. Additional design guidance is given, based on AECOM’s analysis of the area and appropriate design responses to the main issues identified.</p>	<p>NPPF 92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which allow for easy pedestrian and cycle connections within and between neighbourhoods.</p> <p>NPPF 100. 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</p> <p>NPPF 130. Requires planning policies and decisions to ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being.</p>	<p>Policy KS11 Transport and Development. Development must be designed to: provide safe, permeable layouts which provide access for all modes of transport, prioritising direct, attractive routes for walking, cycling and public transport; provide safe access onto the existing transport network; allow safe movement of development related trips on the immediate network.</p>	<p>No obvious conflicts with national or local plan policies.</p> <p>The policy is clearly written, unambiguous, serves a clear purpose, and avoids unnecessary duplication.</p>
<p>SMNP21. Transport Assessments</p> <p>Sets out matters to be included in a transport assessment, where required.</p>	<p>NPPF 113. All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.</p> <p>Glossary</p> <p>Transport assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car</p>	<p>Policy KS11 Transport and Development. Development will be permitted where mitigation against the negative transport impacts which may arise from that development or cumulatively with other proposals is provided. This shall be achieved through the implementation of measures identified within a submitted transport assessment or transport statement, including where appropriate: i. contributions to transport modelling work; ii. the provision of new and the improvement of existing public transport, pedestrian and cycle routes; iii. the provision of travel plans to promote</p>	<p>No obvious conflicts with national or local plan policies.</p> <p>The policy highlights specific locally important issues that would be appropriate to include in any transport assessment / statement (but does not change the threshold for when such an assessment is required).</p> <p>The policy is clearly written, unambiguous, serves a clear</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)	Conformity Conclusions
	<p>such as walking, cycling and public transport, and measures that will be needed to deal with the anticipated transport impacts of the development.</p> <p>Transport statement: A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.</p>	<p>sustainable travel patterns such as park and change, car sharing and car clubs; and iv. the implementation of works to the highway.</p> <p>Development must be designed to: provide safe, permeable layouts which provide access for all modes of transport, prioritising direct, attractive routes for walking, cycling and public transport; provide safe access onto the existing transport network; allow safe movement of development related trips on the immediate network.</p>	<p>purpose, and avoids unnecessary duplication.</p>
<p>SMNP22. Traffic Management and Transport Improvements</p> <p>Highlights objectives for traffic management, and the need to consider the feasibility of providing a new link road connecting onto the A350, and safeguard such a route if practicable and deliver it if it is viable to do so.</p>	<p>NPPF 104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: a) the potential impacts of development on transport networks can be addressed; b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised; c) opportunities to promote walking, cycling and public transport use are identified and pursued; d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.</p>	<p>Policy KS11 Transport and Development. Development will be permitted where mitigation against the negative transport impacts which may arise from that development or cumulatively with other proposals is provided. This shall be achieved through the implementation of measures identified within a submitted transport assessment or transport statement, including where appropriate: i. contributions to transport modelling work; ii. the provision of new and the improvement of existing public transport, pedestrian and cycle routes; iii. the provision of travel plans to promote sustainable travel patterns such as park and change, car sharing and car clubs; and</p>	<p>The policy is aligned with national planning in seeking to ensure that transport issues and potential mitigation is considered from the earliest stages of plan-making and development proposals. There are no proposals in the Local Plan for a link road (or reference in Policy RA1), and this element of the policy has been questioned by Dorset Council, although a potential route has been shown in the developer’s</p>

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	<p>NPPF 105. The planning system should actively manage patterns of growth in support of these objectives.</p>	<p>iv. the implementation of works to the highway.</p> <p>Development must be designed to: provide safe, permeable layouts which provide access for all modes of transport, prioritising direct, attractive routes for walking, cycling and public transport; provide safe access onto the existing transport network; allow safe movement of development related trips on the immediate network.</p>	<p>illustrative plans. Given that the Local Plan does not preclude the need for a link road, and SMNP22 is not requiring its delivery if it is neither practicable or viable, there is no obvious conflict.</p> <p>The policy serves a clear purpose, and avoids unnecessary duplication</p>
<p>SMNP23. Parking Standards</p> <p>References the parking standards as a minimum (taking into account evidence of increased car ownership since these were calculated), and guidance on design and location, including where on-street provision may be considered. Also refers to the inclusion of electric vehicle charging points</p>	<p>NPPF 104. Parking should be integral to the design of schemes, and contribute to making high quality places.</p> <p>NPPF 107. If setting local parking standards for residential and non-residential development, policies should take into account the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</p> <p>NPPF 108. Maximum parking standards should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport.</p>	<p>Policy KS12 Parking Provision. Adequate vehicle and cycle parking facilities will be provided by the developer to serve the needs of the proposed development. Cycle and vehicle parking for residential development should be of the highest quality design and use land efficiently. Development proposals should make provision for parking in accordance with the Local Transport Plan parking guidance, including provision for parking for people with disabilities.</p>	<p>No obvious conflicts with national or local plan policies. The NPPF is clear that parking standards should be expressed as a minimum, and therefore “meet or exceed” has had due regard to that as well as the latest data on car ownership levels (bearing in mind that the current standards are based from 2001 Census data).</p> <p>The policy is clearly written, unambiguous, serves a clear purpose, and avoids unnecessary duplication</p>

Conformity conclusions

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

The analysis of the plan in relation to national planning policy and guidance and the strategic policies of the local plan, as shown in the preceding tables, does not highlight any significant conformity issues. It is considered that the plan, as a whole, would be in general conformity with the strategic policies of the adopted Local Plan and has had due regard to National Planning Policy.

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.

SEA and HRA matters

A Strategic Environmental Assessment (SEA) is a mechanism for considering the potential impacts of an emerging Neighbourhood Plan in terms of key environmental issues. It is used to inform and influence the plan-making process with a view to identifying and mitigating potential negative environmental impacts and suggesting changes that could create greater positive effects on the environment, in its broadest sense. In this way, it also helps ensure that the Plan should contribute to sustainable development.

The SEA was drafted alongside the Neighbourhood Plan, and its recommendations taken on board in the Regulation 14 draft. Both the Plan and the SEA were subject to consultation, including with the

Statutory Consultees (Historic England, Natural England and the Environment Agency). The SEA concluded the following:

The SMNP is likely to have significant positive effects in relation to the ‘Population and Community’ and ‘Health and Wellbeing’ SEA Themes. This principally links to the SMNP’s support for high-quality proposals which would deliver suitable and appropriate housing for the local community (via a range of types and tenures), improve availability and accessibility to services, facilities, and amenities, and support enhancements to key opportunity areas within the neighbourhood area (such as the Bailie Gate Industrial Estate) which will encourage employment opportunities. These policy provisions will support social inclusion, and community and economic vitality. The SMNP is also likely to facilitate improvements to the public realm (including through green infrastructure enhancements) and encourage healthier and active lifestyles.

The SMNP will also bring positive effects in relation to the ‘Landscape’ and ‘Historic Environment’ SEA Themes. These benefits largely relate to the SMNP’s emphasis on protecting and enhancing the relationship between the natural and built environment (i.e., between the village and the open countryside), encouraging high-quality design which respects and enhances local distinctiveness and sense of place, protects important landscape and villagescape features, facilitates improvements to quality of the public realm, and increases awareness, understanding and appreciation of the historic environment. Given the SMNP also set out a comprehensive range of provisions relating to the natural and built environment, including through the application of ‘key design principles’, this will help provide an appropriate basis for any development proposals which may come forward during the plan period.

Additionally, the SMNP will bring positive effects in relation to the ‘Biodiversity and Geodiversity’ SEA Theme by encouraging proposals to protect existing and establish new habitats and wildlife corridors, enhance

ecological networks (including through green infrastructure enhancements), and embrace opportunities for nature conservation.

Regarding the ‘Climate Change’ SEA Theme, the SMNP will potentially lead to positive effects through supporting proposals which deliver energy efficient designs and layouts, proactively respond to the potential impacts of climate change (e.g., flood risk concerns from increased storms / rainfall events), and by encouraging opportunities to engage in active travel within the neighbourhood area. However, this is dependent on the extent to which proposals incorporate mitigation and adaptation measures through design.

The SMNP will also initiate several beneficial approaches regarding the ‘Transportation’ SEA Theme, given its focus on enhancing the active travel network (including public rights of way and cycle routes), supporting the principles of low- traffic neighbourhoods and highway safety, and encouraging public transport improvements.

More broadly in relation to the ‘Land, Soil, and Water Resources’ SEA Theme, the SMNP outlines several provisions which will help support the capacity of the landscape to regulate soil and water quality. As the SMNP does not contain any site allocations for development, it is also not likely that the SMNP (in its current form) would result in the loss of productive agricultural land.

In addition to the SEA, a Habitats Regulations Assessment (HRA) was also undertaken. This considered in greater detail the potential for policies within the Neighbourhood Plan to adversely impact on Habitats Sites (Special Areas of Conservation, SACs, Special Protection Areas, SPAs, and

Ramsar sites designated under the Ramsar convention), and how they are being, or should be, addressed in the Neighbourhood Plan. The HRA concluded that:

Although there are potential impact pathways linking housing and employment growth in Sturminster Marshall to SACs and SPAs, no likely significant effects have been identified for the SMNP because no impact pathways actually exist linking plan policies to negative impacts on European sites. The SMNP does not contain any policies seeking to deliver or allocate development but rather seeks to manage development proposals as they come forward. Since no impact pathways exist, there is no mechanism for an effect in combination with other plans or projects.

Human Rights and Equalities Issues

No issues have been raised in relation to the possible contravention of Human Rights, 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.

Similarly, there are no indications that the policies in the Neighbourhood Plan would discriminate against any group or individual in the community, taking into account the potential equality issues identified in relation to the emerging Local Plan⁶. The Plan’s vision and objectives are inclusive, and seek to address issues such as affordable housing, access to healthcare and education, meeting housing needs including homes for older people, and creating safe routes for walkers, cyclists and horse riders.

⁶ <https://www.dorsetcouncil.gov.uk/your-council/equality-and-diversity/equality-impact-assessments/place/dorset-council-local-plan-draft-options-egia/local-plan-draft-options-egia-analysing-the-impact>