Basic Conditions Statement (including Flood Risk Sequential Assessment)
Lower Winterborne Neighbourhood Plan



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

Date of report: October 2026

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1. Introduction

When a Neighbourhood Plan 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 neighbourhood development plan as proposed meets the requirements of paragraph 8 of Schedule 4B of the 1990 Act.

This means:

- the legal requirements (as prescribed) have been complied with in connection with the preparation of the Plan;
- the Plan has had appropriate regard to:
  - national policies and advice contained in guidance issued by the Secretary of State,
  - the need for mitigation of, and adaptation to, climate change, and
  - the local nature recovery strategy for the area;
- the making of the Plan does not result in the development plan for the area proposing less housing is provided;
- the Plan will contribute to the achievement of sustainable development, and would not breach, and is otherwise compatible with, retained EU obligations and the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

2. A summary of the Plan and reasons why it should be made in the proposed terms

This is the first Neighbourhood Plan for the Lower Winterborne Neighbourhood Plan area. It has been prepared by local residents, shaped by feedback from the local community, with technical input from a range of planning and other experts, on behalf of the Parish Council. When finalised, it will have the official status of being part of the "development plan" for the area, to be used in determining planning applications. It also includes a number of projects that fall outside the scope of the Neighbourhood Plan to influence, but which the Parish Council will seek to further.

The Plan contains 18 policies, which aim to ensure a thriving rural village community that continues to be a friendly and safe location in which all generations can flourish, live and work. The plan includes:

- A range of policies to protect the character and rural qualities of the area, relating to the local historic environment, the area's landscape character and important views, the retention of the area's dark skies and rural tranquillity, and protections of important green spaces promoting opportunities for wildlife (Policies 1 – 4).
- Design guidance for new buildings to ensure that these enhance the character of our area, and sensitively incorporate measures so that homes are eco-friendly and use nature-based sustainable drainage schemes (Policies 5 – 6).
- Guidance on how paths and routes should be designed to make them more suitable for walking and cycling for short journeys, and guidance on how car parking should be incorporated in the layout of new development (Policies 7 – 8).
- A policy which deals with the issues and possible opportunities to mitigating flood risk in this area (Policy 9).
- The final section deals with meeting local needs. Policies 10–13 address housing (in particular how sites should include low-cost starter and family homes), the potential for small-scale employment (in keeping with the character of our community), and supporting and where possible improving our community facilities and services, including the possibility of a community-led renewable energy scheme. The Plan then goes on to identify five specific sites for development (Policies 14–18):
  - Land adjoining and north of the Recreation Ground, off North Street is allocated for up to 22 homes
  - Land east of Bush Park is allocated for up to 10 homes and a public green space.
  - Land at Thorpe Farm Bungalow is allocated for up to 2 homes
  - Land at West Green Cottages is allocated for up to 2 homes.
  - Abbots Court Dairy is allocated for employment and/or community use.

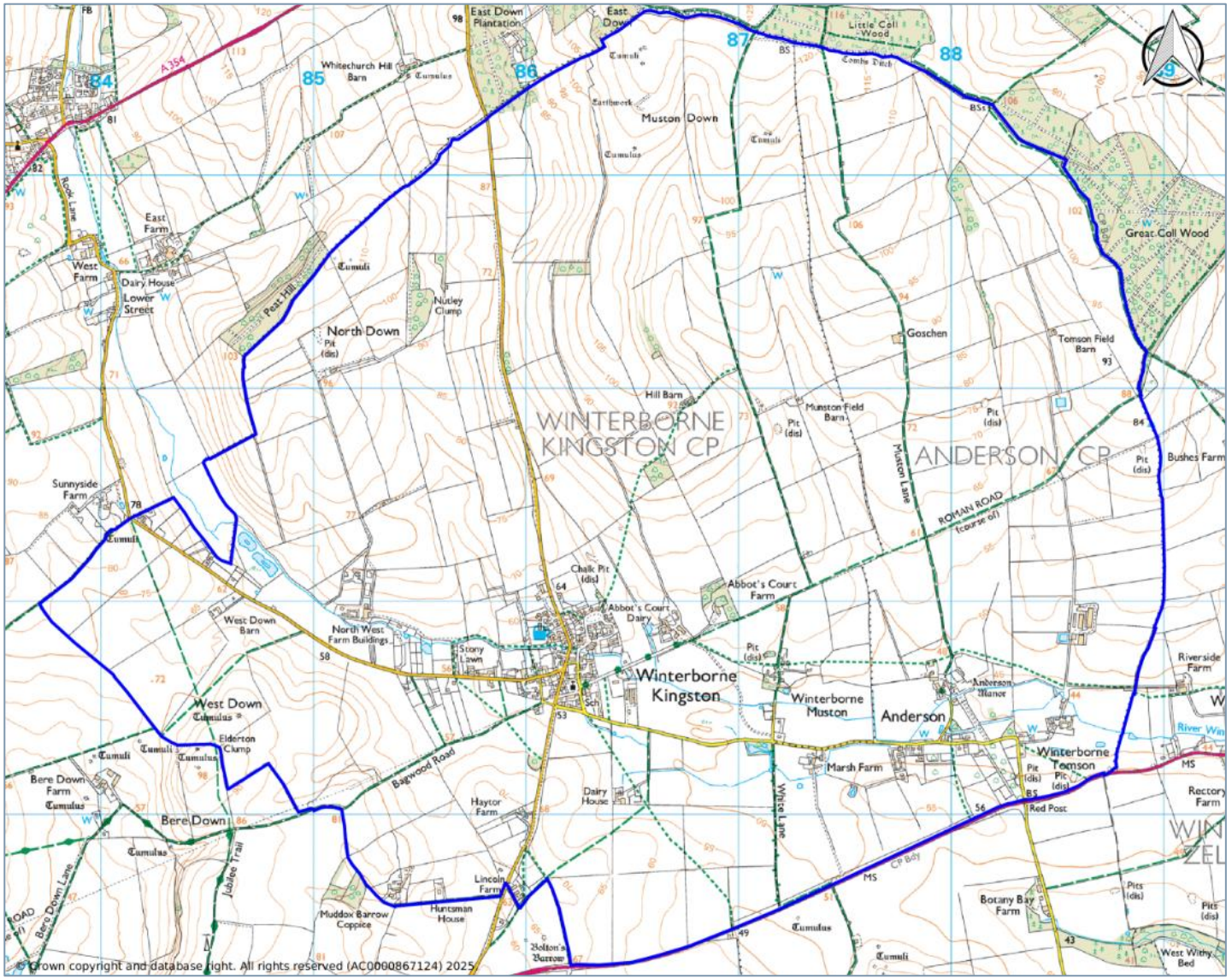
3. General Legal Requirements

Has the Neighbourhood Plan been submitted by a qualifying body?

The Neighbourhood Plan has been prepared and submitted for examination by Lower Winterborne Parish Council, which is the qualifying body.

The Neighbourhood Plan Area was designated by Dorset Council on 4 July 2023[1].

Map 1 – Neighbourhood Plan Designated Area



[1] Decision recorded on Dorset Council website https://moderngov.dorsetcouncil.gov.uk/ieDecisionDetails.aspx?ID=2160

Do the Plan's proposals relate to the development and use of land or sites in the Neighbourhood Plan Area?

The Neighbourhood Plan relates to planning matters (the use and development of land) and its policies relate only to the designated Neighbourhood Plan area or parts thereof.

Do any of the policies extend beyond the Neighbourhood Plan Area or cover an area where there is a Neighbourhood Plan already in place?

The Neighbourhood Plan policies relate only to Lower Winterborne parishes of Winterborne Kingston and Anderson (which is the designated Neighbourhood Plan Area) and to no other area.

Do any of the policies relate to excluded development?

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

Does the proposed Neighbourhood Plan state the period for which it is to have effect?

The Neighbourhood Plan makes clear on the front cover that it covers the period from 2025 to 2040. This is also reflected in Policy 10 on meeting local housing needs

Was the Neighbourhood Plan consulted on as per the requirements in Part 5 Section 14 of Neighbourhood Planning Regulations?

The consultation formally ran for 7 weeks from 5 May – 22 June 2026. It was widely publicised, in a manner that was considered likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area. Details on the consultation arrangements are set out in the Consultation Statement.

Have requirements in relation to environmental outcomes reports complied with?

The regulations setting out the requirements for environmental outcomes reports have not as yet been brought forward, and therefore this requirement is not currently applicable.

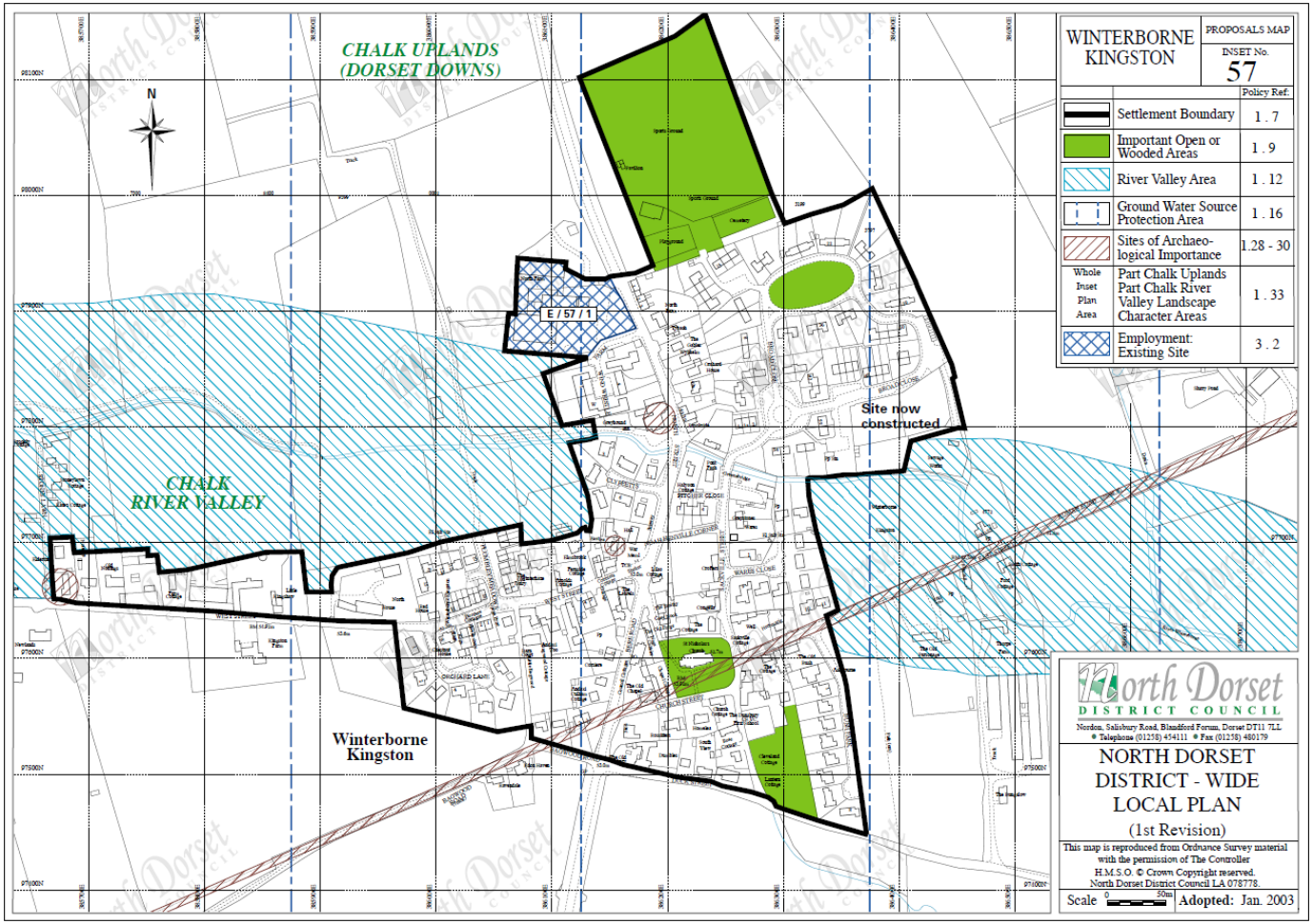
4. Consideration of the Plan's impact on the provision of housing

The legislation seeks to ensure that the Neighbourhood Plan would not have the effect of preventing development from taking place which is proposed in the development plan and would provide housing.

The North Dorset Local Plan Part 1, prepared by the former North Dorset District Council and adopted January 2016, contains the bulk of the strategic planning policies for the area. It includes topic-based policies, place-based policies and development management policies that together are considered to provide the strategic policy framework. It does not contain any specific housing policies for the parishes of Winterborne Kingston and Anderson (which is the designated Neighbourhood Plan Area), but the village of Winterborne Kingston is named as being one of the 'larger villages' identified as the focus for growth to meet local needs outside of the four main towns in Policy 2 (the Core Spatial Strategy).

Policy 2 states that the four main towns will function as the main service centres in the District and will be the main focus for growth, both for the vast majority of housing and other development. It goes on to identify Stalbridge and eighteen larger villages (of which Winterborne Kingston is one) as the focus for growth to meet the local needs. This focus on meeting local needs is reiterated in Policy 6 (Housing Distribution), which states in the countryside (including Stalbridge and the villages) the level of housing and affordable housing provision will be the cumulative number of new homes delivered to contribute towards meeting identified local and essential rural needs, and that at least 825 dwellings will be provided in the countryside (including Stalbridge and the villages) during the period 2011–2031.

Map 2: Inset Proposals Map from the North Dorset Local Plan



The settlement boundaries defined around the four main towns, Stalbridge and the larger villages in the 2003 Local Plan were retained and Policy 2 explains that these "identify the broad locations for housing and employment growth and regeneration". It was anticipated that these would be reviewed either through site allocations in Part 2 of the Local Plan or through neighbourhood planning.

The target of 825 new homes anticipated for the rural areas was exceeded in 2022/23 (some 8 years prior to the end of the plan period), and according to the 2023/24 monitoring report for the North Dorset area[2], is likely to reach in excess of 2,000 completions by 2031.

As part of the preparing the Neighbourhood Plan, consideration was given to an appropriate housing target, taking into account both the Local Plan and housing data on local need and supply (see section 7 and Appendix 9 of the Neighbourhood Plan). The target 30 dwellings for the 15 year plan period to 2040, was considered to provide a reasonable level of affordable housing, as well as additional open market housing, to support local businesses and community facilities. It took into account an appropriate uplift on the adopted Local Plan based on a continuation of the adopted spatial strategy. The settlement boundary has been extended beyond that shown in the North Dorset Local Plan to reflect

[2] The report can be found at https://tinyurl.com/ND-HLS-2023. This is the latest version based on the NDLP, with more recent monitoring reports no longer linked to the former Local Plan areas and now covers the whole Dorset Council area.

buildings that have been developed in the intervening period and to include the site allocations where these are contiguous with the boundary.

On this basis it can be concluded that the Plan would **not** have the effect of preventing development from taking place which is proposed in the development plan and would provide housing.

The Parish Council recognise that it is important to minimise any conflicts between policies in a neighbourhood plan and an emerging Local Plan, and that the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

A first draft of the new Dorset Council Local Plan was published for consultation in January 2021, and includes strategic allocations at the towns (Tier 2 settlements). There were no strategic allocations made at the larger villages (Tier 3) which included Winterborne Kingston, but the policies would allow windfall and infilling within existing settlements defined by Local Plan or Neighbourhood Plan development boundaries. Whilst the draft Plan did contain provisional housing targets for Neighbourhood Plan areas, no housing requirement was specified for this area, as at that time it had not been designated.

More recently, an Options Consultation on the Local Plan was carried out in August – October 2025, on the basis that the earlier strategy needed to take account of the higher housing target introduced through the 2024 NPPF changes. This Options Consultation included the potential for site allocations to be made at the larger villages, but no sites were identified for Winterborne Kingston[3]. The possibility of removing settlement boundaries and introducing a 'flexible settlement' policy was also consulted on, although the Council was suggesting that this flexible approach may not be applied to Neighbourhood Plan areas where the Neighbourhood Plans includes site allocations.

In July 2026 Dorset Council took the decision to progress the Dorset Council Local Plan via the new plan-making system, as it had become clear to the Strategic Planning Manager that it was no longer possible to produce a sound Local Plan under the legacy system by the Government-imposed deadline of December 2026. An indicative timetable for the production of the local plan was provided as Appendix 1 to the officer report, with adoption now anticipated in 2029[4].

5. Consideration of the Plan's contribution to mitigating and adaptation to climate change

National planning policy suggests that plans "should take a proactive approach to mitigating climate change and supporting the transition to net zero" and advises consideration of the following:

a) development patterns / allocations which can help significantly reduce greenhouse gas emissions and which can avoid increased vulnerability and improve resilience to the effects of climate change;

b) ensuring specific risks from climate change are addressed in proposed allocations for development;

c) setting local water efficiency standards for new development where these are justified; and

d) opportunities for green infrastructure provision and nature-based solutions which can safeguard and improve carbon storage, support nature recovery and resilience, taking account of Local Nature Recovery Strategy.

Climate change matters have been considered as part of the plan making process, and can be seen to influence policies throughout the Neighbourhood Plan. This is illustrated by the following examples:

- the Plan's site allocations have been assessed in terms of climate change through the SEA process, this included consideration of opportunities to reduce car-borne travel and vulnerability / resilience to flooding, with mitigation measures specifically referenced in the policies;
- the Plan includes a specific policy with regard to support for a community-led small-scale wind turbine development (Policy 13);

[3] https://www.dorsetcouncil.gov.uk/documents/d/guest/appendix-a-opportunity-sites-for-housing

[4] See agenda item 10 of the Cabinet meeting of 28 July 2026, https://moderngov.dorsetcouncil.gov.uk/ieListDocuments.aspx?CId=152&MId=6389

- the Plan promotes alternative options for promoting active travel (Policy 7), that will encourage walking within the village and cycling more generally as an alternative to car-based travel;
- the Plan includes a section on flood risk prevention (Policy 9);
- the design codes and guidance (Policy 6) set out how new buildings, alterations and extensions can help to minimise the carbon footprint of the development;
- the Plan considers how landscaping can contribute to climate change mitigation, and encourages native tree and hedgerow species to be used to ensure planting is appropriate for the local character and to ensure climate resilience, as well as looking for built structures to incorporate features that support wildlife (Policy 4). Through contact with landowners, the Parish Council has identified that the Charborough Estate (a major landowner) is willing to make land available for environmental schemes, which may be required to achieve biodiversity net gains. The Plan has taken into consideration the Local Nature Recovery Strategy (see next section).

The Plan does not seek to set local water efficiency standards for new development, as there was no evidence of such justification during the plan preparation and this has not been requested by the relevant statutory consultees in response to the Regulation 14 consultation.

6. Consideration of the Local Nature Recovery Strategy

Dorset's Local Nature Recovery Strategy (LNRS) was adopted by Dorset Council in December 2025.

The Local Nature Recovery Strategy does not specifically reference this area, but the three layers that comprise the mapped elements of the strategy (see https://gi.dorsetcouncil.gov.uk/dorsetexplorer/u/7FE2CCD54B) indicates both existing designations (nature areas of national important), high opportunity nature areas and potential activities. These are concentrated along the river corridor but also include the ancient woodland site (Den Wood, in the north-eastern corner of the Neighbourhood Plan area). There is a degree of overlap between the high opportunity nature areas and the small site allocations at Thorpe Farm Bungalow (Policy 16) and West Green Cottages (Policy 17).

The LNRS webpage https://www.dorsetcouncil.gov.uk/w/how-the-dorset-local-nature-recovery-strategy-will-work-with-planning-policy-1 explains that high opportunity nature areas do not prevent development but can highlight the importance of considering the nature recovery activities that can be delivered as part of site design, using both the potential activities map layer and the potential activities in the written part of the strategy (in particular those under Priority 7 - urban). Reference is made in the two site allocations to the high opportunity areas and possible habitat creation.

Priority 7, which is relevant for urban areas, is to "have increased nature-rich spaces, so wildlife can travel between buildings, roads, parks, gardens and the wider countryside." A range of potential activities are included in the strategy, which include:

- in new developments, keep as many existing trees on site as possible and if trees are lost, carry out new tree planting, with numbers greater than those removed. Favour local and native species, or new species that provide a similar ecological function if more resilient or suited to the urban environment
- increase the use of hedges, rather than just fences and walls, as boundary treatments
- create sustainable drainage systems (SuDS) features such as rain gardens, swales, street trees and ponds to slow water and provide wetland or boggy habitat
- use permeable materials if creating hard surfaces
- use water butts to catch rainwater
- include species enhancements in the design of new buildings and developments, such as bird and bat boxes/bricks, bee bricks, and hedgehog highways
- protect and enhance green corridors that connect up nature areas to help wildlife travel through towns.

Many of the above elements are featured in the Neighbourhood Plan, primarily Policy 4 on protecting and incorporating green spaces and wildlife, Policy 5 relating to boundary treatments, Policy 7 regarding the use of permeable surface

materials can be used to support rainwater management, and Policy 9 on mitigating flood risk.

Policy 4 also refers specifically to encouraging the following activities:

- strengthening the hedgerow corridors between isolated deciduous woodland clumps, to better connect these habitats, and the planting of new deciduous woodland clumps;
- replacement / compensatory planting of Ash trees lost to disease (Ash die-back) with more resilient native stock, supporting a diverse species mix;
- management of the floodplain and river corridor for wildlife benefits, through appropriate restoration, grazing and natural drainage.

This aligns with the following Local Nature Recovery Strategy priorities:

- Priority 2 on woodlands: *Dorset's woodland habitats of broadleaved, mixed, wet woodland, and scrub are sustainably managed, resilient, expanded, and better connected.*
- Priority 4 on rivers, lakes and wetlands: *Rivers and lakes are naturally functioning, and wetland habitats are better, bigger, and connected to support wildlife and provide clean water and flood protection.* The strategy advises "restore and enhance chalk streams and winterbourne streams and the important species they support"
- Priority 6 on hedgerows: *Hedgerows are maintained, enhanced and expanded to support wildlife and provide corridors that connect habitats across the county.*
- Priority 12 on species abundance and diversity: *Abundance and diversity of local species increases so that sustainable populations are reached and maintained, while invasive non-native species are controlled.* The strategy advises "if plants or trees are lost to disease, re-plant with a more resistant and diverse species mix but make sure these perform similar or enhanced ecological functions and are native if possible"

On this basis, it is considered that the Plan has considered and broadly accords with the adopted Local Nature Recovery Strategy for the area.

7. Consideration of National Policies and Guidance

The Neighbourhood Plan must have regard to national policy and guidance from the Secretary of State. National planning guidance comes primarily from the published National Planning Policy Framework (last updated August 2026), but where appropriate, reference is made to the online National Planning Policy Guidance (NPPG) and any other Government written statements.

The 2004 Planning Act[5] also stipulates that a Neighbourhood Plan "must not … be inconsistent with or (in substance) repeat any national development management policy." These policies are defined in the legislation as policies relating to the development or use of land which the Secretary of State by direction designates as national development management policies. No such policies have as yet been so designated, and the Government has signaled its intention at this time to continue to rely on non-statutory national decision-making policies[6].

Following the publication of the new NPPF in August 2026, the Parish Council's Planning Consultant reviewed the proposed submission draft available at that time and advised on further changes in light of the changes within national planning policy. The analysis of the plan proposals in relation to national planning policy and guidance, in light of these changes, does not highlight any fundamental conformity issues.

Conformity Analysis

The most relevant national and local plan policies for each section of the plan, and how the policies relate to these, are summarised below. The first table deals with the plan-making policies. The second table deals specifically with compliance with Policy PM(1)c, that requires plan-makers to not include policies which duplicate, substantively restate or are inconsistent with the content of national decision-making policies, unless directed by other policies in the NPPF.

[5] Section 38B(2C), added 25 March 2026

[6] https://assets.publishing.service.gov.uk/media/6a82fcec3bd75b81e2329a89/National_Planning_Policy_Framework_consultation_-_government_response.pdf

National Policy: key statements (NPPF section and key passages)	Relevant Neighbourhood Plan Policies / commentary
Section 2: Plan Making	
PM5: Neighbourhood plans 1. Neighbourhood plans allow local communities to plan positively for their areas by identifying and addressing community priorities that can be met or supported through the planning system. They should do this by: allocating land to meet the development needs of their designated area, where it is appropriate to do so; and setting out policies which address particular local issues. These should relate to site-specific matters or, where appropriate, may cover wider issues such as the provision of infrastructure and community facilities, regeneration opportunities, design requirements (including design codes), local environmental improvements and the conservation of local heritage assets.	The plan set out a vision and objectives that reflect the community priorities identified through early consultation, and allocates development to meet the development needs of the Neighbourhood Plan area (section 7)
PM5: Neighbourhood plans 2. The contents of a neighbourhood plan should not result in less development than specified in other parts of the development plan which cover the same area.	The adopted Local Plan does not specify any quantum of development to be delivered in the Neighbourhood Plan area. The Neighbourhood Plan proposes to deliver at least 30 additional homes in the Lower Winterborne area between 2025 and 2040. For more information see section 4 of this report.
PM6: General principles for plan-making 1. All plan-makers should, in preparing plans, should only address matters, and include policies, that are necessary and relevant to the plan being prepared, suitably justified, and should avoid unnecessary duplication of other parts of the development plan, and not duplicate, substantively restate or be inconsistent with the content of national decision-making policies. They should engage positively with communities and other key stakeholders, at appropriate points during their preparation and using a range of methods, and use environmental assessment to inform their preparation, where legally required.	The Neighbourhood Plan does not duplicate policies contained within the adopted Local Plan, its policies are specific to this area and are accompanied by supporting text that justifies their inclusion. See following table for checks against national decision-making policies. The consultation statement sets out the range of methods and stakeholders involved in the plan preparation. The Neighbourhood Plan is accompanied by a Strategic Environmental Assessment and Habitats Regulations Assessment, which informed the policy content.
PM8: Evidence for plan-making 1. All plans should be informed by a baseline understanding of the needs, opportunities, constraints and wider context of the area to which they relate. The preparation of plans should then be shaped and underpinned by information and data that is: relevant to the matters being considered in the plan; proportionate, so that it is focused and not	Appendix A sets out the main evidential sources used in determining the needs, opportunities, constraints and wider context of the area to which they relate, and includes the Strategic Environmental Assessment Scoping Report and Consultation Statement.

National Policy: key statements (NPPF section and key passages)	Relevant Neighbourhood Plan Policies / commentary
unnecessarily extensive; and drawn from suitable and reliable sources that are sufficiently up-to-date.	
PM8: Evidence for plan-making 3. Evidence related to development needs should be produced using sufficiently up-to-date information and data. Where evidence on development needs has been established at an early stage of plan preparation, it should not require reviewing and updating unless there are strong reasons to do so.	Information and evidence underpinning the development needs of the area is set out in section 7 of the Neighbourhood Plan, with Appendix 9 providing additional details relating to housing need and supply. Both the local community and Dorset Council were consulted on the appropriate housing target for the area.
PM9: Identifying and assessing land for development 1. Development plans should be informed by an assessment of the land available in their area to meet development needs. 2. For plans that allocate specific sites for development, the assessment should be proportionate to the type of plan being prepared. *The more detailed requirements under PM9(2)a-d appear to be relevant to spatial plans given the reference to spatial strategy (which in S2(2) is only relevant to a spatial development strategy and/or local plan (or minerals and waste plan, where relevant).*	Sites were identified for assessment in late 2024 through a combination of reviewing the latest published sites on the Dorset Council SHLAA https://www.dorsetcouncil.gov.uk/w/land-availability and a call for sites publicised locally (as referenced in the Consultation Statement). Sites were assessment by the Neighbourhood Plan Group supported by their planning consultant, considering designations / constraints in relation to landscape, heritage, ecology, flood risk and agricultural land value, in addition to site survey checks of a wide range of factors: - Existing permissions - Relationship to settlement boundary - Existing vehicular and pedestrian access points / connections - Neighbouring land uses - Landform and character / features of note - Natural features / wildlife habitats worthy of retention - Possible features of historic interest / walls / structures (non-designated) - Utilities - Flood risk / ground conditions - Potential pollution / contamination from previous uses This identified the areas of potential land that were likely to be available and which were not significantly constrained, and would therefore be potentially suitable for development.

National Policy: key statements (NPPF section and key passages)	Relevant Neighbourhood Plan Policies / commentary
PM12: Developer contributions 1. Development plans should, at the most appropriate level, set out the contributions expected from development to support the delivery of the plan. 3. Policy requirements should: Include the levels and types of affordable housing provision required (with reference to policy HO5), along with other infrastructure required; be set at a level that allows for the planned types of development and sites to be deliverable; and be clear so that they can be accurately accounted for in the price paid for land. To provide this certainty, affordable housing requirements should be expressed as a single figure rather than a range.	The requirement for developer contributions is set out in the Plan as follows: – Policy 4 references the requirement for contributions in relation to the Dorset Heathlands SPA/ Ramsar/ SAC – Policy 7 references the requirement for contributions in relation to active travel opportunities where reasonable and necessary for such improvements to the highway and public rights of way network, to help address issues relating to speeding, inappropriate on-street parking, lack / poor connectivity of pedestrian and cycle routes. – Policy 12 references the requirement for contributions from proposals of 5 or more dwellings for improvements towards an improved community venue, and this is highlighted in the relevant site-specific policies (Policy 14 and 15). Dorset Council have developed formulae on which they base any such financial contributions for the former North Dorset District Council area (which does not currently use CIL) in relation to their higher level policies on infrastructure, and it is expected that this will be used in relation to the above. The Neighbourhood Plan does not seek to vary the approach to the levels and types of affordable housing provision required established through the Local Plan, which is considered the more appropriate level for this matter.
PM13: Setting standards 1. Quantitative standards set through development plan policies for infrastructure provision, affordable housing requirements, parking, density, and design and placemaking should provide clarity and a high degree of certainty about the requirements that relevant development proposals are expected to meet.	Section 7 on Meeting Local Needs provides details on infrastructure provision requirements. The Neighbourhood Plan does not seek to vary the approach to the levels and types of affordable housing provision required established through the Local Plan, which is considered the more appropriate level for this matter.

National Policy: key statements (NPPF section and key passages)	Relevant Neighbourhood Plan Policies / commentary
	Parking is dealt with in Policy 8, and relies on the Dorset Council's parking standards. No density standard is set, with Policy 5 specifying that the low density character of the village and outlying hamlets should be respected, through ensuring new development incorporates gaps between buildings, open green spaces and gardens. Design and placemaking expectations are set out throughout the policies and site specific allocations and are worded to be suitably clear and precise.
Section 4. Achieving sustainable development	
S1: Positive plan-making 1. The development plan should plan positively for future growth and change by seeking to meet the development needs of their area, as a minimum, and providing for new development, and improvement of the environment, in a way that promotes a sustainable pattern of growth and seeks to mitigate climate change and adapt to its effects.	The plan set out a vision and objectives that reflect the community priorities identified through early consultation, and allocates development to meet the development needs of the Neighbourhood Plan area (section 7). It is accompanied by a Strategic Environmental Assessment that has considered matters such as climate change and other relevant environmental impacts.
Section 5. Meeting the challenge of climate change	
CC1: Planning for climate change **1.** Development plans should take a proactive approach to mitigating climate change and supporting the transition to net zero.	Please refer to section 5 of this statement which sets out how the Neighbourhood Plan has considered climate change mitigation.
Section 6. Delivering a sufficient supply of homes	
HO1: Assessing the need for homes 2. At the most appropriate level, development plans should take into account an assessment of the size, type and tenure of housing or other accommodation needed for different groups.	The supporting text in Section 7 makes clear that in terms of house sizes, the Census and latest Local Plan evidence suggests a need broadly aligned with the current local plan split, which would provide a broad mix, but favouring a higher proportion of smaller homes for affordable housing. As such this is adequately covered by the existing Local Plan policies.
HO2: Setting requirement figures for homes	The adopted Local Plan pre-dated the requirement to set out a housing requirement figure for Neighbourhood Plan areas. The

National Policy: key statements (NPPF section and key passages)	Relevant Neighbourhood Plan Policies / commentary
5. In the case of local plans, a housing requirement figure should be set for designated neighbourhood plan areas, unless it is impractical to do so. In instances where no figure has been set or where the local plan is out of date the local planning authority should provide an indicative figure instead. This requirement figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.	Neighbourhood Plan proposes to deliver at least 30 additional homes in the Lower Winterborne area between 2025 and 2040. For more information see section 4 of this report. The housing requirement complies within HO2.
HO5: Meeting the needs of different groups 1. The development plan should, at the most appropriate level, set out policies to address the housing needs of different groups. This should include setting requirements for the type and mix of affordable housing; the proportion of housing on major developments to be delivered to requirements M4(2) and M4(3) of the Building Regulations; and identifying sites which can provide specific types of accommodation where there is an identified need.	Setting requirements for the type and mix of affordable housing and the proportion of housing on major developments to be delivered to requirements M4(2) and M4(3) of the Building Regulations are considered to be a more appropriate matter to be dealt within through the Local Plan. The Neighbourhood Plan site allocation under Policy 14 is of sufficient size to be able to delivery a proportion of affordable housing to meet local needs.
Section 7. Building a strong, effective economy	
E1: Providing the conditions for long-term economic growth 1. At the most appropriate level, development plans should Set out a clear economic vision and strategy, seek to address potential barriers to investment, and allocate sites to implement the economic vision and strategy and meet identified needs over the plan period. 2. Given changing commercial property requirements, development plans should not be overly prescriptive about the types of uses or unit sizes that would be acceptable on particular sites (other than where there is a clear and justified rationale for being specific about acceptable uses at the plan-making stage).	The potential need for economic development is considered in section 7 of the Plan, and whilst a clear need for employment was not identified, most residents felt that some small scale workshops would benefit the area. Policy 11 therefore seeks to enable further economic growth, and a site is allocated that would be suitable Policy 18). This is not considered to be overly prescriptive, but simply reflects the site constraints that will need to be taken into account.
Section 8. Ensuring the vitality of town centres	
Not relevant to the NP area / scope	Not applicable
Section 9. Supporting high quality communications	
Not relevant to the NP area / scope	Not applicable

National Policy: key statements (NPPF section and key passages)	Relevant Neighbourhood Plan Policies / commentary
Section 10. Securing clean energy and water	
W1: Planning for energy and water 1. The development plan should be informed by early engagement between the relevant plan-making authority, utility providers, regulators and network operators, so that there is a clear understanding of energy supply and network capacity, water supply, drainage and wastewater capacity, and associated requirements for additional infrastructure provision.	No utility infrastructure capacity issues had been raised as part of the adopted Local Plan, and given the limited scale of development early engagement was not considered necessary. Capacity issues have not subsequently been raised as part of the Regulation 14 responses.
W2: Securing renewable and low carbon energy and electricity network infrastructure 1. The development plan should support the transition to clean power by planning positively for the increased supply and use of renewable and low carbon energy and electricity network infrastructure. This means that the development plan, should, at the most appropriate level, seek to maximise the potential for suitable development by identifying areas which are suitable for renewable and low carbon energy development and electricity network infrastructure, where this would help secure their development, and opportunities for development to draw its heat or energy supply from decentralised networks (such as district heat networks) or renewable or low carbon energy supply systems and to co-locate potential customers and suppliers of surplus heat or energy.	Whilst the scale of development proposed in the Neighbourhood Plan area is limited, the Plan does include proposals in Policy 13 for a community-led small-scale wind turbine development in the area of North Down. This draws on evidence published by Dorset Council in August 2025, in relation to potential opportunity areas for renewable energy.
Section 11. Facilitating the sustainable use of minerals	
Not relevant to the NP area / scope	Not applicable
Section 12. Making effective use of land	
L1: Planning for an effective use of land 1. To support the effective and efficient use of land the development plan should, at the most appropriate level: identify ways of accommodating as much as possible of the identified need for development in the area on previously developed land, and contain policies and, where appropriate, masterplans to optimise the use of allocated sites, by setting ambitious but deliverable expectations for the scale and density of development.	Of the sites identified for assessment, only 2 potentially qualified as previously developed land: Abbots Court dairy (although as former agricultural buildings this falls outside the NPPF glossary definition) and land at West Green Cottages as part of the residential curtilage (but the NPPF glossary makes clear that land in built-up areas such as residential gardens similarly does not qualify). Both sites have been allocated. The quantum of development anticipated is informed by applying a density of 15 - 20dph to the site (15dph being the broad gross average across the village, with higher densities achieved on some more recent developments), and taking account of the site configuration and context.

National Policy: key statements (NPPF section and key passages)	Relevant Neighbourhood Plan Policies / commentary
Section 13. Protecting Green Belt land	
Not relevant to the NP area / scope	Not applicable
Section 14. Achieving well-designed places	
DP1: A strategy for design 1. Development plans should, at the most appropriate level, set out clear design expectations, including through the use of locally-specific design policies or standards which are necessary to add further detail to the principles in policy DP3, in response to particular local issues which will benefit from clear design expectations.	Policy 5 sets out the built character design guidance and codes, based on a local appraisal of the built character and with particular regard to DP3(1), which requires that development proposals should respond to their context (the history, character and features of their site and its setting), as well as the broader guidance in DP3(2).
DP2: Local design guides, design codes and masterplans 1. Where design guides, design codes and masterplans are necessary, these design tools should: a. Reflect a clear understanding of and address the character of the site or area which they cover, the wider context and opportunities to strengthen existing character; b. Be informed by an understanding of the economic, social and environmental context and conditions for implementation, including through effective community engagement so that local aspirations are taken into account; c. Include a level of detail and degree of prescription proportionate to the circumstances and scale of change proposed; and d. Be supported by monitoring and review processes that allow for necessary adjustments in the light of implementation.	Policy 5 sets out the built character design guidance and codes, based on a local appraisal of the built character and with particular regard to DP3(1), which requires that development proposals should respond to their context (the history, character and features of their site and its setting), as well as the broader guidance in DP3(2). The design guidance has been subject to consultation through Regulation 14 and as part of the earlier options consultation. The Plan makes clear that the Parish Council will decide when the Plan will be reviewed, which could be triggered if the design guidance is not considered to be working as intended.
Section 15. Promoting sustainable transport	
TR1: Vision-led approach to planning for transport 1. Sustainable transport should be considered from the earliest stages of plan-making, so that it is reflected in the vision for the plan area and its specific proposals, and forms an integral part of a plan's strategy for creating well-designed, sustainable, inclusive and popular places. This should include early engagement with local communities, highway and transport authorities, transport infrastructure providers, operators, land promoters and neighbouring councils, locating proposed development where it can support sustainable patterns of movement and make effective use of existing or proposed transport	Section 5 of the Neighbourhood Plan sets out the issues and opportunities regarding planning for transport in the area, based on local knowledge, consultation and engagement with the Transport Planning team at Dorset Council. Policy 7 sets out the resulting policy on active travel routes, and has informed the site-specific policies where on-site changes and/or developer contributions towards off-

National Policy: key statements (NPPF section and key passages)	Relevant Neighbourhood Plan Policies / commentary
infrastructure, supporting an appropriate mix of uses across the plan area, identifying and protecting sites and routes which will widen transport choice and are essential to facilitate sustainable development, including networks for walking, wheeling and cycling, and public transport infrastructure, and providing for any transport facilities that need to be located in the area.	site works are required to widen transport choice and facilitate sustainable development.
TR2: Local parking standards 1. Development plans should set local parking standards for residential and non-residential development, across the plan area or for specific sites or sub-areas, in a way which aligns with the transport vision for the plan and opportunities to promote sustainable transport.	Parking is dealt with in Policy 8, and relies on the Dorset Council's parking standards. Whilst the plan promotes active travel, the parking standards recognise the rural nature of the area and that most residents will continue to rely on the motor car for connectivity to opportunities in the wider area.
Section 16. Promoting healthy communities	
HC1: Planning for healthy communities 1. Development plans should, at the most appropriate level, a) be informed by an understanding of any existing deficits in the availability of community facilities and public service infrastructure, and additional requirements expected over the plan period, b) set out the facilities and contributions expected from development, including as part of allocations for major development involving the provision of housing c) allocate land specifically for community facilities and public service infrastructure where it is appropriate to do so, and assess whether any land is suitable for designation as Local Green Space d) set local standards for the provision of recreational land and facilities, drawing upon relevant national standards and best practice, to secure a connected network of high quality, inclusive and accessible opportunities as part of the wider network of green space provision e) identify wider opportunities to promote good health, including through policies for locating development where it will support walking, wheeling and cycling and promoting mixed-use developments.	Section 7 of the plan includes a section on community facilities which outlines the current facilities and identified requirements, as a result of the consultation underpinning the plan and the key requirements considered to underpin the sustainability of the smaller settlements in the Local Plan area. Land for a larger, modern village hall and cemetery space is not specifically allocated as the main site options lie within the Parish Council ownership. Provision for additional open space is reserved through Policy 15, Land east of Bush Park. The requirements for developer contributions from the allocated sites are set out in those policies. Local Green Space allocations are included in Policy 4. Policy 12 reflects the open spaces standards from Natural England ('doorstep spaces' of at least 0.5ha within 200m walking distance of people's homes; and 'local spaces' of at least 2ha within 300m walking distance of people's homes) – with the additional open space is reserved through Policy 15, Land east of Bush Park, expected to help achieve this standard.

National Policy: key statements (NPPF section and key passages)	Relevant Neighbourhood Plan Policies / commentary
	Opportunities to support active travel are discussed under the response to TR1.
HC2: Local Green Space 1. Local and neighbourhood plans may designate land as Local Green Space where this would safeguard green areas of particular value to the local community. Local Green Space should be limited to situations where the land concerned is: - In close proximity to the community it serves; - Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and - Local in character and not an extensive tract of land. 2. Designating land as Local Green Space should be consistent with the local planning of sustainable development and the provision of sufficient land for homes, jobs and other needs. Local Green Space should only be designated when a plan is prepared or updated, and should be capable of enduring beyond the end of the plan period.	Local Green Space allocations are included in Policy 4. These were assessed against the criteria set out in the NPPF and the key findings are reflected in Table 2 and their relationship to the village is indicated in Map 4, showing their proximity to the community. The spaces were subject to consultation as part of the Site Assessment and Options Consultation (Summer 2025) and received a high degree of support for their designation, and the main reasons why they are considered special is described in the table. Most of the spaces are around 0.2ha in size, with two being 2.2ha. In the context of the village and wider Neighbourhood Plan area this is not considered ot be an extensive tract of land – both of these larger spaces having a character distinct from the surrounding landscape. The spaces do not contain areas relied upon to meet local housing needs, were subject to consultation with the landowners, and should be capable of enduring beyond the end of the plan period.
Section 17. Pollution, public protection and security	
P1: Planning for clean and safe places 1. To support efforts to avoid and mitigate risks from natural and man-made hazards, minimise levels of pollution and create clean, liveable and safe places for people to live, work and visit, development plans should take opportunities to improve local environmental conditions, ensure development proposals will not cause unacceptable levels of pollution, and ensure new development will not place unreasonable restrictions on the operation of existing activities.	The main pollution risk identified relevant to the plan area is with regard to groundwater pollution, and also wastewater and air pollution impacts on the internationally important wildlife sites. These factors are reflected in the Neighbourhood Plan and relevant site allocations to ensure that proposals will not cause unacceptable levels of pollution. New development is not expected to place unreasonable restrictions on the operation of existing activities – the main site where this could potentially be relevant is Abbots Court Dairy where there is an existing workshop operating as a welding and fabrication business within the site. However as the site is proposed for employment and / or community use (rather than housing) this is not expected to cause any conflict in the continuation of that business.

National Policy: key statements (NPPF section and key passages)	Relevant Neighbourhood Plan Policies / commentary
Section 18. Managing flood risk and coastal change	
F1: Assessing flood risk for plan-making 1. Development plans should be informed by an up-to-date strategic flood risk assessment and take account of advice from the Environment Agency and Lead Local Flood Authority.	The Dorset Council Level 1 Strategic Flood Risk Assessment, February 2023 is one of the Plan's supporting documents and referenced in Section 6 of the Neighbourhood Plan. Both the Environment Agency and LLFA were consulted as part of the Regulation 14 consultation, and the issues they raised considered as set out in the Consultation Statement.
F2: Planning for effective flood risk management 1. Development plans should take a risk-based approach when identifying suitable locations for development, taking into account all sources of flood risk and the current and future impacts of climate change, and using opportunities provided by new development to reduce the causes and impacts of flooding. The sequential test should be applied, and land safeguarded where it is likely to be required for flood management.	A Flood Risk Sequential Assessment is appended to this report. Required mitigation against flood risk is set in the relevant site-specific allocations that could be at risk of flooding.
Section 19. Conserving and enhancing the natural environment	
N1: Identifying environmental opportunities and safeguards 1. Development plans should safeguard and enhance the natural environment, and reflect the wider benefits from natural capital and ecosystem services, by using Local Nature Recovery Strategies and other relevant evidence at the most appropriate level to identify opportunities for the conservation, enhancement and recovery of the environment and steer the location of development in ways which use land of least environmental value where that would be consistent with other policies in the NPPF, and set out standards for green infrastructure provision, in a way which complements and/or incorporates those for recreational land (as set out in policy HC1), drawing on Natural England's Green Infrastructure Standards for England. 2. Development plans should only set local standards for biodiversity net gain for specific site allocations, and where this is fully justified and deliverable.	Please refer to section 6 of this statement which sets out how the Neighbourhood Plan has considered the Dorset Council Local Nature Recovery Strategy. Policy 12 reflects the open spaces standards from Natural England ('doorstep spaces' of at least 0.5ha within 200m walking distance of people's homes; and 'local spaces' of at least 2ha within 300m walking distance of people's homes) – with the additional open space is reserved through Policy 15, Land east of Bush Park, expected to help achieve this standard. The Neighbourhood Plan does not set out local standards for biodiversity net gain, but relies on the statutory provisions for this.
Section 20. Conserving and enhancing the historic environment	
HE1: Planning for the historic environment 1. Development plans should, at the most appropriate level, identify the heritage assets within the plan area, key issues facing them and identify where these assets can be used to	Following consultation feedback from Dorset Council as part of the Regulation 14 consultation, the Neighbourhood Plan includes a list of potential non-designated heritage assets in appendix 4 that are not

National Policy: key statements (NPPF section and key passages)	Relevant Neighbourhood Plan Policies / commentary
support sustainable development, be informed by a proportionate heritage assessment, consider the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring, take opportunities to draw on the contribution which the historic environment can make to the character and quality of development, and be supported by a local heritage list to identify non-designated heritage assets that are important to the local community.	currently identified for inclusion in the local heritage list (which is managed by Dorset Council). The non-designated heritage assets include Abbots Court Dairy which does not current have a viable use, and whose conversion to employment / community use is considered appropriate (as confirmed by Dorset Council's Conservation team) and should assist in its ongoing maintenance.

Decision-making policies – duplication / inconsistency checks

The following table considers PM6(1c), which states that policies within a development plan should not duplicate, substantively restate or be inconsistent with the content of national decision-making policies, unless directed by other policies in the Framework. The table highlights areas identified for detailed consideration between the NPPF national decision-making policies by topic (in the left hand column) and the policies in the Neighbourhood Plan (in the top row). Where potential for issues are identified, this is discussed further at the end of that topic. Planning judgement is made with reference to what may be deemed to be inconsistent, in particular considering whether the policies in effect 'pull in different directions'.

	1. Preserving our historic legacy	*2. Landscape character and locally important views*	*3. Retaining our dark skies and rural tranquillity*	*4. Protecting and incorporating green spaces*	*5. Built character design guidance and codes*	*6. Promoting eco-friendly development*	*7. Promoting active travel routes*	*8. Car parking arrangements*	*9. Mitigating flood risk*	*10. Meeting Local Needs - Housing*	*11. Meeting Local Needs - Employment*	*12. Community facilities and local services*	*13. Community-led Renewable Energy Scheme*	*14. Land adjoining and north of the Recreation*	*15. Land east of Bush Park*	*16. Land at Thorpe Farm Bungalow*	*17. Land at West Green Cottages*	*18. Abbots Court Dairy*
4. Achieving sustainable development	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***	***12***	***13***	***14***	***15***	***16***	***17***	***18***
S3: Presumption in favour of sustainable dev't																		
S4: Principle of development within settlements										✓	✓			✓	✓	✓		
S5: Principle of development outside settlements										✓	✓		✓	✓	✓	✓	✓	✓
S6: Neighbourhood plans and the presumption										✓				✓	✓	✓	✓	

	1. Preserving our historic legacy	2. Landscape character and locally important views	3. Retaining our dark skies and rural tranquillity	4. Protecting and incorporating green spaces	5. Built character design guidance and codes	6. Promoting eco-friendly development	7. Promoting active travel routes	8. Car parking arrangements	9. Mitigating flood risk	10. Meeting Local Needs - Housing	11. Meeting Local Needs - Employment	12. Community facilities and local services	13. Community-led Renewable Energy Scheme	14. Land adjoining and north of the Recreation	15. Land east of Bush Park	16. Land at Thorpe Farm Bungalow	17. Land at West Green Cottages	18. Abbots Court Dairy
Discussion Policy 10 defines a revised settlement boundary for the village of Winterborne Kingston, and resists new-build open-market housing outside it other than in exceptional circumstances, while allocating specific sites (Policies 14–17) to meet the identified housing need. This assists in the local application of the presumption in favour (S4 / S5) as set out in the framework and is explicitly contemplated by S6 where allocations are made to meet the area's identified housing requirement (and forms the basis for allowing the potential conflict with S5(1j) where the Neighbourhood Plan is less than 5 years old). The glossary defines settlements as including cities, towns, villages and other predominantly built-up areas, including land which is allocated or has permission for development which will form part of the built-up area once the development is complete. This would apply to the site allocations in Policies 14 – 16. Whilst land at West Green Cottages (Policy 17) lies outside the settlement as defined and the built-up area, it falls under the exception in S5(1d) being the redevelopment of previously developed land, based on the glossary definition which only excludes residential gardens where these lie within built-up areas, and is nevertheless acceptable under S5(1i), and is not considered to be so isolated as to conflict with S5(3) being part of a group of houses. While Policy 10 does not support infill within the smaller hamlets which would be possible under S5(1e), this would also need to meet the tests of NDMP HO11 and the supporting text and 'exceptional circumstances' clause clarifies this. The policies do not restate the national presumption wording and are not considered to be inconsistent with it. Policy 11 relates to the potential location of new employment sites. Outside of the settlement it focused on the expansion of existing employment areas and repurposing / replacement of redundant buildings and/or other previously developed land, which is compatible with S5(1b/c/d). Abbots Court Dairy (Policy 18) lies outside the settlement as defined, but does fall within the provisions of S5(1d). The policies do not restate the national presumption wording and are not considered to be inconsistent with it. Policy 13 supports community-led wind turbine development which falls within S5(1a), with the added value of the policy allocation providing local criteria and guidance rather than restating national NDMP S5.																	
5. Meeting the challenge of climate change	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***	***12***	***13***	***14***	***15***	***16***	***17***	***18***
CC2: Mitigation of climate change				✓				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CC3: Adaptation to climate change					✓				✓									

	1. Preserving our historic legacy	2. Landscape character and locally important views	3. Retaining our dark skies and rural tranquillity	4. Protecting and incorporating green spaces	5. Built character design guidance and codes	6. Promoting eco-friendly development	7. Promoting active travel routes	8. Car parking arrangements	9. Mitigating flood risk	10. Meeting Local Needs - Housing	11. Meeting Local Needs - Employment	12. Community facilities and local services	13. Community-led Renewable Energy Scheme	14. Land adjoining and north of the Recreation	15. Land east of Bush Park	16. Land at Thorpe Farm Bungalow	17. Land at West Green Cottages	18. Abbots Court Dairy
Discussion CC2(1a) requires development proposals to accord with policies TR3 and TR4 and DP3(2), which are discussed under those themes further on in the table. Likewise CC3(1a) requires development proposals to accord with policies F4 – 8 and DP3(2), which are discussed under those themes further on in the table. The approach to meeting local needs (Policies 11 – 18) is consistent with CC2(1b) that supports good access to facilities in order to limit the need to travel, and woodland planting (CC2f) is supported in Policy 4(e) which highlights this as an appropriate mitigation. The list of considerations in Policy 6 (thermal mass, insulation, airtightness, ventilation, orientation, solar gain) does cover matters typically addressed by the Building Regulations but does not impose specific standards or duplicate those controls. The policy includes locally specific elements (such as consideration of ground conditions and streetscape impact) and is not considered to be inconsistent with these policies.																	
6. Delivering a sufficient supply of homes	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***	***12***	***13***	***14***	***15***	***16***	***17***	***18***
HO7: Meeting the need for homes										✓				✓	✓	✓	✓	
HO8: Providing affordable homes										✓				✓				
HO9: Specialist forms of accommodation										✓								
HO10: Exception sites										✓								
HO11: Isolated homes in the countryside										✓							✓	
HO12: Traveller sites																		
HO13: Build out of residential and strategic sites																		
Discussion																		

	1. Preserving our historic legacy	2. Landscape character and locally important views	3. Retaining our dark skies and rural tranquillity	4. Protecting and incorporating green spaces	5. Built character design guidance and codes	6. Promoting eco-friendly development	7. Promoting active travel routes	8. Car parking arrangements	9. Mitigating flood risk	10. Meeting Local Needs - Housing	11. Meeting Local Needs - Employment	12. Community facilities and local services	13. Community-led Renewable Energy Scheme	14. Land adjoining and north of the Recreation	15. Land east of Bush Park	16. Land at Thorpe Farm Bungalow	17. Land at West Green Cottages	18. Abbots Court Dairy
The policies on meeting local housing needs are consistent with HO7, which gives substantial weight to the benefits of meeting evidenced housing needs. Policy 10 deals with housing mix, including the provision of affordable housing, and neither this policy nor the site allocations place a cap on the proportion of affordable housing tenures, or place specific requirements relating to the number of bedrooms provided in market homes, and therefore are also consistent with H08. National policy HO10 on rural housing exception sites is not duplicated in the Neighbourhood Plan, nor is its implementation limited by Policy 10. The Neighbourhood Plan does not contain development proposals for isolated homes in the countryside (HO11) – as stated in section 4 above, whilst land at West Green Cottages (Policy 17) lies outside the built-up area, it is not considered to be so isolated as to conflict with this policy as it is part of a group of houses. Policy 10 also does not restrict the exceptions outlined in HO11. The Neighbourhood Plan's policies do not specifically cover other specialist forms of accommodation, traveller sites or place restrictions on the build out of residential sites (none of which are strategic in nature), and no duplication or inconsistencies with policies HO9, HO12 or HO13 has been identified.																	
7. Building a strong, effective economy	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***	***12***	***13***	***14***	***15***	***16***	***17***	***18***
E2: Meeting the need for business land & premises											✓	✓						
E3: Freight and logistics																		
E4: Rural business development											✓	✓						✓
Discussion Policy 11 aligns with E2(1a), E4(1a-c) but includes locally-specific criteria (access directly off the C6, modest scale, compatibility with homes and quiet recreation). The criteria are worded to avoid being overly prescriptive. Policy 12 is primarily considered under Section 16 (promoting healthy communities), although the provision of a local services such as a local convenience store would also align with E2(1a) and E4(1c). Policy 18 allocates a site where employment and / or community use is supported, and reflects the substantial weight to be given to supporting business growth under E2(1a) and the potential to utilise existing buildings for such uses E4(1a) – although Policy 18 also allows the replacement of the modern farm buildings and related structures. This is not considered to be inconsistent with policy E4(1) as the																		

	1. Preserving our historic legacy	2. Landscape character and locally important views	3. Retaining our dark skies and rural tranquillity	4. Protecting and incorporating green spaces	5. Built character design guidance and codes	6. Promoting eco-friendly development	7. Promoting active travel routes	8. Car parking arrangements	9. Mitigating flood risk	10. Meeting Local Needs - Housing	11. Meeting Local Needs - Employment	12. Community facilities and local services	13. Community-led Renewable Energy Scheme	14. Land adjoining and north of the Recreation	15. Land east of Bush Park	16. Land at Thorpe Farm Bungalow	17. Land at West Green Cottages	18. Abbots Court Dairy
options (a-d) are written as an exclusive list. Its location in a rural area means that E4(2) is engaged, and Policy 18 provides guidance on how both (a) and (b) should be achieved without being over-prescriptive.																		
8. Ensuring the vitality of town centres	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***	***12***	***13***	***14***	***15***	***16***	***17***	***18***
TC2: Development in town centres																		
TC3: Main town centre uses outside town centres											✓	✓						✓
TC4: Assessing the impact of dev't on town centres											✓	✓						✓
Discussion The Neighbourhood Plan area has no town or local centre defined, and as such TC2 is not relevant. Main town centres (as defined in the glossary) include a wider range of uses include retail and offices (which fall under Use Class E), but TC3 makes clear that the sequential test does not apply to applications for small scale rural offices or other small scale rural development – and Policy 11 specifically requires proposals to be of a modest (small) scale (and is also cross-referenced from Policy 18 for the avoidance of doubt). Similarly Policy 12 references Use Class F2 under local convenience store provision which restricts the size to under 280sqm selling essential goods. The proposals (as small scale / F2) would not meet the threshold for an impact assessment under TC4, and do not introduce an alternative requirement.																	
9. Supporting high quality communications	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***	***12***	***13***	***14***	***15***	***16***	***17***	***18***
CO1: Proposals for telecoms infrastructure																		
CO2: Supporting info for telecoms infrastructure																		
Discussion The Plan's policies do not duplicate or conflict with these policies – there are no specific proposals or policies relating to telecommunications infrastructure in the Plan.																		

	1. Preserving our historic legacy	2. Landscape character and locally important views	3. Retaining our dark skies and rural tranquillity	4. Protecting and incorporating green spaces	5. Built character design guidance and codes	6. Promoting eco-friendly development	7. Promoting active travel routes	8. Car parking arrangements	9. Mitigating flood risk	10. Meeting Local Needs - Housing	11. Meeting Local Needs - Employment	12. Community facilities and local services	13. Community-led Renewable Energy Scheme	14. Land adjoining and north of the Recreation	15. Land east of Bush Park	16. Land at Thorpe Farm Bungalow	17. Land at West Green Cottages	18. Abbots Court Dairy
10. Securing clean energy and water	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***	***12***	***13***	***14***	***15***	***16***	***17***	***18***
W3: Renewable and low carbon energy dev't						✓							✓					
W4: Water infrastructure									✓									

Discussion

Policy 6 includes reference to a range of renewable and low carbon solutions (solar, heat pumps and storage systems) but does not duplicate or raise any obvious inconsistences with W3(1) that gives substantial weight to such infrastructure.

Policy 13 supports a community-led wind turbine within the Map 6 area. Support in principle reflects W3(1c) which requires that substantial weight is given to the contribution of small-scale and community-led renewable projects and does not seek to require evidence of need or to restrict such development elsewhere and therefore is not inconsistent with W3(2). The potential overlap with W3(3) (decommissioning and site restoration for time-limited development) has been removed from the policy and included within the supporting text.

Policy 9 touches on water/drainage solutions, particularly with relation to groundwater levels (impacting on the potential for storage and infiltration) and is not inconsistent with W4(1) that gives substantial weight to the benefits of providing the drainage capacity needed to serve proposed development.

11. Facilitating the sustainable use of minerals	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***	***12***	***13***	***14***	***15***	***16***	***17***	***18***
M3: Assessing the benefits of mineral development																		
M4: Considering the impacts of mineral dev't																		
M5: Development - peat, coal or onshore oil & gas																		
M6: Safeguarding mineral resources / infrastructure														✓				

Discussion

	1. Preserving our historic legacy	2. Landscape character and locally important views	3. Retaining our dark skies and rural tranquillity	4. Protecting and incorporating green spaces	5. Built character design guidance and codes	6. Promoting eco-friendly development	7. Promoting active travel routes	8. Car parking arrangements	9. Mitigating flood risk	10. Meeting Local Needs - Housing	11. Meeting Local Needs - Employment	12. Community facilities and local services	13. Community-led Renewable Energy Scheme	14. Land adjoining and north of the Recreation	15. Land east of Bush Park	16. Land at Thorpe Farm Bungalow	17. Land at West Green Cottages	18. Abbots Court Dairy
None of the Neighbourhood Plan policies relates to mineral development (which is an excluded matter from Neighbourhood Plans). M6 requires that proposals for non-mineral development should not constrain potential future use for mineral working. The main site allocations on undeveloped land is Policy 14, and this does not lie within a minerals safeguarding area (which wraps around the southern side of the village).																		
12. Making effective use of land	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***	***12***	***13***	***14***	***15***	***16***	***17***	***18***
L2: Making effective use of land					✓												✓	
L3: Achieving appropriate densities		✓			✓									✓	✓	✓	✓	

Discussion

L2 primarily addresses the use of previously developed land, but also sensitive redevelopment or additional development within existing plots. The site allocation within the curtilage of West Green Cottages aligns with this. Policy 5 includes guidance on building height and density. It expects buildings to reflect the existing modest building scale within the Neighbourhood Plan area (1 – 2 storeys), and that buildings should not exceed 2½ storeys. This is broadly consistent with L2 which, although supporting higher buildings, expects these to be consistent with the overall street scene and not cause substantial harm to the character of a building and its surroundings.

L3 encourages efficient use of land (but in the context of the importance of securing well-designed, attractive and healthy places) and that residential and mixed-use development within and adjoining settlements should contribute to an increase in the density of the area in which they are situated, but recognizes that the existing character of an area should also be taken into account. Policy 5 does not prescribe a maximum density but expects the low density character of the village to be respected through ensuring new development incorporates gaps between buildings, open green spaces and gardens. Policy 2 requires the transition between the settlement edges and the wider landscape to be gradual, using green buffers (dense vegetation) and topography to soften the visual impact of development in wider views, and notes that developments on the settlement edge may need to be of a lower density in order to achieve this (but again does not prescribe the density). 15dph is the broad gross average across the village, with higher densities achieved on some more recent developments. The quantum of development on the sites is based on applying a density of up to 20dph, taking account of the site configuration and context. This is broadly consistent with the NPPF. The use of the word 'up to' within the site specific policies is not intended to be read as a cap, and the wording has been revised to read as an expectation rather than a hard ceiling, should an acceptable design that exceeds this quantum be proposed.

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13. Protecting Green Belt land	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***	***12***	***13***	***14***	***15***	***16***	***17***	***18***
GB6: Control of development in the Green Belt																		
GB7: Dev't not inappropriate in the Green Belt																		
GB8: The Golden Rules																		
Discussion Not applicable as the Neighbourhood Plan area does not include any Green Belt land.																		
14. Achieving well-designed places	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***	***12***	***13***	***14***	***15***	***16***	***17***	***18***
DP3: Key principles for well-designed places				✓	✓	✓	✓	✓										
DP4: The design process																		
Discussion DP3 requires development proposals to respond to their context, allowing for innovation or change where appropriate. DP3(2) sets out seven principles relating to liveability (in particular mix and good durability / ease of maintenance), climate change mitigation, nature (green infrastructure), movement (connectivity for active travel), built form, the inclusion and the design of public spaces, and good design to create visually attractive, distinctive places. Policy 4 is relevant to the principles relating to nature and public spaces, but provides more detail relevant to the area, for example on the nature of green spaces. Similarly Policy 5 has been informed by the appraisal of the local character of the area and provides further guidance in this context. It makes explicit that whilst new buildings designed to reflect traditional village designs from around this area are supported, complementary and modern interpretation of such styles can be used, introducing innovative and contemporary approach to design – and reference to development need to be in keeping with the traditional material and colour palette is not considered overly prescriptive, as this does not specify materials or colours precisely thereby allowing new materials to be introduced that are in keeping with that range. No obvious duplication has been identified. Policy 6 does include some degree of overlap with the climate criteria, but adds in further guidance on appropriate solutions for the area that have taken account of character and context and therefore are considered to be justified. The same point applies to Policy 7 and the movement criteria.																	

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DP4 is not applicable as it relates pre-application engagement and the role of Dorset Council (as the Local Planning Authority).																		
15. Promoting sustainable transport	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***	***12***	***13***	***14***	***15***	***16***	***17***	***18***
TR3: Locating development in sustainable locations							✓			✓	✓	✓		✓				✓
TR4: Street design, access and parking			✓				✓	✓						✓	✓			✓
TR5: Roadside facilities																		
TR6: Assessing transport impacts														✓				✓
TR7: Marine ports, airports, other aviation facilities																		
TR8: Public rights of way							✓											

Discussion

TR4 sets out the general approach to considering transport impact, focusing proposal which could generate significant levels of traffic in locations that are or can be made sustainable, the mitigation of any significant adverse effects to an acceptable degree, and requires (in rural areas), that opportunities to improve walking, wheeling, cycling and public transport and enhance the connectivity of an area should be taken where they exist and can be supported by the development proposed. This approach has been reflected Policy 7 and the approach to meeting local needs, including the one major housing site (Policy 14) and the employment / community use of Abbots Court Dairy (Policy 18). TR4(1b) expects footways and cycle facilities to be 'adequately lit' and policy 3 which seeks to avoid street lighting includes the caveat 'unless necessary for safety' and does not prevent the integrating lighting for safe and secure public spaces and connections. Whilst there is a degree of overlap the Neighbourhood Plan policies are not considered to substantially duplicate the NPPF policy and remain consistent with it overall. TR4 includes a requirement for development to provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally set standards in the development plan, and adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations. Policy 8 refers to using Dorset Council's parking standards but adds further clarification on how local

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factors of visitor / over-flow parking on nearby roads need to be taken into account. The final criteria on electric vehicle charging points has been revised to avoid duplication. Otherwise, the same general points and conclusion applies to TR4. The general requirements for transport assessments and statements are covered in TR6, and whilst the requirement for a statement (the more simplified version) is included in policies 14 and 18, the policies specify the key factors to help ensure that such assessments are focused on the main issues relevant to the Neighbourhood Plan's vision. The first sentence of Policy 7 overlaps to a degree with TR8 that requires the protection and enhancement of the network of public rights of way, but extends this to include consideration of the network of pavements and footways and their role in enabling active travel around and between the settlements within and adjoining the Neighbourhood Plan area, as well as enabling access to the countryside. On this basis it is considered to remain appropriate and is not inconsistent with the NPPF policy. The remaining policies (TR5 and TR7) do not relate to topics / proposals addressed in the Neighbourhood Plan																		
16. Promoting healthy communities	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***	***12***	***13***	***14***	***15***	***16***	***17***	***18***
HC3: Community facilities for new development												✓		✓	✓			
HC4: Proposals for community facilities etc												✓						
HC5: Hot food takeaways																		
HC6: Retention of key community facilities etc												✓						
HC7: Dev't affecting recreational land and facilities												✓						
HC8: Development affecting Local Green Space				✓														
Discussion																		

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Policy 12 of the Neighbourhood Plan deals with the approach to supporting community facilities and local services, both in terms of the potential loss of existing facilities, requirements for new or improved facilities. It provides greater detail relevant to the area but is broadly consistent with HC4, HC6 and HC7. Policy 12 makes clear the key community facilities and public service infrastructure to which Policy HC6 would apply. HC8 sets out the approach to considering development within Local Green Spaces, which should be determined in a manner consistent with the relevant national decision-making policies for land in the Green Belt, excluding provisions relating to grey belt and previously developed land. GB7 sets out development that is not inappropriate in the Green Belt. It is not clear exactly how (c) applies (limited infilling in villages lying within the Green Belt) given the different purpose of the Green Belt (set out in GB2) to Local Green Spaces, and therefore the additional text regarding avoiding harm to their character and reason for designation is considered appropriate to provide clarity without being inconsistent with HC8.																	
17. Pollution, public protection and security	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***	***12***	***13***	***14***	***15***	***16***	***17***	***18***
P2: Ground conditions																		✓
P3: Living conditions and pollution			✓						✓		✓		✓	✓	✓	✓	✓	✓
P4: Impact of development on existing activities														✓				✓
P5: Maintaining public safety and security																		
P6: Land and operations for defence and safety																		
Discussion P3 requires development proposals to be appropriate for their location, and specifies that where possible, opportunities should be taken to reduce pollution affecting the wider area. Whilst Neighbourhood Plan Policy 3 addresses light pollution and impacts on tranquillity, it provides more detailed points for consideration and as such is consistent with and does not substantially duplicate the national policy. Reference to indirect impacts such as noise or light pollution are also included in the approach to meeting employment needs (Policy 11) and that for a community-led small-scale wind turbine development (Policy 13), and whilst this does introduce a degree of overlap is not considered to substantially duplicate national policy. P3 also deals with water pollution within part 2(b and f) – and the local risk to																		

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groundwater is specified in Policies 9 and site specific allocations – in the latter this highlights that the flood risk assessment and drainage strategy will need to ensure that risks to groundwater can be effectively managed and as such is considered to provide a useful policy check on a matter that could otherwise be inadvertently overlooked, and is not explicitly stated in national policy. None of the policies in the Neighbourhood Plan duplicate P4, and whilst Policy 14 involves a site adjoining the recreation ground, it is not considered likely that housing would place unreasonable restrictions on the continued operation of this site. The site at Abbots Court Dairy (Policy 18) does include a workshop for a welding and fabrication business, but the nature of the proposed use (employment / community) is not considered likely to impinge on its continued operation, and the policy does not duplicate P4. There are no known sites affected by contamination or land stability issues that are proposed for development, or other major hazards, and no substantial duplication of P2 or P5 which deal with these issues – the reference to undertaking any necessary decontamination associated with the removal of redundant buildings and related structures in Policy 18 is simply to provide clarity that this issue would need to be considered (and P2 provides the framework for its consideration). The same applies to land and operations for defence and public safety (P6).																	
18. Managing flood risk and coastal change	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***	***12***	***13***	***14***	***15***	***16***	***17***	***18***
F4: Assessing flood risk for decision-making									✓					✓	✓	✓	✓	✓
F5: The sequential test									✓						✓	✓	✓	
F6: Development in areas at risk of flooding									✓						✓	✓	✓	
F7: Ensuring development is safe from flooding									✓					✓	✓	✓	✓	✓
F8: Sustainable drainage systems and watercourses				✓				✓	✓					✓		✓		
F9: Development in Coastal Change areas																		
Discussion																		

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The site allocations set out the need for a flood risk assessment in line with F4 (and in the case of Abbots Court Dairy an FRA may not be required depending on which parts of the site may be included in any planning application), and how development is expected to ensure it is safe from flooding in line with F7. Whilst this could be considered duplication, this does not simply repeat national policy but includes reference to the specific issues involved and need for this to be considered alongside a drainage strategy. As such this is considered sufficiently helpful to warrant inclusion within the policy, rather than simply noting these requirements in the supporting text. A sequential test is included in this report, which overcomes the need for a sequential test at planning application stage as set out F5 (and this is referenced in the explanation of the choice of sites early on in section 7). Site allocations in policies 15 – 17 include limited areas within flood zones 2, 3a, or 3b, but the policy makes clear that development within these areas should be avoided, and as such F6 is not triggered. Whilst F7 does not strictly require that development is avoided within the areas indicated as at potential flood risk from fluvial or surface water flooding (which is required in Policies 15 – 17), this is considered appropriate given the requirement for the most vulnerable development is located in areas of lowest flood risk (unless there are overriding reasons which justify a different arrangement) and site capacity assessment having been based on avoiding such areas in order to ensure that the risk from flooding to potential occupiers is avoided. F8 deals with sustainable drainage systems, requiring that such systems are incorporated within development proposals which could affect drainage on or around the development site, and that the systems employed should provide multifunctional benefits where possible, facilitating improvements in water quality, biodiversity and amenity. This is consistent with Policy 4, but is not considered to be an obvious duplication or inconsistency, as this Policy references the need for a multi-functional greenspace strategy that also considers other factors. Policy 8 requires hard-standing and driveways to be constructed from porous materials in order to minimise surface water run-off and therefore help mitigate potential flooding – this detail is not specified in national planning policy but is compatible with sustainable drainage systems. The first two criteria of F8 have been moved to the supporting text as these largely duplicate F8 and the national standards for sustainable drainage systems (SuDS) which this references. F8 also references the requirement for maintenance arrangements to be in place to ensure an acceptable standard of operation for the anticipated lifetime of the development, and this is reflected (but not duplicated) in the policy, which deals with the more complex matters relative to surface water management relating to groundwater levels and sensitivities.																	
19. The natural environment	***1***	***2***	***3***	***4***	***5***	***6***	***7***	***8***	***9***	***10***	***11***	***12***	***13***	***14***	***15***	***16***	***17***	***18***
N2: Improving the natural environment		✓	✓	✓									✓	✓	✓	✓	✓	✓
N3: Trees in new development				✓														

	1. Preserving our historic legacy	*2. Landscape character and locally important views*	*3. Retaining our dark skies and rural tranquillity*	*4. Protecting and incorporating green spaces*	*5. Built character design guidance and codes*	*6. Promoting eco-friendly development*	*7. Promoting active travel routes*	*8. Car parking arrangements*	*9. Mitigating flood risk*	*10. Meeting Local Needs - Housing*	*11. Meeting Local Needs - Employment*	*12. Community facilities and local services*	*13. Community-led Renewable Energy Scheme*	*14. Land adjoining and north of the Recreation*	*15. Land east of Bush Park*	*16. Land at Thorpe Farm Bungalow*	*17. Land at West Green Cottages*	*18. Abbots Court Dairy*
N4: Protected Landscapes													✓					
N5: Maintaining the character of the coast																		
N6: Areas important for biodiversity / geodiversity				✓						✓				✓	✓	✓	✓	

Discussion

N2 sets out a range of generic matters to ensure development proposals contribute positively to the natural environment. This includes the requirement to consider the environmental qualities of land proposed for development, including its landscape character and the natural beauty of the country. Policies 2 and 3 do not duplicate N2 but detail specific characteristics that would form part of this assessment. N2 also covers the conservation and enhancement of existing natural features of visual, historic or nature conservation value where possible and gives established trees and hedgerows as examples of this. Whilst Policy 4 references the need for developments to incorporate trees and hedgerows, it has been updated to clarify the desirability to retain existing features, but with reference to the design guidance in Policy 4 given that this may prevent this (for example if their removal is needed to ensure the buildings can face onto or otherwise have a positive relationship with, and being clearly visible from, the street). Policy 4 did include a criterion that opportunities should also be taken to incorporate features that support wildlife within built structures – this has been moved to the supporting text to avoid duplication with N2(1f). The site allocations have considered the implementation of these requirements within the context of each site and provide locally specific guidance as appropriate, and as such are consistent with national policy. No obvious duplication or inconsistency with N3 is noted.

The area does not include a protected landscape, but as recognized in the section on renewable energy, wind turbines placed in the area of search at North Farm could potentially be visible from the Dorset National Landscape that lies to the north side of Winterborne Whitechurch village. This is reflected in criterion (b) which does not duplicate but highlights this factor for consideration.

N6 sets out the approach to considering the impact on wildlife designations, including sites of international importance. Policies 4, 10 and the relevant site-specific allocations are consistent with the approach outlined in the NPPF but detail the local mitigation arrangements (Dorset Heathlands SPD) and as such are appropriate (and were supported by the HRA).

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20. The historic environment	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*	*13*	*14*	*15*	*16*	*17*	*18*
HE4: Securing the conservation of heritage assets	✓					✓							✓	✓	✓	✓	✓	✓
HE5: Assessing effects on heritage assets	✓					✓					✓		✓		✓			
HE6: Proposals affecting designated heritage assets	✓					✓					✓		✓		✓			
HE7: Decisions on non-designated heritage assets	✓					✓					✓		✓	✓	✓	✓	✓	✓
HE8: World Heritage Sites																		
HE9: Conservation areas													✓					
HE10: Loss or removal of heritage assets	✓					✓					✓		✓	✓	✓	✓	✓	✓

Discussion

Policy 1 has been revised to reduce the duplication of national policy and instead clarify the role of the key findings set out in Appendix 3 (which was drafted to aid in the understanding of the significance of the various heritage assets), and the need to consider potential non-designated heritage assets that were identified as part of the Plan's preparation and which are included in Appendix 4. On this basis the revised wording is considered to be appropriate.

The requirement in Policy 1 for a desk-based assessment and field evaluation where development may disturb archaeological remains, and that remains be preserved in situ or recorded, duplicates HE5 and HE10 and therefore this has been removed from this policy, but has been retained in the relevant site-specific allocation policies for the avoidance of doubt, with the wording reflecting the nature of the site and likely potential for such finds.

The impact on other elements of the historic environment has also been considered as part of the site allocation process and development criteria used, with (for example) Policy 15(b) referencing the setting of the Old Parsonage, and are site-specific matters consistent with HE4 and HE6. The area does not include any Conservation Areas or World Heritage Sites, but the section on renewable energy recognizes that wind turbines placed in the area of search at North Farm could potentially be visible from Winterborne Whitechurch village which is a Conservation Area. This is reflected in various criterion in order to highlight local details for

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consideration rather than duplicate national policy, and the wording has been updated to reference national policy, to ensure that there is no confusion in relation to the approach to be taken. Policies 6 and 11, which also include reference to the historic environment, have been similarly updated.																		

8. 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.

Strategic Environmental Assessment (SEA)

The Regulation 14 pre-submission NP was accompanied by a full SEA. The SEA was prepared by AECOM, as part of the Government-funded technical support package available at that time. This concluded:

- Overall, no significant effects were considered likely.
- There should be moderate positive effects in relation to the proposed new housing and employment development targeted at meeting local needs and including an element of affordable housing delivery.
- There should be minor positive effects with regards to biodiversity, climate change, the historic environment and landscapes. This reflects the relatively low sensitivities of the plan area, as well as the small-scale nature of the developments being proposed.
- Minor negative effects may occur with regards to climate change, the historic environment, landscapes, natural resources (soils and water), and transportation. This reflects the rural nature of the NP area, and the limited settlement offer in terms of local services, facilities, sustainable transport connections and employment opportunities. Most of the proposed development sites are greenfield, and there are flood risk and water quality considerations for the proposed growth areas.

Consultation responses from the Statutory consultees indicated broad agreement with these conclusions, although Historic England raised concern that there was no evidence that analysis of the significance or setting(s) of the heritage assets took place to underpin assertions about likely impacts and how to avoid harm or reduce it to an acceptable degree. This had been addressed through an addendum to the SEA.

Habitat Regulations Assessment (HRA)

The Regulation 14 pre-submission NP was accompanied by a HRA. This was prepared by AECOM, as part of the Government-funded technical support package available at that time. This concluded that "the Lower Winterborne Neighbourhood Plan will not cause adverse effects on the integrity of the Habitats Sites either alone or in combination with any other plan or project."

Natural England, in their response to the consultation on the Regulation 14 pre-submission draft NP, confirmed that significant effects on Habitats Sites are considered unlikely.

The achievement of sustainable development

The overarching sustainability objectives are set out in paragraph 17 of the NPPF:

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

Given the SEA includes consideration of these topic areas, covering biodiversity, climate change, community well-being, historic environment, landscape, land, soil, and water resources, and transportation within its scope, it was considered that the SEA assessment fulfils this requirement, and no further checks were considered necessary.

Human Rights

No issues have been raised in relation to the possible contravention of Human Rights in the preceding consultations, and given the conclusions on the plan's general conformity with the strategic policies of the Local Plan and regard to National Planning Policy, it is reasonable to conclude that the making of the plan should not breach human rights.

Appendix 1: Flood Risk Sequential Assessment

Introduction

The aim of the Sequential Test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The assessment considers flood risk both now and in the future (where the impacts of climate change have been modelled).

Scope

The search area is limited to the Neighbourhood Area given that this is the area in which sites may be allocated to meet local needs. The Neighbourhood Plan proposes to allocate land for at least 30 dwellings. An explanation of the housing target is contained within the Neighbourhood Plan. Residential development (housing) is classified as "More Vulnerable" in NPPF Annex F.

Data sources on flood risk

- Dorset Council Level 1 Strategic Flood Risk Assessment https://www.dorsetcouncil.gov.uk/w/dorset-council-level-1-sfra and associated Level 1 SFRA maps on Dorset Explorer
- Government Flood Map for Planning (Flood Zones, Surface Water and climate change extents) https://flood-map-for-planning.service.gov.uk/map

Limitations

Government Guidance (NPPG Paragraph: 027 Reference ID: 7-027-20220825) makes clear that a proportionate approach should be taken in relation to surface water flood risk – specifically if it can be demonstrated that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future flood risk for the lifetime of the development.

The SFRA notes that "Existing groundwater flood mapping is not considered sufficient to inform a sequential approach, as it shows risk of emergence and does not quantify volumes or flows. Any site potentially at risk of groundwater flooding should be screened as part of the L2 SFRA based on a hydrogeological understanding of 'actual' groundwater flood risk".

Sites Considered

The following potential housing sites were identified through the call for sites undertaken for the Neighbourhood Plan, and Dorset Council's Strategic Housing Land Availability Assessment. All sites within the Neighbourhood Plan area that could reasonably accommodate the proposed development have been included.

Approximate site capacity is as assessed as 'policy off' based on site size and estimated density of around 20 dph.

Ref	Site Name / Location	Source	Site size (hectares)	Approx. Capacity	Allocated
A1	Land adjoining Bush Park, Marsh Lane.	SHLAA LA/WKIN/005	1.69	34 dwellings	Yes
A2	Land adjoining The Bungalow, Thorpe Farm.	SHLAA LA/WKIN/004	0.30	6 dwellings	Yes
A3	Land east of Thorpe Farm, Marsh Lane.	Call for Sites	4.45	89 dwellings	No
A4	Land north of East Street.	Call for Sites	1.11	22 dwellings	No
B3	Land west of Bagwood Road.	Call for Sites	1.21	24 dwellings	No
C1 / C2	Land north and west of the Recreation Ground.	Raised with landowner	1.46	29 dwellings	Yes
E1 / E2	Land north of Plumbley Meadows.	SHLAA LA/WKIN/003 and LA/WKIN/006	6.90	138 dwellings	No
F	Land at West Green Cottages.	SHLAA LA/WKIN/007	0.20[7]	4 dwellings	Yes
G	Land at Anderson.	Call for Sites	2.45	49 dwellings	No
H	Land to the North of West Acres	SHLAA LA/WKIN/002	0.52	10 dwellings	No

The following sites were considered but subsequently confirmed as not available by the landowner (and therefore do not form part of the assessment):

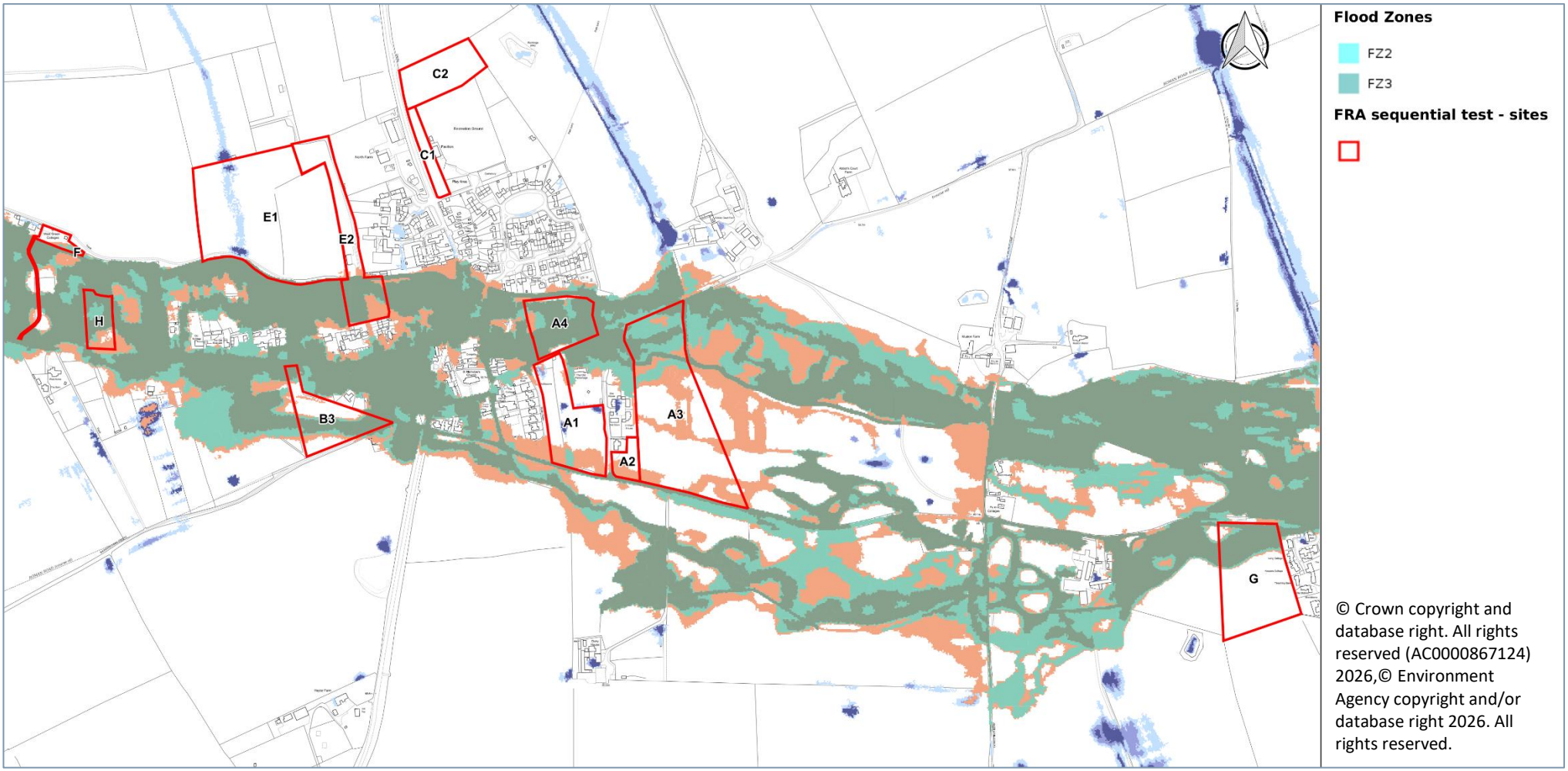
- Land west of Bere Road, south of Duck Street and east of Bere Road – raised with the landowner following the Call for Sites submission, but subsequently withdrawn by the landowner due to the loss of prime agricultural farmland was considered by the landowner to be incompatible with the ongoing operation of their landholding
- Abbots Court Dairy (SHLAA LA/WKIN/001) – where housing was considered by the landowner to be incompatible with the ongoing operation of the estate.

[7] excluding access track

Flood Risk Summary

Each site has been assessed against available mapping for all sources of flood risk (present day and climate change). The overall ranking reflects the sequential preference: Low > Medium > High.

Map showing sites assessed, and key flood mapping data (river and surface water flood risk with climate change modelling)



Ref	Site size	River / Coastal	Surface Water	Groundwater[8]	Notes	Overall Ranking	Allocated
A1	1.69 ha	**Medium:** FRZ 2 covering ~0.05ha of the site area, extending to ~ 0.3ha across southern part of site with climate change and ~0.01ha west of the Old Parsonage. Access routes also affected.	**Medium:** Small pockets indicated at risk of flooding to either side of the PRoW and in the NE corner of the site totalling ~0.09ha, including areas at medium and high risk.	Entire area potentially susceptible	Developable area / housing numbers can be restricted to avoid areas at flood risk.	**MEDIUM**	Yes (part)
A2	0.30 ha	**Medium:** With climate change FRZ 2 will cover ~0.12ha of the site Access route also affected.	**Medium:** Pocket of ~0.04ha of surface water flood risk in the south-western quarter, including pockets at medium and high risk.	Almost the entire area potentially susceptible (except ~0.01ha in the NE corner)	Developable area / housing numbers can be restricted to avoid areas at flood risk.	**MEDIUM**	Yes
A3	4.45 ha	**Medium - high:** FRZ 2 & 3 cover ~1.5ha of the northern part of the site (although the site could be reduced to exclude this) with climate change adding a further ~0.3ha of FRZ 2 on the southern site boundary. Access routes also affected.	**Medium:** Small pockets of flood risk totalling ~0.5ha of surface water flood risk, including pockets at medium and high risk.	Almost the entire area potentially susceptible (except ~0.05ha on the western edge)	Developable area / housing numbers can be restricted to avoid areas at flood risk but complicated by mosaic of areas affected.	**MEDIUM - HIGH**	No
A4	1.11 ha	**High:** FRZ 3a covering ~0.8ha, with some land in FRZ 2 with almost the entire site at risk with climate change. Access route also affected.	**Medium - high:** ~0.35ha of land at surface water flood risk including pockets at medium and high risk, primarily to the south and eastern edge of the site.	Entire area potentially susceptible	No realistic opportunity to avoid flood risk.	**HIGH**	No

[8] As noted in limitations, the data contained in the SFRA is not considered reliable for the sequential test

Ref	Site size	River / Coastal	Surface Water	Groundwater[8]	Notes	Overall Ranking	Allocated
B3	1.21 ha	**Medium - high**: ~0.4ha FRZ 3 extending east-west, and northern access ~ 0.05ha. Access route also affected.	**Medium - high:** Broadly equivalent to FRZ areas.	Entire area potentially susceptible	Limited opportunity to avoid flood risk and connect to the settlement.	**MEDIUM - HIGH**	No
C1 / C2	1.46 ha	**Low:** None	**Low:** None	**Low:** None		**LOW**	Yes
E1 / E2	6.90 ha	**Medium - high**: FRZ 3a covering ~0.65ha of the south-eastern part of the site with climate change. Access would be through areas of FRZ 3.	**Medium:** Overland flow N-S through western end of site covering ~ 0.4ha, including small pockets at medium and high risk.	Southern end potentially susceptible, ~4.3ha to north edge unaffected	Limited opportunity to avoid flood risk and connect to the settlement.	**MEDIUM - HIGH**	No
F	0.20 ha	**Medium - high:** FRZ 2 covering ~0.05ha with climate change. Access would be through areas of FRZ 3	**Low:** About 6m low risk to south end of access track (low risk)	Entire area potentially susceptible	Developable area / housing numbers can be restricted to avoid areas at flood risk.	**MEDIUM**	Yes
G	2.45 ha	**Medium - high**: FRZ 2 & 3 cover ~0.7ha of the northern part of the site. Access would be through areas of FRZ 3.	**Medium - high:** Area of ~0.09ha in the northern part of the site, mainly high risk.	Northern strip adjoining the road extending to ~0.2ha potentially susceptible.	Limited opportunity to avoid flood risk and connect to the settlement.	**MEDIUM - HIGH**	No
H	0.52 ha	**High:** FRZ 2 / 3a covering ~ entire site with climate change. Access route also affected.	**Medium:** Small pockets of flood risk on site boundaries totalling ~0.04ha, including some at medium and high risk.	Entire area potentially susceptible	No realistic opportunity to avoid flood risk.	**HIGH**	No

Application of the Sequential Test

Step 1 – Can the identified development need be met on low-risk sites?

No – the only identified site considered to be low risk is land north and west of the Recreation Ground. Land west of the Recreation Ground (C1) is likely to be too narrow to accommodate housing and active travel links, and substantial landscaping buffers will be needed to the north and east, and therefore the actual site capacity is considered to be lower at up to 22 dwellings.

Step 2 – If residual need remains, can it be met on medium-risk sites?

Sites at medium risk comprise land adjoining Bush Park, Marsh Lane, land adjoining The Bungalow, Thorpe Farm and land at West Green Cottages. Taking into account the need to restrict the developable area / housing numbers to avoid areas at flood risk, and, in the case of land adjoining Bush Park, Marsh Lane, the additional constraints imposed by nearby heritage assets and the public right of way, these are estimated to have a capacity of up to 14 dwellings. Although it is considered unlikely that this upper limit would be reached, all three are considered reasonable options in the sequential test to provide a degree of flexibility.

Step 3 – High-risk sites

On this basis, it is not considered necessary to allocate any sites at high risk.

Conclusion

This assessment has taken account of Dorset Council's latest available Strategic Flood Risk Assessment and Government data on flood risk. On the basis of the assessment, the Sequential Test is considered to be passed. All sites subject to flood risk will require a site-specific Flood Risk Assessment demonstrating that the development will be safe for its lifetime, without increasing flood risk elsewhere, and that safe access and escape routes are provided.