

MA&CNP38 Basic Conditions Statement

January 2025

Prepared for Melbury Abbas and Cann Parish Council by Development in Transition (DinT)

Document Purpose

To indicate compliance 'general conformity' with extant national and Dorset Council planning policy in the attainment of sustainable development over the plan period 2022-2038.

Qualifying body: Melbury Abbas and Cann Parish Council

In compliance with the Neighbourhood Planning (General) Regulations 2012 ‘the Regulations’

This Plan has been developed with the commitment and contribution of the Melbury Abbas and Cann Neighbourhood Plan (MA&CNP38) Steering Group and the local community. With thanks to Locality and the group parish of Melbury Abbas and Cann Parish Council for their financial support.

MA&CNP38 was produced by local residents for the benefit of Melbury Abbas and Cann, now and in the future.

Chair: William Kenealey

Steering group: David Webber (PC Chair/rep), Jenny Weston (PC rep), Robert Crichton, Catherine Elliot-Hunt, Rose Hunt, Hannah Jefferson

Link Officer: Phillip Reese, Dorset Council

Technical support: AECOM

Advisory support: Development in Transition (DinT)

Financial support: Locality and Melbury Abbas and Cann Parish Council

Stay up to date on the Parish website or the following the MA&CNP38 webpage and access the Plan’s evidence base from the following link:

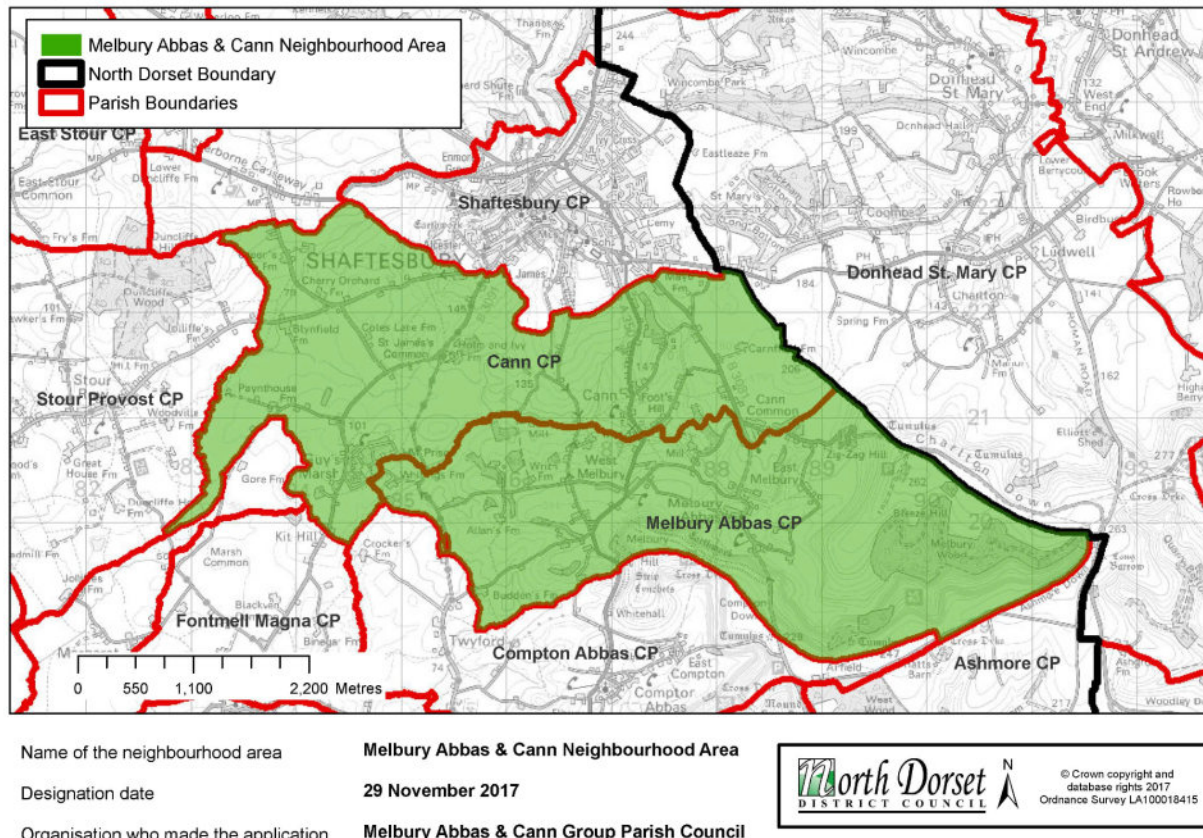
<https://express.adobe.com/page/WF6vHSG25DoIW/>

<http://www.melburyandcann.co.uk/council/neighbourhood-plan>

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Formal Designation of Melbury Abbas and Cann as a Neighbourhood Area



Formal designation map of the MA&CNP38 Neighbourhood Area (North Dorset Council, 2017)¹

As part of a move to devolve power more widely in the UK, the Localism Act (2011) invited every local community – as a defined ‘neighbourhood plan area’ – to set out its views on local planning in a neighbourhood plan, taking into consideration the priorities of residents, local businesses and community groups on what they feel are the important issues for the future of their area. In the case of MA&CNP38, this area covers the two adjoining parishes of Melbury Abbas and Cann in the northern-east part of Dorset (formally within the North Dorset district administrative area, which is now replaced by a Unitary county-wide Dorset Council), which was designated by North Dorset Council in November 2017.

¹ The designation documents are no longer available on the North Dorset website since it has been absorbed into the unitary council. However, please see correspondence between the Link Officer, Philip Reese and the Steering Group Chair, William Kenealy in Appendix 1 of this document.

MA&CNP38 Vision

MA&CNP38 is the Neighbourhood Plan covering the two parishes of Melbury Abbas and Cann. As well as having several policies and related objectives, the Plan has the overall vision as a guiding principle for development over the plan period to 2038:

MA&CNP38 Vision

By 2038, the Melbury Abbas and Cann Neighbourhood Plan 2021-2038 (MA&CNP38) has enhanced our rural community and landscapes through sustainable development and has made strong gains in enabling net-zero development whilst nature and biodiversity are enhanced and local heritage is protected.

Development in Melbury Abbas and Cann serves the needs of different age groups. More young families will have moved to the area, attracted by the increase in local employment and affordable dwellings, providing a stable population, served by The Abbey School. The needs of older people have been provided for through accommodation appropriate to their needs.

The local community has become stronger by directing development towards existing settlement areas and brownfield sites and all development follows design guidelines appropriate to our community. There is an increased provision of community amenities and facilities, including children's play parks, and a modern Village Hall that has a reputation as a high-quality venue in an attractive and accessible location.

Enhanced employment opportunities have led to a more vibrant community with a positive and resilient approach to the future that respects the setting of some of the Neighbourhood Area being within the Cranborne Chase National Landscape² on the Eastern side. Financial and infrastructure benefits from development within our parishes are fairly distributed to the Parish Council and support our flourishing community.

More people are travelling more actively, using improved footpaths, and experiencing positive well-being benefits from greater recreational use from accessible rights of way in the countryside and the Cranborne Chase National Landscape.

The area's rural identity is safeguarded through the protection, conservation and enhancement of the Cranborne Chase National Landscape, including respect for its Dark Sky Reserve Status. Dinah's Hollow, Melbury Beacon and other important historic assets and local vistas are protected through the sensitive siting of development that respects the area's rural and historic character.

² NB: the Cranborne Chase National Landscape was formally known as the Cranborne Chase (and West Wiltshire Downs) area of Outstanding National Beauty. The responses to Reg 14 and the summary text reflect the new name, but the wording of written planning policies at the time of their publication has not been changed.

Plan Policies

Section 1 - Housing

To ensure the housing needs of the local population are met

Policy no	Policy name	Objective	Relevant NPPF (Dec 2023) policy	Relevant NDDC Local Plan policy	Relevant Dorset Council Local Plan policy
1a	Promoting brownfield sites and infill development	To allow for limited development on brownfield or infill sites within existing settlement areas to encourage the future viability of Melbury Abbas and Cann	Para 72 Para 84 Para 123-4 (Para 142-3*)	Policy 4 Policy 7 Policy 20	DEV4 DEV6 ENV5
1b	Encouraging a sustainable population	To promote a sustainable local population through modest development	Para 66 (Para 67) Para 72	Policy 2 Policy 6 Policy 20 Policy 28	DEV1 DEV6 DEV9 HOUS2
1c	Promoting a broad mix of housing	To ensure a mix of housing stock that meets the needs of different ages of the population	Para 60	Policy 7 Policy 20	HOUS6 HOUS1
1d	Affordable housing	To support the development of Affordable Housing, giving priority to those with a local connection to encourage younger families remain in Melbury Abbas and Cann	Para 63 Para 64 Para 82	Policy 8 Policy 9 Policy 20	HOUS2 HOUS1
1e	To support residential development on allocated sites	Policy 1e Policy St Anne's Close, Guys Marsh	Para 13 Para 123-4	Policy 8 Policy 20	DEV1 DEV4 DEV6 HOUS2 HOUS1 COM7

Policy no	Policy name	Objective	Relevant NPPF (Dec 2023) policy	Relevant NDDC Local Plan policy	Relevant Dorset Council Local Plan policy
1f	To support residential development on allocated sites	Policy 1f. Land South of Melbury Motors	Para 13 Para 64 Para 82 Para 83 (Para 108) Para 123 (Para 165) Para 182 (Para 183)	Policy 4 Policy 8 Policy 13 Policy 15 Policy 20	DEV1 DEV4 DEV6 ENV5 ENV7 ENV8 ENV13 HOUS2 HOUS1 COM7
1g	To support residential development on allocated sites	Policy 1g. Housing Allocation: Southbank Farm, Cann Common	Para 13 Para 15 Para 16 Para 18 (Para 23) Para 28 Para 29 Para 30 Para 31 Para 34 Para 37 Para 64 Para 65 Para 83 Para 96 Para 97 (Para 102*) Para 103 Para 108 Para 109 Para 116 Para 123-4 Para 137 Para 158 (Para 165) Para 181	Policy 4 Policy 8 Policy 13 Policy 14 Policy 15 Policy 20 Policy 27 Policy 25	DEV1 DEV4 DEV6 ENV1 ENV5 ENV7 ENV8 ENV11 ENV14 ENV13 HOUS2 HOUS1 COM2 COM4 COM7

Policy no	Policy name	Objective	Relevant NPPF (Dec 2023) policy	Relevant NDDC Local Plan policy	Relevant Dorset Council Local Plan policy
			(Para 182) Para 186		
1h	To support residential development on allocated sites	Policy 1h. The Village Hall	Para 13 (Para 102*) Para 103 Para 123-4 Paras 189-90	Policy 8 Policy 14 Policy 20 Policy 27	DEV1 DEV4 DEV6 HOUS2 HOUS1 ENV15

Section 2 - Environment, design and heritage

To enhance and conserve the environment and local heritage for future generations

Policy no	Policy name	Objective	Relevant NPPF policy	Relevant NDDC Local Plan policy	Relevant Dorset Council Local Plan policy
2a	Design	To ensure development complies with a local Design Guide and new development is sensitive to local character and vernacular	Para 96 Para 97 Para 123-4 (Para 128*) (Para 129*) Para 131-2 (Para 133*) Para 135-4 Para 137 (Paras 138-9*) Para 157 Para 158 Para 159	Policy 4 Policy 15 Policy 22 Policy 24 Policy 28 Policy 29 Policy 30 Policy 31	DEV8 ENV10 HOUS7
2b	Protection of woodland and the role of trees	To ensure woodland and trees are retained and enhanced	Para 136 Para 158 Para 181 Para 183 Para 186	Policy 4 Policy 22 Policy 24	ENV2 ENV8

Policy no	Policy name	Objective	Relevant NPPF policy	Relevant NDDC Local Plan policy	Relevant Dorset Council Local Plan policy
2c	Landscape and protected views and vistas	To protect identified local views and vistas	Para 158 Para 181 Para 183	Policy 4 Policy 22 Policy 24 Policy 30 Policy 31	ENV2 ENV12 HOUS7 COM10
2d.	Biodiversity and ecosystems	To ensure development enhances local biodiversity and ecosystems	Para 158 Para 181 Para 185	Policy 4 Policy 22	ENV2 ENV14 COM10
2e	Heritage assets	To ensure development protects and enhances local heritage assets	Para 84 Para 165 Para 195-6 (Paras 198-203*) Para 205 (Paras 206-8*) Para 209 (Paras 210-11*) (Para 214*)	Policy 22	DEV8 ENV5 ENV8 COM10

Section 3 – Employment

To support the development of local employment opportunities

Policy no	Policy name	Objective	Relevant NPPF policy	Relevant NDDC Local Plan policy	Relevant Dorset Council Local Plan policy
3a	Encouraging local enterprise	To encourage local enterprise in the Neighbourhood Area	Para 84 Para 85 (Para 86-7*) Para 88	Policy 11 (Policy 12)Policy 22 Policy 25 Policy 29 Policy 30 Policy 31	DEV1 DEV4 DEV8 ENV7 ENV8 ENV11

Policy no	Policy name	Objective	Relevant NPPF policy	Relevant NDDC Local Plan policy	Relevant Dorset Council Local Plan policy
				Policy 33	ENV12 HOUS7 ECON8 ECON9 COM8
3b	Land South of A30	To ensure that development gain arising from mixed development along the A30 accrues to the Parish Council	Para 158	(Policy 11) (Policy 18)	DEV1 ENV7 NORD1 SHAF4

Section 4 – Leisure, Community and Well-being

To maintain and improve the quality of life of parishioners

Policy no	Policy name	Objective	Relevant NPPF policy	Relevant NDDC Local Plan policy	Relevant Dorset Council Local Plan policy
4a	Sustainable transport	To encourage sustainable transport links through accessible and safe rights of way in the Neighbourhood Area	Para 88 (Para 93*) Para 104 Para 108 Para 158	Policy 3 Policy 13 Policy 15 Policy 22 Policy 24	DEV9 ENV7 ENV8
4b	Traffic impacts and road safety	To resolve problems caused by heavy traffic through traffic and associated safety issues	Para 115 Para 117	Policy 4 Policy 13 Policy 15	DEV9 ENV8 SHAF6
4c	Infrastructure provision	To improve community facilities, recreational and amenity areas in the Neighbourhood Area	Para 118–9 Para 155	Policy 13 Policy 22	DEV9 ENV8 COM10

4d	Community facilities	To protect and enhance community facilities, recreational and amenity areas	Para 88 Para 97 (Para 102*) Para 158	Policy 4 Policy 14 Policy 15 Policy 20 Policy 27	DEV9 COM2 COM4
4e	Energy	To encourage measures that promote a net-zero future	Para 116 Para 156 Para 157 Para 158 Para 159 Para 160 Para 161 (Paras 162-3*) Para 165	Policy 3 Policy 22	DEV9 COM9 COM10
4f	To encourage measures that promote a net-zero future	To support sustainable ground-mount PV installations	Para 157 Para 158 Para 160 Para 161 (Paras 162-3*) Para 165	Policy 3 Policy 22	DEV9
4g	Lighting and air pollution	To encourage measures to reduce light pollution and retain the Cranborne Chase National Landscape's Dark Sky Reserve status	Para 191	Policy 25 Policy 22	DEV9 ENV11
4h	Water and water efficiency	To maximise the potential of water efficiency and energy from water	Para 158	Policy 3 Policy 22	DEV9
4i	Local Green Spaces	To protect and promote valued green infrastructure through the allocation of Local Green Spaces	Para 105-7 Para 145 (Para 150*) Para 152-155 Para 181 Para 191 Para 216	Policy 4 Policy 15	DEV9 ENV1

Section 1. Introduction

The Melbury Abbas and Cann Neighbourhood Plan (MA&CNP38) has been prepared in accordance with the statutory regulations required by paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990.

A Basic Conditions Statement (BCS) is a requirement for each neighbourhood plan upon formal Submission of the Plan to the Local Planning Authority (also known as Reg 15). The BCS sets out whether the Plan has met legal requirements set out in the Neighbourhood Planning Regulations, is in general conformity to strategic policies set out in the development plan for the area, contributes to sustainable development and does not cause significant or adverse impacts on designated EU environmental sites, such as Special Areas of Conservation.

Defining the Basic Conditions

Part 5, paragraph 15 of the Regulations sets out the requirements for the qualifying body submitting a neighbourhood plan to the local planning authority and it must include the following:

- i) A map or statement which identifies the area to which the proposed neighbourhood development plan relates (included – see also designated figure above)
- ii) A consultation statement (included – this can be accessed via the following [link](#))³;
- iii) The proposed neighbourhood development plan (included and accessible via the MA&CNP38 [webpage](#));
- iv) A statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B of the 1990 Act (included in the following sections).

This statement meets the requirements of (d) above and is known as the Basic Conditions. The Basic Conditions are:

- The draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF – the most recent version MA&CNP38 has been assessed against is the 2021 version);
- The draft NDP must contribute to the achievement of sustainable development;

³ This sets out how the community was consulted as the plan was prepared, including National guidance indicates how landowners and developers were consulted to support the deliverability of any proposed development.

- The draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case Dorset Council's Local Plan;
- The draft NDP must meet the relevant EU obligations;
- Prescribed conditions are met in relation to the NDP and prescribed matters have been complied with in connection with the proposal for the plan (EIA and Habitat Regulations).

As well as this, the Plan must also demonstrate compliance with key criteria set out in relevant regulations related to Neighbourhood Planning, which are detailed below.

Section 2. Compliance

Compliance with legal neighbourhood planning regulations

Preparing the plan by a qualified body

The Plan has been prepared by Melbury Abbas and Cann Parish Council as the Qualifying Body as defined by the Localism Act 2011. The detailed preparation and submission of the plan was delegated by the parish council to the Steering Group set up to develop the Plan, defined in a constitution for the group as a sub-group of the Parish Council and with representatives of the Council as its members to provide oversight.

MA&CNP38 Plan period

The Plan clearly states that the plan period covers 2022⁴ – 2038, in line with the emerging Dorset Local Plan. This is specified on the front cover and throughout the Plan.

Land-use and development

The Plan covers land use planning issues relating to the development of land, including related environmental and heritage issues. Matters deemed to be outside of this remit have been included as action plans for the Parish Council to follow up separately, which are linked to policies in the plan.

Excluded development

⁴ The start date reflects when MA&CNP38 was published for the Reg 14 consultation in March 2022.

MA&CNP38 does not address strategic matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

Coverage of areas outside of the designated Neighbourhood Area (NA) of Melbury Abbas and Cann

The Plan does not seek to designate any policy in an area outside of the designated NA. Policy 3b. includes measures to ensure fair and appropriate distribution of any development gain arising from these developments (a process we acknowledge is already set out in national policy guidance).

The following sections outline how MA&CNP38 has been prepared with due regard for extant national, Dorset-wide (under the current North Dorset Local Plan development plan and the emerging Dorset Local Plan), relevant EU and other environmental designations in the NA.

Environmental Impacts

Regulations 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out two additional basic conditions to those set out in primary legislation which came into effect on 28 December 2018. Regarding the relevant amendments applicable to neighbourhood plans.

It states that:

- The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
- A neighbourhood plan must demonstrate how it will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as ‘mitigation measures’). To demonstrate that a neighbourhood plan contributes to sustainable development, sufficient and proportionate evidence should be presented on how the plan guides development to sustainable solutions.

Human Rights

The Examiner must also consider whether the draft neighbourhood plan is compatible with human rights. Reference to compliance in this regard is set out at the end of this basic conditions statement.

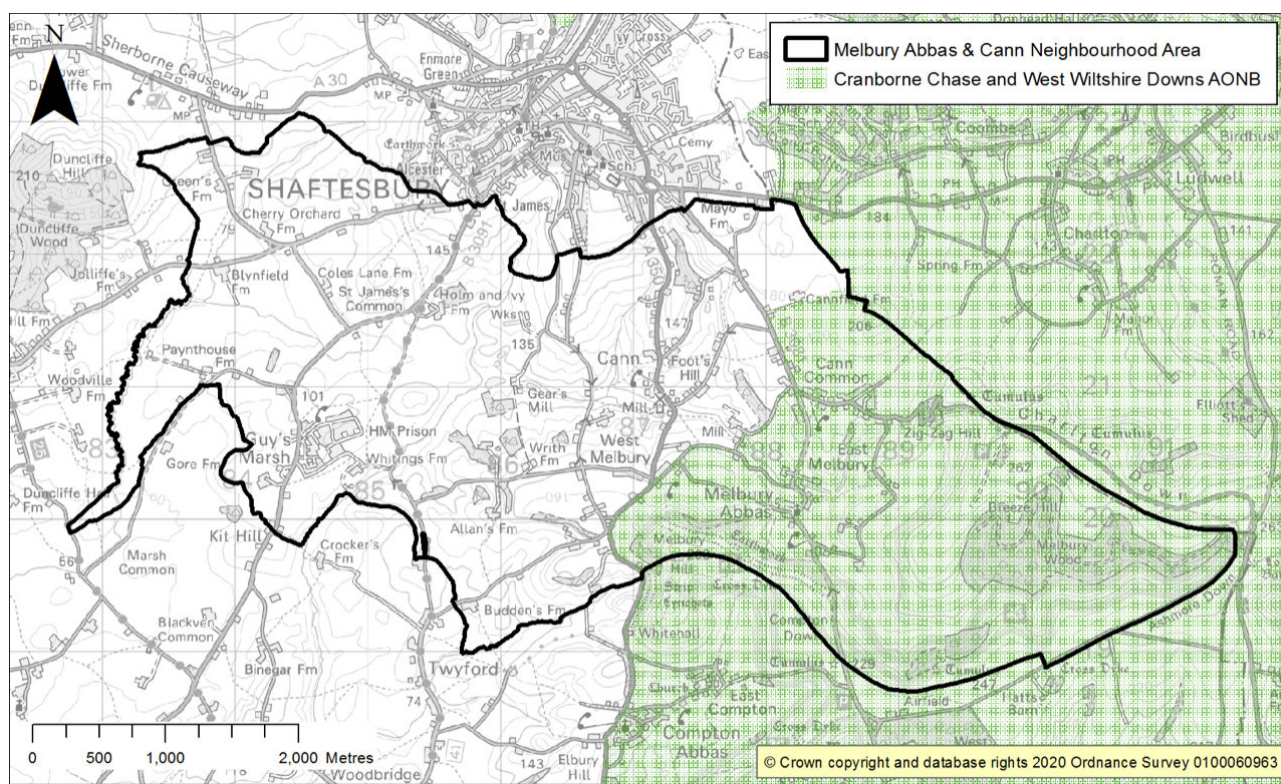
Compliance with national planning policy

MA&CNP38 must have appropriate regard for national policy. The Government's planning policy for England is set out in the NPPF, which seeks to achieve the right balance between sustainability and growth and ensure that development will enhance existing communities. The NPPF ([last updated in December 2023](#)) is also supported by [National Planning Policy Guidance](#) and Ministerial Statements, which are referenced below if appropriate to do so.

The December 2023 NPPF (see para 7-8) has three distinct planning roles and objectives to deliver sustainable development:

- Economic – contributing to building a strong economy: ensuring that sufficient land is available in the right place and at the right time.
- Social – providing homes that will meet the needs of future generations, and supporting the community's health, social and cultural well-being.
- Environmental – protecting our environment: using natural resources prudently, minimising waste and pollution, and mitigating climate change.

The NPPF states a presumption in favour of sustainable development (see paras 10-14); this means positive growth that contributes to the economic, environmental and social progress for this and future generations. As an area set partially within the Cranborne Chase National Landscape (mainly in the Eastern side of Cann parish), the presumption in favour of sustainable development does not apply in these areas (see footnote 7).



Extent of Cranborne Chase National Landscape within the Neighbourhood Area (NB: formally called 'AONB').

Neighbourhood plans need to be prepared to positively contribute to a local plan's vision and strategic priorities. A neighbourhood plan should not promote less development in the neighbourhood area than is set out in the local plan or undermine its strategic policies. The steering group has made every effort to ensure that MA&CNP38 complies with national and relevant EU policy as well as the strategic policies and objectives set out in the [North Dorset Local Plan \(2011-2031, adopted 15th January 2016\)](#) and is in line with the [emerging Dorset Local Plan](#) (its Strategic Priorities set out in Chapters 2 to 6) and the [North Dorset Options Statement](#). The North Dorset Local Plan is in place until the emerging county-wide plan is adopted (expected to be in May 2026). A summary of how MA&CNP38's policies relate to these different policies is set out below.

It is now the role of the Examiner to confirm whether or not MA&CNP38 meets the Basic Conditions and to consider any additional comments received during the Reg 16 (Submission Version) consultation. Please refer to the [MA&CNP38 Consultation Statement](#) for how comments raised during the Reg 14 consultation process were addressed.

Below, this table summarises the sections of the NPPF and how these are relevant to MA&CNP38 (* indicates the NPPF paragraph relates to strategic, but relevant, matters covered by an LPA).

NPPF section	Comment	Relevant NPPF paragraph (Dec 23)	MA&CNP38 Policy Reference
1. Introduction	N/A		N/A
2. Achieving sustainable development	<p>MA&CNP38 seeks to sustain and improve local facilities for existing and new residents and ensure the provision of amenity spaces and has designated Local Green Spaces and outlined infrastructure priorities for the plan area (further detailed in the action points). MA&CNP38 seeks to respect the historic and natural environment as a key part of this strategy. The comprehensive development of Southbank Farm could provide multiple community benefits for the local area and provide modernised community assets to contribute to a village community within the beautiful backdrop of Fontmell and Melbury Downs SAC. The Plan's emphasis on the delivery of affordable housing is fundamental to contributing to the social aspects of sustainability of a rural community in the future.</p> <p>MA&CNP38 supports strategic elements of a local plan or spatial development strategies, influencing what is outside their scope.</p>	Para 13	Policy 1e Policy 1f. Policy 1g. Policy 1h.
3. Plan-Making	MA&CNP38 is based on a locally-defined vision. The work was undertaken by a Neighbourhood Plan Working Group made up of representatives from across the neighbourhood area. The group reviewed a range of evidence and carried out several focused community consultation events that reinforced the vision for MA&CNP38 and helped identify community priorities. Policies are underpinned by up-to-date and proportionate evidence, considering the latest market signals. Locations for development are identified on a policies map. Expected contributions from development (inc. affordable housing and local infrastructure and facilities) are clearly set out in allocations policies. This document sets out how the Plan meets the 'basic conditions' of compliance within existing policy frameworks before they it can be tested at examination (before a referendum).	Para 15 Para 16 Para 18 (Para 23) Para 28 Para 29 Para 30 Para 31 Para 34 Para 37	General principle (Policy 1g.)
4. Decision-making	Development should improve the economic, social and environmental conditions of the area and be approached in a 'positive and creative way'. Engagement of landowners and other stakeholders has sought to put forward viable and needed schemes, particularly for affordable housing and community facilities. The BCS has been screened against the emerging Dorset Local Plan (Consultation Version 2021) since LPAs can confer weight to emerging Local Plan policies, particularly in more	Para 38 Policy 48	N/A - general approach

NPPF section	Comment	Relevant NPPF paragraph (Dec 23)	MA&CNP38 Policy Reference
	advanced stages of preparation.		
5. Delivering a sufficient supply of homes	<p>MA&CNP38 aims to exceed the identified housing need as possible through development agreed alongside the A30/B3081 intersection and contributes to the housing needs of our rural community, including with an appropriate mix of housing types for the local community. This has been informed by a Housing Needs Assessment commissioned by AECOM.</p> <p>Size, type and tenure of housing needed for different groups in the community are assessed and reflected in planning policies but MA&CNP38 has not sought to duplicate what is already clearly listed in Dorset planning policies.</p> <p>Affordable housing (AH) is sought on major development (over 10 sites) on Southbank Farm and on the Land South of Melbury Motors (which is in a National Landscape, where the provision of AH can be 5 or less). While the provision of AH can be lowered if on brownfield land on both the Village Hall site and 7 St Anne's Close these sites are allocated exclusively for affordable housing, where this is proven viable. Development of AH by community-led approaches are especially welcomed.</p> <p>Three allocated sites reflect the NPPF's encouragement of at least 10% of development to be met through sites of less than 1 ha and to encourage NDPs to put forward smaller sites (Policy 1e. 7 St Anne's Close, Guys Marsh 0.13 ha; Policy 1f. Land South of Melbury Motors 0.21 ha; Policy 1g Southbank Farm 0.93 ha - excluding the area on the southern side which is allocated for (greenfield recreation/community facilities); Policy 1h. Village Hall 0.14ha).</p> <p>Planning policies do not encourage the development of isolated homes in the countryside, but live-work units and appropriate and sensitive development of redundant buildings is encouraged.</p>	<p>Para 60 Para 63 Para 64 Para 65 Para 66 (Para 67) Para 71 Para 83 Para 84</p>	<p>Policy 1b. Policy 1e. Policy 1f. Policy 1g. Policy 1h. Policy 2e.</p> <p>Policy 3a.</p>
6. Building a strong, competitive economy	<p>MA&CNP38 seeks to support and strengthen economic activity by encouraging residents to live close to their place of work.</p> <p>MA&CNP38 seeks a proactive approach to retain existing local employment for sites and supports mixed use development as part of a strategy to deliver economic development and housing. In line with para 88 of the NPPF, MA&CNP38 aims to promote rural enterprise and an integrated approach to employment, housing and community facilities and the plan also supports additional community facilities and seeks to prevent their loss and promote improved provision of the village hall on Southbank Farm. Open spaces are also protected and enhanced in Policy 4i (c/f NPPF para 88). The level of development on allocated sites aims to either utilise extant brownfield sites or deliver a positive contribution to existing settlement areas in terms of facilities (and affordable housing), while public transport is not readily available in the NA it does not negate the need to seek these</p>	<p>Para 85 (Para 86*) (Para 87*) Para 88 Para 89 (Para 93*)</p>	<p>Policy 1g. Policy 3a. Policy 3b. Para 4a. Policy 4d. Policy 4i.</p>

NPPF section	Comment	Relevant NPPF paragraph (Dec 23)	MA&CNP38 Policy Reference
	improvements to the local community and the additional traffic impacts on the road network are not considered 'unacceptable' (c/f NPPF para 89)		
7. Ensuring the vitality of town centres	MA&C is a rural area and therefore these policies do not apply. The NA does act as a nearby rural landscape for residents of neighbouring Shaftesbury with important rights of way and views and vistas. These are indirect impacts on the townscape and outside the scope of the plan as they relate to town centres but are nonetheless integral to the plan as features to protect in their own right. There are no known out of town facilities planned for Shaftesbury that are likely to impact on the NA. The NPPF states in para 93 that "The sequential approach should not be applied to applications for small scale rural offices or other small scale rural development."	(Para 93*)	N/A
8. Promoting healthy and safe communities	<p>MA&CNP38 seeks to support a sustainable community with appropriate provision of a range of accessible dwellings, facilities and opportunities for different social needs across different age groups. MA&CNP38 seeks to enhance people's enjoyment of amenity and key green spaces within the area. MA&CNP38 aims to achieve healthy, inclusive and safe places that encourage interaction in well-designed developments that contribute to the much-needed provision of affordable housing, where these units are integral to well-designed and beautiful development. There is a critical need to deliver recreational facilities that children can enjoy in the NA and their absence demonstrates the need to provide for this through new development opportunities (i.e. through allocated site provision or vital infrastructure levies as part of development monies arising from development in the NA). Access and improvement to public rights of way to promote active travel is set out in Policy 4a and can be delivered partly through the footway and access to amenity space on the southern side of the site in Policy 1g..</p> <p>MA&CNP38 plans positively for the provision and use of shared spaces, community facilities and services to support social and cultural well-being for all sections of the community and protects against their loss without effective criteria to allow their substitution at no loss in terms of provision to the community. Provision of new community services at Southbank Farm can also benefit the residents of development at the land South of Melbury Motors. Similarly, key worker housing at 7 St Anne's Close can more easily access the facilities at HMP Guys Marsh. Open spaces are also protected and enhanced in Policy 4i and the wider climate, recreational, and nature benefits have been assessed in the designation rationale for LGS sites.</p>	Para 96 Para 97 (Para 102*) Para 103 Para 104 Para 105 Para 106 Para 107	Policy 1g. Policy 1e. Policy 1f. Policy 1i. Policy 2a. Policy 4a. Policy 4d. Policy 4i.
9. Promoting sustainable transport	MA&CNP38 recognises the need to promote and facilitate greater levels of sustainable transport such as improving walking and cycling options in the community, and wherever possible, seeking	Para 108 Para 109 Para 114	Policy 1f. Policy 1g. Policy 1i.

NPPF section	Comment	Relevant NPPF paragraph (Dec 23)	MA&CNP38 Policy Reference
	<p>to deliver these benefits to those with mobility issues wherever possible. It is acknowledged that cycling routes are constrained by the existing road network but nonetheless these should be aspirational to achieve in the NA to support active travel and reduce carbon emissions where possible and safe to do so. The provision of a footway on Southbank Farm can benefit residents on this allocated site as well as those on the land South of Melbury Motors. While public transport is not readily available in the NA it does not negate the need to seek these improvements to the local community and provision of improved footpath networks and a footway along the B3081 at Cann Common are expected to be a step towards promoting sustainable transport in the area. Should there be any development gain monies arising from development in Cann on the land South of the A30 site, then there should be a fair distribution of these benefits accruing to MA&C Parish Council, some of which could contribute to promoting sustainable transport. (NB: paragraphs 111-112 related to parking are covered by existing local planning policy). Allocated sites are not expected to contribute to adverse impacts on the capacity of the local transport network or highway safety. In particular, Policy 4a sets out the need for safe and accessible routes into both the northern (residential area) and southern (community and recreational facilities) and the road layout reflects the difference between these uses with a clear separation reflected in the layout in Figure 23. Public transport routes into the site are unlikely but possible with the proposed spatial configuration. EV charging is covered in Policy 4a. The need to provide a travel statement if significant movement is expected is set out in Policy 4b. (c/f NPPF para 116).</p>	<p>Para 115 Para 116 Para 117</p>	<p>Policy 3b. Policy 4a. Policy 4b.</p>
<p>10. Supporting high quality communications infrastructure</p>	<p>The delivery of high speed broadband is encouraged in Policy 4c. <i>(This is also reflected in the NDCC Local Plan Policy 13: Grey Infrastructure and the emerging Dorset Local Plan and COM12. The provision of utilities service infrastructure).</i></p>	<p>Para 118 Para 119</p>	<p>Policy 4c.</p>
<p>11. Making effective use of land</p>	<p>Development in the NA seeks to complement and enhance the existing character of the neighbourhood area whilst recognising its unique form and landscape and optimise opportunities for brownfield redevelopment, affirmed in Policy 1a. For instance MA&CNP38 allocates 7 St Anne's close and the current Village Hall site as brownfield redevelopment. It has allocated two other sites which optimise the development of land close to adjacent settlement areas in Cann Common that can contribute to much-needed affordable housing and community facilities (one of which is a partial brownfield site, Policy 4a.). Policy 1g. Also includes a permanent area for biodiversity net gain and substituting the current under-utilised Village Hall to that site in order to contribute to affordable housing (see Policy 1h). The efficient use of land is also balanced with high design principles mirroring local character (c/f NPPF para 128). Allocated sites seek</p>	<p>Para 123 Para 124 (Para 128*) (Para 129*)</p>	<p>Policy 1a. Policy 1e. Policy 1f. Policy 1g. Policy 1h. Policy 2a.</p>

NPPF section	Comment	Relevant NPPF paragraph (Dec 23)	MA&CNP38 Policy Reference
	to make the most efficient use of land as possible and are considered an appropriate density balanced by local character and other functions delivered on these sites.		
12. Achieving well-designed and beautiful places	MA&CNP38 agrees that “Good design is a key aspect of sustainable development” (NPPF para 131). The plan sets out clear design expectations and requires housing to be closely and sympathetically integrated with the rest of the settlement and to blend with the landscapes of the Cranborne Chase National Landscape, reflected in the MA&CNP38-commissioned design guide. Quality amenity space in new development that contributes to biodiversity net gain will be expected to be delivered as part of any new development which can optimise the function of different land use characteristics on developed sites. Trees should be incorporated into new footways and walkways (c/f NPPF, para 136) where appropriate. Building for a Healthy Life accreditation or similar is encouraged in Policy 2a.	Para 131 Para 132 (Para 133*) Para 135-4 Para 137 (Para 138*) (Para 139*)	Policy 1g. Policy 2a. Policy 2b. Policy 2c.
13. Protecting Green Belt land	Policy 1a. seeks to avoid confluence between rural and urban areas, including through the application of a buffer zone. LGS are managed following the same development management principles of the Green Belt. Though the NPPF affords development in the Green Belt in “very special circumstances” so long as development is not deemed “inappropriate”. MA&CNP38 sets rationale for why the allocated LGS should not be built on, with the exception for the landowner Wessex Water retaining the right to carry out appropriate management activities on Boyne Hollow (c/f NPPF paras 154-5).	Para 142-3 Para 145 (Para 150*) Para 152 Para 153 Para 154 Para 155	Policy 1a. Policy 4c. Policy 4e.
14. Meeting the challenge of climate change, flooding and coastal change	<p>Development is expected to support the transition to a zero-carbon economy through high quality environmental design and infrastructure wherever possible, taking into account design configurations to maximise the potential for renewables now and in the future (Policies 4e-h.). Development will contribute to water efficiency and appropriate sewage treatment where necessary (e.g. SUDs - which are expected as part of any major development, c/f NPPF para 175). Providing for low-emission transport options is fundamental to achieving this. No specific sites for renewables have been identified (see related action points) but landscape impacts on solar-mounted sites are set out in Policy 4f. (Wind energy is dealt with by the emerging Local Plan policy COM10 and COM 11). Opportunities for renewable energy schemes put forward and delivered through community-led schemes are welcome, subject to the policies in this plan.</p> <p>A local requirement to encourage evidence of positive environmental benefits (through the use of sustainability of accreditation schemes such as the Home Quality Mark and BREEAM Excellent for commercial development) reflects the government’s policy for national technical standards and does not seek to contradict this.</p>	Para 157 Para 158 Para 159 Para 160 Para 161 (Para 162-3*) (Para 164*) Para 165 (Paras 166-174*) Para 175	(Policy 1f. Policy 1g.) Policy 2a. Policy 2e. Policy 3a. Policy 4a. Policy 4c. Policy 4e. Policy 4f. Policy 4g. Policy 4h.

NPPF section	Comment	Relevant NPPF paragraph (Dec 23)	MA&CNP38 Policy Reference
	<p>Policy 4a. encourages the reuse of existing resources, and including the re-use and conversion of existing buildings is encouraged in Policy 3a.</p> <p>The River Stirkel flows through the NA, but there are few areas at risk of fluvial flood risk. Some areas are at low level risk of surface water flooding. There are no coastal areas within the NA. Flood risk has been considered on a site-by-site basis and national policy on flood management is not repeated in MA&CNP38.</p> <p>Overall, MA&CNP38 takes a positive approach to enhancing the local natural and historic environment, seeking net gains where possible and balancing these with the wider context of seeking climate resilience.</p>		
15. Conserving and enhancing the natural environment	<p>The Cranborne Chase National Landscape is highly valued and there is a strong desire to ensure its protection by respecting the AONB Management Plan with a local implementation strategy. While one site is in the Cranborne Chase National Landscape (Policy 1f. – delivering four dwellings, two of which are affordable) and another on its boundary (Policy 1g., which typically is considered major development since it is 10+ dwellings⁵). As the NPPF states “The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas” (para 182). MA&CNP38 has sought to balance any potential impact arising from these developments with appropriate landscaping and land set aside for biodiversity net gains in perpetuity, balanced with the overall contribution to community assets and community cohesion to support a resilient rural community in Cann Common into the future.</p> <p>MA&CNP38 seeks net gains in biodiversity wherever possible and the blending of the natural and built environment e.g. green roofs and living buildings. The integration of green spaces into the design of new development and protection of existing green spaces is paramount. While there are no Air Quality Management Areas and Clean Air Zones in the NA, mitigating adverse environmental impacts on either residential and/or commercial development in mixed development is set out in Policy 3a. MA&CNP38 also seeks protection of woodland and trees in Policy 2b. Specifically, any remedial work due to potential land instability on the current Village Hall site (Policy 1h.) is expected before any development can take place.</p>	<p>Para 180 Para 181 Para 182 Para 183 Para 184 Para 185 (Para 186–8*) Para 189 Para 190 Para 191</p>	<p>Policy 1g. Policy 1h. Policy 2a. Policy 2b. Policy 2c. Policy 2d. Policy 3a. Policy 4g. Policy 4i.</p>

⁵ The NPPF here states that “For the purposes of paragraphs 182 and 183, whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined” (para 183).

NPPF section	Comment	Relevant NPPF paragraph (Dec 23)	MA&CNP38 Policy Reference
16. Conserving and enhancing the historic environment	MA&CNP38 seeks to conserve and enhance the character of local heritage assets (including relating to improvements to energy infrastructure upgrades on historic buildings), always provided that the historic building is not compromised. A local heritage list (i.e. non-designated heritage assets) seeks to complement designated heritage assets and set out a positive strategy for the conservation and enjoyment of the historic environment. Consultation with Dorset Council's heritage and conservation team involved assessing the HER to determine the local heritage list. For areas that may be within the vicinity of an identified heritage asset, Policy 2e. seeks additional archeological investigation to determine whether additional heritage assets may be revealed through new development and implement appropriate mitigation measures if so.	Para 195 Para 196 (Paras 198-203*) Para 205 (Paras 206-8*) Para 209 (Para 210-211*) (Para 214*)	Policy 1b Policy 1f. Policy 1h. Policy 2a. Policy 2e. Policy 3a. Policy 4f.
17. Facilitating the sustainable use of minerals	No specific policies relate to mineral, oil or gas extraction in MA&CNP.	Para 216	Policy 4i.

2.3.2. MA&CNP38 compliance to Local Plan objectives

Neighbourhood Plan policies can add local flavour to non-strategic policies in the development plan. Both of these North Dorset Local Plan (NDDC, 2016) and the emerging Dorset Local Plan (2021) form the basis of an assessment of MA&CNP38 against the policies in the development plan for Dorset, below.

The North Dorset Local Plan

The Development Plan covering the Neighbourhood Area under the North Dorset District Plan includes 33 policies covering the following areas:

- Sustainable Development Strategy (Policies 1-2)
- Environment and Climate Change (Policies 3-5)
- Meeting Housing Needs (Policies 6-10)
- Supporting Economic Development (Policies 11-12)

- Infrastructure (Policies 13-15)
- Market Towns and the Countryside (Policies 16-20 – NB: policies 16-19 are not relevant for the MA&C38 NA)
- Gillingham Southern Extension (Policy 21 – NB: not relevant for the MA&CNP38 NA)
- Development Management Policies (Policies 22-33)

While Cann Common used to have a settlement boundary, this was removed in the adopted Local Plan. As such, no settlements have a defined development (settlement) boundary in the NA. Under planning terms, MA&CNP38 is therefore treated as ‘countryside’ for planning purposes. Important allocations affecting the NA include the Land South of the A30 for employment purposes (which has now been approved for mixed development following a decision by an Inspector at appeal).

Comparison of the North Dorset Local Plan against related MA&CNP38 policies (NB: advice from Dorset Council to neighbourhood planning groups is that policies 1 to 21 are strategic, and policies 22 to 33 are non-strategic)

Local Plan Policy	Strategic or Non-Strategic	Policy summary	Related MA&CNP38 policies
Policy 1: Presumption In Favour Of Sustainable Development	Strategic policy (reflects national policy, as well as strategic objectives of the local plan)	The Council aims to collaborate with applicants to find solutions that enhance economic, social, and environmental conditions in the area. Planning applications aligned with the Local Plan and neighbourhood plans will be promptly approved, unless material considerations suggest otherwise.	N/A
Policy 2: Core Spatial Strategy	Strategic Approach	The four main towns—Blandford, Gillingham, Shaftesbury, and Sturminster Newton—are identified as primary service centres and the main focus for housing and development. Stalbridge and eighteen larger villages are designated for growth to meet local needs. The countryside outside the four main towns, Stalbridge, and larger villages will face strict development control, allowing exceptions only for essential rural needs. Settlement boundaries around main towns, Stalbridge and larger villages will be retained for development management until reviewed, while boundaries around other settlements are removed, subject to countryside policies unless redefined in neighbourhood plans or Part 2 of the Local Plan.	Policy 1b. [Removed the settlement boundary in Cann Common]
Policy 3: Climate Change	Strategic Approach	Development within the district must focus on reducing greenhouse gas emissions, promoting renewable and low-carbon energy projects in appropriate locations. When reusing or extending existing buildings, efforts should be made to enhance energy performance unless impractical or unfeasible. New buildings should align with the Core Spatial Strategy, preferably in areas with everyday facilities, supporting cycling, walking, and public	Policy 4a. Policy 4e. Policy 4f. (Policy 4g.) [MA&CNP38 action points]

Local Plan Policy	Strategic or Non-Strategic	Policy summary	Related MA&CNP38 policies
		transport. Design considerations should maximise solar radiation use, incorporate passive solar design principles, and meet national energy performance targets. Climate change impacts should be minimised through water consumption reduction, avoidance of flood-prone areas, and integration of measures to combat excessive urban heat. Neighbourhood plans must address local community actions for climate change mitigation and adaptation.	
Policy 4: The Natural Environment	Strategic Approach	The natural environment in North Dorset will be enhanced by protecting environmental assets and establishing an ecological network. Developments are encouraged to create habitats and promote biodiversity gains. Proposals respecting and enhancing the environment will be permitted unless significant adverse impacts arise. Landscape character and features will be retained, with mitigation required for significant landscape impact. Areas of Outstanding Natural Beauty (AONB) will be conserved, and mitigation integrated if harm is necessary. Internationally Important Wildlife Sites should avoid significant adverse effects, with specific mitigation measures outlined. Nationally designated Sites of Special Scientific Interests (SSSIs) should not be harmed, and effective mitigation measures are required. Locally designated natural environment sites must be protected, with compensation measures if necessary. The best agricultural land will be safeguarded, and impacts on protected species require assessments and appropriate mitigation.	Policy 1a. Policy 1f. Policy 1g. Policy 2b. Policy 2c. Policy 2d. Policy 4b. Policy 4d. Policy 4i.
Policy 5: The Historic Environment	Strategic Approach	Proposals affecting heritage assets will be assessed to sustain and enhance their significance. Great weight will be given to conserving designated heritage assets, requiring clear justification for any harm. Substantial harm or loss to a designated asset should be refused unless substantial public benefit outweighs it or specific criteria are met. Substantial harm to Grade I or II* listed buildings, registered parks, and other important sites should be wholly exceptional. Lesser harm will be weighed against public benefits. Harm to non-designated assets will be considered based on significance and scale.	Policy 2a. Policy 2e. Policy 3a. Policy 4c. Policy 4d.

Local Plan Policy	Strategic or Non-Strategic	Policy summary	Related MA&CNP38 policies
		Hidden heritage features should be recorded and preserved, while enabling development may be permitted in exceptional cases to secure long-term preservation, subject to stringent criteria and evaluation of alternatives. Deliberate neglect prevents enabling development approval.	
Policy 6: Housing Distribution	Strategic Approach	Between 2011 and 2031, North Dorset aims to provide at least 5,700 new homes, averaging around 285 per year. The primary focus is on the four main towns: Blandford (Forum and St. Mary), Gillingham, Shaftesbury, and Sturminster Newton. Anticipated housing development in these towns ranges from at least 1,140 to 2,200 homes. Additionally, approximately 1,350 affordable homes are targeted, distributed across the four towns. In the countryside, including Stalbridge and villages, housing and affordable housing provision will align with local needs, contributing to a total of at least 825 new dwellings. The goal is to meet identified needs while maintaining a balance between urban and rural development.	Policy 1b.
Policy 7: Delivering Homes	Strategic Approach	The Council emphasises creating mixed communities with a balanced housing mix. For market housing (2031), around 40% should be one or two bedrooms, and 60% three or more bedrooms. Affordable housing (2031) aims for 60% one or two bedrooms and 40% three or more bedrooms. Negotiations for housing mix start at these proportions for developments of 10 or more dwellings, but flexibility is allowed based on local needs or viability. Special attention will be given to age-restricted and adapted or supported housing. Residential density considerations prioritise effective site use, respect for local character, and high density in suitable locations. Infilling and residential garden developments must be sensitively designed, respecting local context and neighbouring properties. Local communities are encouraged to detail infilling policies in neighborhood plans.	Policy 1a. Policy 1c.
Policy 8: Affordable Housing	Strategic Approach	For developments of eleven or more dwellings with over 1,000 square meters, affordable housing contributions are required. Contributions vary by location, with Gillingham and Sturminster Newton at 25%, Shaftesbury and Blandford at 30%, and elsewhere in the District at 40%. Grant funding may impact the required percentage. The preference is on-site provision, but if not feasible, off-site or financial contributions are acceptable. The tenure	Policy 1d. Policy 1e. Policy 1f. Policy 1g. Policy 1h.

Local Plan Policy	Strategic or Non-Strategic	Policy summary	Related MA&CNP38 policies
		split for affordable housing should be 70-85% for affordable/social rented and 15-30% for intermediate housing. Flexibility is allowed based on local needs and viability. Affordable housing should integrate seamlessly with other housing and may include adapted or supported housing.	
Policy 9: Rural Exception Affordable Housing	Strategic Approach	Rural exception affordable housing schemes are allowed only in or near smaller villages and larger villages like Stalbridge within their settlement boundaries. Excluded are major settlements like Blandford (Forum and St. Mary), Gillingham, Shaftesbury, and Sturminster Newton. Approval for such schemes, including limited market housing units, depends on demonstrating a local need through up-to-date surveys. Sites should be sought first within the most sustainable settlement based on population, facilities, and accessibility. For settlements, the capacity should not exceed nine dwellings, and if unsuitable within the settlement, it can be adjacent. The number of affordable homes should meet the local need, and a limited market element may be permitted if essential for financial viability, provided it integrates with affordable housing and meets certain criteria. Affordable homes must remain available to meet local housing needs indefinitely.	Policy 1d.
Policy 10: Gypsies, Travellers And Travelling Showpeople	Strategic Approach	The Council will make appropriate provision to meet the identified need for Gypsies, Travellers and Travelling Showpeople pitches within the District through the identification of sites within the Dorset-Wide Gypsy, Traveller and Travelling Showpeople Site Allocations Development Plan Document (DPD). The requirement for the provision of transit sites will be addressed through the same DPD.	N/A <i>NB: Emerging Local Plan more detailed on this issue.</i>
Policy 11: The Economy	Strategic Approach	This policy focuses on the spatial approach to economic development in North Dorset, specifically the four main towns: Blandford, Gillingham, Shaftesbury, and Sturminster Newton. It supports the development of strategic sites for employment needs and encourages mixed-use regeneration on the outskirts of town centres. The policy aims to improve town centres as primary locations for retail, leisure, and commercial activities. In the countryside, economic development is facilitated through rural communities planning for local needs	Policy 3a. (Policy 3b.)

Local Plan Policy	Strategic or Non-Strategic	Policy summary	Related MA&CNP38 policies
		and specific policies allowing the reuse of existing buildings, small-scale expansion of employment sites, certain forms of tourist accommodation, and equine-related developments. The policy identifies key strategic sites for employment and mixed-use regeneration, outlining permitted uses and protections for these areas. Sustainable tourism is encouraged, with different accommodation types allowed in designated areas.	
Policy 12: Retail, Leisure And Other Commercial Developments	Strategic	This policy outlines the designation and regulation of town centres in North Dorset, focusing on Blandford Forum, Gillingham, Shaftesbury, and Sturminster Newton. It emphasises the importance of maintaining or enhancing the role and character of town centres, supporting retail and other main town centre uses. The policy discourages changes in use that result in a loss of retail frontage or ground floor retail space, particularly in primary shopping frontages. The Council aims to reduce vacancy rates, implement existing permissions for additional retail space, and work with communities for town centre enhancement. Proposals for town centre uses outside designated areas must adhere to a sequential test and avoid adverse impacts on existing investments or town centre vitality. The policy also addresses the retention and enhancement of outdoor weekly markets and provides guidance on shop front design.	(Policy 3a.)
Policy 13: Grey Infrastructure	Strategic	The Council, in collaboration with developers and partners, will ensure the implementation of necessary grey infrastructure to support growth and the economy in North Dorset. Planning applications will prioritise the adequacy and availability of grey infrastructure, and developments are expected to enhance it through on/off-site or financial contributions. In transportation, the focus is on sustainable measures, traffic flow improvements, and enhanced public transport services, including bus and rail. The Council will work with utilities and agencies to upgrade and provide essential services like broadband. Flood prevention, waste management, and public realm considerations, including public art and disability-friendly infrastructure, are also integral to development planning, promoting a holistic approach to infrastructure development in North Dorset.	Policy 1f. Policy 1g. Policy 4a. Policy 4b. Policy 4c.

Local Plan Policy	Strategic or Non-Strategic	Policy summary	Related MA&CNP38 policies
Policy 14: Social Infrastructure	Strategic	The Council aims to maintain and improve social infrastructure across the District by upgrading existing facilities and providing new ones as needed, in collaboration with partners and developers. Development projects should contribute to enhancing social infrastructure, either on-site or through off-site contributions. Key areas of focus include education, ensuring adequate facilities for pre-schools, primary, secondary, and special needs schools, as well as community learning opportunities. Health services should see the retention and enhancement of community hospitals and the provision of new or expanded surgeries. Cultural facilities like libraries, art galleries, and museums will be protected and developed. Recreation and sports facilities will be enhanced, with support for new facilities based on need. Community facilities such as halls and places of worship will be protected, with new ones provided as required, especially in rural areas. Sufficient land will be allocated for cemeteries and burial grounds.	Policy 1g. Policy 1h. Policy 4d.
Policy 15: Green Infrastructure	Strategic	The Council's planning policy emphasises integrating new green infrastructure with existing networks, enhancing countryside green spaces, and protecting important areas. It aims to develop strategic facilities like the North Dorset Trailway, promote wildlife enjoyment, and collaborate with partners for broader green infrastructure benefits. Development is required to enhance on-site and provide new green infrastructure, meeting set standards, with exceptions for practicality or greater off-site benefits. If on-site provision falls short, developments should contribute to off-site enhancements. Expectations include conservation, creation of new sites, improved open spaces, and area-specific packages for multiple benefits. Neighbourhood plans should align with these goals, considering measures like local green space designation.	Policy 1f. Policy 1g. Policy 2a. Policy 4b. Policy 4d. Policy 4i.
Policy 16: Blandford	Strategic	Blandford's Sustainable Development Strategy emphasizes its role as the main service centre in the south of the district. The strategy involves development and housing extensions within the settlement boundary, mixed-use regeneration of the	N/A

Local Plan Policy	Strategic or Non-Strategic	Policy summary	Related MA&CNP38 policies
		Brewery site, and addressing environmental concerns like flooding and climate change. Housing needs, totaling at least 1,200 homes by 2031, will be met through various developments, including a mitigation package for specific sites. Economic development includes employment sites, retail spaces, and town centre regeneration. Grey infrastructure enhancements focus on walking, cycling, and public transport links, with social infrastructure improvements such as community venues and school expansions. Green infrastructure development integrates sports pitches and facilities within the town's boundaries.	
Policy 17: Gillingham	Strategic	Gillingham's Sustainable Development Strategy aims to strengthen its role as the primary service centre in the north of the District through development within the settlement boundary, a strategic site allocation (SSA) to the south, and varied employment site developments. The strategy respects environmental constraints, emphasising the town's identity and self-containment. Addressing climate change includes sustainable drainage systems. Housing needs (at least 2,200 homes by 2031) involve the SSA, regeneration, and new developments. Economic development focuses on mixed-use regeneration, employment areas, and additional retail spaces. Grey infrastructure includes road enhancements, public transport hubs, and sewage upgrades. Social infrastructure involves community facilities, schools, and healthcare. Green infrastructure development focuses on river corridors, sports pitches, and open spaces to support proposed growth until 2031.	N/A
Policy 18: Shaftesbury	Strategic	Shaftesbury's Sustainable Development Strategy aims to fulfill its role in serving the northern part of the District through careful development and regeneration within the settlement boundary, housing extensions to the east and north, and an employment extension to the south-east. The strategy prioritises respecting environmental constraints, preserving the town's character, and reinforcing its reputation in arts, culture, and tourism. Measures addressing flooding, climate change, and protection of natural and historic environments are integral. Meeting housing needs involves infilling, regeneration, and developing specific areas. Employment needs are met through various developments, and mixed-use regeneration is encouraged. Infrastructure plans include road links, walking/cycling improvements, and social	(Policy 3b.)

Local Plan Policy	Strategic or Non-Strategic	Policy summary	Related MA&CNP38 policies
		facilities. Green infrastructure focuses on linking existing sites and providing new spaces to benefit both new and existing residents.	
Policy 19: Sturminster Newton	Strategic	Sturminster Newton's Sustainable Development Strategy focuses on specific growth areas within the rural west of the District, including redevelopment within the settlement boundary, greenfield land development, and small extensions. The strategy emphasizes adherence to the Town Design Statement and local community design principles. Measures addressing flooding, climate change, and the protection of natural and historic environments are integral. Meeting housing needs involves infilling, redevelopment, and new developments in specified greenfield sites. Economic development is supported by initiatives like the North Dorset Business Park. Infrastructure plans include improved walking and cycling links, extension of the North Dorset Trailway, and social infrastructure expansion. Green infrastructure development encompasses buffers, allotments, and strategic links, aligning with the town's growth up to 2031.	N/A
Policy 20: The Countryside	Strategic	The planning policy designates Stalbridge and eighteen larger villages as growth focal points outside main towns. Development in rural areas beyond defined settlement boundaries is allowed if it aligns with Local Plan policies, detailed in Figure 8.5, or demonstrates an 'overriding need' for countryside placement, especially for non-specified developments.	Policy 1a. Policy 1b. Policy 1c. Policy 1d. Policy 1e. Policy 1f. Policy 1g. Policy 1h. Policy 4d.
Policy 21: Gillingham Strategic Site Allocation	Strategic	The planning policy outlines the development of the southern extension of Gillingham through a Master Plan Framework. This framework ensures a coordinated and comprehensive approach to development, aligning facilities and infrastructure with housing and employment growth. The Council emphasizes the framework's importance as a material consideration in subsequent planning applications. Key elements include addressing climate change, conserving the environment, meeting housing needs (1,800 homes with 25% affordable), supporting economic development, and providing grey and social infrastructure. The plan also mandates green infrastructure provisions such as formal and informal open spaces, sustainable drainage systems, tree retention, and contributions to off-site green infrastructure enhancement.	N/A

Local Plan Policy	Strategic or Non-Strategic	Policy summary	Related MA&CNP38 policies
Policy 22: Renewable And Low Carbon Energy	Non-strategic. Not identified in the plan as a strategic policy, but there is national policy on the subject which must be taken into account	When evaluating proposals for renewable or low carbon heat or electricity generation, the policy requires a thorough assessment of social, economic, and environmental benefits against likely impacts. Approval for such projects, excluding wind energy, is contingent upon demonstrating satisfactory assessment of adverse impacts, maximising mitigation efforts, and ensuring that actual benefits outweigh remaining adverse impacts. Environmental impacts include visual, biodiversity, landscape, historic environment, water, and agricultural considerations. The policy also emphasises proper site selection, effective noise and vibration mitigation, meaningful local consultation, and agreed restoration plans. The assessment includes evaluating the generated energy's environmental impact reduction and potential local community benefits like job creation, economic investment, community ownership, and provision of renewable energy.	Policy 2a. Policy 2b. Policy 2c. Policy 2c. Policy 2d. Policy 2e. Policy 3a. Policy 4a. Policy 4c. Policy 4e. Policy 4f. Policy 4g. Policy 4h.
Policy 23: Parking	Not strategic, though may be impacts on safe and efficient transport networks	The policy permits development under certain conditions related to parking provisions. Residential and non-residential vehicle and cycle parking must align with the Council's standards, unless local or site-specific circumstances justify a different level. Motorcycle parking should be provided at an appropriate level considering the development's size and location, following the council's standards and guidance. Adequate parking for people with impaired mobility is required, complying with the Council's standards and guidance. The policy emphasises the importance of meeting these parking provisions to ensure that developments are adequately equipped to accommodate different modes of transportation and support accessibility.	N/A (not covered in MA&CNP38 with any additional criteria)
Policy 24: Design	Non-strategic	The policy emphasises that development must enhance the area's character and quality. Proposals need to justify how they align with specified design principles and standards, reflecting the local context. Developments meeting these criteria will be permitted, while those conflicting with principles or standards won't be allowed. Exceptions may apply, such as in town centre developments for certain aspects like bin storage and laundry drying. Well-designed contemporary schemes are acceptable in certain circumstances. Overbearing	Policy 2a. Policy 2b. Policy 2c. Policy 4a.

Local Plan Policy	Strategic or Non-Strategic	Policy summary	Related MA&CNP38 policies
		proposals or those significantly impacting existing properties' enjoyment will be refused. Developers must engage with the local community and incorporate local guidelines where established. Adequate space for cycle parking, bin storage, and recyclables is required, along with consideration for existing landscape features in development layouts.	
Policy 25: Amenity	Non-strategic	The policy stipulates conditions for permitted development regarding privacy, open space, sunlight, artificial light, noise, vibration, and unpleasant emissions. Development must safeguard occupants' and neighbours' privacy. Residential projects should offer appropriate private open spaces, and sunlight levels must meet acceptable standards. Artificial light schemes must be minimal, directed, and non-intrusive. Noise and vibration-generating development are allowed if they adhere to adopted standards and don't cause unacceptable disturbance. Noise and vibration-sensitive development must protect users from exceeding standards. Assessments may be required in potential noise or vibration issues, with agreed mitigation measures. Development generating unpleasant emissions is permitted only if local amenity is unaffected. Mitigation measures are necessary for residential projects near such emissions to ensure an acceptable impact on occupants.	Policy 1g. Policy 3a. Policy 4g.
Policy 26: Sites For Gypsies, Travellers And Travelling Showpeople	Non-strategic	The policy permits permanent caravan sites, transit caravan sites, and emergency stopping places for Gypsies, Travellers, and Travelling Showpeople, considering overall need, diverse site types, and the cultural and travelling patterns of different groups. Applicants must justify why proposed sites deviate from allocations, demonstrating no suitable alternatives. Occupancy is restricted to Gypsies, Travellers, or Travelling Showpeople, with proximity to settlements, safe access, and no flood risk. Permanent and transit sites must provide facilities for occupants, including vehicle servicing and horsekeeping, with satisfactory site management arrangements. The policy aims to balance the accommodation needs of these communities with considerations of safety, access, and cultural practices.	N/A

Local Plan Policy	Strategic or Non-Strategic	Policy summary	Related MA&CNP38 policies
Policy 27: Retention Of Community Facilities	Non-strategic	The policy aims to retain community facilities, both commercial and non-commercial. Positive responses to applications for facility extensions are encouraged to enhance viability. Diversification supporting the existing use, such as changing part of the site, is viewed favourably. However, development resulting in the loss of commercial community facilities (e.g., local shops or pubs) is permitted only if their commercial viability is proven unattainable. Loss of non-commercial local community facilities is allowed if impractical or undesirable for existing or alternative community-serving uses. In all development applications, the Council considers the facility's importance to the local community and its viability. Assets listed as community value receive greater emphasis for retention. The policy seeks to balance development with the preservation of vital community resources.	Policy 1g. Policy 1h. Policy 4d.
Policy 28: Existing Dwellings In The Countryside	Not strategic	The policy allows the replacement, alteration, or extension of dwellings in the countryside under specific conditions. For replacement, the existing dwelling must be permanent, and the new one should not increase visual intrusion. Relocation is allowed if it brings significant environmental benefits. Alteration or extension is permitted without creating separate dwellings, requiring curtilage extension, or causing additional visual intrusion. Ancillary domestic buildings within residential curtilages are allowed if ancillary, not creating separate dwellings, used for incidental purposes, and not visually intrusive. All constructions should respect the character and appearance of the existing dwelling and its surroundings. The policy aims to facilitate changes to dwellings in the countryside while ensuring visual harmony and adherence to specified conditions.	Policy 1b. Policy 2a.
Policy 29: The Re-Use Of Existing Buildings In The Countryside	Not strategic	The policy allows the reuse of existing buildings in the countryside, given certain conditions. The building must be permanent, not derelict, and of sound construction. It should be in a suitable location, and for residential re-use, it must create satisfactory living conditions. Permitted uses include economic development, community purposes, tourist attractions, and residential purposes with special circumstances. Re-use of	Policy 2a. Policy 3a. <i>NB: c/f emerging Dorset Local plan ECON10.</i>

Local Plan Policy	Strategic or Non-Strategic	Policy summary	Related MA&CNP38 policies
		heritage assets is considered under a separate policy. Assessment criteria include suitability for re-use without substantial reconstruction, a scale that doesn't impact surroundings, modest and ancillary extensions, preservation of historic or architectural importance, no extension of curtilage, and avoidance of visually intrusive ancillary uses. The policy aims to encourage thoughtful and appropriate re-use of existing buildings in the countryside.	
Policy 30: Existing Employment Sites In The Countryside	Not strategic	The policy encourages the retention and small-scale expansion of existing employment sites in the countryside, emphasising lawful use and appropriate size. It supports the extension or construction of buildings for employment, provided they are proportionate, sustainable, and visually harmonious with the landscape. Ancillary uses must not be visually intrusive or exceed site capacity. Extensions or new buildings should maintain character and not detract from existing structures. Redevelopment requires a specific need, comprehensive site treatment, and significant environmental benefits. Overall, the policy promotes lawful, sustainable, and visually compatible development of existing employment sites in the countryside for employment purposes.	Policy 2a. Policy 2c. Policy 3a. <i>NB: c/f emerging Dorset Local plan ECON1, ECON2 and ECON3..</i>
Policy 31: Tourist Accommodation In The Countryside	Not strategic	New tourist accommodation in the countryside is only allowed if reusing existing buildings, following Policy 29. Exceptions may be made if there's a compelling need to support an existing rural enterprise, aligning with Policy 20. Proposals and extensions for static caravans, touring caravans, and tent camping are permitted under specific conditions. These include a sustainable location accessible to local services without relying on cars, small-scale proposals integral to farm diversification, and compatibility with the area's character, design, and scale. Particularly in landscapes of high sensitivity, any adverse impacts must be effectively mitigated.	Policy 2a. Policy 2c. Policy 3a. <i>NB: c/f emerging Dorset Local plan ECON6</i>
Policy 32: Equine-Related Developments In The Countryside	Not strategic	Equine-related developments in the countryside are allowed under certain conditions. The site must be suitable for horse-keeping, with provisions for exercising horses without disrupting rights of way. Access and road networks should safely accommodate horse-related transport. Consideration is given to cumulative impacts on the countryside and highway safety due to concentrations of equine developments. For private recreation or leisure use, field shelters or stables	N/A <i>NB: c/f emerging Dorset Local plan ECON11</i>

Local Plan Policy	Strategic or Non-Strategic	Policy summary	Related MA&CNP38 policies
		must exclusively serve on-site horses, be appropriately scaled, use removable materials, and have minimal ancillary structures. Commercial enterprises should ideally reuse existing buildings, with new construction justified by a lack of suitable alternatives. Changing the use of a commercial equine site requires demonstrating its non-viability. Ancillary developments like riding arenas must be appropriately sized, close to existing buildings, and visually unobtrusive.	
Policy 33: Occupational Dwellings In The Countryside	Not strategic	Outlines criteria for permitting permanent and temporary dwellings for agricultural, forestry, or rural workers. For permanent dwellings, approval is contingent on factors like full-time employment, essential functional need, economic viability, and appropriate size and design. Temporary dwellings require a similar justification, focusing on full-time employment, essential need for a new farming activity, economic viability, and minimum size. The removal of occupancy conditions for agricultural or forestry dwellings necessitates proving efforts to market the property, along with demonstrating that the dwelling no longer serves a relevant need. Similar conditions apply to rural enterprise sites. In both cases, it must be shown that no alternative needs could be reasonably fulfilled, now or in the foreseeable future.	Policy 3a. <i>NB: c/f emerging Dorset Local plan HOUS8</i>

The emerging Dorset Local Plan

NPPG states that Neighbourhood Plans should have due regard to any emerging Local Plan covering the NA in question. Prior to the formation of the Dorset unitary council, [North Dorset initiated a Local Plan review of the North Dorset area](#)⁶. However, this was superseded by efforts to create a county-wide Local Plan upon the creation of Dorset Council in April 2021⁷ which has considered any extant work to prepare the former districts' Local Plan reviews. The consulted version of the emerging Dorset Local Plan, Volume 1 ([January 2021](#)) includes various strategic

⁶ As part of this process the Council consulted on an Issues and Options Document from the 27 November 2017 to 22 January 2018.

⁷ Covering the former districts of East Dorset, North Dorset, Purbeck, West Dorset and Weymouth & Portland.

priorities and related policies (which currently do not have set policy numbers) covering a number of topics:

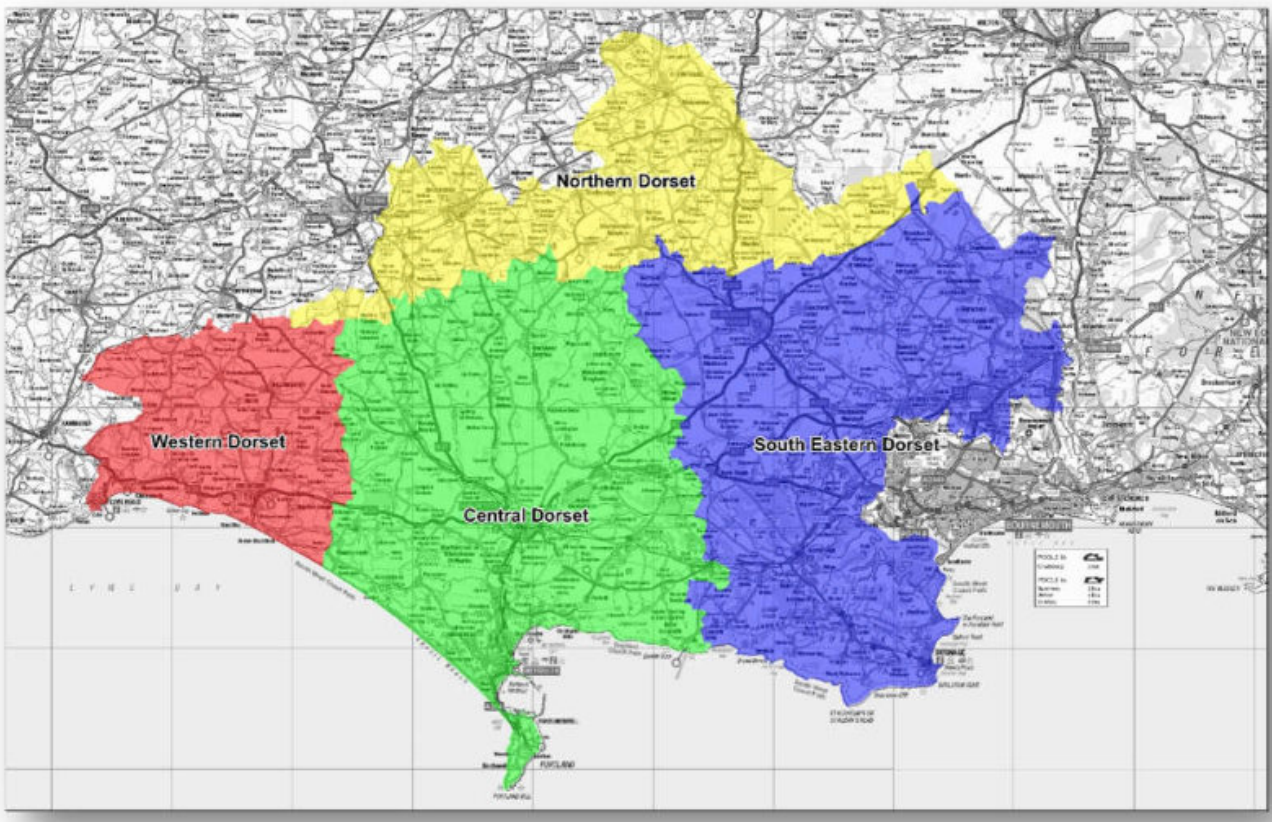
Strategic priorities

- Climate and ecological emergency
- Economic growth
- Unique environment
- Suitable housing

Policy categories

2. Development Strategy
3. The Environment and Climate Change
4. Housing
5. Economy
6. Community Infrastructure

The emerging Local Plan categorises Dorset into four functional housing and economic areas. For MA&C the relevant area is the Northern Dorset Functional Area.



Within these functional areas, communities are categorised according to a settlement hierarchy comprised of:

- Large built-up areas (Tier 1)
- Towns and other main settlements (Tier 2)
- Larger villages (e.g. with a population of 500+ with settlement boundaries and some community facilities (Tier 3) –**which are considered appropriate locations for small-scale infilling to meet their local needs**
- Smaller villages (e.g. fewer than 500 residents) and have a designated neighbourhood plan area (NA, Tier 4)

Figure 28.4: Northern Dorset Functional Area Key Diagram showing local plan allocation:



MA&C are in the Northern Dorset Functional Area, Dorset emerging Local Plan, [Section 28: Northern Dorset Functional Area](#), p. 242

Melbury Abbas and Cann are not defined in the table of larger villages in Tier 3 (see the emerging Dorset Local Plan, p.25). In addition, there are various spatial strategies that cover the different parts of the county set out in Volume 2: Spatial areas and appendices (neighbouring Shaftesbury (as a Tier 2 settlement) has its own town chapter in Volume 2).

The emerging Local Plan states that Dorset has achieved a below-target rate of completions set out in adopted local plans (over the past five years, the average rate of completions has been at 1,335 net additional homes per annum) which has led to “a pressing need to identify additional suitable and developable land” (para 2.7.3). The North Dorset functional area is estimated to have 11,375 unconsented existing allocations and 7,544 consented existing allocations – 4,359 of which are in the North Dorset functional area (para 2.7.12). Extant consents (yet to be developed sites) for the county account for 12,050 net additional homes (including residential institutions, Class C2 – see para 2.7.4). The emerging Local Plan estimates there was a supply of 3,615 net additional homes from ‘unconsented major sites’ and ‘small sites’ (as of 01 April 2019, para 2.7.21).

Figure 2.7 – Housing Requirement and Land Supply for the Dorset Council Local Plan Area⁴

Housing Requirement	30,481
Sources of Housing Land Supply	
Extant planning permissions at 01 April 2019	12,050
Supply from unconsented allocations in the Dorset Council Local Plan (figures base date to April 2019)	16,570
Small sites (10 to 30 dwellings) + major unconsented sites	3,615
Minor sites (9 dwellings or fewer) Windfall Allowance	6,193
Sites identified in neighbourhood plans (figures base date April 2019)	737
Unconsented rural exception sites with funding (figures base date April 2019)	120
Total Supply	39,285

Figure 2.7 – Housing Requirement and Land Supply for the Dorset Council Local Plan Area (p.50).

The table below screens MA&CNP38 against the emerging Dorset Local Plan.

Local Plan Policy	Policy summary	Related MA&CNP38 policies	How does MA&CNP38 consider this?
DEV1: The housing requirement and the need for employment land in Dorset	Sets out i) housing target of a minimum of 30,481 across the county (min. average annual rate of 1,793 dwellings per annum); ii) minimum of 131 hectares of employment land between 2021 – 2038. Housing supply from made or well-advanced Neighbourhood Plans has been included in the delivery of these targets (737 as of April	Housing Policy 1b Policies 1e-h Employment Policy 3a Policy 3b	The NA meets its own small-scale contribution towards this goal with a target of 45 dwellings and encouragement of employment land but no set target for delivery of employment space (ha). The employment policy 3b also

Local Plan Policy	Policy summary	Related MA&CNP38 policies	How does MA&CNP38 consider this?
	2019), and allocations in future neighbourhood plans will also contribute to this source of housing supply (see para 2.7.13/14). ⁸		supports the strategic allocation of the land south A30 as an employment site. As per the requirement to issue Neighbourhood Areas with a housing figure, the policies within MA&CNP38 have focused on providing sites suited to the more rural needs of residents who may wish to relocate in the community, as well as consider the development along with A30 (within Cann boundary) as part of the overall contribution to the minimum figure of 45 ⁹
DEV2: Growth in the south eastern Dorset functional area	Sets out strategic locations for development in the functional area. In rural areas includes some larger villages and other larger village defined by a 'local plan development boundary' will be the main focus for development.	N/A outside of functional area	N/A outside of functional area
DEV3: Growth in the central Dorset functional area	Sets out strategic locations for development in the functional area. In rural areas includes some larger villages and other larger village defined by a 'local plan development boundary' will be the main focus for development	N/A outside of functional area	N/A outside of functional area
DEV4: Growth in the northern Dorset functional area	Sets out strategic locations for development in the functional area, including: major urban extension south of Gillingham, Sherborne, modest development in Shaftesbury, limited growth in the market towns of Sturminster Newton and Stalbridge and existing settlement areas or those with a neighbourhood plan boundary. Allows for 'infilling and intensification' of existing employment sites.	Housing Policy 1a Policies 1e-h Employment Policy 3a	MA&CNP38 includes a defined NA area where windfall and infilling can take place and specific allocated sites, as well as encouraging redevelopment of existing employment sites.

⁸ There may be scope to meet potential unmet near in Bournemouth Christchurch and Poole and the New Forest (tbc, and pending government policy on mandatory housing targets) (see para 2.7.22).

⁹ As stated in para 2.10.5, the housing requirement figures for neighbourhood areas are the sum of: Completions since the beginning of the plan period; Extant planning permissions; Housing allocations; Capacity on major sites (of 10 or more dwellings) within development boundaries as evidenced through the SHLAA; and A windfall allowance on minor sites (of less than 10 dwellings).

Local Plan Policy	Policy summary	Related MA&CNP38 policies	How does MA&CNP38 consider this?
DEV5: Growth in the western Dorset functional area	Sets out strategic locations for development in the functional area.	N/A outside of functional area	N/A outside of functional area
DEV6: Development at villages with development boundaries in rural Dorset	Covers Larger villages falling within Tier 3 of the settlement hierarchy that contribute to local (rural) needs/amenities. Development needs to be 'at an appropriate scale' within each settlement. Allows for Neighbourhood Plans to amend the settlement boundary to accommodate more development. Where an NA has been established, local needs should be considered and development defined at a scale 'that the village can accommodate'. Development must accord with neighbourhood plan policies in smaller villages.	Housing Policy 1a. Policy 1b. Employment Policy 3a.	MA&CNP's NA is not categorised as a defined 'larger village' (where development expansion is directed) as it does not have a 'local plan development boundary'. MA&CNP38 has its own defined NA and has directed development within existing settlement areas and other related policies that contribute to sustainable and appropriate development. The sites allocated in the plan are predominantly for affordable housing and within existing settlement areas, or adjacent to them with a view to enhancing local facilities and/or community cohesion.
Policy DEV7 Development outside local plan and neighbourhood plan development boundaries in rural Dorset	Smaller villages in rural Dorset have not been given local plan development boundaries. Smaller villages are not the focus of development expansion. Development in these areas is 'strictly controlled' to certain uses (e.g. agricultural), permitted development, employment, rural exception sites and rural workers, renewables etc. Where a five-year land supply does not exist, the presumption in favour of sustainable development is unlikely to apply at settlements that fall within Tier 4 of the settlement hierarchy (see para 2.6.39).	N/A but c/f DEV6	MA&CNP has a defined NA. <i>NB: c/f recent changes to the NPPF which supercedes the need to provide a five-year land supply (NPPF, December 2023, para 75) - it is expected that the Dorset Local Plan will be revised accordingly.</i>
DEV8: Reuse of buildings outside settlement boundaries	Where planning permission is required, the reuse of an existing building with permanent (and of substantial construction) will be permitted if: a. the existing building is suitable for reuse; b. the proposed use is appropriate for the building concerned (within an existing curtilage where it exists or marginally expanded it if contributes to sensitive boundary treatments and extensions	Environment, design and heritage Policy 2a. Policy 2e. Employment Policy 3a.	Guidance for the reuse of materials in keeping with the MA&CNP commissioned design code are set out (Policy 2a.). MA&CNP sets out additional criteria for bringing redundant and/or vacant historic buildings into use (Policy 2d). The reuse of previously developed (brownfield) sites and buildings for a mix of employment-related uses, including derelict agricultural

Local Plan Policy	Policy summary	Related MA&CNP38 policies	How does MA&CNP38 consider this?
	<p>'no larger than required to meet the minimal functional requirements' (para 2.6.35)); and</p> <p>c. the proposed scheme for reuse is acceptable in planning terms (including leading to an enhancement of its setting, be an optimal viable re-use and protect heritage assets which may require listed building consent – see ENV5).¹⁰</p> <p>In isolated locations, buildings should be redundant for residential reuse and there should be sufficient natural light.</p>		buildings are especially welcomed (Policy 3a).
DEV9: Neighbourhood plans	Sets out the need for Neighbourhood Plans to conform to the strategic vision and strategies of the Local Plan, identify infrastructure requirements and establish deliverable policies. Any housing should meet or exceed local housing targets for an NA.	<p>Housing Policy 1b.</p> <p>Leisure, Community and Well-being Policy 4a. Policy 4c. Policy 4d. Policy 4e. Policy 4f. Policy 4h. Policy 4g. Policy 4i. Policy 4j.</p>	<p>MA&CNP38 has set out a strategy to exceed the minimum housing target through development alongside the Shaftesbury A30 border and the more rural settlement locations (Guys Marsh and Cann Common).</p> <p>The plan has duly considered local infrastructure requirements related to road networks, energy and EV charging, footpaths and footways/pedestrian and cycle access, and green infrastructure. It also sets out the appropriate use of energy and lighting to comply with the Cranborne Chase National Landscape's Dark Sky Reserve Status.</p>
ENV1: Green Infrastructure: strategic approach	Development should take any available opportunities to improve the way the green infrastructure network functions, including the delivery of multifunctional benefits and linkages between different green infrastructure elements with adequate provision for long-term management.	<p>Housing Policy 1g.</p> <p>Environment, design and heritage Policy 2b. Policy 2d.</p> <p>Leisure, Community and Well-being Policy 4i.</p>	<p>MA&CNP38 has set out several action points related to the identification and management of green infrastructure in the future (see MA&CNP38 action list).</p> <p>The Local Plan also suggests that these should be secured through conditions or Section 106 or Conservation Covenant planning agreements with the developers. This has been added as a condition for any allocated site and to strengthen the environmental policies.</p>

¹⁰ 'As a guideline, schemes for reuse which require more than 25% of the structural walls to be rebuilt or more than 50% of the wall cladding to be replaced generally will not be permitted' (para 2.6.34).

Local Plan Policy	Policy summary	Related MA&CNP38 policies	How does MA&CNP38 consider this?
ENV2: Habitats and species	Identifies the Fontmell and Melbury Downs SAC as national network sites where a likely significant effect has been identified in the supporting text (sensitive to aerial nutrient deposition or habitat change impacts); new development may need to address this issue where it leads to additional vehicle movements which result in an exceedance of threshold limits. Any development affecting European sites must follow the mitigation hierarchy. Impacts on national sites will only be permitted if adverse impacts can be mitigated or compensated (including contributing to biodiversity gains). For European protected sites there need to be clear overriding reasons that development is in the public interest. Includes protection from loss or deterioration of ancient trees and woodland, unless 'wholly acceptable reasons' and a 'suitable compensation strategy' exists. Development to support biodiversity net gain will be supported in principle (if according to other Local Plan policies).	Housing Policy 1f. Policy 1g. Environment, design and heritage Policy 2a. Policy 2b. Policy 2c. Policy 2d.	There are no known impacts on the biological or geological features of allocated sites that have not been appropriately mitigated. Development is unlikely to affect the Fontmell and Melbury Downs SAC, though landscape issues are considered in policies 1f and 1g. For Southbank Farm (Policy 1g), adjacent to the Cranborne Chase National Landscape, an area on the south eastern side is earmarked for green space which can be upheld in perpetuity through a conservation covenant to deliver biodiversity gains (c/f Policy 2b). Overall, design should be sensitive to the neighbourhood area's rural character (Policy 2a). Views and vistas looking onto environmental sites have been duly considered and highlighted in Policy 2c. <i>NB: HRA tbc. It will be necessary for the Parish Council to stay up to date on the work taking place between Dorset Council, Natural England and partner local authorities to develop an appropriate mitigation strategy for this SAC.</i>
ENV3: Biodiversity and net gain	Development should follow the mitigation hierarchy, where avoidance, mitigation or compensation isn't proposed it will be refused. Nature uplift should support Dorset's ecological network and include wildlife enhancements in an innovative way with long-term management solutions.	Housing Policy 1g. Environment, design and heritage Policy 2b. Policy 2d. Leisure, Community and Well-being Policy 4i	Our environmental policy incorporates net gain, Southbank Farm (Policy 1g) includes an area for environmental net gain The LGS policy also references net gain (Policy 4i).
ENV4: Landscapes	All major development applications must be accompanied by a Landscape and Visual Impact Assessment (LVIA). Applications for smaller developments may require an LVIA or landscape appraisal if the proposals are likely to impact on landscape character and / or be visually	Housing Policy 1f. Policy 1g. Environment, design and heritage Policy 2c.	The only site proposed within the Cranborne Chase National Landscape is the land South of Melbury Motors (Policy 1f). This is of a small scale and situated close to the former settlement boundary and provides

Local Plan Policy	Policy summary	Related MA&CNP38 policies	How does MA&CNP38 consider this?																																										
	<p>intrusive in the wider setting. This should include existing landscape/townscape and features, its sensitivity, visual impacts and how informed the proposal, mitigation and enhancement measures.</p> <p>Proposals should not conflict with the aims and objectives of the relevant AONB Management Plan and developers will be required to demonstrate how they have had regard to them. The council will seek to protect the AONBs from development which is outside the designated areas, but which would cause harm to its landscape character or adversely affect its natural beauty or harm the setting of the designated area (for example because of its visual prominence). Major development in the AONB will be refused unless in the public interest; smaller development in the AONB will be permitted if it doesn't harm the scenic beauty of the AONB or its setting or conflict with the AONB Management Plan.</p> <p>Developers need to consider the impacts on locally valued landscapes identified in neighbourhood plans and avoid adverse impacts on these views.</p>		<p>much-needed affordable housing.</p> <p>Southbank Farm (Policy 1g.) is within the setting of the Cranborne Chase National Landscape. Appropriate mitigation measures for landscaping are factored into the design principles for SBF.</p> <p>All proposals will be suitably addressed at the planning stage by the developer through a Landscape and Visual Impact Assessment (LVIA), and is mandatory for any site that may impact upon the Cranborne Chase National Landscape (including smaller sites).</p> <p>See the Dorset emerging Local Plan Appendix 2 Matrix for landscape and visual impact assessment requirements (p.79¹¹). As MA&C are not listed in rural DDB (in Appendix 2), the need to provide visual impact assessment is more stringent than in urban areas or rural DDBs.</p> <div><div>APPENDIX 2- Matrix for landscape and visual impact assessment requirements</div><table><tr><th>Location</th><th>Within AONB (or within 500m of AONB boundary)</th><th>Within AONB (or within 500m of AONB boundary)</th><th>Within AONB (or within 500m of AONB boundary)</th><th>Outside AONB</th><th>Outside AONB</th><th>Outside AONB</th></tr><tr><th>Development Type</th><th>Outside DDBs</th><th>Within Rural DDBs</th><th>Within Urban DDBs</th><th>Outside DDBs</th><th>Within Rural DDBs</th><th>Within Urban DDBs</th></tr><tr><td>Development with an overall height of 20m or more</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Development with an overall height of 15m or more</td><td></td><td></td><td>*</td><td></td><td></td><td>*</td></tr><tr><td>Development of 10 or more dwellings, with a footprint of 1000m² or more, or a site area of 1ha or more in size.</td><td></td><td></td><td>*</td><td></td><td>*</td><td></td></tr><tr><td>Previously undeveloped (greenfield) sites with a site area of 0.5ha or more</td><td></td><td>*</td><td></td><td></td><td></td><td></td></tr></table></div> <p>MA&CNP38 also goes further to request that all development (including greenfield sites)</p>	Location	Within AONB (or within 500m of AONB boundary)	Within AONB (or within 500m of AONB boundary)	Within AONB (or within 500m of AONB boundary)	Outside AONB	Outside AONB	Outside AONB	Development Type	Outside DDBs	Within Rural DDBs	Within Urban DDBs	Outside DDBs	Within Rural DDBs	Within Urban DDBs	Development with an overall height of 20m or more							Development with an overall height of 15m or more			*			*	Development of 10 or more dwellings, with a footprint of 1000m ² or more, or a site area of 1ha or more in size.			*		*		Previously undeveloped (greenfield) sites with a site area of 0.5ha or more		*				
Location	Within AONB (or within 500m of AONB boundary)	Within AONB (or within 500m of AONB boundary)	Within AONB (or within 500m of AONB boundary)	Outside AONB	Outside AONB	Outside AONB																																							
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Previously undeveloped (greenfield) sites with a site area of 0.5ha or more		*																																											

¹¹ Under the emerging Local Plan Appendix 2, within an Cranborne Chase National Landscape or 500m within the boundary, all development should submit an LVIA (previously undeveloped greenfield sites are not required to do so outside of the Cranborne Chase National Landscape or within a 500m boundary of it).

Local Plan Policy	Policy summary	Related MA&CNP38 policies	How does MA&CNP38 consider this?
			<p>should carry out an appropriate landscape impact assessment.</p> <p>The Plan has identified various local vistas that have important qualities that should be particularly considered in any landscape appraisal, contributing to the AONB's landscape character assessment and Landscape Sensitivity study (2007)¹².</p>
ENV5: Heritage assets	<p>Supporting text to the Heritage section states that:</p> <ul style="list-style-type: none"> • The Council have committed to support Neighbourhood Plan groups with guidance on heritage assets, including those to include on local lists. • Statements of Heritage Significance set out in support of a planning application affecting heritage assets are already required and must demonstrate awareness of the potential impacts of a proposal. • Applications affecting known or new archaeological sites need to produce a desk-based and/or field assessment. • Recognises that impacts on heritage assets can be positive or negative and proposals that consider alternative ways to enhance assets should be considered. • Encourages vacant or redundant buildings into appropriate and viable uses, sensitive to their conservation and can integrate modern approaches. • Protection of the Dorset and East Devon World Heritage Site Outstanding Universal Value (OUV). • Protection and enhancement of Conservation Areas and avoid detriment to loss of views and buildings that make a positive contribution in these areas and avoid incongruous or poor design, scale or inappropriate materials. • In cases of at-risk buildings, development that would not normally be permitted could be allowed to facilitate the conservation and 	<p>Housing Policy 1a. Policy 1f. Policy 1g.</p> <p>Environment, design and heritage Policy 2d.</p>	<p>M&ACNP already requires an archaeological statement for all new development.</p> <p>The MA&CNP38 Steering Group has extensively reviewed local heritage assets and liaised with the DC Conservation Officer and the HER Officer to determine additional heritage assets (non-listed) that might have special importance to protect or enhance. Maps have been produced for each local-listing and included in the Plan and Heritage Topic Guide.</p> <p>The Steering Group also commissioned AECOM to produce a local design guide for the NA which includes several references to important historic design features to conserve and enhance.</p> <p>MA&CNP could also encourage developers to note any special heritage features and set out how they are to be enhanced and protected. (NB: Statements of heritage significance submitted in support of a planning application are already required).</p> <p>MA&CNP38 action points encourage regular review of local heritage assets and to seek funding for maintenance where appropriate.</p>

¹² See: <https://cranbornechase.org.uk/publications/landscapes-and-planning-publications/>

Local Plan Policy	Policy summary	Related MA&CNP38 policies	How does MA&CNP38 consider this?
	<p>enhancement of the asset.</p> <ul style="list-style-type: none"> Applications for development on sites which have the potential for hidden or unidentified heritage assets should be accompanied by an assessment of the likelihood of the site containing previously unidentified remains of heritage interest. <p>The policy states that:</p> <ul style="list-style-type: none"> Development proposals should avoid or minimise harm to the significance of heritage assets and should support conservation and reveal their significance and avoid direct harm to archaeological remains. Where harm to / loss of a heritage asset can be justified, any lost features should be recorded and their significance assessed and these findings should be made publically available. Non-designated assets need to consider harm or scale and not be permitted if development doesn't outweigh loss of its significance 		
ENV6: Geodiversity	<p>Development within the World Heritage Site, or that which is likely to affect its setting, will only be permitted if it can be satisfactorily demonstrated that the 'Outstanding Universal Value' of the coastline and its geology will be preserved and not harm its significance, use or enjoyment of the site.</p> <p>Development should maintain Regionally Important Geological and Geomorphological Sites (RIGS) for their scientific and educational value.</p> <p>NB: Policy ENV5 will be used to inform decision on development around the Jurassic Coast's 'Outstanding Universal Value' (OUV)</p>	N/A	The Neighbourhood area Is outside the scope of this policy.
ENV7: Achieving high quality design	Development with external alterations should demonstrate principles of good/high quality design and improve character of the area.	<p>Housing Policy 1f. Policy 1g.</p> <p>Employment Policy 3a.</p>	This is underpinned by the MA&CNP38 design guide.

Local Plan Policy	Policy summary	Related MA&CNP38 policies	How does MA&CNP38 consider this?
		Policy 3b. Leisure, Community and Well-being Policy 4a.	
ENV8: The landscape and townscape context	Development should respect and enhance local landscape and townscape character e.g. scale, mass, density, architectural quality and materials	Housing Policy 1a. Policy 1f. Policy 1g. Environment, design and heritage Policy 2b. Policy 2c. Policy 2e. Employment Policy 3a. Policy 3b. Leisure, Community and Well-being Policy 4a. Policy 4b. Policy 4c.	Various views are identified to seek to protect them, which can be complemented by the buffer area to prevent rural/urban coalescence in Policy 1a. Design and scale are appropriately considered in relation to energy and infrastructure requirements.
ENV9: Achieving high levels of environmental performance	New buildings and alterations / extensions to existing buildings are expected to achieve high standards of environmental performance.	Environment, design and heritage Policy 2a. Leisure, Community and Well-being Policy 4e. Policy 4g. Policy 4h.	Contributing to a zero-carbon society is a fundamental aim of forward-thinking neighbourhood plans, which is reflected in MA&CNP's environmental policies that encourage the circular use of materials where possible and includes measures for high efficiency energy, lighting and water use .
ENV10: Shop fronts and advertisements	High quality design and materials in shop front development are expected if compatible with character and heritage. Advertising controls.	Environment, design and heritage Policy 2a.	More relevant for urban areas but can be informed by the local design guide.
ENV11: Amenity	Development should minimise impacts on privacy, light, noise, odours and measures in place to avoid lighting impacts.	Housing Policy 1g. Employment Policy 3a. Leisure, Community and Well-being Policy 4g.	MA&CNP38 seeks to minimise lighting impacts on the Cranborne Chase National Landscape's Dark Sky Status. The policy on Southbank Farm (Policy 1g.) highlights the need for sensitive landscaping so as to not compromise privacy and the amenity functions of the residents of the Southern side of

Local Plan Policy	Policy summary	Related MA&CNP38 policies	How does MA&CNP38 consider this?
			the site facing onto the B3081. For mixed development (Policy 3a.), the plan highlights the need to avoid adverse impacts on noise, like, similar design comes with a smell and parking access.
ENV12: Pollution control	Development proposals which will cause unacceptable on- or off-site risk or harm to human health, the natural environment or living conditions, either individually or cumulatively, will not be permitted. Impacts on the National Site Network must be avoided, satisfactorily mitigated and, if necessary, compensated in accordance with policy ENV2; prevent deterioration of and where appropriate, enhance water quality including in relation to the groundwater resource; remediate contaminated land.	Environment, design and heritage Policy 2c. Employment Policy 3a.	Complementing local and national policy, the aim is to reduce any adverse impacts on the environment and promote net gain where possible.
ENV13: Flood risk	Development should be located in areas of lowest risk from flooding. The council will use the sequential test to decide whether there are reasonable alternatives to development within areas at risk of flooding. Then the exception test will be applied to make the proposal safe for its lifetime. Sites at risk from flooding should account for layout, low level areas, access, resilience and SuDs. Includes possibility of relocating development and infrastructure. Development will not be permitted within an 8 metre buffer around an existing flood alleviation scheme or main river. Includes support planning applications for new flood defence and flood management schemes.	Housing Policy 1f. Policy 1g. Leisure, Community and Well-being Policy 4h	There are no significant areas of fluvial flood risk in the plan. There are some surface water flood risk areas before stop where these have been identified through our evidence-based, these effects specified in policy 1f. 1g. as needing to be addressed or mitigated before planning proposals are approved. Re: SuDs see below.
ENV14: Sustainable drainage systems (SuDs)	Developments should incorporate appropriate viable and deliverable SuDs set out clearly in a Surface Water Drainage Strategy. Sets out the need to reduce the causes and impacts of flooding, treating water, access, responding to land character, encouraging net gains in biodiversity; following the drainage hierarchy. Developer contributions can be sought towards this infrastructure.	Housing Policy 1g. Environment, design and heritage Policy 2d. Leisure, Community and Well-being Policy 4h	The use of SuDs is clearly set out in national and planning policy, although these water management technologies are welcome in Policy 4h.
ENV15: Land instability	New built development will be directed away from areas subject to land instability or potential land instability to avoid putting people at risk unless it can be	Housing Policy 1h.	There is some potential for subsidence risk on the Village Hall site (Policy 1h.). The parish council, as the landowner, has

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	demonstrated that the site is stable or could be made stable. Proposals for development in zones 2, 3 and 4 are accompanied by an appropriate ground stability report and less likely to be permitted in Zone 4.		conducted a feasibility study and found that this is not significant such as to make the scheme unviable to deliver affordable housing on this site.
ENV16: New built development in Coastal Change Management Areas	New residential development (including replacement dwellings and changes to residential use) will not be permitted in CCMA's. Any other development that is permitted within the CCMA may be subject to a time-limited permission. Extensions to existing residential properties may be appropriate. Exceptions for MoD installations. Other new development or changes of use may be permitted within a CCMA where it is supported by a vulnerability assessment and meets other conditions.	N/A	N/A
ENV17: Replacement or relocation of existing development in Coastal Change Management Areas	Proposals for the relocation of existing lawful development from within a CCMA to an area of reduced risk from coastal processes must meet certain criteria and replacements appropriate to the setting of the new location and be durable for 100 years. The existing building must be demolished and the site restored within three months of the occupation of the replacement.	N/A	N/A
HOUS1: Housing Mix	New residential developments of all tenures should contribute towards achieving sustainable and balanced communities through an appropriate mix of homes of different sizes, types and affordability. At least 20% of all dwellings across all tenures should be provided at the Accessible and Adaptable Dwellings standard for major development. Where a specific need for a certain mix of different sizes, types and affordability of homes has been identified through a neighbourhood plan, development proposals should look to meet this need.	Housing Policy 1c. Policy 1d. Policy 1e. Policy 1f. Policy 1g. Policy 1h.	<p>The overarching policy to encourage a range of housing mixes to meet community needs is set out in policy 1c. Policy 1d. states an affordable housing need of 17 informed by the housing need assessment conducted as part of the evidence base review of this plan.</p> <p>MA&CNP38 seeks to deliver various sites that can deliver affordable housing, particularly because despite the land on the A30/B3081 intersection over-delivering on the housing target for the neighbourhood area the amount of affordable housing being delivered on these sites may not meet the needs of families or other people who may</p>

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			<p>wish to enjoy living in a more rural setting.</p> <p>AECOM's Housing Needs Assessment recommends this Plan include more ambitious accessibility and adaptability standards of all new housing: the emerging Dorset Local Plan, HOUS1 sets this at 20% meeting Building Regulations M4(2) standards.</p>
HOUS2: Affordable housing	<p>I. Housing on major sites and sites of 5 to 9 net additional dwellings in 'designated rural areas' will contribute to the provision of affordable housing.</p> <p>II. Such developments should contribute to the provision of affordable housing in the following proportions: 40% of the total number of dwellings on sites in Zone 1; 35% of the total number of dwellings on sites in Zone 2; and 25% of the total number of dwellings on sites in Zone 3.</p> <p>III. Financial contributions towards the provision of affordable housing will be required for any shortfall that cannot be delivered on the site.</p> <p>IV A lower level of provision will only be permitted if the assessment shows that it is not economically viable to make the minimum level of provision being sought and there are good reasons to bring the development forward.</p> <p>V. The affordable homes should be provided at: a maximum of 30% (but not less than 10%) affordable home ownership products; and a minimum of 30% social rent; and a minimum of 40% affordable rent.</p> <p>VI. Affordable housing should be 'tenure blind'.</p>	<p>Housing Policy 1c. Policy 1b. Policy 1d. Policy 1e. Policy 1f. Policy 1g. Policy 1h.</p>	<p>The NA is in Zone 1 which covers the Cranborne Chase National Landscape and rural northern Dorset. As such a 40% contribution of AH is expected.</p> <p>The Eastern section of the MA&CNP38 NA is in the National Landscape (a designated rural area). The only allocated site in the Plan in the National Landscape is Policy 1f (Land S. Melbury Motors). On this site, the site provides for 50% affordable dwellings. As per HOUS1 "Where a specific need for a certain mix of different sizes, types and affordability of homes has been identified through a neighbourhood plan, development proposals should look to meet this need."</p> <p>Other allocated sites (Policies 1e., 1g., and 1h., also contribute in excess of the 40% figure in emerging policy HOUS1.</p> <p>The split of tenures of AH is mirrored in point V of HOUS2, recommended by the AECOM Housing Needs Assessment, with the exception that while affordable rent is 70% of the total number of affordable rental units (i.e. 30%+40%) the exact split should be determined by local circumstance and decided by a registered housing provider or other appropriate developer (i.e. a</p>

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			CLT).
HOUS3: Affordable housing exception sites	An affordable housing exception scheme will be permitted if: I. it is adjoining an existing settlement; II. the proposal is capable of meeting an identified local need for affordable housing within the settlement, parish or group of parishes where the scheme is located, including within the Green Belt, which cannot otherwise be met; III. the character, scale and design of the scheme is appropriate to the location and size of the existing settlement; and IV. there are secure arrangements to ensure the homes remain affordable in perpetuity.	N/A	N/A
HOUS4: Specialist purpose built accommodation	I. Proposals for specialist purpose built accommodation will be supported where they: respond to an identified need in the immediate area; and provide a range of tenures.	N/A	N/A
HOUS5: Housing for complex dementia and nursing care	I. Residential Care Homes will only be permitted where they respond to a specific evidenced need for residents who require round the clock care. Such facilities should be located within a town or on a public transport corridor. Developments of this type will provide: opportunities for day care available to the wider community; therapeutic equipment and space for therapy for complex needs that are also available for use on a daycare basis; sufficient outdoor space to enable therapeutic recreation.	N/A	N/A
HOUS6: Self-build and custom-build housing	I. Self-build and custom-build housing schemes may be permitted on sites within development boundaries or on strategic housing allocations. II. Outside development boundaries self-build and custom housebuilding schemes may be permitted: on an affordable housing exception site, in accordance with Policy HOUS3; through the replacement of an existing dwelling, in accordance with Policy HOUS9; through the subdivision of an existing	Housing Policy 1c.	Local evidence (community survey) found a demand for self-build. Opportunities for this are covered in Policy 1c. The emerging Local Plan provides additional detail on this such that MA&CNP38 does not need to repeat it.

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	<p>home, in accordance with Policy HOUS9; through the conversion of an existing building, in accordance with Policy DEV8; Or as a rural workers' dwelling, in accordance with Policy HOUS8.</p> <p>III. A scheme for more than 5 self-build or custom-build dwellings on any site should be developed in accordance with an agreed design code.</p>		
HOUS7: Isolated homes in the countryside	<p>I. Isolated homes in the countryside may be permitted where it improves setting/ character of area or heritage asset, minimises landscape impacts, exceptional quality and design.</p> <p>II. Permitted for rural workers if near to or at place of work, essential to an economically viable rural business, no other accommodation exists and is related to an existing building.</p> <p>III. Within the Green Belt the replacement, extension or alteration of an existing building will be acceptable provided it is for residential purposes and not materially larger than the original.</p>	<p>Environment, design and heritage Policy 2a. Policy 2c. Policy 2d.</p> <p>Employment Policy 3a.</p>	<p>All designs should consult and comply with the local design guide and protected vistas (Policy 2c.) and heritage (Policy 2d.).</p> <p>Point ii) of Policy 3a. Includes <i>ii) The provision or expansion of tourist and visitor facilities, including live-work units. This could include the conversion of residential uses to hotels and/or tourist accommodation.</i></p>
HOUS8: Occupational Dwellings	<p>A new permanent dwelling for a worker in agriculture, forestry or other rural business will only be permitted outside defined development boundaries if: i) meets a functional need, ii) financially viable to rural business, iii) minimum size and appropriate design, iv) sited to be well-related to business.</p> <p>A new temporary dwelling for a worker in agriculture will only be permitted outside defined development boundaries if: v) support a new farming activity for which there is a clearly established functional need, vi) ii) financially viable to rural business, vii) temporary structure.</p> <p>An agricultural, forestry or rural enterprise occupancy condition will only be lifted if it can be demonstrated that: viii) proven advertising to market it, ix) no longer serves a connection to the business/holding, x) no wider need now or in the foreseeable future.</p>	Employment Policy 3a.	<p>HOUS8 includes more detail on permanent dwellings for rural businesses but Policy 3a. promotes this for farm diversification.</p> <p>NB: c/f NDDC LP Policy 33.</p>

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HOUS9: Other residential development outside development boundaries	<p>I. The replacement of an existing permanent dwelling outside defined development boundaries will be permitted, provided that:</p> <p>i) the existing dwelling will be replaced by a single new dwelling of similar size and design, ii) new dwelling can be satisfactorily accommodated within the existing curtilage or an extended curtilage compliant with criterion, iii) makes a positive contribution to local character.</p> <p>II. The extension of an existing permanent dwelling outside defined development boundaries will be permitted provided that:</p> <p>i) the extension would not create an additional separate dwelling (or dwellings);</p> <p>ii) the extension is subordinate in scale and proportions to, and in character with, the original dwelling;</p> <p>iii) the development would not require an extension of the existing residential curtilage, other than a small-scale extension compliant with criterion iv); and</p> <p>iv) the development would make a positive contribution to local character.</p> <p>III. An ancillary domestic building within an existing residential curtilage outside defined development boundaries will only be permitted exceptionally, if:</p> <p>the building would not require an extension of the existing residential curtilage, other than an extended curtilage compliant with criterion iv); and</p> <p>the building would be designed to be proportionately smaller in scale and subsidiary in form to the existing dwelling, designed not to detract from the character of the existing dwelling and would make a positive contribution to local character. Wherever possible the building should be located and designed to be capable of being subsumed into the existing permanent dwelling in the event that the need for the ancillary use ceases.</p> <p>IV. The small-scale extension of an existing residential garden outside defined</p>	Environment, design and heritage Policy 2a. Policy 2c. Policy 2d.	All designs should consult and comply with the local design guide and protected vistas (Policy 2c.) and heritage (Policy 2d.).

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	<p>development boundaries will only be permitted exceptionally, where the extension: reflects and/or reinforces existing plot and boundary patterns in the locality; and includes a boundary treatment and landscape planting to successfully integrate the development with the local landscape and rural character.</p> <p>V. The subdivision of an existing dwelling outside defined development boundaries will be permitted provided that: the development can be accommodated within the existing dwelling; and the resulting changes are compatible with local character.</p>		
HOUS10: The requirement for traveller sites	I. In the period 2021 to 2038 provision is made for land to accommodate at least: 20 pitches for Gypsies and Travellers; 5 plots for Travelling Showpeople; 31 pitches for 'Travellers who are excluded from the planning definition'; and 25 pitches as a transit site.	N/A	N/A
HOUS12: Gypsy, Traveller and Travelling Showpeople site allocations	Sites, as shown on the policies map, are allocated to meet the needs of Gypsies, Travellers, Travelling Showpeople and 'Travellers who are excluded from the planning definition'.	N/A	N/A
HOUS13: Sites for gypsies, travellers and travelling showpeople	I. Planning applications for Gypsy, Traveller, Travelling Showpeople and 'Travellers who are excluded from the planning definition' that are not allocated through this local plan will be supported subject to various policy conditions (see policy):	N/A	N/A
ECON1: Protection of key employment sites	<p>Within (existing and/or proposed) key employment sites (as identified on the policies map):</p> <p>I. employment uses (defined in Figure 5.1) will be permitted providing they are appropriate to the location, would not prejudice the efficient and effective use of the remainder of the employment site, and are in accordance with other planning Policies.</p> <p>II. development which would lead to the</p>	Employment Policy 3b.	Originally the draft MA&CNP38 had supported the NDDC Local Plan and emerging Dorset Local Plan's policy goal of retaining the land South of the A30 for employment purposes. Persimmon took this application to appeal through the Planning Inspector. Dorset Council opposed the application at the hearing, but the appeal was allowed because the Inspector believed that the

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	<p>loss of B2, B8 or similar sui generis employment land and/or premises will only be permitted where it can be demonstrated that it would achieve substantial benefits that outweigh the loss.</p> <p>III. other uses that do not provide direct, on-going local employment opportunities (including residential development) will not be permitted.</p>		<p>benefits of the scheme outweighed the potential harm.</p> <p><i>As a result of this decision, MA&CNP38 no longer supports this site for employment purposes and it is expected that the Inspector's decision will be reflected in a revised version of the emerging Dorset Local Plan.</i></p>
ECON2: Protection of other employment sites	<p>I. Outside the key employment sites, proposals leading to the loss of B2, B8 or similar Sui Generis employment land and/or premises will be permitted in accordance with other planning policies where:</p> <ul style="list-style-type: none"> i) Development comprises suitable alternative employment uses (defined in Figure 5.1); or ii) the mixed use redevelopment of the site would deliver important benefits with no significant loss of jobs / potential jobs; or iii) the present (or where vacant or derelict, the previous) use causes significant harm to the character or amenities of the surrounding area and it has been demonstrated that alternative employment uses are not suitable or achievable; or iv) it has been demonstrated that no viable employment use could be attracted to the site which has been actively and realistically marketed for re-use / redevelopment for employment use for a suitable period of time and reflecting the market value. <p>II. Redevelopment of employment sites must not adversely impact upon the amenity and operation of neighbouring properties/businesses and must be appropriate to the location.</p>	Employment Policy 3a. Policy 3b.	<p>Cross reference to SHAF4: Land South of the A30 Land south of the A30, as shown on the policies map, will be developed for employment purposes</p> <p><i>NB: land use classes since updated.</i></p> <p><i>NB: c/f NDDC LP Policy 30.</i></p>
ECON3: Hierarchy of Centres and the sequential test	I. Town, district and local centres (identified in Figure 4.2) are the focus for town centre uses. Their vitality and viability will be strongly supported and promoted through planning decisions. Sets out other sequential measures for town centre and out of town locations.	N/A	<i>NB: c/f NDDC LP Policy 30.</i>

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ECON4: Town centre impact assessments	<p>I. Proposals for retail and leisure development above minimum local gross floorspace thresholds, in locations outside of the town centre areas shown on the policies map are required to submit an impact test to support the proposal.</p> <p>II. Development likely to lead to a significant adverse impact on existing centres will be refused.</p>	N/A	
ECON5: Management of centres, primary shopping areas and markets	Development proposals for town centres uses will be supported if of a type and scale appropriate to the size, role and function of the centre. And subject to other criteria (see policy)	N/A	
ECON6. Supporting vibrant and attractive tourism	<p>I. Tourism development should be focused at the most sustainable locations in accordance to the settlement hierarchy. Major development in the countryside within an Area of Outstanding Natural Beauty or the Heritage Coast is unlikely to be permitted.</p> <p>II. Larger tourist attractions, facilities and built accommodation should locate within town centres, followed by edge of centre locations before out of centre sites are considered (in accordance with policy ECON3).</p> <p>III. Outside development boundaries, tourism development will be required to: i) demonstrate countryside location is essential, ii) viable in the long-term and benefits the local economy; iii) reuse or replace a rural building (in accordance with policy DEV8); iv) alteration or extension to improve existing tourism development and enhance the appearance of the site; or v) be part of a diversification scheme.</p> <p>IV. All proposals must be of a scale, type and appearance appropriate to the location.</p> <p>V. Development needs to be sympathetic to the wider environment and must not result in an adverse impact, individually or cumulatively, upon designated landscapes and sites of biodiversity importance.</p>	<p>Environment, design and heritage Policy 2a. Policy 2c.</p> <p>Employment Policy 3a.</p>	NB: c/f NDDC LP Policy 31.

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	<p>VI. Development that results in harmful impacts on local services, roads and other infrastructure will not be permitted.</p> <p>VII. Development to enhance the visitor economy and increase the quality and diversity of the tourism offer in the local area will be supported. Proposals that deliver a wider environmental or community benefits will be encouraged.</p>		
ECON7: Loss of tourist accommodation	<p>Proposals that would lead to the loss or reduction in size of a hotel or other accommodation in Use Class C1 will only be permitted:</p> <p>I. where the proposal would affect five or fewer lettable bedrooms or facilities available to residents, and the loss would not affect the ongoing viability, attractiveness or operation of the retained tourist accommodation; or</p> <p>II. where it has been demonstrated that the existing use is not viable and there is no market interest in acquisition or investment to allow the continued profitable operation of the business.</p>	Employment Policy 3a.	
ECON8: Caravan and Camping Sites	<p>I. New caravan and camping sites should be well located in relation to existing facilities. The appropriate provision of facilities on existing sites may be permitted, to make them more self-sufficient.</p> <p>II. Farm diversification projects (for agricultural and other land-based rural businesses) for new caravan and camping sites will be supported, provided the development would make an on-going contribution to the business that is diversifying and would be in keeping with the rural character.</p> <p>III. Proposals for the expansion, intensification or reorganisation of existing sites must clearly demonstrate that development forms part of a long term management plan to improve the quality and appearance of the accommodation and site.</p> <p>IV. All development (including the change of use from touring to static units) must not, individually or cumulatively, have a significant adverse impact on the distinctive characteristics of the area's</p>	Employment Policy 3a.	

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	<p>landscape, important wildlife habitats, heritage or built environment.</p> <p>V. New sites or extensions to sites for static or touring caravans, tents, chalets or cabins for holiday use will not be permitted within the green belt or within sites of biodiversity importance or within 400m of protected heathland sites. Proposals in the Heritage Coast and AONBs are unlikely to be supported and will only be permitted where they do not harm the special character of the area.</p> <p>VI. Development proposals must include an appropriate landscape scheme and provision for its ongoing maintenance.</p>		
ECON9. New agricultural buildings	<p>I. New agricultural buildings, or extensions to existing agricultural buildings, will be permitted where the development is necessary for the purposes of agriculture on the unit, or locally where facilities are to be shared, and there are no existing buildings on the unit which are capable of re-use for agricultural purposes.</p> <p>II. The scale, siting, design and external appearance of any new agricultural building (or extension) should be designed to minimise adverse impact on the landscape character and residential amenity.</p>	<p>Environment, design and heritage Policy 2c.</p> <p>Employment Policy 3a.</p>	NB: c/f NDDC LP Policy 30.
ECON10: Diversification of land-based rural businesses	<p>I. Diversification projects (for agricultural and other land-based rural businesses) for the use of land or buildings outside settlement boundaries for nonagricultural employment purposes will be supported, provided they are in keeping with the rural character and comprise:</p> <p>i) the use of land; or</p> <p>ii) the reuse of an existing building, or the replacement of an existing building which does not make a positive contribution to the local character; or</p> <p>iii) new ancillary development that relates well to existing development provided that there are no redundant buildings capable of reuse / suitable for replacement.</p> <p>II. The proposed diversification project must make an on-going contribution to...?? [missing text in the policy]</p>	<p>Environment, design and heritage Policy 2a.</p> <p>Employment Policy 3a.</p>	NB: c/f NDDC LP Policy 30 and Policy 29.
ECON11. Equestrian	Equine-related developments that respect the character of the countryside will be	N/A	NB: c/f North Dorset Local plan Policy 32

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development	permitted provided various policy conditions are met (see policy for detail).		
COM1. Making sure new development makes suitable provision for community infrastructure	<p>I. Where new development will generate a need for new or improved community infrastructure, and this need is not met through the Community Infrastructure Levy, suitable provision should be made on-site in larger developments or, if not practicable to do so, by means of a financial contribution. The provision should be appropriate to the scale and needs of the development having regard to:</p> <ul style="list-style-type: none"> i) existing facilities in the area, including the quantity and quality of provision; ii) the economic viability and the need for the development; iii) the ongoing maintenance requirements. <p>II. Community infrastructure will be phased to come forward in advance of, or at the same time as the development when negotiated through planning obligations. When delivered through the Community Infrastructure Levy, such provision will be expected to take place as soon as reasonably practicable after the funds are collected.</p> <p>III. Contributions will not be sought from new community facilities or affordable housing, with the exception of site-specific measures necessary to make that development acceptable.</p>	MA&CNP38 Action Points	NB: CIL replaced with IL in the Levelling Up and Regeneration Act 2023
COM2. New or improved local community buildings and structures	<p>Explains how a building to be re-used for community purposes should be accessible and immediately proximate to the community it would serve.</p> <p>I. Local community buildings or structures will be supported within or adjoining an existing settlement. Development in the countryside may be permitted on well related and accessible sites where the proposal meets an identified community need and:</p> <ul style="list-style-type: none"> i) no suitable sites or premises exist within or adjoining the relevant settlement; or ii) there are overriding community, amenity and environmental benefits derived from the proposed location. 	<p>Housing Policy 1g.</p> <p>Leisure, Community and Well-being Policy 4d.</p>	

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	<p>II. Proposals for new, replacement or improved local community buildings or structures must:</p> <ul style="list-style-type: none"> i) be of a scale and function compatible to surroundings ii) not have unacceptable impacts on local amenity, highway network, the natural or built environment; and iv) well-located and accessible, encourage active travel and not generative single purpose trips by car <p>III. The council will respond positively to applications for the improvement, expansion, appropriate multi-use or co-location of facilities where this would enhance their viability or ensure their continued use.</p> <p>IV. Where practicable, the design of community buildings should allow for a range of current and future uses.</p>		
COM3. Retention of local community buildings and structures	<p>I. Development, including change of use, which results in the permanent loss of local community buildings or structures (including where the most recent lawful use was as a community use), will not be permitted unless:</p> <ul style="list-style-type: none"> i) if not a commercial businesses, Demonstrate no local need for the facility or no longer practical to continue the existing use; or ii) for commercial community facilities, it is no longer viable; or iii) a suitable replacement is provided in an equally accessible location. <p>Preference will be given to the change of use or redevelopment to appropriate alternative community uses, or if not why not required, suitable or viable.</p> <p>The council will look favourably on applications which would:</p> <ul style="list-style-type: none"> iv) diversify and support existing community uses (inc. partial change of use); or v) more effective use of sites / premises while maintaining or improving the existing community service provision (for example through a 	Leisure, Community and Well-being Policy 4d.	

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	community hub).		
COM4. Recreation, sports facilities and open space	<p>New or Improved Facilities</p> <p>I. Residential development should make provision for formal and informal recreation, play, sports and/or open space facilities on-site. The provision should be appropriate to the scale and needs of the development, having regard to existing facilities in the area, including the quantity and quality of provision.</p> <p>II. Where it can be evidenced that on-site provision would not be practicable, the council will consider financial contributions to provide and/or enhance existing facilities off site.</p> <p>III. Proposals for new or improved recreation, sports and open space facilities will be permitted where: i) well-located/accessible, ii) not undermine commercial viability of other community facilities, iii) in the countryside or coastal areas not be intrusive, have land, marine or amenity impacts or contribute to unacceptable vehicle movements.</p> <p>Safeguarding Existing Facilities</p> <p>V. Development on, or a change of use to, open spaces of public value and recreational facilities (including school playing fields), or proposals resulting in the loss of built sports and recreational facilities, will not be permitted unless: i) development ancillary uses and/or improves recreational or amenity value, ii) if indoor the loss of outdoor spaces can be outweighed, iii) alternative/replacements is equal to or better placed/facilities with community benefit, iv) land is surplus to requirement and no need for alternative uses for recreation or public value.</p>	<p>Housing Policy 1g.</p> <p>Leisure, Community and Well-being Policy 4d.</p>	
COM5. Hot food takeaways	I. Proposals for new hot food takeaway outlets will not be permitted within a 400m radius of a school; other educational establishment; play area; skate park; leisure centre or youth centre.		N/A
COM6. The	I. Proposals for the provision of new /	N/A	N/A

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provision of education and training facilities	replacement facilities or the expansion of existing education and training facilities will be supported, provided that: i) the location is well linked in terms of accessibility to the local catchment (taking into account how this may change through the development of strategic housing sites); and ii) any loss of facilities consequential to the development is re-provided to the same or higher standard.		
COM7. Creating a safe, efficient and low carbon transport network	I. New development should be located in accordance with the settlement hierarchy to facilitate the move away from car dependency and towards healthy, lower carbon travel choices and lifestyles. Significant new developments should therefore be located close enough to existing facilities or deliver viable new facilities to make walking and cycling a realistic choice. II.If viable new facilities cannot be provided, high quality public transport connections should be provided as part of the development. Development should be in accessible locations, support active travel, well-connected, and reduce traffic impacts.	Housing Policy 1e. Policy 1f. Policy 1g.	Not cover Village Hall Policy 1f?
COM8. Parking standards in new development	Development will be permitted provided that: I. provision for residential and non-residential vehicle and cycle parking is made in accordance with the council's published local parking guidance, unless a different level of provision can be justified by local or site-specific circumstances; II. provision for parking for people with impaired mobility is made in accordance with the council's published local parking guidance; III. provision for motorcycle parking is made to a level appropriate for the size and location of the development, having regard to the council's published local parking guidance.	Employment Policy 3a.	
COM9. Provision of infrastructure for electric and other low emission vehicles	I. Development proposals which include parking facilities or which are likely to generate vehicle movements or vehicle ownership will be expected to integrate the provision of infrastructure to enable the	Building Regulations Part S Leisure, Community and Well-being	

Local Plan Policy	Policy summary	Related MA&CNP38 policies	How does MA&CNP38 consider this?
	<p>charging of electric or other ultralow emission vehicles into the design and layout of the development.</p> <p>II. Residential: for all residential development with communal off-street parking provision, at least 20% of car spaces will be expected to include active charging facilities and passive provision for all remaining spaces</p> <p>IV passive parking for minor residential development (all developments of less than 10 dwellings): IV for major 10+ at least 20% of dwellings will be expected to have active charging facilities and the remaining 80% of dwellings will be expected to have passive Provision least one rapid charging point clustered with a fast charging point for every 10 car spaces provided, where appropriate, the provision of an electric or ultra-low emission car club,</p> <p>V. where off street parking is not provided expected to incorporate infrastructure to enable the on-street charging</p> <p>Non-residential Developments VI. In all non-residential developments providing 1 or more car parking spaces, ducting should be installed to enable provision of charging facilities VII. Where 10 or more car parking bays are provided, at least 20% of those bays are required to provide active charging facilities and passive provision for remaining</p>	Policy 4e.	
COM10. Low carbon and renewable energy development	<p>Proposals for generating heat or electricity from renewable energy sources (other than large scale wind energy) will be allowed wherever possible providing that the benefits of the development, such as the contribution towards generating renewable energy, significantly outweigh any harm. In addition, permission will only be granted provided:</p> <p>i) any adverse impacts on the local landscape, townscape can be satisfactorily assimilated; ii) the proposal minimises harm to residential amenity by virtue of noise, vibration, overshadowing, flicker, or other detrimental emissions, during</p>	<p>Environment, design and heritage Policy 2c. Policy 2d. Policy 2e.</p> <p>Leisure, Community and Well-being Policy 4c. Policy 4e.</p>	

Local Plan Policy	Policy summary	Related MA&CNP38 policies	How does MA&CNP38 consider this?
	<p>construction, operation and decommissioning;</p> <p>iii) adverse impacts upon designated wildlife sites, nature conservation interests, and biodiversity are satisfactorily mitigated.</p> <p>iv) any harm to the significance of a heritage asset (including its setting) is less than substantial.</p>		
COM11. Small scale wind energy development	<p>Proposals for small-scale wind energy development up to a maximum of 15m to the hub will be supported where it can be demonstrated to be community-led or is set out within an area defined as being suitable for wind energy development within a made neighbourhood plan. Subject to mitigation of impacts n: i) mitigated landscape impacts, ii) amenity, iii) environmental, iv) telecommunications, v) landscape and development, vi) supported by or concerns of community addressed.</p>	<p>No specific mention of wind energy in the plan but relevant policies include:</p> <p>Environment, design and heritage Policy 2c. Policy 2e.</p> <p>Leisure, Community and Well-being Policy 4d.</p>	Not mention wind energy
COM12. The provision of utilities service infrastructure	<p>11. I. Development will not be permitted where the problems associated with the lack of necessary utilities service infrastructure, including energy supplies, drainage, sewerage, sewage treatment and water supply, cannot be overcome.</p> <p>12.</p> <p>13. II. Proposals for the development of telecommunications or radio equipment will be permitted provided that: i) not to the detriment of landscape, ii) demonstrated need.</p> <p>III. All new residential and commercial developments should provide the infrastructure required to enable connectivity to the high-speed electronic communications network unless it is not practical to do so. For major developments (10+ dwellings or sites of greater than 0.5 hectares) this should be through direct fibre to the premise (FTTP) access.</p>	<p>Environment, design and heritage Policy 2c.</p> <p>Leisure, Community and Well-being Policy 4c.</p>	Neighbourhood Plans need to identify and evidence a need for new or enhanced infrastructure, setting out the infrastructure required to address the demands of the development proposed.

NB: [Section 28: Northern Dorset Functional Area](#) does not provide any specific policies or allocations to MA&C

NA but it does mention the Fontmell and Melbury Downs Special Area of Conservation (SAC) and the The Cranborne Chase and West Wiltshire Downs AONB (now Cranborne Chase National Landscape) in relation to the neighbouring town Shaftesbury. Below are specific policies that are relevant to MA&CNP38 as they relate to development in Shaftesbury that may affect the policies in the plan or associated development impacts in the plan period. This document relates specifically to providing more detail on the delivery of the spatial strategy set out in Policy DEV4, which focuses the bulk of new development at the largest settlements of Gillingham and Sherborne, with smaller-scale expansion proposed at Shaftesbury, Stalbridge and Sturminster Newton; it includes separate chapters for each of the five towns. In addition, there is a policy on the need for more care home provision near the NA, maintaining a commitment for employment land on the land south of the A30 and a policy safeguarding the land for a future bypass for the A350 eastern bypass corridor (with a five year review period).

Local Plan Policy	Policy summary	Related MA&CNP38 policies	How does MA&CNP38 consider this?
NORD1: Care Facilities within Northern Dorset)	Points to the need for an additional care provision in the Northern Dorset functional area, ideally within the Gillingham / Shaftesbury area	Policy 3b	<i>Original proposals included a care home, is this still going ahead?</i>
SHAF4: Land South of the A30 Land south of the A30	As shown on the policies map, the site will be developed for employment purposes.	Employment Policy 3b	The application has since been approved for mixed development. MA&CNP38 has thus removed reference to retaining the site for employment purposes.
SHAF6: Land to the east of Shaftesbury	Land for the A350 eastern bypass corridor will be safeguarded from any development proposals which would prejudice the future implementation of the proposed bypass. This safeguarding will be reviewed every five years to ensure it is still appropriate.	Leisure, Community and Well-being Policy 4b.	Upon the recommendation of Dorset Council, any view on the bypass has been removed in policy 4b. Recognising this is a matter for Highways, the reference of the need for roadside verges and passing places to integrate with the potential bypass has been retained.

Minerals in the NA

A Dorset County Council's Minerals Strategy (adopted May 2014) is also part of the development plan for the area. **No specific minerals plan for North Dorset exists.** NB: in 2020 there was a [review of the 2014 Minerals Strategy](#), but there was no specific detail about the North Dorset area, with only one mention of it.

MA&CNP38's potential to contribute to sustainable development

Section 1 - Housing

To ensure the housing needs of the local population are met

Policy no	Policy name	Objective	NPPF dimensional Environmental	NPPF dimension: Social	NPPF dimension: Economic
1a	Promoting brownfield sites and infill development	To allow for limited development on brownfield or infill sites within existing settlement areas to encourage the future viability of Melbury Abbas and Cann	** Discouraging greenfield development and isolated houses	** Promoting communities by directing development to existing settlement areas	
1b	Encouraging a sustainable population	To promote a sustainable local population through modest development	** Discouraging inappropriate scale of development in a largely rural area	*** Promoting communities by meeting the diverse needs of current and future communities	** A stable population contributes to a vibrant local economy
1c	Promoting a broad mix of housing	To ensure a mix of housing stock that meets the needs of different ages of the population		*** Promoting communities by meeting the diverse needs of current and future communities	** A balanced population contributes to a vibrant local economy
1d	Affordable housing	To support the development of Affordable Housing, giving priority to those with a local connection to encourage younger families to remain in Melbury Abbas and Cann		*** Promoting communities by meeting the diverse needs of current and future communities	** Enabling a diverse population contributes to a vibrant local economy
1e	To support residential development on allocated sites	Policy 1e Policy St Anne's Close, Guys Marsh	*** Development of a brownfield site	*** Key worker HMP staff priority affordable housing	*** Key worker HMP staff priority affordable housing

Policy no	Policy name	Objective	NPPF dimensional Environmental	NPPF dimension: Social	NPPF dimension: Economic
1f	To support residential development on allocated sites	Policy 1f. Land South of Melbury Motors	** Land close to existing settlement area with appropriate and sensitive landscaping in the Cranborne Chase National Landscape	*** 50% affordable housing -Promoting communities by meeting the diverse needs of current and future communities	** Enabling a diverse population contributes to a vibrant local economy
1g	To support residential development on allocated sites	Policy 1g. Housing Allocation: Southbank Farm, Cann Common	*** Allocated space for BNG uplift and allocation of southern section for community (greenspace) recreational facilities	*** 40% affordable housing. Promoting communities by meeting the diverse needs of current and future communities	** Enabling a diverse population contributes to a vibrant local economy
1h	To support residential development on allocated sites	Policy 1h. The Village Hall	*** Development of a brownfield site	*** Affordable housing	** Enabling a diverse population contributes to a vibrant local economy

Section 2 – Environment, design and heritage

To enhance and conserve the environment and local heritage for future generations

Policy no	Policy name	Objective	NPPF dimensional Environmental	NPPF dimension: Social	NPPF dimension: Economic
2a	Design	To ensure development complies with a local Design Guide and new development is sensitive to local character and vernacular	*** Local character in historic or rural areas often uses sustainable materials, e.g. local stone. Respecting vernacular and character conserves and enhances the historic and future fabric of place. Encouraging quality design in more modern areas contributes to a cohesive built environment	*** The quality and aesthetics of the built environment strongly impact people's well-being and the liveability of development	** Quality design by builders can improve wider economic utility and value of historic and recycled materials. Good design requires effective training schemes across the construction sector
2b	Protection of woodland and the role of trees	To ensure woodland and trees are retained and enhanced	*** Trees perform a vital function in sequestering carbon and provide a habitat for biodiversity	*** Trees provide many health and well-being benefits (salutogenic)	** Potential for natural capital payment opportunities and value of forest products

Policy no	Policy name	Objective	NPPF dimensional Environmental	NPPF dimension: Social	NPPF dimension: Economic
2c	Landscape and protected views and vistas	To protect identified local views and vistas	*** Vistas are cherished locally and are vital to the National Landscape's character	*** Local views and visits are why many residents chose to live in the NA	** Protected and valued views can bring tourism and visitors to the area
2d.	Biodiversity and ecosystems	To ensure development enhances local biodiversity and ecosystems	*** Protecting biodiversity and ecosystems is fundamental to this dimension of sustainability	*** Our well-being and health are dependent upon pollinators and the vital function of habitats, food chains and soil health	** Potential for natural capital payment opportunities and value of forest products; a healthy and beautiful environment can bring tourism and visitors to the area
2e	Heritage assets	To ensure development protects and enhances local heritage assets	*** Local character in historic or rural areas often uses sustainable materials, e.g. local stone. Respecting vernacular and character conserves and enhances the historic and future fabric of a place	*** Protecting our heritage is connecting to our past	** Well-documented and celebrated heritage assets can bring tourism and visitors to the area

Section 3 – Employment

To support the development of local employment opportunities

Policy no	Policy name	Objective	Relevant NPPF policy	Relevant NDDC Local Plan policy	Relevant Dorset Council Local Plan policy
3a	Encouraging local enterprise	To encourage local enterprise in the Neighbourhood Area	** Siting of development should be sensitive to local character in an appropriate place	**	***
3b	Land South of A30	To ensure that development gain arising from mixed development along the A30 accrues to the Parish Council	** Any investment from infrastructure monies can be used to invest in community-led priorities, which may include infrastructure that supports the environment	*** Any investment from infrastructure monies can be used to invest in community-led priorities, which may include recreation and other social infrastructure (e.g. facilities)	*** Allocation and spending of infrastructure monies can be used to promote local enterprises/contractors

Section 4 – Leisure, Community and Well-being

To maintain and improve the quality of life of parishioners

Policy no	Policy name	Objective	Relevant NPPF policy	Relevant NDDC Local Plan policy	Relevant Dorset Council Local Plan policy
4a	Sustainable transport	To encourage sustainable transport links through accessible and safe rights of way in the Neighbourhood Area	*** Improved PROW can enhance a connection to the local environment. Reduces dependence on cars if can substitute those used by private vehicle	*** Walking and cycling have known positive health and well-being benefits	*** Improved and accessible footpaths and potential cycle paths can bring tourism and visitors to the area. If routes connect to public transport it can support the viability of these (rural) services
4b	Traffic impacts and road safety	To resolve problems caused by heavy through traffic and associated safety issues	** Congestion can lead to adverse air quality impacts	** Health and well-being impacted by high traffic levels	*** Improved logistical network can lead to improved transit of goods
4c	Infrastructure provision	To future-proof and modernise local infrastructure	** Infrastructure can be sensitively installed to mitigate visual impact on the National Landscape	*** Improved community facilities support the vitality of strong and resilient rural places	*** Modern (or preserved heritage assets) can support new trades such as events such as weddings and music
4d	Community facilities	To protect and enhance community facilities, recreational and amenity areas	** Community facilities should seek to have a positive environmental impact and amenity value	*** Improved community facilities support the vitality of strong and resilient rural places	*** Modern (or preserved heritage assets) can support new trades such as events such as weddings and music
4e	Energy	To encourage measures that promote a net-zero future	*** Planning plays a significant role in decarbonising the built environment that at the same time supports nature-positive development	*** Meeting net-zero targets will mean that potential adverse health and well-being impacts are averted	*** Net-zero affords many opportunities for upskilling green local trades and enterprises (e.g. SMEs). Using local trades supports a resilient economy.
4f	Sustainable ground-mount	To support sustainable ground-mount PV installations	*** Planning plays a significant role in decarbonising the built environment that at the same time supports nature-positive development	*** Meeting net-zero targets will mean that potential adverse health and well-being impacts are averted	*** Net-zero affords many opportunities for upskilling green local trades and enterprises (e.g. SMEs). Using local trades supports a resilient economy.

4g	Lighting and air pollution	To encourage measures to reduce light pollution and retain the Cranborne Chase National Landscape's Dark Sky Reserve status	*** The National Landscape's landscape character extends into the night sky and sensitive design can mitigate local risks from inappropriate lighting	** Experiencing the night sky is an awe-inspiring privilege that can help connect people to the power of nature	*** Truly dark night skies can bring tourism and visitors to the area
4h	Water and water efficiency	To maximise the potential of water efficiency and energy from water	*** Utilising water as an energy source is a form of renewable energy	** Improving water use of water can protect the community from future environmental shocks and stresses	** Community energy (enterprise) can be enabled by potential local hydroelectric schemes
4i	Local Green Spaces	To protect and promote valued green infrastructure through the allocation of Local Green Spaces	*** Protecting green spaces supports ecosystem health and function and other environmental factors	** Accessible green spaces are vital to health and well-being and designation is linked to valued characteristics by the community	** A healthy and beautiful environment can bring tourism and visitors to the area

Compliance with EU Policy

A neighbourhood plan must be compatible with European Union (EU) obligations, as incorporated into United Kingdom law, in order to be legally compliant. A number of EU obligations may be relevant. The ones applicable to MA&CNP38 are detailed below.

Strategic Environmental Assessment

The Strategic Environment Assessment (SEA) Directive (Directive 2001/42/EC) aims to provide a high level of protection of the environment by incorporating environmental considerations into the process of preparing plans and programmes. If the neighbourhood plan is likely to have significant environmental effects it may require an SEA **in order to meet EU obligations**. North Dorset District Council confirmed that the scope of development proposed in MA&CNP38 would not require an SEA.

Habitats Regulation Assessment

A Habitats Regulations Assessment (HRA) identifies whether a plan is likely to have a significant effect on a **European site**, either alone or in combination with other plans or projects. The assessment determines whether significant effects on a European site can be ruled out on the basis of objective information. As part of the Reg 14 Consultation, Dorset Council suggested that **an HRA is required which should be carried out upon submission of a Reg 16 Submission version of the plan. These will be considered by the Examiner to incorporate any relevant points to further protect designated environmental sites associated with MA&CNP38 policies.**

Human Rights

The plan has regard to and is compatible with human rights legislation guaranteed under the European Convention on Human Rights and Article 8 (Right to Respect for Private and Family Life) of the Human Rights Act (1998). MA&CNP38 does not breach Article 8 and there is nothing elsewhere in the Plan and its accompanying documents to indicate the potential breach of any other human rights legislation. The Parish Council was mindful of the need to engage all sections of the local community and applied different consultation techniques accordingly so that MA&CNP38 was prepared to represent these different views. Non-statutory and statutory consultations have been carried out in such a way that all sections of the local community and stakeholders affected by this plan have been given the opportunity to express their opinion on the Draft Plan. These initiatives are documented in the accompanying [Consultation Statement](#). It is therefore believed that MA&CNP38 has had appropriate regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.

Conclusion

In accordance with paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 this Statement demonstrates that the proposed MA&CNP38 prepared by Melbury Abbas and Cann Parish Council meets the requirements of each basic condition and the other legal tests.

Appendix 1 – Correspondence regarding the designation of the Neighbourhood Area

-----Original Message-----

From: Philip Reese [mailto:xxx]
Sent: 04 December 2017 16:38
To: William Kenealy
Subject: Melbury Abbas & Cann Neighbourhood Plan

Hi William,

Yes, please be advised that as anticipated the Melbury Abbas & Cann neighbourhood area was formally designated on 29 November. The decision can be viewed online at:

<https://moderngovdcp.dorsetforyou.gov.uk/mgIssueHistoryHome.aspx?IId=5540&Opt=0>

There is also a press release: <https://news.dorsetforyou.gov.uk/2017/12/04/neighbourhood-areas-designated/>

You can now officially produce a separate neighbourhood plan for your parishes. The best of luck with your application for grant funding.

Regards,

Philip Reese
Planning Policy Officer (North Dorset)
Dorset Councils Partnership serving:
North Dorset District Council, West Dorset District Council and Weymouth & Portland Borough Council

-----Original Message-----

From: William Kenealy [mailto:xxx]
Sent: 04 December 2017 15:02
To: Philip Reese
Subject: Melbury Abbas & Cann Neighbourhood Plan

Philip: Hope this email finds you well.

Did our neighbourhood plan get formal approval on the 29th of November?

I would like to apply for grant funding if that is the case.

Regards,
William

The designation was also listed in the North Dorset Annual Monitoring Report (2018)

4.3 The table below lists the neighbourhood plans being produced in North Dorset by town and parish councils, the date when their neighbourhood plan areas were designated, and the status as of December 2018. The latest information can be found at www.dorsetforyou.com/neighbourhoodareaapplicationanddesignation/north

Town or parish	Date of area designation	Plan status at December 2018
Blandford+ (B. Forum, B. St Mary and Bryanston)	February 2014	Pre-submission consultation November to December 2018.
Bourton	December 2012	Plan made 26 January 2018.
Fontmell Magna	June 2016	Plan made 28 November 2018.
Gillingham	August 2012	Plan made 27 July 2018.
Hazelbury Bryan	October 2016	Referendum to be held 7 February 2019.
Iwerne Minster	June 2016	Plan production currently on hold.
Melbury Abbas and Cann	November 2017	Preparing draft plan.