

Chesil Bank Neighbourhood Plan

DRAFT

Basic Conditions Statement

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Plan period: 2022-2032

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1. Introduction

When a neighbourhood plan proposal is submitted to the local planning authority, it needs to be accompanied by a statement, known as the basic conditions statement, which explains how:

- the plan meets the legal requirements in terms of its contents and coverage
- the plan has had appropriate regard to national policy and is in general conformity with the strategic policies in the development plan for the area
- the plan will contribute to the achievement of sustainable development, is compatible with EU obligations, and would not be likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

This report fulfils this requirement, and is known as the Basic Conditions Statement.

2. Legal Requirements

Has the draft plan been submitted by a qualifying body?

Yes – Chesil Bank Parish Council agreed the submission of the neighbourhood plan and supporting documents at its meeting in November 2022.

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

Yes – the plan makes clear in the introduction and in the plan’s title that it is intended to cover the period 2022 - 2032.

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

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

Do any of the policies relate to excluded development?

There are 31 policies in the plan, and these cover a range of topics. The policy headings are listed below:

CBNP1. Dwelling Types	CBNP17. Dark Skies and Lighting Schemes
CBNP2. Dwelling extensions	CBNP18. Local Wildlife and Habitats
CBNP3. Holiday / second home restrictions	CBNP19. Local Heritage Assets
CBNP4. Affordable Housing – Local Connection	CBNP20. Local Flood Risk in Portesham
CBNP5. Land east of North Mead Farm (PO03)	CBNP21. Portesham’s Development Boundary
CBNP6. Land adjoining Stone Cottage (FL-05)	CBNP22. Chesil Bank Design Guidance
CBNP7. Land at Higher Farmhouse (LH-01)	CBNP23. Settlement pattern
CBNP8. Land adjoining 4 Court Close (LH-02)	CBNP24. Streets and spaces
CBNP9. Ensuring Nutrient Neutrality	CBNP25. Views and landmarks
CBNP10. Sustainable Business Growth	CBNP26. Building Styles
CBNP11. Homeworking	CBNP27. Materials
CBNP12. Community and recreational facilities	CBNP28. Doors and Windows
CBNP13. Recreational access to the countryside	CBNP29. Roofs and chimneys
CBNP14. Local Green Spaces	CBNP30. Parking
CBNP15. Local Landscape Features	CBNP31. Sustainability Features
CBNP16. Local Views	

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

Do any of the policies extend beyond the neighbourhood area or cover an area where there is a neighbourhood development plan already in place?

No - the Neighbourhood Plan policies relate only to the parishes that form the Chesil Bank group (which is the designated Neighbourhood Plan Area) and to no other area.

There are no other neighbourhood plans relating to Chesil Bank Parish. The adjoining parish of Chickerell, to the east, is designated as a separate Neighbourhood Plan area, and its Neighbourhood Plan was made in June 2021. No other adjoining land has been similarly designated.

Map 1 – Neighbourhood Plan Designated Area



3. Consideration of National and Strategic Policies

The Neighbourhood Plan must have regard to national policy and guidance from the Secretary of State and be in general conformity with the strategic policies of the development plan that covers the area.

The following conformity assessment summarises how the Neighbourhood Plan relates to the relevant national planning guidance and strategic development plan policies.

National Planning Policy and Guidance

National planning guidance comes primarily from the published National Planning Policy Framework (NPPF), with the latest version dated 2021. Where appropriate, reference is made to the online National Planning Policy Guidance (NPPG) and Ministerial Statements.

The Development Plan for the Neighbourhood Plan area

The NPPG makes clear that in considering whether a policy is in general conformity, a view should be taken on whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with and the degree, if any, of conflict and the rationale and evidence to justify that approach.

The West Dorset, Weymouth and Portland Local Plan, prepared jointly by West Dorset District Council and Weymouth and Portland Borough Council, and adopted October 2015, contains the main strategic planning policies for the area. Appendix 1 includes an assessment of which policies are strategic, as produced by Dorset Council to assist Neighbourhood Plan groups.

A key policy is SUS5, as shown below. This broadly reflects the basic conditions in terms of sustainable development, the need to take into account local needs, and considering the deliverability through involving landowners, developers and service providers in the preparation of the plan.

SUS5. NEIGHBOURHOOD DEVELOPMENT PLANS

i) Neighbourhood Development Plans should:

- show how they are contributing towards the strategic objectives of this plan and be in general conformity with its strategic approach;**
- clearly set out how they will promote sustainable development in their area at the same level or over and above that which would otherwise be delivered through the local plan;**
- have due regard to information on local need for new homes, jobs and facilities, for their plan area and any outlying areas which they may serve;**
- demonstrate that they are credible, justifiable and achievable. This can be assisted by involving landowners, developers and service providers in their preparation.**

Dorset County Council has a Minerals Strategy (adopted May 2014) that also forms part of the development plan for the area, together with the more recently adopted Minerals Site Plan and the Bournemouth, Dorset and Poole Waste Plan (the latter replacing the 2006 Waste Local Plan that was in place when the Neighbourhood Plan was made). Neither the waste plan or minerals strategy contain proposals for the Neighbourhood Plan Area, other than defining minerals safeguarding areas and these are noted in the SEA.

The Emerging Local Plan

The NPPG advises that it is important to minimise any conflicts between policies in a neighbourhood plan and an emerging Local Plan, by taking into account the emerging policies and evidence informing the Local Plan process insofar as it may be relevant to the neighbourhood plan.

Work commenced on the review of the Local Plan, but after April 2019 (when various District and Borough Councils combined into Dorset Council), the decision was taken to start work on a single Dorset Council Local Plan. The first draft was published for consultation in January 2021, and includes strategic allocations at the towns. There are no strategic allocations proposed to be made at the larger villages including Portesham village, although the plan (Policy DEV2) would allow windfall and infilling within existing settlements as defined by local plan or neighbourhood plan development boundaries.

The Local Plan proposes that the housing target for Neighbourhood Plan areas should be based on: 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 windfall allowance on minor sites (of less than 10 dwellings).

The Local Development Scheme as published in October 2022 now anticipates the next draft of the Local Plan will be published in the final quarter of 2024, with the Local Plan likely to be adopted in 2026. As such, the emerging Local Plan remains at a relatively early stage and is not being given any significant weight in planning decisions at this time.

Conformity Testing

The Neighbourhood Plan group has worked with their link officer at Dorset Council to ensure that they consider the plan provides a sound basis for determining the planning decisions that affect the area, and does not give rise to any conformity issues. Policy wording has been chosen with the aim of being clear and unambiguous, taking into account examples from other Neighbourhood Plans that have been considered acceptable.

The following table considers each policy in turn, against the relevant national and local policies for that particular topic.

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
<p>CBNP1. Dwelling Types Sets out details of the types and sizes of housing expected to come forward, and that homes should be designed to enable working from home, with space that can be utilised as a home office / workshop.</p>	<p>NPPF para 62. The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.</p> <p>NPPF para 78. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.</p>	<p>WDWPLP HOUS1 - Affordable housing - Strategic Approach sets out that new open market housing sites should make provision for affordable housing. The type, size and mix of affordable housing will be expected to address the identified and prioritised housing needs of the area and should be proportionate to the scale and mix of market housing.</p> <p>WDWPLP HOUS3 - Open market housing mix - Strategic Approach refers to the type, size and mix of housing being expected to reflect local needs as far as possible and result in balanced communities.</p>	<p>Reflects the conclusions of the Chesil Bank Housing Needs Review (2021).</p> <p>Reflects the requirements in national and local planning policies regarding reflecting local housing needs / circumstances.</p> <p>No conformity concerns raised.</p>
<p>CBNP2. Dwelling extensions Places a limit on the size of extensions to the existing housing stock (to that typically allowed under Permitted Development Rights) but allows greater flexibility where there is clear evidence that the proposed change is to provide for a clearly established local need aligned with Policy CBNP1</p>	<p>NPPF para 78. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.</p> <p>NPPF para 56. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects</p>	<p>WDWPLP HOUS6 - Other residential development outside defined development boundaries - extensions to dwellings should be subordinate in scale and proportions to the original dwelling, however this is NOT considered to be a strategic policy. The supporting text references that, particularly within the AONB, the volume of cumulative extensions to existing dwellings should generally be no greater than 40% of the original dwelling.</p>	<p>The supporting evidence notes the greater house sizes found in the area, trend of extending properties, and impacts on affordability. The wording has been refined following Dorset Council's comments at Reg 14 stage, and consideration of the reasons behind the deletion of the policy from the Charmouth NP, noting that the policy intent here is not concerned with character / amenity but with meeting local housing needs.</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
<p>CBNP3. Holiday / second home restrictions</p> <p>Focuses on the more rural parishes of Abbotsbury, Fleet and Langton Herring, and proposes that any new dwelling (including through conversion or replacement of existing buildings, or lifting of holiday let conditions) is used as the principal residence. Linked to this, the lifting of holiday let restrictions is supported provided that the accommodation would be suitable for full time occupancy. New built holiday accommodation will not be supported in these settlements.</p>	<p>NPPF para 78. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.</p> <p>NPPF para 56. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects</p>	<p>WDWPLP HOUS3 - Open market housing mix - Strategic Approach refers to the type, size and mix of housing being expected to reflect local needs as far as possible and result in balanced communities.</p> <p>WDWPLP ECON6. - Built Tourist Accommodation – part (i) which refers to new built tourist accommodation being supported within an established settlement of more than 200 population (which therefore applies to Abbotsbury) and through the re-use of an existing building but is NOT considered to be a strategic policy.</p>	<p>The supporting evidence notes the most recent data on second homes published by Dorset Council, which shows the proportion of holiday / vacant homes in these areas as being particularly high. Concerns have been raised consistently by local residents in relation to the impact of this on house prices and local services. It is therefore considered appropriate to maximise opportunities for housing that will be occupied by residents that will use local facilities year-round, and stem further holiday accommodation which would add to the current imbalance. A similar policy was included in the made Charmouth Neighbourhood Plan.</p>
<p>CBNP4. Affordable Housing – Local Connection</p> <p>Seeks to ensure that, where affordable housing is provided, this should be tenure-blind and made on the basis of prioritising people in housing need who have a local connection to the Neighbourhood Plan area (based on the local connection</p>	<p>NPPF para 60. To support the government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed.</p> <p>NPPF para 62. Within this context, the size, type and tenure of housing needed for different groups in the</p>	<p>WDWPLP HOUS1 - Affordable housing - Strategic Approach sets out that new open market housing sites should make provision for affordable housing. The Council have confirmed that the percentage of affordable housing on market housing sites, thresholds above which it is sought, and tenure split within the affordable provision, are not part of the strategic approach. The type, size and mix of</p>	<p>The inclusion of a local connection requirement is considered to reflect the Local Plan strategy that development in rural areas should focus on addressing local needs (as emphasized in Policy SUS2).</p> <p>A similar policy was included in the made Yetminster and Ryme Neighbourhood Plan.</p> <p>Dorset Council Reg 14 comments note</p>

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<p>criteria of the Dorset Housing Allocations Policy), and will remain affordable in perpetuity for such people.</p>	<p>community should be assessed and reflected in planning policies.</p> <p>NPPF para 78. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.</p>	<p>affordable housing will be expected to address the identified and prioritised housing needs of the area and should be proportionate to the scale and mix of market housing, resulting in a balanced community of housing and / or flats that are ‘tenure blind’.</p>	<p>that the policy is in general conformity with Policies HOUS1 and HOUS2 of the adopted West Dorset, Weymouth & Portland Local Plan and reflects the agreed Dorset Council approach to housing allocations as set out in the Dorset Housing Allocations Policy.</p>
<p>Policies CBNP5 – 8. Housing Site Allocations</p> <p>These policies cover the four housing site allocations:</p> <ul style="list-style-type: none"> – Land east of North Mead Farm, Portesham (PO03) – Land adjoining Stone Cottage, Fleet (FL-05) – Land at Higher Farmhouse, Langton Herring (LH-01) – Land adjoining 4 Court Close, Langton Herring (LH-02) 	<p>NPPF para 60. To support the government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed.</p> <p>NPPF para 64. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).</p> <p>NPPF para 65. Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed</p>	<p>WDWPLP SUS1 - The Level of Economic and Housing Growth - Strategic Approach includes the requirement figures for housing and employment. The housing need across the Local Plan area is primarily met through site allocations and identified sites within settlements.</p> <p>WDWPLP SUS2 - Distribution of development - Strategic Approach includes reference to the settlement hierarchy and development within settlement boundaries, and a general restriction of development in rural areas – but recognises that neighbourhood plans may allocate additional sites, add or extend development boundaries, and that some development types are needed to support the rural economy.</p> <p>WDWPLP ENV1 - Landscape, seascape and sites of geological</p>	<p>The Local Plan is clear that Neighbourhood Plans may allocate sites, add or extend development boundaries, and national policy encourages Neighbourhood Plans to consider the opportunities for allocating small and medium-sized sites suitable for housing in their area.</p> <p>In January 2021 Dorset Council published the first draft of their Local Plan. Whilst the published figure for the Neighbourhood Plan area was 33 dwellings the Council (for a longer plan period) they have advised that this quantum of development (over its plan period) is based on what is considered likely to come forward through windfall, and therefore it is entirely discretionary whether the Neighbourhood Plan adds to this target through site specific allocations. Whilst the level of development</p>

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	<p>the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.</p> <p>NPPF para 70. Neighbourhood planning groups should consider the opportunities for allocating small and medium-sized sites suitable for housing in their area.</p> <p>NPPF para 78-79. In rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.</p> <p>NPPF para 105. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-</p>	<p>interest - Strategic Approach includes the protection of landscape, seascape and sites of geological interest, and mitigation where appropriate.</p> <p>WDWPLP ENV4 - Heritage assets - Strategic Approach includes protection of heritage assets.</p> <p>WDWPLP ENV5 – Flood Risk - development should be planned to avoid risk of flooding (from surface water run-off, groundwater, fluvial and coastal sources) where possible.</p> <p>WDWPLP ENV15 – on the Efficient and Appropriate Use of Land - states that development should optimise the potential of the site and make efficient use of land, subject to the limitations inherent in the site and impact on local character.</p> <p>WDWPLP HOUS1 - Affordable housing - Strategic Approach sets out that new open market housing sites should make provision for affordable housing. The Council have confirmed that the percentage of affordable housing on market housing sites, thresholds above which it is sought, and tenure split within the affordable provision, are NOT part of the</p>	<p>proposed through the site allocations is lower than the minimum indicative housing need figure, it would still meet the basic conditions in particular having regard to the government’s objective of significantly boosting the supply of homes and the local plan’s strategy for its sustainable distribution.</p> <p>With regard to affordable housing, the only site potentially exceeding the NPPF lower threshold of 5 dwellings is CBNP 5 (which is assessed as having capacity for between 3 – 6 dwellings) and as such includes criteria to provide at least 50% as affordable homes. This is higher than the standard requirement of 35% but below the 100% provision required as a rural exception site under HOUS2. This has been agreed with the landowner and potential Housing Association partner as deliverable. The Local Plan text confirms that if a community wants to allow open market cross-subsidy on exception sites they can do this in Neighbourhood Plans. The site for a single dwelling in Fleet has also been confirmed as an affordable housing site in agreement with the landowner.</p> <p>The site options were subject to a full</p>

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	<p>making.</p> <p>NPPF para 124. Planning policies should support development that makes efficient use of land, taking into account: a) the need for development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services; d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.</p> <p>NPPF para 159. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.</p> <p>NPPF para 176. Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which</p>	<p>strategic approach.</p> <p>WDWPLP HOUS2 - Affordable housing exception sites – refers to small scale sites for affordable housing adjoining settlements provided that there is an identified, current, local need which cannot otherwise be met; the scheme is of a character, scale and design appropriate to the location; and provision is in perpetuity. The Strategic Approach refers to flexible policies that encourage affordable housing to come forward, but does not refer to exception sites so this is NOT a strategic policy. The supporting text indicates that if a community wants to allow open market cross-subsidy on exception sites they could do this in neighbourhood plans</p> <p>WDWPLP HOUS3- Open market housing mix - Strategic Approach refers to the type, size and mix of housing being expected to reflect local needs as far as possible and result in balanced communities.</p>	<p>Strategic Environmental Assessment, and are considered to be sustainable options with no significant adverse effects. Whilst the Local Plan would normally direct the majority of the growth to the larger and more sustainable settlement of Portesham, followed by Abbotsbury, there were very limited site options in these two settlements. The appraisal process helped identify further mitigation where appropriate for inclusion in the policies, and comments raised by the Environment Agency in respect of flooding, the AONB Partnership regarding landscape impacts and heritage advice provided by Historic England have all be considered and amendments made to take these on board. In particular:</p> <p>→ the potential for flood risk on the site at Langton Herring (Policy CBNP 8) has been investigated further and whilst there is limited documentation, discussion with the agencies indicates that the flood risk shown on the maps has not been updated to reflect the drainage works undertaken. A sequential test has not been undertaken given the lack of</p>

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	<p>have the highest status of protection in relation to these issues. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located.</p> <p>NPPF para 200 & 202. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.</p>		<p>available sites with the alternative of extending such a test to cover the wider Dorset area (in which case the test could not be met). The need for maintenance of the drainage systems would be secured through the policy criteria.</p> <p>→ the site boundary has been adjusted in order to provide better scope to mitigate any potential landscape impacts of the small site in Fleet in response to the concerns raised by the AONB officer</p> <p>→ criteria have been added to the site allocations that may impact the setting of designated heritage assets, in response to the comments raised by Historic England and in discussion with the Conservation Officer at Dorset Council.</p>
<p>Policy CBNP9 Covers the issue relating to nutrient neutrality as identified through the Habitat Regulations Assessment.</p>	<p>NPPF para 179. To protect and enhance biodiversity and geodiversity, plans should: safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity.</p> <p>NPPF para 180. When determining</p>	<p>WDWPLP ENV2 - Wildlife and habitats - Strategic Approach includes protection of wildlife and habitats, and mitigation where appropriate. Criterion i) requires that internationally designated wildlife sites (including proposed sites and sites acquired for compensatory measures), will be safeguarded from development that could adversely</p>	<p>This policy has been included in response to the Habitats Regulation Assessment recommendations with regard to Chesil and Fleet SAC.</p> <p>A similar approach was accepted by Examiner in relation to the now made Yetminster and Ryme Neighbourhood Plan (in relation to Somerset Moors RAMSAR), but has more recently been</p>

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	<p>planning applications, if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. ...</p> <p>Development resulting in the loss or deterioration of irreplaceable habitats (eg ancient woodland / veteran trees) should be refused, unless there are wholly exceptional reasons.</p>	<p>affect them, unless there are reasons of overriding public interest why the development should proceed and there is no alternative acceptable solution.</p> <p><i>At the current time, Table 2.2 which sets out the strategies to safeguard important internationally designated wildlife sites does not include a strategy for Chesil and Fleet SAC.</i></p>	<p>considered as superfluous if the impact is of a strategic nature (as per the Examination of the now made North Cadbury and Yarlinton Neighbourhood Plan where the policy was recommended to be deleted).</p>
<p>Policy CBNP10. Sustainable Business Growth Policy CBNP11. Homeworking Policy CBNP10 covers sustainable business growth to support small-scale employment development (Use Class E) of a size appropriate to the rural nature of the area within or adjoining the settlements of Abbotsbury, Portesham, Langton Herring and Fleet or through the re-use or replacement of an existing building. New built tourist and care-related accommodation is supported within Portesham, or through the re-use and adaptation of an existing</p>	<p>NPPF para 85. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable</p>	<p>WDWPLP SUS2 - Distribution of development - Strategic Approach includes reference to the settlement hierarchy, at an appropriate scale to the size of the settlement. It does not prohibit employment, tourism, educational / training, recreational or leisure related development from taking place in the countryside.</p> <p>WDWPLP ECON1 - Provision of Employment – refers to employment development being supported: within or on the edge of a settlement (not restricted to those with a defined development boundary); through the intensification or extension of existing premises; as part of a farm diversification scheme; through the re-use or replacement of an existing building; or in a rural location where</p>	<p>These policies are considered to be generally supportive of development that would accommodate local businesses in a manner appropriate to the rural character of the area, in line with para 85 of the NPPF and reflecting the general locational approach used in Local Plan Policy ECON1.</p> <p>A similar approach to CBNP10 was accepted by the Examiner in relation to the now made Yetminster and Ryme Intrinsic Neighbourhood Plan, and CBNP11 in the made Fontmell Magna Neighbourhood Plan.</p> <p>The policies have been refined following feedback from Dorset Council.</p>

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<p>building.</p> <p>Policy CBNP11 covers homeworking, setting criteria to support the appropriate provision of outbuildings for home working.</p>	<p>opportunities exist.</p>	<p>this is essential for that type of business.</p> <p>WDWPLP ECON4 - Retail and Town Centre Development – exempts small scale rural development (including offices) from the need to follow the sequential approach focusing on town centre first.</p> <p>WDWPLP ECON5 and ECON6 are NOT considered to the strategic policies. These deal with tourism attractions / facilities and new built tourism accommodation.</p>	
<p>CBNP12. Community and recreational facilities</p> <p>Seeks to support and allow for the improvement of important community and recreational infrastructure and safeguard against their loss.</p>	<p>NPPF para 84. Planning policies and decisions should enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p>	<p>WDWPLP COM2 – COM6 – provide for the retention of local community facilities, focusing on sites within or adjoining an existing settlement, and provided that these would be located to their main catchment population - Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel.</p>	<p>The policy supports the provision of community facilities, recognising the dispersed nature and scale of the area’s settlements and importance of these facilities to the local communities, balanced against the environmental sensitivity of the area and its rural road network. The policy is considered to be in conformity with the approach taken in National Policy and the Local Plan.</p>
<p>CBNP13. Recreational access to the countryside</p> <p>Deals specially with recreational access to the countryside, balancing the benefits of recreation with the</p>	<p>NPPF para 98. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.</p>	<p>WDWPLP COM7 – is about creating a safe and efficient transport network. It broadly aligns with national policy, and ensures that development is not permitted unless it can be demonstrated that it would not have</p>	<p>National policy is clearly supportive of protecting and enhancing public rights of way and access to the countryside, and this is reflected in Policy COM7 of the Local Plan. As with the preceding policy, this policy aims to balance the</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
need to avoid adverse impacts.	<p>NPPF para 100. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.</p>	<p>a severe detrimental effect on road safety, or measures can be introduced to reasonably mitigate potentially dangerous conditions. It also references that support should be given for the delivery of a strategic cycle network and improvements to the public rights of way network. Development should not result in the severance or degradation of existing or proposed routes.</p>	<p>importance of this network to local residents and visitors, against the environmental sensitivity of the area – in particular noting the potential for increased visitor pressure adversely impacting on wildlife sites.</p>
<p>CBNP14. Local Green Spaces Deals with the designation and protection of Local Green Spaces</p>	<p>NPPF para 101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.</p> <p>NPPF para 102. The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a</p>	<p>WDWPLP ENV3 - Green Infrastructure Network -states that the councils will work together with local communities and other relevant partners to develop a green infrastructure strategy for the plan area. The policy states that development that would cause harm to the green infrastructure network or undermine the reasons for an area’s inclusion within the network will not be permitted unless clearly outweighed by other considerations.</p>	<p>The proposed Local Green Spaces have been assessed against the criteria set out in the NPPF, and direct contact made with the landowners. The size and value of these spaces is listed in Table 3 of the Neighbourhood Plan. All of the sites relate to the settlements to which they are linked in that table. They have been subject to consultation to check that they are locally valued (with the majority being consulted on as part of the options consultation that ran in September 2021).</p> <p>The wording of the policy has been based on that of the adjoining (now made) Chickerell Neighbourhood Plan, which was considered to be consistent with Green Belt national policy, and was preferred by Dorset Council. The</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
	<p>local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.</p> <p>NPPF para 103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>		<p>Kings Arms site (to which concerns were raised in terms of potentially fettering the public house use of their garden) has been removed, as has the Tithe Barn (due to the more extensive coverage of buildings and pond).</p>
<p>CBNP15. Local Landscape Features CBNP16. Local Views CBNP17. Dark Skies and Lighting Schemes These policies collectively cover the protection of features of local landscape importance, including important views and dark night skies</p>	<p>NPPF para 174. Planning policies and decisions should contribute to and enhance the natural and local environment, by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.</p> <p>NPPF para 185. Planning policies and decisions should limit the impact of light pollution from artificial light on</p>	<p>WDWPLP ENV1 - Landscape and seascape includes the protection of landscape, seascape and mitigation where appropriate in line with national policy. As well as referencing nationally important landscapes, it makes clear that development should be located and designed so that it does not detract from and, where reasonable, enhances the local landscape character.</p> <p>WDWPLP ENV10 - Landscape and townscape setting - states that development should be informed by the character of the site and its surroundings, provide for the future retention and protection of trees and other features that contribute to an area's distinctive character, and</p>	<p>These policies identify features of local landscape importance, and seek to ensure that such features are retained and potentially reinforced through development. There is no accepted national standard as to what constitutes an important local landscape / view etc and therefore the reasons for these designations are explained. These policies are clearly in line with the national policy on conserving and enhancing the natural environment, and the strategic approach reflected in Policy ENV10 of the Local Plan.</p> <p>The policies are based on similar ones that have been accepted in other now made Neighbourhood Plans, such as Stinsford and recently re-made</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
	local amenity, intrinsically dark landscapes and nature conservation.	where appropriate incorporate features that would enhance local character.	Pimperne Neighbourhood Plans.
<p>CBNP18. Local Wildlife and Habitats</p> <p>Seeks to protect local wildlife and habitats. It makes clear that measures to support the ecological improvement of wildlife habitats, including their climate change resilience, will be supported, and the importance of trees and hedgerows.</p>	<p>NPPF para 174. Planning policies and decisions should contribute to and enhance the natural and local environment, by: minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.</p> <p>NPPF para 179. To protect and enhance biodiversity, plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, and identify and pursue opportunities for securing measurable net gains for biodiversity.</p>	<p>WDWPLP ENV2 - Wildlife and habitats includes protection of wildlife and habitats depending on their status / importance, and mitigation where appropriate in line with national policy.</p>	<p>This policy takes account of the wildlife areas and species and aims to ensure adverse impacts on wildlife should be avoided or mitigated. This is clearly in line with the national policy on conserving and enhancing the natural environment, and Policy ENV2 of the Local Plan.</p>
<p>CBNP19. Local Heritage Assets</p> <p>Development should make a positive contribution to the conservation of heritage assets in the Neighbourhood Plan area, and pay particular regard to understanding and preserving their settings. Development should conserve</p>	<p>NPPF para 189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, ... and should be conserved in a manner appropriate to their significance.</p> <p>NPPF para 203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining</p>	<p>WDWPLP ENV4 - Heritage assets – refers to the protection of heritage assets, including non-designated assets, and broadly mirrors national planning guidance.</p>	<p>This policy in particular highlights locally important, undesignated heritage assets which are not identified on the Local Plan policies map. Following feedback from Dorset Council the policy has been modified to better reflect the NPPF phraseology and avoid duplication, although reference to the importance of understand the setting of all heritage</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
non-designated heritage assets in the Neighbourhood Plan area, including those identified in the Neighbourhood Plan.	the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.		assets has been retained.
<p>CBNP20. Local Flood Risk in Portesham Highlights issues relating to local flood risk in Portesham</p>	<p>NPPF para 159. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.</p> <p>NPPF para 169. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should: a) take account of advice from the lead local flood authority; b) have appropriate proposed minimum operational standards; c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and d) where possible,</p>	<p>WDWPLP ENV5 – Flood Risk - development should be planned to avoid risk of flooding (from surface water run-off, groundwater, fluvial and coastal sources) where possible.</p>	<p>This policy is aligned with national and Local Plan policies on reducing flood risk. Dorset Council have agreed that there is sufficient local evidence to justify a more localised approach for the requirement of a flood risk assessment in the Portesham Catchment.</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
<p>CBNP21. Portesham's Development Boundary Updates the settlement boundary for Portesham in light of development that has taken place on adjoining land</p>	<p>provide multifunctional benefits.</p> <p>NPPF para 78. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.</p>	<p>WDWPLP SUS2 - Distribution of development - Strategic Approach includes reference to the settlement hierarchy and development within settlement boundaries, and a general restriction of development in rural areas – but recognises that neighbourhood plans may allocate additional sites, add or extend development boundaries, and that some development types are needed to support the rural economy.</p>	<p>Dorset Council has expressed its support for communities who wish to update and amend their defined development boundary and in this regard the changes to the DDB through Policy CBNP21 are supported. Whilst it may be “normal practice” that the defined development boundary should be redrawn to incorporate site allocations, in the case of Portesham, the site's boundary within the allocation site will be decided through more detailed consideration of the impacts at planning application stage. It is also promoted primarily for affordable housing, and therefore it is considered appropriate to retain it outside the settlement boundary at this stage.</p>
<p>Policies CBNP22 – 29 & 31. Design Guidance This suite of policies deals with various matters relating to design guidance, including settlement pattern; streets and spaces; views and landmarks; building styles and materials, and detailing of doors, windows, roofs and chimneys.</p>	<p>NPPF para 127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining</p>	<p>WDWPLP ENV10-14 - are about Achieving High Quality and Sustainability in Design – with emphasis placed on development contributing positively to the local identity of the area.</p>	<p>This suite of policies deal with design, based on an understanding of the character of the area and the issues commonly raised by local residents and having regard to the national guidelines, and have been drafted in the context of Dorset Council's declared climate change emergency. The policies have been written to avoid being over-prescriptive, and are</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
<p>Policy CBNP31 includes further guidance on the incorporation of sustainability features within designs</p>	<p>characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</p> <p>NPPF para 128. the geographic coverage and level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety where this would be justified.</p> <p>NPPF para 131. Trees make an important contribution to the character and quality of urban environments. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.</p> <p>NPPF para 152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to</p>		<p>considered to reflect both national and local plan policies, which make clear that Neighbourhood Plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</p> <p>The policies have taken into account the Chesil Bank Neighbourhood Plan Design Codes, July 2021. They have been prepared in line with the latest Government guidance on Design Codes and Dorset Council have confirmed that they consider these to be a good reference source for local design guidance.</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
	radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.		
<p>CBNP1. Parking Policy CBNP30 deals with parking – making clear that reliance on on-street parking should be avoided. Parking areas should be designed to minimise visual impact including the use of boundary treatments and landscaping to minimise the presence of vehicles. Areas of hard standing including driveways and patios must be constructed from porous materials.</p>	<p>NPPF para 107. If setting local parking standards for residential and non-residential development, policies should take into account: a) the accessibility of the development; b) the type, mix and use of development; c) the availability of and opportunities for public transport; d) local car ownership levels; and e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</p>	<p>WDWPLP COM9 – is about parking standards in new development, but is not considered to be a strategic policy. It refers to using the Bournemouth, Poole & Dorset Residential Car Parking Study (or its replacement), and taking account of: levels of local accessibility; historic and forecast car ownership levels; the size, type, tenure and location of the dwellings; and the appropriate mix of parking types (e.g. unallocated, on-street, visitor etc).</p>	<p>The policy does not look to deviate from the county standards, and how this can be designed in light of the rural character of the area. It takes into account the difficulties with on-street parking, the higher reliance on car ownership given the rural location and lack of public transport, and the fact that the base data for the standards (the 2001 Census) is now significantly out of date and no review has yet been undertaken. No conformity issues have been identified.</p>

Conformity conclusions

The Neighbourhood Plan includes a positive vision for the future of the area, and policies to help achieve this vision. The analysis of the plan in relation to national planning policy and guidance and the strategic policies of the local plan, as shown in the preceding tables, does not highlight any fundamental conformity issues. It aligns with Policy SUS5 in terms of promoting sustainable development (see section 4 below), having regard to local needs and evidence, and involving landowners, developers and service providers in its preparation.

On this basis, there are no apparent reasons to conclude other than the Neighbourhood Plan as proposed meets the basic condition of having regard to national policy and guidance from the Secretary of State and being in general conformity with the strategic policies of the development plan for the area.

4. EU and sustainability obligations

The ‘making’ of the Neighbourhood Plan must not breach or conflict, and must be compatible, with EU obligations, must not have a significant effect on a European site, and must contribute to the achievement of sustainable development. It must not breach human rights, within the meaning of the Human Rights Act 1998.

A screening assessment in relation to potential requirements for a Strategic Environmental Assessment (SEA) under the European Directive 2001/42/EC and for a Habitats Regulation Assessment (HRA) under Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) was undertaken, with a draft report produced in August 2021 and subject to consultation with the statutory consultees. Responses were received from Historic England and Natural England confirming that a full SEA and HRA were likely to be required.

A scoping report for the SEA was produced in November 2021, and subject to consultation with the statutory consultees between end of November 2021 to early January 2022.

The full SEA environmental report on the draft Neighbourhood Plan was subsequently produced in April 2022, and available alongside the draft plan during the Regulation 14 consultation. This concluded that the Neighbourhood Plan:

- should help deliver suitable and appropriate housing for the local community (albeit that further sites would be needed to deliver the identified needs within the Housing Needs Review);
- should safeguard and improve the availability of services, facilities and amenities;
- should support opportunities for local employment. These policy provisions will support social inclusion, and community and economic vitality;
- is likely to facilitate improvements to the public realm (including through green infrastructure enhancements) and encourage healthy outdoor recreation and relaxation;
- should bring positive effects in relation to the area’s landscape and historic environment given the Plan’s emphasis on protecting and enhancing the Dorset Area of Outstanding Natural Beauty, delivering high-quality design which respects and embraces the natural and built environment, protecting important landscape and heritage features, and facilitating improvements to the quality of the public realm;
- should bring positive effects in relation to the biodiversity by encouraging proposals to protect existing and establish new habitats and wildlife corridors, enhance ecological networks (including through green infrastructure enhancements), and deliver net gains;
- should lead to positive effects through supporting proposals which deliver energy efficient designs and layouts, and proactively responding to the potential impacts of climate change (although this will be dependent on the extent to which development proposals incorporate these mitigation and adaptation measures through design);
- should encourage opportunities to help increase sustainability, connectivity, and accessibility (where possible). However, it is recognised that public transport options within the CBNP area are relatively limited in the absence of a train station and regular bus services.

The SEA acknowledged that, while the proposed site allocations are sensitive from a landscape and heritage perspective, the policies provide a detailed overview of the proposed mitigation and enhancement measures which positively address the sensitivities. The proposed site allocations also have the potential to result in the permanent loss of areas of productive agricultural land. Nevertheless, it is important to note that the scale of development to come forward through the proposed site allocations (fewer than 10 dwellings in total) is not likely to result in the loss of any significant areas of the best and most versatile agricultural land.

A number of minor modifications to the policy wording were recommended which were accommodated in the draft plan prior to consultation. On this basis it would be apparent that the plan should contribute to the achievement of sustainable development.

The conclusions of the HRA state that “as the CBNP is not allocating net new dwellings above the level of the Adopted Local Plan and is required to comply with policies within the Local Plan, it could be concluded that the CBNP would not adversely impact European sites either alone or in-combination with other plans and projects.” Natural England were consulted to ascertain whether there might be any likely significant effects to the integrity of the national site network sites within proximity to the sites. It is also anticipated that the HRA may need to be revisited in due course once the guidance on the nutrient neutrality calculation methodology is issued by Natural England (via Dorset Council).

Given that the proposed changes to the plan following Regulation 15 are relatively minor, and there have been no significant updates on the issues identified in those reports (in particular the catchment and proposed calculations with regard to the nutrient issue identified in relation to the Chesil and Fleet SAC in March 2022), the authors of the SEA and HRA report have agreed that no further updates to either assessment are needed.

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

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Appendix 1 – Local Plan Policies List

Policies relating to the towns are not shown here as not relevant to the area.

POLICY	SUBJECT	STRATEGIC ASPECTS
INT1	Presumption in favour of sustainable development	Strategic policy (reflects national policy, as well as strategic objectives of the local plan)
ENV1	Landscape, seascape and sites of geological interest	Strategic Approach includes the protection of landscape, seascape and sites of geological interest, and mitigation where appropriate
ENV2	Wildlife and habitats	Strategic Approach includes protection of wildlife and habitats, and mitigation where appropriate
ENV3	Green infrastructure network	Strategic Approach includes protection of important local green spaces, and mitigation where appropriate
ENV4	Heritage assets	Strategic Approach includes protection of heritage assets
ENV5	Flood Risk	Strategic Approach includes directing development away from areas at risk of flooding
ENV6	Local flood alleviation schemes	Linked to policy ENV5 above
ENV7	Coastal erosion and land instability	Strategic approach includes directing development away from areas at risk of coastal erosion
ENV8	Agricultural land and farming resilience	Not specifically covered in Strategic Approach
ENV9	Pollution and contaminated land	Strategic Approach includes directing development away from areas at risk of air and water pollution
ENV10	Landscape and townscape setting	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV11	Pattern of streets and spaces	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV12	Design & positioning of buildings	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV13	High levels of environmental performance	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV14	Shop fronts and advertisements	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area, but does not specifically refer to shopfronts and advertisements
ENV15	Efficient and appropriate use of land	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV16	Amenity	Strategic Approach refers to enhancing quality of life for residents and visitors
SUS1	Level of economic and housing growth	Strategic Approach includes the requirement figures for housing and employment
SUS2	Distribution of development	Strategic Approach includes: the principles that have led to the proposed distribution (p55-56) the strategic site allocations as listed in Table 3.7 reference to the settlement hierarchy and development within settlement boundaries general restriction of development in rural areas – but recognition that neighbourhood plans may allocate additional sites, add or extend development boundaries, and that some development types are needed

POLICY	SUBJECT	STRATEGIC ASPECTS
		to support the rural economy.
SUS3	Adaptation and reuse of buildings outside defined development boundaries	Not strategic
SUS4	Replacement of buildings outside defined development boundaries	Not strategic
SUS5	Neighbourhood development plans	Neighbourhood plans need to take account of this policy, which sets out expectations of how neighbourhood plans will relate to the local plan. The Strategic Approach identifies that neighbourhood plans can allocate development beyond that allocated in the local plan, and can extend or add settlement boundaries. But it also sets out principles such as concentrating development where jobs and facilities are accessible, and development being at an appropriate scale to the size of the village.
ECON1	Provision of employment	Strategic Approach includes the general support for employment development as expressed in this policy. The specific wording on live-work units is not considered to be strategic.
ECON2	Protection of key employment sites	Strategic Approach includes the protection of existing employment sites, taking into account their significance – the key employment sites are clearly the more strategically significant ones.
ECON3	Protection of other employment sites	Strategic Approach includes the protection of existing employment sites, taking into account their significance.
ECON4	Retail and town centre development	Strategic Approach includes directing retail and town centre uses to the town centres of Weymouth, Dorchester, Bridport, Sherborne and Lyme Regis, or to local centres, and avoiding development that would undermine the functioning of any centre or adversely affect its vitality or viability. This indicates that criteria i-iv are strategic but that criteria v-vi are not.
ECON5	Tourism attractions and facilities	Not strategic, except for the strategic locational principles reflected in criteria ii-iii and originating in policy SUS2
ECON6	Built tourist accommodation	Not strategic, though criterion ii reflects a strategic aspect of policy ECON4
ECON7	Caravan and camping sites	Not strategic
ECON8	Diversification of land-based rural businesses	Not strategic
ECON9	New agricultural buildings	Not strategic
ECON10	Equestrian development	Not strategic
HOUS1	Affordable housing	Strategic Approach sets out that: the type, size and mix of housing will be expected to meet local needs as far as possible and result in balanced communities opportunities will be taken to secure affordable homes to meet local needs New open market housing sites should make provision for affordable housing. The percentage of affordable housing on market housing sites, thresholds above which it is sought, and tenure split within the affordable provision, are not part of the strategic approach.
HOUS2	Affordable housing	The Strategic Approach refers to flexible policies that encourage

POLICY	SUBJECT	STRATEGIC ASPECTS
	exception sites	affordable housing to come forward, but does not refer to exception sites so this is not a strategic policy. The local plan policy allows these sites only for affordable housing, but the text indicates that if a community wants to allow open market cross-subsidy on exception sites they could do this in neighbourhood plans without being contrary to the strategic policies.
HOUS3	Open market housing mix	Strategic Approach refers to the type, size and mix of housing being expected to reflect local needs as far as possible and result in balanced communities, as reflected in this policy, so it is strategic.
HOUS4	Development of flats, hostels and houses in multiple occupation	Not strategic
HOUS5	Residential care accommodation	Not strategic
HOUS6	Other residential development outside defined development boundaries	Not strategic
COM1	Making sure new development makes suitable provision for community infrastructure	Strategic Approach states that new local community facilities will be provided as part of developments where possible and practicable
COM2	New or improved local community buildings and structures	Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel
COM3	The retention of local community buildings and structures	Strategic Approach states that existing facilities will be protected through a flexible approach which recognises the changing needs in society
COM4	New or improved local recreational facilities	Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel
COM5	The retention of open space and recreation facilities	Strategic Approach states that existing facilities will be protected through a flexible approach which recognises the changing needs in society
COM6	The provision of education and training facilities	Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel
COM7	Creating a safe and efficient transport network	Strategic Approach states that providing a safe transport route network for all types of travel, and providing choices for 'greener' travel options where practicable, are also a key part of the strategy, and that development contributions towards transport infrastructure will be made
COM8	Transport interchanges and community travel exchanges	Not regarded as a strategic policy, but Strategic Approach does refer to providing choices for greener travel options where practicable
COM9	Parking standards in new development	Not strategic, though may be impacts on COM7 on safe and efficient transport networks
COM10	The provision of utilities service infrastructure	Strategic Approach refers to developer contributions towards strategic infrastructure needs
COM11	Renewable energy development	Not identified in the plan as a strategic policy, but there is national policy on the subject which must be taken into account