

Hazelbury Bryan Neighbourhood Plan

Basic Conditions Report

Prepared by: Dorset Planning Consultant Ltd, on behalf of Hazelbury Bryan Parish Council

Plan period: 2018-2031

Date of report: June 2018

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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, etc.) Regulations 2007) (either alone or in combination with other plans or projects).

2. Legal Requirements

Has the draft plan been submitted by a qualifying body?

Yes – Hazelbury Bryan Parish Council agreed the submission of the draft plan and supporting documents at its meeting in July 2018.

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

Yes – the plan makes clear in Section 2 that it is intended to cover the period from April 2018 to March 2031.

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?

The policies are contained in sections 4 - 11 of the plan and cover:

- Policy HB1. Reinforcing Local Landscape Character
- Policy HB2. Protecting Local Wildlife
- Policy HB3. Local Green Spaces
- Policy HB4. Key Rural Views
- Policy HB5. Locally Distinctive Development
- Policies HB6-12. Distinctive Character (of each of the 7 hamlets)
- Policy HB13. Settlement Boundaries and Important Gaps
- Policy HB14. Supporting Community Facilities
- Policy HB15. Meeting Housing Needs – Amount and Location of New Dwellings
- Policy HB16. Meeting Housing Needs – Dwelling Types
- Policy HB17. Site 11 – Martin Richard's Tractors UK site, Back Lane, Kingston
- Policy HB18. Site 7 – Former Frank Martin's Agricultural Depot, Stockfield Drove, Kingston
- Policy HB19. Site 13 – Land immediately adjoining the Retreat, Coney Lane, Pidney
- Policy HB20. Economic Development Opportunities
- Policy HB21. Site 12 – Land adjoining King Stag Mill, The Common
- Policy HB22. Parking Provision
- Policy HB23. Supporting Highway Infrastructure Improvements

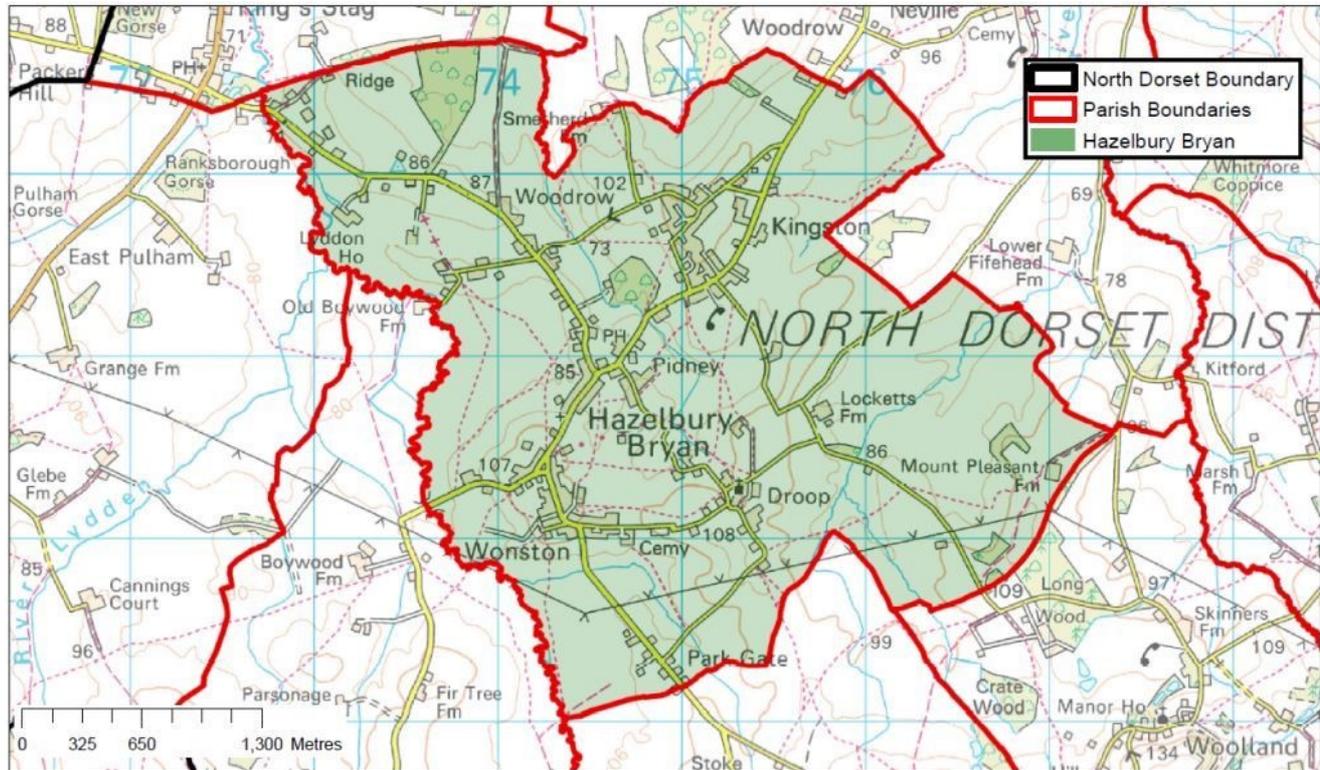
The Neighbourhood Plan policies do not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or development that falls within Annex 1 to Council Directive 85/337/EEC.

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 Hazelbury Bryan parish (which is the designated Neighbourhood Plan Area) and to no other area.

There are no other neighbourhood plans relating to Hazelbury Bryan Parish. None of the adjoining parishes have applied to be designated as Neighbourhood Plan areas.

Map 1 – Neighbourhood Plan Designated Area



Name of the neighbourhood area

Hazelbury Bryan Neighbourhood Area

Designation date

Consultation Draft

Organisation who made the application

Hazelbury Bryan Parish Council



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 (2012), but where appropriate, reference is made to the online National Planning Policy Guidance (NPPG) and Ministerial Statements. Although the Government have indicated their intention to update the National Planning Policy Framework, at the time of submission this had not been agreed.

The Development Plan for the Neighbourhood Plan area

The North Dorset Local Plan Part 1, prepared by North Dorset District Council and adopted January 2016, contains the bulk of the strategic planning policies for the area. It includes topic-based policies, place-based policies and development management policies that together are considered to provide the strategic policy framework. The saved policies in the 2003 Local Plan are not considered strategic - in many cases the Local Plan Part 1 makes clear that these can be reviewed through Neighbourhood Plans.

Dorset County Council has a Minerals Strategy (adopted May 2014) that also forms part of the development plan for the area, together with the Waste Local Plan (adopted 2006). 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 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 NPPG also states that it is important to minimise any conflicts between policies in a neighbourhood plan and an emerging Local Plan, and that the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. Work is already progressing on a review of the Local Plan, which will include the provision of site specific sites allocations and the review of the more detailed saved policies carried forward from the 2003 Local Plan. Key documents produced so far include the Strategic Environmental Assessment scoping and an Issues and Options paper which was issued for consultation in November 2017. No substantive changes are suggested in relation to the approach to the sustainable growth of villages.

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

<p>Vision and Overview of Plan</p>	<p>The plan’s vision and objectives are set out on page 5, and a one page summary has been provided at the front of the plan setting out the key issues and how these have been addressed</p>	
<p>Summary of relevant national policy and guidance</p>	<p>Assessment of general conformity</p>	
<p>Plan making and decision taking Neighbourhood Plans should set out a positive vision for the future of the area, and provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency</p>	<p>The Neighbourhood Plan includes a vision for the area (Section 3), the main objectives and how it hopes to achieve this through the policies. Policy wording has been chosen with the aim of being clear and unambiguous, but at the same time recognising that there needs to be flexibility. Landowners, service providers and local residents have been consulted to ensure the plan is deliverable. The plan is aspirational yet flexible, reflecting the distinctive character of the village and its surrounds.</p>	
<p>Policy HB1. Reinforcing Local Landscape Character Policy HB2. Protecting Local Wildlife Policy HB4. Key Rural Views</p>	<p>These three policies together set out the specific local landscape and wildlife features found within the Neighbourhood Plan area, and how these should be respected in the location and design of development</p>	
<p>Summary of relevant national policy and guidance</p>	<p>Summary of potentially relevant adopted development plan policies</p>	<p>Assessment of general conformity</p>
<p>Conserve and enhance the natural environment (NPPF paras 109-125) Protect and enhance valued landscapes (with great weight given to conserving landscape and scenic beauty in AONBs), geologies and soils (including the best and most versatile farmland). Take account of the different roles and character of different areas, and recognise the intrinsic character and beauty of the countryside. Minimise impacts on biodiversity, including the loss of irreplaceable habitats and harm to protected</p>	<p>Policy 4 The Natural Environment Protects environmental assets which include valued landscape and other features which make the natural environment special. Development should be shaped by the natural environment so that its benefits are enhanced and not degraded. Landscape character will be protected through the retention of the features that characterise the area. Where significant impact is likely that impact must be mitigated and important landscape features incorporated in the development scheme. Policy 5 The Historic Environment Seeks to protect the setting of heritage assets which could include a landscape which has been identified as having a degree of significance meriting consideration in planning decisions. Development Management Policies (non strategic) Policy 24 Design Development should be designed to improve the character and quality of the area within which it is located, and justify how the relevant aspects of development</p>	<p>The policies are in line with the general approach to protecting locally important features, and identifying those characteristics which are locally important. The policy has regard to national policy, and is also in conformity with the relevant local plan policies. There were no objections raised in regard to Policy HB1, Policy HB2 is supported by Natural England. The policy on key views is considered to be sufficiently flexible to allow appropriate development that would not</p>

<p>species, and provide biodiversity gains. Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p> <p>Conserve and enhance the historic environment (NPPF paras 126-141)</p> <p>Conserve heritage assets in a manner appropriate to their significance</p>	<p>form address the relevant design principles and standards of the Local Plan and how the design responds to the local context.</p> <p>Policy 25 Amenity - Artificial Light Intrusion</p> <p>Where external lighting is proposed, development will be permitted provided that:</p> <p>a) the scheme is the minimum necessary to achieve its purpose; and</p> <p>b) light scatter, spillage and glare are minimised through the control of light direction and intensity; and</p> <p>c) the quality and intensity of the light and the daytime appearance of any light fittings and cables would not have a detrimental impact on local amenity or the character of the surrounding area.</p> <p>In the case of other development, no light pollution should occur by virtue of lighting schemes incorporated into the development</p>	<p>harm their public enjoyment.</p>
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<p>Policy HB3. Local Green Spaces</p>	<p>The general intention of policy HB3 is to protect the local green spaces that are particularly valued by local residents and should endure beyond the plan period</p>
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Summary of relevant national policy and guidance	Summary of potentially relevant adopted development plan policies	Assessment of general conformity
<p>Promote healthy communities (NPPF paras 69-78)</p> <p>Local communities should be able to identify for special protection, green areas of particular importance to them by designating land as Local Green Space, and to rule out new development other than in very special circumstances. They should be capable of enduring beyond the end of the plan period. The designation should only be used where the green space is in reasonably close proximity to the community it serves; is demonstrably special to a local community and holds a particular local significance; and is local in character and is not an extensive tract of land. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.</p>	<p>Policy 15 Green Infrastructure</p> <p>Development will be required to enhance existing and provide new green infrastructure to improve the quality of life of residents and deliver environmental benefits.</p> <p>Neighbourhood Development Plans should consider measures that assist in delivering key green infrastructure benefits, including the designation of Local Green Space, where appropriate.</p>	<p>The selection of Local Green Spaces is supported by the Local Plan and assessed against the criteria set out in the NPPF. No conformity issues identified.</p>

<p>Policy HB5. Locally Distinctive Development</p> <p>Policies HB6-12. Distinctive Character (of each of the 7 hamlets)</p>	<p>The general intention of these policies is to reinforce the distinct local identity of the area and its individual hamlets, taking note of the existing range of building styles, materials, layouts and detailing</p>
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<p>Summary of relevant national policy and guidance</p>	<p>Summary of potentially relevant adopted development</p>	<p>Assessment of general</p>
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	plan policies	conformity
<p>Require good design (paras 17, 56-66) Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; take account of the different roles and character of different areas. Develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Policies should not stifle innovation, originality or initiative, but it is proper to seek to promote or reinforce local distinctiveness. Proposals that can demonstrate how the designs have evolved to take account of the views of the community should be looked on more favourably. Create visually attractive places as a result of good architecture and appropriate landscaping</p> <p>Conserve and enhance the historic environment (NPPF paras 126-141) Conserve heritage assets in a manner appropriate to their significance</p>	<p>Policy 5 The Historic Environment Seeks to protect the setting of heritage assets which could include a landscape which has been identified as having a degree of significance meriting consideration in planning decisions.</p> <p>Policy 7 Delivering Homes Design and layout of housing development should be of a density that respects local character and amenity. Infilling within settlement boundaries, should respect the amenity of adjoining properties, and local communities are encouraged to develop more detailed policies relating to infilling through Neighbourhood Plans.</p> <p>Development Management Policies (non strategic)</p> <p>Policy 24 Design Development should be designed to improve the character and quality of the area within which it is located, and justify how the relevant aspects of development form address the relevant design principles and standards of the Local Plan and how the design responds to the local context.</p>	<p>The policies are in line with the general approach to set out the quality of development that will be expected based on an understanding and evaluation of the area’s defining characteristics. There is flexibility for different approaches to be taken provided that they can be justified as reinforcing the distinctive character of the area. Historic England commended the degree of analysis of the Plan area’s distinctive historic character and how this has informed the regime of locally specific policies</p>

Policy HB13. Settlement Boundaries and Important Gaps	Policy HB13 is based on a review of the existing settlement boundaries (last examined in 2003) which define those built-up areas where further infill development will in principle be acceptable, and also defines for the first time the important gaps between these settlements, where development could diminish the distinction between settlements.
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Summary of relevant national policy and guidance	Summary of potentially relevant adopted development plan policies	Assessment of general conformity
<p>Deliver a wide choice of high quality homes (NPPF paras 15-17, 47-55) Neighbourhood plans should plan positively to support local development, taking account of the different roles and character of different areas,</p>	<p>Policy 2 Core Spatial Strategy States that all development proposals should be located in accordance with the spatial strategy - which identifies Stalbridge and eighteen larger villages (including Hazelbury Bryan) as the focus for growth to</p>	<p>The site allocations more than cater for the estimated housing need within the plan period - providing a degree of flexibility and allowance for any uplift in projected housing need. There is no perceived</p>

<p>recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p> <p>Housing should be located where it will enhance or maintain the vitality of rural communities. Avoid new isolated homes in the countryside unless there are special circumstances, such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.</p> <p>Neighbourhood Plans (NPPF paras183-185)</p> <p>Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.</p>	<p>meet the local needs outside of the four main towns. At Stalbridge and all the District’s villages, the focus will be on meeting local (rather than strategic) needs.</p> <p>Policy 15 Green Infrastructure</p> <p>Development will be required to enhance existing and provide new green infrastructure to improve the quality of life of residents and deliver environmental benefits.</p> <p>Policy 20 The Countryside</p> <p>Recognises Stalbridge and the eighteen larger villages as the focus for growth outside of the four main towns. Development in the countryside outside the defined settlement boundaries is only permitted if it can be demonstrated that there is an ‘overriding need’ for it to be located in the countryside.</p> <p>The Local Plan makes clear that site allocations and amendments to the settlement boundaries (as established in the saved policy of the 2003 Plan) can be made through Neighbourhood Plans.</p>	<p>conflict with Policy 20 as the Local Plan makes clear that Neighbourhood Plans can amend the boundaries. The amendments to the settlement boundaries do not remove any land that is critical to the potential housing land supply.</p> <p>The extent of the gaps has taken into account the need to maintain separation, but in many cases do not encompass the entire undeveloped area so as to provide some flexibility for future growth, and focus protection on the areas that contribute most to the sense of physical separation.</p> <p>There is nothing in national policy or the Local Plan to suggest that this is a strategic matter, indeed ‘open gaps’ are considered an example of a local issue as part of the green infrastructure network</p>
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<p>Policy HB14. Supporting Community Facilities</p>	<p>The general intention of Policy HB14 is to support and allow for the improvement of the various important community facilities in the Neighbourhood Plan area.</p>	
<p>Summary of relevant national policy and guidance</p>	<p>Summary of potentially relevant adopted development plan policies</p>	<p>Assessment of general conformity</p>
<p>Promote healthy communities (NPPF paras 28, 69-78)</p> <p>Promote the retention and development of local services and community facilities in villages.</p> <p>Promote opportunities for social interaction through safe and accessible environments, deliver sufficient community and cultural facilities and services to meet local needs and guard against the unnecessary loss of valued facilities and services. Determine what open</p>	<p>Policy 14: Social Infrastructure</p> <p>Existing community halls, places of worship and other non-commercial community facilities are protected and new facilities provided where there is an identified need. In the countryside, such facilities may be permitted on the edge of the built-up area of Stalbridge or the District’s villages to support a rural community, where no suitable sites exist within the relevant settlement.</p> <p>Policy 15: Green Infrastructure</p>	<p>The policy is broadly in line with the Local Plan policy and approach and makes clear those facilities that the community consider should be safeguarded, and the likely</p>

<p>space, sports and recreational provision is required and safeguard existing facilities unless there is a surplus or equivalent or better provision made.</p>	<p>The Council will seek to enhance the provision of green infrastructure in the countryside (including at Stalbridge and the District’s villages), especially where it helps to improve recreational opportunities</p>	<p>requirements in terms of new / expanded facilities.</p>
<p>Policy HB15. Meeting Housing Needs - Amount and Location of New Dwellings Policy HB16. Meeting Housing Needs - Dwelling Types</p>	<p>The intention of these two policies is to secure an appropriate level and mix of new housing to meet projected local needs. These are supported by site specific allocations (see following text box)</p>	
<p>Summary of relevant national policy and guidance</p>	<p>Summary of potentially relevant adopted development plan policies</p>	<p>Assessment of general conformity</p>
<p>Deliver a wide choice of high quality homes (NPPF paras 15-17, 47-55) Neighbourhood plans should include policies for housing and should plan positively to support local development. Take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Encourage the reuse/conversion of existing buildings Deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, by:</p> <ul style="list-style-type: none"> – planning for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); – identifying the size, type, tenure and range of housing that is required in particular locations, 	<p>Policy 2 Core Spatial Strategy States that all development proposals should be located in accordance with the spatial strategy - which identifies Stalbridge and eighteen larger villages (including Hazelbury Bryan) as the focus for growth to meet the local needs outside of the four main towns. At Stalbridge and all the District’s villages, the focus will be on meeting local (rather than strategic) needs. Policy 6 Housing Distribution In the countryside (including Stalbridge and the villages) the level of housing and affordable housing provision will be the cumulative number of new homes delivered to contribute towards meeting identified local and essential rural needs. At least 825 dwellings will be provided in the countryside (including Stalbridge and the villages) during the period 2011 – 2031 Policy 7 Delivering Homes Says that all housing should contribute towards the creation of mixed and balanced communities. The Council will seek to support the delivery of about 40% of market housing as one or two bedroom properties and about 60% as three or more bedroom properties, with an emphasis on the provision of two and three bedroom properties. About 60% of affordable housing should be delivered as one or two bedroom properties and about 40% as three or more bedroom properties. These proportions</p>	<p>The two policies seek to shape and direct sustainable development in the area. They have taken into account the latest available information on local housing need, as set out in the housing needs assessment. The recent spate of planning applications is being monitored, as there is a danger that further development will be permitted before the plan is made that could further reduce the need for site allocations (the reserve allocation has been deleted from the plan as a result of recent permissions). Although the current adopted plan does not set a specific housing target for the NP area, NDDC were consulted on the findings of the housing needs assessment and have accepted its conclusions. The level of development proposed</p>

<p>reflecting local demand; and</p> <ul style="list-style-type: none"> – setting policies to meet affordable housing need <p>Housing should be located where it will enhance or maintain the vitality of rural communities. Avoid new isolated homes in the countryside unless there are special circumstances, such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.</p> <p>Neighbourhood Plans (NPPF paras 183-185) Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Outside these strategic elements, such plans will be able to shape and direct sustainable development in their area.</p>	<p>will be the starting point for negotiations on all sites with 10 or more dwellings. On sites of less than 10 dwellings, a mix of house sizes appropriate to each specific site will be sought.</p> <p>Policy 8 Affordable Housing Requires that development that delivers eleven or more net additional dwellings and which has a maximum combined gross floorspace of more than 1,000 square metres, including housing on mixed-use sites, will contribute to the provision of affordable housing.</p> <p>Policy 9: Rural Exception Affordable Housing Covers the requirements for such sites (including schemes that propose small numbers of market housing units).</p> <p>Policy 20 The Countryside Recognises Stalbridge and the eighteen larger villages as the focus for growth outside of the four main towns. Development in the countryside outside the defined settlement boundaries is only permitted if it can be demonstrated that there is an ‘overriding need’ for it to be located in the countryside.</p>	<p>clearly exceeds the pro-rata level of development anticipated through the Local Plan, and not to impose a limit on greenfield open market development would potentially conflict with Policy 2 – which made clear that significantly higher rates of development in the villages would risk repeating the unsustainable spatial distribution of development experienced in previous years. The mix of house sizes is broadly in line with the Local Plan policy, with the focus on smaller homes justified on the basis of the more detailed appraisal of local housing need.</p>
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<p>Policy HB17. Site 11 – Martin Richard's Tractors UK site, Back Lane, Kingston Policy HB18. Site 7 – Former Frank Martin's Agricultural Depot, Stockfield Drove, Kingston Policy HB19. Site 13 – Land immediately adjoining the Retreat, Coney Lane, Pidney</p>	<p>These three policies allocate sites for new housing development, and specify the criteria to guide their development based on the site appraisal and SEA findings.</p>
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Summary of relevant national policy and guidance	Summary of potentially relevant adopted development plan policies	Assessment of general conformity
<p>Deliver a wide choice of high quality homes (NPPF paras 15-17, 47-55) Neighbourhood plans should plan positively to support local development, taking account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>	<p>Policy 2 Core Spatial Strategy States that all development proposals should be located in accordance with the spatial strategy - which identifies Stalbridge and eighteen larger villages (including Hazelbury Bryan) as the focus for growth to meet the local needs outside of the four main towns. At Stalbridge and all the District’s villages, the focus will be on meeting local (rather than strategic) needs.</p> <p>Policy 6 Housing Distribution</p>	<p>The site allocations more than cater for the estimated housing need within the plan period - providing a degree of flexibility and allowance for any uplift in projected housing need. They have been subject to sustainability testing through the SEA process, which concluded that</p>

<p>Housing should be located where it will enhance or maintain the vitality of rural communities. Avoid new isolated homes in the countryside unless there are special circumstances, such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.</p> <p>Neighbourhood Plans (NPPF paras 183-185) Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.</p>	<p>In the countryside (including Stalbridge and the villages) the level of housing and affordable housing provision will be the cumulative number of new homes delivered to contribute towards meeting identified local and essential rural needs. At least 825 dwellings will be provided in the countryside (including Stalbridge and the villages) during the period 2011 – 2031</p> <p>Policy 20 The Countryside Recognises Stalbridge and the eighteen larger villages as the focus for growth outside of the four main towns. Development in the countryside outside the defined settlement boundaries is only permitted if it can be demonstrated that there is an ‘overriding need’ for it to be located in the countryside.</p>	<p>none of the policies should result in an adverse impact (subject to the mitigation measures proposed and incorporated into the policies). The Local Plan makes clear that site allocations and amendments to the settlement boundaries can be made through Neighbourhood Plans ahead of the intended site allocations that form part of the Local Plan review - therefore there is no perceived conflict with Policy 20.</p>
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<p>Policy HB20. Economic Development Opportunities Policy HB21. Site 12 - Land adjoining King Stag Mill, The Common</p>	<p>Policy HB20 highlights those sites where the Local Plan policy on the retention and small-scale expansion of existing employment sites should be applied, and how the potential loss of employment on two sites allocated for redevelopment will be considered. Policy HB21 specifically allocates a site for employment development, which will provide for the relocation and improvement of an employment site currently located within the village.</p>
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Summary of relevant national policy and guidance	Summary of potentially relevant adopted development plan policies	Assessment of general conformity
<p>Build a strong, competitive economy and prosperous rural economy (NPPF paras 18-22 and 28) Support economic growth fit for the 21st century and proactively meet business development needs. Support the sustainable growth and expansion of all types of business in rural areas, including rural tourism and leisure developments, land-based rural businesses and local services and community facilities in villages, both through conversion of existing buildings and well-designed new buildings which respect the character of the countryside. Avoid the long term protection of</p>	<p>Policy 11: The Economy Existing employment sites and sites identified for future employment uses will be protected from other forms of development, but permission may be given for community uses, such as community halls; healthcare facilities, such as doctors’ and vets’ surgeries; education and training facilities; and small-scale retail, which is ancillary to a B Class use.</p>	<p>The policy broadly reflects the approach taken in the Local Plan, highlighting those sites which should be safeguarded for employment uses and allowed to expand. There are no specific employment targets set for the area in the Local Plan, and the latest available evidence (Bournemouth, Dorset and Poole Workspace Strategy Oct 2016) indicates that there is no requirement to allocate additional employment land in the area, as there is already an over-supply. Although the policies do allow the release of existing employment land, the relocation of the tractor machinery sales and</p>

<p>sites where there is no reasonable prospect of a site being used for employment. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances. Neighbourhood Plans (NPPF paras 183-185) Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.</p>	<p>Economic development in the countryside will be supported by enabling rural communities to plan to meet their own local needs, particularly through neighbourhood planning and the re-use of existing buildings, the retention and small-scale expansion of existing employment sites; the provision of certain forms of tourist accommodation, and equine-related developments.</p>	<p>repair business to Site 12 will sustain this local business and potential increase local employment. The loss of employment on Site 7 is not considered significant (it has only supported 1 worker during the last 10 years, and is not well placed for a more intensive use). As such the approach to employment, which provides a variety of ways for local businesses to expand without placing unrealistic expectations on sites that there is little indication would be developed, is considered to be in general conformity with the Local Plan and national policy.</p>
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<p>Policy HB22. Parking Provision Policy HB23. Supporting Highway Infrastructure Improvements</p>	<p>The two policies together aim to address the problems faced by the community where the increased use and ownership of motor vehicles is unsuited to the inherently rural nature of the roads in the parish. Policy HB22 advises on the provision of parking in relation to new development including a minimum provision for residential development. Policy HB23 seeks to secure road safety improvements as part of the planned growth, with a project framework for this having been identified and supported by the community in liaison with the Highways Authority.</p>
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<p>Summary of relevant national policy and guidance</p>	<p>Summary of potentially relevant adopted development plan policies</p>	<p>Assessment of general conformity</p>
<p>Require good design (NPPF paras 17, 56-66) Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; take account of the different roles and character of different areas. Promoting sustainable transport (NPPF paras 29-41) Plans and decisions should take account of whether: the opportunities for sustainable transport modes have been taken up; safe and suitable access to the site can be achieved for all people; improvements can be undertaken</p>	<p>Policy 7 Delivering Homes Design and layout of housing development should be of a density that respects local character and amenity. Local communities are encouraged to develop more detailed policies relating to infilling through Neighbourhood Plans. Policy 13 Grey Infrastructure The adequacy, availability and provision of grey infrastructure will be a key consideration when planning applications are considered. Development will be expected to maintain, enhance and provide grey infrastructure, as appropriate to the particular development, by way of direct (on/off site) or indirect (by way of financial contribution) provision. A more sustainable approach to transport in North Dorset will be</p>	<p>The slightly higher parking space requirements have been based on clear evidence of higher car ownership levels and the rural nature of the roads (narrow and lacking pavements) where unmanaged levels of on-street parking has caused real problems in terms of visual impact and pedestrian movements. The policies recognize the importance of walking as the most practical and sustainable mode of transport for getting around the village, and that</p>

<p>within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.</p> <p>Promote healthy communities (NPPF paras 28, 69-78)</p> <p>Promote opportunities for social interaction through safe and accessible environments.</p>	<p>developed by supporting measures to make more effective use of the existing route network including: schemes to improve road safety; and providing and enhancing walking and cycling facilities in the main towns and in rural areas</p> <p><i>Development Management Policies (non strategic)</i></p> <p>Policy 23 Parking</p> <p>Development will be permitted provided that: provision for residential and non-residential vehicle and cycle parking is made in accordance with the Council’s parking standards, unless a different level of provision can be justified by local or site-specific circumstances</p>	<p>the rural character of the roads means that they do not have clear pedestrian footways and are effectively ‘shared surface’ environments. It therefore considers how this can be improved through planning.</p> <p>This policy is therefore considered to be broadly in line with both national and local policies.</p>
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Conformity conclusions

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

The analysis of the plan in relation to national planning policy and guidance and the strategic policies of the local plan, as shown in the preceding tables, does not highlight any fundamental conformity issues. Where the plan does vary, the changes are considered to be relatively minor in nature and justified by locally-specific evidence, and therefore still in general conformity.

On this basis, there are no apparent reasons to conclude other than the Neighbourhood Plan 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 by North Dorset District Council and a report produced in February 2018.

This report concluded that an SEA of the Hazelbury Bryan Neighbourhood Plan would be required, but that there was no requirement for a Habitats Regulations Assessment.

The plan has been subject to a full Strategic Environmental Assessment, including the relevant scoping stage, assessment of options, and assessment of the pre-submission draft plan. The reports were sent to the statutory consultees (the Environment Agency, Natural England and Historic England) and made publically available at the relevant times.

The neighbourhood plan’s objectives have been assessed against the sustainability objectives identified through the Strategic Environmental Assessment process. The cumulative impact of the plan’s policies are shown in the following table. This shows how the policies could impact on the environmental, social and economic characteristics of the parish, and allows an overview of the combined impacts of the plan’s policies. The minor changes to policies as a result of the pre-submission consultation and the deletion of reserve site allocation, are not considered to alter the above findings.

Sustainability Assessment – Overview

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air pollution	Climatic factors:	Housing, jobs and community	Safe and accessible	Minerals safeguarding
Policy HB1. Local Landscape Character	✓	✓✓	✓	-	-	-	-	-
Policy HB2. Protecting Local Wildlife	✓✓	✓	-	-	-	-	-	-
Policy HB3. Local Green Spaces	✓✓	✓✓	✓✓	-	-	✓	✓	-
Policy HB4. Key Rural Views	-	✓	-	-	-	-	-	-
Policies HB5-12. Locally Distinctive Development	-	✓	✓	-	-	-	-	-

SEA objective	Biodiversity, fauna & flora	Landscape	Cultural heritage	Soil, water and air pollution	Climatic factors:	Housing, jobs and community	Safe and accessible	Minerals safeguarding
Policy HB13. Settlement Boundaries & Gaps	-	✓	-	-	-	✓	-	-
Policy HB14. Supporting Community Facilities	-	-	-	-	-	✓✓	✓✓	-
Policy HB15. Amount / Location of Dwellings	✓	✓	✓	✎	✎	✓✓	✓	-
Policy HB16. Dwelling Types	-	-	-	-	-	✓✓	-	-
Policy HB17. Site 11	✓	✓	✓	-	-	✓	✎	-
Policy HB18. Site 7	✓	✓	-	-	-	✓✓	✎	-
Policy HB19. Site 13	-	-	-	-	-	✓	✎	-
Policy HB20. Economic Development	-	-	-	-	-	✓	✎	-
Policy HB21. Site 12	-	-	-	✎	✎	✓✓	✎	-
Policy HB22. Parking Provision	-	✗	✗	-	-	-	✓✓	-
Policy HB23. Highway Infrastructure	-	-	-	-	-	✎	✓✓	-

Key:

	significant positive impact likely
	positive impact likely
	neutral impact likely
	adverse impact likely
	significant adverse impact likely
	impact uncertain but unlikely to be significantly adverse
	impact uncertain but potentially significantly adverse

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.