



Okeford Fitzpaine Neighbourhood Plan 2011-2031

Meeting the Basic Conditions Report

Prepared by the Okeford Fitzpaine Neighbourhood Plan Working Group and ECA CIC
Consultancy on behalf of the Okeford Fitzpaine Parish Council

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1 SYNOPSIS

When the government introduced the Localism Act in 2011, a significant part of the Act dealt with Neighbourhood Planning. The scope and scale of the Act was significant and was implemented through a substantial update to the 1990 Town and Country Planning Act. As a result the implementation of the Localism Act 2011 is often referred to as Schedule 4b of the Town and Country Planning Act 1990.

This document sets out how the Okeford Fitzpaine Neighbourhood Plan (OFNP) meets the legal requirements of a Neighbourhood Plan as specified in the above Act and its implementation in the 1990 Town and Country Planning Act.

This is a technical document that sets out how the OFNP is in general conformance with the Act, the North Dorset Local Plan Part 1 (2016), the retained policies of the North Dorset Local

Plan (2003), and the National Planning Policy Framework (NPPF). The target audience for this

Basic Conditions Statement is the Local Planning Authority North Dorset District Council (NDDC), the Independent Examiner for this OFNP, and any Public Bodies that are required to review Neighbourhood Plans.

This Basic Conditions Statement may also be read more widely and will be made available to the general public on the Okeford Fitzpaine Parish Council website, within the Neighbourhood Planning section.

Having set out how the OFNP meets the Basic Conditions this document concludes that the OFNP is in general conformity with the Local Plan and with national policies and recommends that the Plan: proceeds to Regulation 15 Consultation; is subject to Independent Examination; put to Referendum' by the Local Planning Authority; and if successful is 'Made' by the Local Planning Authority and becomes part of the Local Plan.

2 INTRODUCTION

2.1 Two main supporting statements have to be submitted with a neighbourhood plan when it is submitted to the local planning authority, these are:

- A statement explaining how the neighbourhood plan meets the requirements that the legislation requires an independent examiner to consider i.e. the Basic Conditions Statement
- A consultation statement, which documents how the project team has consulted with parishioners, the local planning authority, landowners and promoters/developers, and public bodies etc..

2.2 What is a basic conditions statement?

When submitting a draft neighbourhood plan to the local planning authority the legislation requires you to submit a number of other documents with it. One of these is commonly known as a 'basic conditions statement.' Only a neighbourhood plan that meets each of the 'basic conditions' can be put to a referendum and, if successful, be used to assist in the determination of planning applications. The basic conditions statement must set out how the neighbourhood plan meets the requirements of each basic condition and other legal tests. It is the opportunity to clearly set out how the plan meets the legal tests and should therefore proceed to referendum. It will be used by both the independent examiner and the local planning authority to help them decide whether or not the plan meets the basic conditions.

2.3 What are the basic conditions and other legal requirements?

There are five basic conditions that are relevant to a neighbourhood plan. These are:

- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan
- the 'making' of the neighbourhood plan contributes to the achievement of sustainable development
- the 'making' of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- the 'making' of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations
- prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan

The prescribed condition is that the 'making' of the neighbourhood plan is not 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).

How the OFNP meets the Basic Conditions is set out in Section 4 Meeting the Basic Conditions

Legal Requirements.

The legal requirements are as follows:

- The plan is being submitted by a qualifying body in a neighbourhood area that covers the whole or any part of the area of a parish / town council.

- only a parish / town council can submit the neighbourhood plan.
- If the plan is for an area that includes the whole or part of the area of another parish or town council (a multi parish plan), consent must be obtained from all of the parish / town councils whose area is included. This could take the form of a written consent form. Elsewhere the plan must be submitted by a designated neighbourhood forum.
- The draft neighbourhood plan sets out policies in relation to the development and use of land in the whole or any part of a neighbourhood area. A neighbourhood plan must include land use planning policies that can be used in the determination of planning applications. It must also relate to a designated neighbourhood area. The statement needs to confirm these two matters, clearly stating which designated neighbourhood area the draft plan relates to.
- The proposed neighbourhood plan states the period in which it is to have effect. This should be clearly shown on the front of the plan and confirmation of the period should also be included within the basic conditions statement.
- The policies do not relate to excluded development. For example county matters (mineral extraction and waste development) and Nationally Significant Infrastructure Projects or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- The proposed neighbourhood plan does not relate to more than one neighbourhood area. You cannot submit a neighbourhood plan that relates to more than one neighbourhood area and there can only be one neighbourhood plan in force for each neighbourhood area.

How the OFNP meets the requirements of the above legal tests is set out in Section 3 Meeting the Legal Requirements.

3 Meeting the Legal Requirements

For the Okeford Fitzpaine Neighbourhood Plan

Has the draft plan been submitted by a qualifying body?

Yes – The Okeford Fitzpaine Neighbourhood Plan has been prepared and submitted by Okeford Fitzpaine Parish Council

Is what is being proposed a neighbourhood development plan?

Yes - the plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations.

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

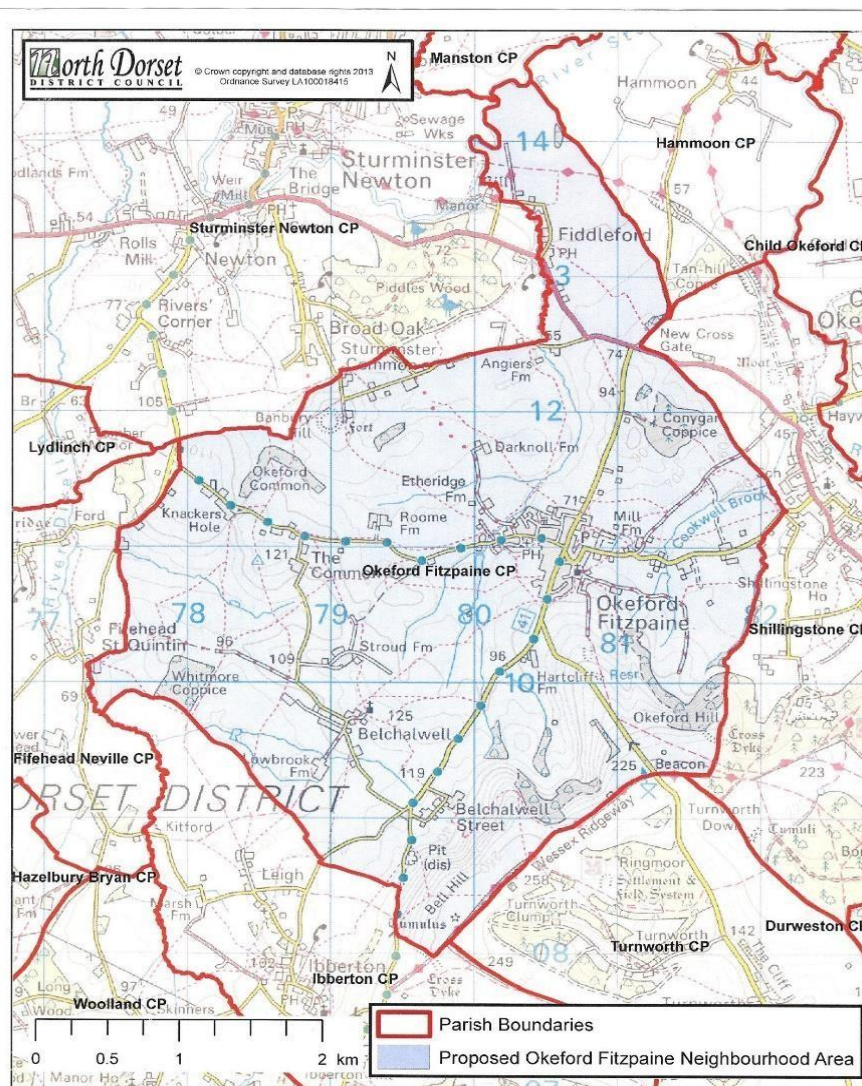
Yes – The Okeford Fitzpaine Neighbourhood Plan will have effect from 2011 until 2031, the period having been chosen to align with the dates of the local Planning Authority NDLP Part 1 (2016).

Do any of the policies relate to excluded development?

No - the neighbourhood plan proposal does 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 relate or extend beyond the neighbourhood area or cover an area where there is a neighbourhood development plan already in place?

No - the neighbourhood plan proposal relates to the Okeford Fitzpaine Neighbourhood Area and to no other area. There are no other neighbourhood plans relating to this neighbourhood area.



Name of the proposed neighbourhood area

Okeford Fitzpaine Neighbourhood Area

Organisation applying for the designation

Okeford Fitzpaine Parish Council

Okeford Fitzpaine Neighbourhood Plan Area

The application for the Area was from Okeford Fitzpaine Parish Council in North Dorset and was agreed by North Dorset District Council in April 2014, the area is represented by the parish boundary and is shown in the above map.

4 Meeting the Basic Condition Requirements

To achieve a relatively concise assessment of how the OFNP meets the Basic Conditions through conformance with the North Dorset Local Plan Part 1 (2016) and also conformance with the National Planning Policy Framework (NPPF) 2012, a table has been constructed in the following pages. This examines each of the NPPF policy categories, then maps the NDLP Part 1 (2016) policies to this, and then examines how each OFNP Policy complies with them.

To help with the mapping, the NPPF policies have been used as the key to this. NDLP policies have been mapped to the relevant NPPF policies in the table immediately below, and then used to assess the compliance of OFNP policies in the subsequent table. A list of the OFNP policies can be found in Appendix 1.

Table 1: Mapping of North Dorset Local Plan Part 1 2016 Policies to NPPF 2016 Policies	
NPPF 2016 Policy	North Dorset Local Plan Part 1 2016 Policy
Achieving sustainable development	Policy 1 -Sustainable Development Strategy Policy 2 - Core Spatial Strategy
1. Building a strong, competitive economy 3. Supporting a prosperous rural economy	Policy 11 – The Economy
4. Promoting sustainable transport	Policy 3 – Climate Change
6. Delivering a wide choice of high quality homes	Policy 6 – Housing Distribution Policy 7 – Delivering Homes Policy 8 – Affordable Housing Policy 9 – Rural Exception Affordable Housing Policy 20 – The Countryside
7. Requiring good design	Policy 24 – Design Policy Policy 23 – Parking
8. Promoting healthy communities	Policy 14 – Social Infrastructure
10. Meeting the challenge of climate change, flooding and coastal change	Policy 3 – Climate Change
11. Conserving and enhancing the natural environment	Policy 4 – The Natural Environment
12. Conserving and enhancing the historic environment	Policy 5 – The Historic Environment

Some of the NPPF policies and their associated counterparts in the NDLP Part 1 are not relevant to a village parish, and the NPPF policies that have not been included in the analysis are:

2. Ensuring the vitality of town centres.

6. Supporting high quality communications infrastructure

While this is not specifically analysed, high speed broadband has reached Okeford Fitzpaine and will be a significant facilitator for the types of business that may be attracted to the parish i.e. self employed, tourism, small mixed use builds, and barn conversions.

9. Protecting Green Belt land.

13. Facilitating the sustainable use of minerals

The development of a Sustainable Minerals Strategy has been undertaken by Dorset County Council. The OFNP paper OFNP SEA Screening Opinion Report has documented how this Strategy has been analysed and concluded that the OFNP Policies have no impact on the Strategy. As this is a county matter the OFNP makes no further comment on the sustainable use of minerals.

4.1 Key to the Table of Conformance (shown in Table 2 below)

- NPPF column: clauses from the NPPF 2012 are shown in the column as **bold numeric**
- OFNP column: policies are shown in **bold alphanumeric**
- NDLP column:
 - Topic headings are shown in **bold lower case**
 - Policies are shown in **BOLD UPPER CASE**
 - Paragraph numbers are shown as **bold numeric**

To achieve the concise table objective, a selection of the policy areas that have been the more significant in shaping the OFNP has been made. **This does not mean that other areas of policy have been ignored.**

An overall assessment of the strength of conformance has been made and the OFNP column is colour coded to show this.






	Strong	Conforms	
	Neutral Conformance		
	Non-conformance		

Table 2: OFNP Conformance with National and Local Policies

Neighbourhood Plan Policy	National Planning Policy (NPPF and NPPG) 2012	Local Plan policies (2016)
Achieving sustainable development		
<p>Policies S1, HP1 and EN1(see Appendix 1)</p> <p>Evidence of conformance:</p> <p>The OFNP is genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision (see OFNP Vision) for the future of the area.</p> <p>Evidence:</p> <ul style="list-style-type: none"> -The 2011 Census showed the parish pop. had declined by 7.5% when the district had grown by 10.8%. This threatened the future Large Village status of the village because each of 4 key services of shop, school, pub and church had difficulties and had faced potential closure. -The AECOM Housing Needs Analysis (2016) identified the requirement for up to 105 additional dwellings to meet local needs -The East Dorset SHMA supports these numbers and suggests more focus 60:40 on the southern section of North Dorset, which includes Okeford Fitzpaine. - The up to 105 dwellings supports the minimum of 825 dwellings for Stalbridge and the 18 larger villages, and rural exception sites and occupational dwellings etc. in the countryside. - The Site Selection Report analyses the sustainability of 10 sites from the ND SHLAA and OFNP Call for Sites (2016) and other available sites , and selects the 3 most sustainable. - site selection also retains the employment sites for future employment. 	<p>15: All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the application of the presumption will have implications for how the presumption should be applied locally.</p> <p>16: The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should: plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan;</p> <p>17: Allocate sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities... 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.</p> <p>55: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Avoid new isolated homes in the countryside unless there are special</p>	<p>Policy 1 – Presumption in Favour of Sustainable Development</p> <p>Policy 1 reflects the presumption in favour of sustainable development in national policy and recognises that the economic, social and environmental roles of planning need to be pursued jointly.</p> <p>Policy 2 – Core Spatial Strategy</p> <p>Policy 2 establishes a core spatial strategy which will guide the pattern of growth in North Dorset in a sustainable manner. Stalbridge and eighteen larger villages have been identified as the focus for growth to meet local needs outside of the four main towns.</p> <p>3.49 A minimum of 825 dwellings out of 5,700 dwellings District wide will be provided in the countryside (including Stalbridge and the villages) during the period 2011-2031.</p> <p>3.58 The existing settlement boundaries around the four main towns, Stalbridge and the larger villages (as shown on the proposals map of the North Dorset District-Wide Local Plan 2003) will continue to be used for development management purposes alongside the proposals for housing and employment growth and regeneration, as set out in Policies 2, 16, 17, 18, 19 and 21 of this document (NDLP). The settlement boundaries may be reviewed either through Part 2 of the Local Plan</p>

<ul style="list-style-type: none"> - site selection has given preference to brownfield sites where they also score highly against sustainability criteria. - conversion of existing unused farm buildings is supported for tourism or typically B1 business use. Economy Policy EN1 <p>-The OFNP modifies the Settlement Boundary to bring 2 adjacent parcels of land within the SB. Both have high sustainability scores and in one case enhances the Conservation Area by the removal of adjacent derelict farm buildings.</p> <p>Note: A separate Sustainability Appraisal covering the social, economic and environmental role of this Plan is also shown following this table.</p>	<p>circumstances, such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.</p>	<p>or a neighbourhood plan.</p> <p>5.6 In terms of location, national policy advises that local planning authorities should actively manage growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in location, which are or can be made sustainable (see also promoting sustainable transport)</p> <p>Policy 20 The Countryside</p> <p>Stalbridge and the eighteen larger villages will form the focus for growth outside of the four main towns. Development in the countryside outside defined settlement boundaries will only be permitted if: a it is of a type appropriate in the countryside, as set out in the relevant policies of the Local Plan or</p> <p>b for any other type of development, it can be demonstrated that there is an ‘overriding need’ for it to be located in the countryside .</p>
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Neighbourhood Plan Policy	National Planning Policy (NPPF and NPPG) 2016	Local Plan policies (2016)
Delivering a Wide Choice of High Quality Homes		
Policies HP1, HP2, HP3, HP4, CP2 Evidence of conformance: - Parishioner Survey Q4 15 provides opinion of local needs -AECOM HNA and Eastern Dorset SHMA have been used to assess needs -North Dorset Housing Register has been accessed for affordable home needs	47 use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework. 47 identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing.....identify a supply of specific, developable sites or broad	Policy 6 – Housing Distribution 5.4 National policy states that local planning authorities should have a clear understanding of the housing needs in their area and should prepare a strategic housing market assessment (SHMA) to assess their full housing needs. Note: The Q4 2015 Eastern Dorset SHMA is being used to update the NDLP Part 1. Close

<p>-2015 OFNP Survey has been used to survey affordable housing needs outside of the main Okeford Fitzpaine settlement.</p> <p>-2011 Census data for Okeford Fitzpaine showed a dramatic decline in age categories below 40.</p> <p>- HP1 identifies a site for each 5 year period for years 2015-21, 2021-26, 2026-31.</p> <p>-HP2 and the AECOM HNA identifies the mix of housing needed, ranging from 1 bedroom flats to 3 bedroom bungalows.</p> <p>- Faccenda Chicken Factory (Old dairy) site has 40% Affordable Rental or Shared Ownership dwellings.</p> <p>HP2 policy supports NDLP part 1</p> <p>-Village is already in top 3 of NDDC Larger Villages for its % of Social Housing</p> <p>HP1, CP2 the 3 sites for development in this policy are all within the revised Settlement Boundary. Both the Faccenda Chicken Factory and Pleydells Farm (re-drawn) replace disused and increasingly derelict buildings on either a brownfield site, or on agricultural land. The former is inside the Conservation Area, the latter adjacent to it. Both will lead to an enhancement of the setting of the Conservation Area.</p>	<p>locations for growth, for years 6-10 and, where possible, for years 11-15</p> <p>50 To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities; plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community; identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; where they have identified that affordable housing is needed, set policies for meeting this need on site.</p> <p>54. In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate.</p> <p>55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances:</p>	<p>liaison with NDDC Planning will ensure that this update is reflected in the OFNP.</p> <p>5.9 In Stalbridge, the eighteen larger villages and the countryside the focus is on meeting local housing needs. Where a local housing need can be demonstrated in the countryside, neighbourhood plans can identify rural exception sites, as set out in Policy 9 – Rural Exception Affordable Housing.</p> <p>5.26 The figure of at least 825 new homes should not be seen as a target for, or a cap on, the overall level of housing development that should take place in Stalbridge, the eighteen larger villages and the countryside.</p> <p>Policy 7 – Delivering Homes 5.30 re-states NPPF 50 opposite.</p> <p>5.32 National policy used with regard to residential gardens as brownfield sites; however, they are now expressly excluded from the definition of previously developed land.</p> <p>5.33 In light of this change, national policy indicates that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.</p> <p>5.36 Sensitive infilling is encouraged in the four main towns and within any other settlement where a settlement boundary has been set. The Council also encourages local</p>
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<p>- HP4 No requirement for Rural Exception sites identified, but to be monitored. (Evidence from Parish Survey Q4 15.)</p>	<ul style="list-style-type: none"> • where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; 	<p>communities to develop more detailed policies relating to infilling through the neighbourhood planning process. POLICY 7: DELIVERING HOMES</p> <p>5.30 Housing Mix - All housing should contribute towards the creation of mixed and balanced communities.</p> <p>In the period to 2031, the Council will support the delivery of about 40% of market housing in North Dorset as one or two bedroom properties and about 60% of market housing as three or more bedroom properties.</p> <p>In the period to 2031, the Council will support the delivery of about 60% of affordable housing in North Dorset as one or two bedroom properties and about 40% of affordable housing as three or more bedroom properties.</p> <p>POLICY 8: AFFORDABLE HOUSING</p> <p>8 c elsewhere in the District 40% of the total number of dwellings will be affordable.</p> <p>Within the District as a whole, 70% to 85% of all new affordable housing should be provided as affordable rented and/or social rented housing. The remaining 15% to 30% should be provided as intermediate housing. Affordable housing should be designed to be indistinguishable from other housing on a development site. On a larger site, the affordable units should be pepper-potted amongst the market housing, or where there is a high proportion of affordable housing, grouped in small clusters amongst the</p>
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		<p>market housing</p> <p>POLICY 9: RURAL EXCEPTION AFFORDABLE HOUSING</p> <p>The Council will only support schemes for rural exception affordable housing (including schemes that include a market housing element) if a local need for rural exception affordable housing has been demonstrated in an appropriate, up-to-date survey.</p>
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Neighbourhood Plan Policy	National Planning Policy (NPPF and NPPG) 2016	Local Plan policies (2016)
Requiring good design		
<p>Policies HP1,HP3, CP1-2 Evidence of conformance: Parishioner Survey Q4 15 and conformance with NDLP Part1 2016 North Dorset Local Plan Policies (7, 23, 24) and the ‘Guidance on alterations to historic buildings in North Dorset’ October 2007 (See also OFNP Heritage Impact Assessment Report)</p> <p>Additional parking spaces will be allocated within the 2 future development sites for visitors to the village. This reflects the rural</p>	<p>58. Local and neighbourhood plans should 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. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> ● respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; ● are visually attractive as a result of good architecture and appropriate landscaping. 	<p>POLICY 7 DELIVERING HOMES 5.35 The Council will seek residential densities that make effective use of development sites, but which also have regard to impacts on local character, design and amenity issues. POLICY 7: DELIVERING HOMES Residential Density The design and layout of any development with a housing element should seek to achieve a residential density that: a makes effective use of the site; and b respects the character and distinctiveness of the locality; and c is acceptable in terms of design and amenity, both for the intended occupants of the new development and the occupants of existing development in the vicinity. POLICY 23: PARKING Development will be permitted provided that:</p>

nature of the village and the dependency on the motor car for transport.

a 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;

POLICY 24: DESIGN

Development should be designed to improve the character and quality of the area within which it is located. Proposals for development will be required to justify how the relevant aspects of development form address the relevant design principles and standards, and how the design responds to the local context. Developments will be expected to incorporate existing mature trees and hedgerows and other landscape features into the public realm of the development layout and provide sufficient additional landscape planting to integrate the development into its surroundings.

Neighbourhood Plan Policy	National Planning Policy (NPPF and NPPG) 2016	Local Plan policies (2016)
Meeting the challenge of climate change, flooding and coastal change		
<p>Policies HP1, HP3</p> <p>Evidence of conformance:</p> <p>Allocated sites are away from fluvial flood zones 1-3, have low groundwater flooding risk (Dorset Explorer mapping). HP3 ensures that run-off from a developed site is no worse than the greenfield site it replaces (SuDS). OFNP SEA Screening Opinion Report sets this out in more detail.</p>	<p>95. To support the move to a low carbon future, local planning authorities should: ● plan for new development in locations and ways which reduce greenhouse gas emissions;</p> <p>100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk'</p>	<p>Policy 3 – Climate Change</p> <p>4.8 To mitigate climate change the Council will seek to reduce greenhouse gas emissions from new developments and from existing buildings. This will include a range of measures such as:</p> <ul style="list-style-type: none"> - locating development where local needs can be met locally, reducing the need to travel; <p>POLICY 3: CLIMATE CHANGE</p> <p>Development proposals should:</p>
<p>Site Selection has been based on sustainability criteria which minimize the reliance on motor vehicles (see OFNP Site Selection Criteria separate OF Neighbourhood Plan document)</p> <p>See also Sustainable Transport and IP1.</p>		<p>a Be located in line with the Core Spatial Strategy in Policy 2 and where possible in areas served by a good range of everyday facilities and facilitate cycling, walking and the use of public transport. e avoid of areas at risk of flooding from all sources and the incorporation of measures to reduce flood risk overall.</p>

Neighbourhood Plan Policy	National Planning Policy (NPPF and NPPG) 2016	Local Plan policies (2016)
Conserving and enhancing the historic environment		
<p>Policies CP1, CP2</p> <p>Evidence of conformance:</p> <p>Parishioner Survey Q4 15 and NDLP Part 1 (2016) and its supporting evidence The OFNP SEA Screening Opinion Report lists the monuments:</p> <ul style="list-style-type: none"> • Monument buildings • Listed buildings • Other monuments • Ancient woodland • Ancient orchards • Veteran trees • lowland calcareous grasslands • and assesses the archaeological sites of significance. <p>that represent the historic environment in and around the village and concludes that there is minimal impact from the OFNP on the historic environment. The OFNP Heritage Impact Assessment Report assesses the impact of development in detail, including the mitigation factors that lead to the conclusion of minimal impact.</p>	<p>126 Local Authorities should consider • the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; • the desirability of new development making a positive contribution to local character and distinctiveness; and</p> <p>•opportunities to draw on the contribution made by the historic environment to the character of a place</p> <p>129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset). 131. In determining planning applications, local planning authorities should take account of:</p> <p>•the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</p>	<p>POLICY 5: THE HISTORIC ENVIRONMENT</p> <p>Assessing Proposals That Would Harm a Heritage Asset</p> <p>Any development proposal affecting a heritage asset (including its setting) will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation. For any designated heritage asset, great weight will be given to its conservation when considering any proposal that would have an impact on its significance. Clear and convincing justification for any development that would cause harm to the significance of a designated heritage asset will be required however slight and whether through direct physical impact or by change to its setting.</p> <p>4.113 Much of North Dorset’s unique character is derived from the interaction between people and places over time, giving us the historic environment we have today.</p>

<p>Policies HP3, CP1 and CP2 ensure that the new development are in keeping with the village heritage, and use modern materials that are comparable to the local character e.g. stone, brick and thatch/clay tile of the historic environment.</p> <p>The almost completed Faccenda Chicken Factory is a good example of the implementation of this heritage led design.</p> <p>Both the above site, and Pleydells Farm (redrawn) will include improvements to the setting of the Conservation Area.</p>	<ul style="list-style-type: none"> ● the desirability of new development making a positive contribution to local character and distinctiveness. <p>132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.</p>	<p>This character is rich and varied, for example, with different and distinctive architectural and vernacular styles in towns and villages reflecting the age and function of settlements and locally available building materials.</p> <p>Heritage-Led Regeneration</p> <p>4.173The Council will work with communities to secure heritage-led regeneration, where suitable opportunities arise..... Other proposals for heritage-led regeneration may be worked up in neighbourhood plans.</p>
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Neighbourhood Plan Policy	National Planning Policy (NPPF and NPPG) 2016	Local Plan policies (2016)
Conserving and enhancing the natural environment		
<p>Policies EP1, EP2, CP3, HP3 Evidence of conformance:</p> <p>The 3 development sites are placed away from the AONB, or other areas of environmental importance e.g. SCNI Site 'The Merridge', and areas of lowland calcareous grasslands.</p> <p>The 2 future development sites have had an initial ecological survey to assess the likely ecological impact, which was found to be minimal.</p> <p>Areas have been set aside for Local Green Space and these along with other green amenity areas in and around the village are connected by an easily accessible circuit of footpaths which has been the subject of Parish Council investment.</p>	<p>109. The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> • protecting and enhancing valued landscapes, geological conservation interests and soils; • minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; • remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. 	<p>POLICY 4: THE NATURAL ENVIRONMENT</p> <p>The natural environment of North Dorset and the ecosystem services it supports will be enhanced through the protection of environmental assets and the establishment of a coherent ecological network of designated sites and stepping stone sites linked via corridor features.</p> <p>Landscape Character</p> <p>The landscape character of the District will be protected through retention of the features that characterise the area.</p> <p>Areas of Outstanding Natural Beauty (AONB)</p> <p>- Within the areas designated as AONB and their setting, development will be managed in a way that conserves and enhances the natural beauty of the area.</p> <p>Internationally Important Wildlife Sites -</p>

<p>The Faccenda Chicken Factory and Pleydells Farm (re-drawn) will remove derelict buildings</p> <p>Only just over 1 hectare of Grade 3 farmland will be built on (this is thought to be the lower standard of Grade 3 land). (access to the DEFRA website wasn't conclusive)</p> <p>The proposed sites which are currently agricultural land will need to prepare Biodiversity mitigation plans, and set aside areas for landscaping (EP2, HP3)</p> <p>The OFNP SEA Screening Opinion Report analyses the environmental impact on each category in NDLP POLICY 4: THE NATURAL ENVIRONMENT and presents findings.</p>	<p>112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land.</p> <p>115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty. 118 • opportunities to incorporate biodiversity in and around developments should be encouraged;</p>	<p>Developers should demonstrate that their proposals will not have significant adverse effects, including cumulative effects, on internationally important wildlife sites. Sites of Special Scientific Interests (SSSIs) – Nationally designated wildlife sites should not be harmed by development.</p> <p>Locally Designated Natural Environment Sites - Locally designated sites represent some of the most valuable local environmental sites. Development should have regard to the reasons for the designation and not harm the integrity of these sites nor connections between them and other environmental assets.</p> <p>Agricultural Land - The best and most versatile agricultural land will be safeguarded from permanent loss</p>
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Neighbourhood Plan Policy	National Planning Policy (NPPF and NPPG) 2016	Local Plan policies (2016)
Promoting sustainable transport		
<p>Policies IP, H1 and H3.</p> <p>Evidence of conformance:</p> <p>The Parishioner Survey Q4 15 supported the re-opening of a pedestrian and cycle link to the North Dorset Trailway at Shillingstone.</p> <p>This would be widely used for leisure and replace the need to use the motor car for this purpose.</p> <p>It would be used by a minority of parishioners for travel to employment/education.</p>	<p>35. Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.</p> <ul style="list-style-type: none"> ● give priority to pedestrian and cycle movements, and have access to high quality public transport facilities <p>39. If setting local parking standards for residential and non-residential development, local planning authorities should take into account</p> <ul style="list-style-type: none"> ● the accessibility of the development; 	<p>POLICY 13: GREY INFRASTRUCTURE</p> <p>Transportation</p> <p>A more sustainable approach to transport in North Dorset will be developed by:</p> <ul style="list-style-type: none"> c the use of Transport Assessments and Transport Statements, which the Council will require to be submitted by developers to assess the impact of new development on the existing highway network f providing and enhancing walking and cycling facilities in the main towns and in rural areas, particularly between villages and nearby
<p>All 3 development sites have a bus stop (albeit reduced rural services) within 50 metres of their entrance. One bus stop is a temporary stop that will need to have it's status upgraded.</p>	<ul style="list-style-type: none"> ● the availability of and opportunities for public transport; ● local car ownership levels: 	<p>towns; and completing the North Dorset Trailway as a strategic walking and cycling route;</p>

Neighbourhood Plan Policy	National Planning Policy (NPPF and NPPG) 2016	Local Plan policies (2016)
Building a strong, competitive economy/Supporting a prosperous rural economy		
<p>Policies S1, HP1, EN1, IP1 Evidence of conformance: See Achieving Sustainable Development above for retention of local services and community facilities. EN1 recognises the potential created by the arrival of high speed broadband, and the conversion of existing farm buildings for the support of the leisure industry, or creation of small business units.</p> <p>Employment sites have been retained at Faccenda Chicken Farm and Wessex Park Homes Sites.</p>	<p>28. Planning policies should support economic growth in rural areas: ● support the sustainable growth and expansion of all types of business..... both through conversion of existing buildings and Well-designed new buildings.</p> <ul style="list-style-type: none"> ● support sustainable rural tourism and leisure developments ● promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. 	<p>10.120 In rural areas, national policy requires local plans to promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.</p> <p>POLICY 30: EXISTING EMPLOYMENT SITES IN THE COUNTRYSIDE The retention and small-scale expansion of existing employment sites for employment purposes, the extension of an existing building, the construction of a new building or the redevelopment of buildings or the site as a whole at existing employment sites in the countryside for employment purposes will be encouraged..... providing where redevelopment is proposed, a specific need for the scheme has been identified, the scheme deals comprehensively with the site as a whole, and a significant environmental benefit will be achieved.</p> <p>POLICY 29: THE RE-USE OF EXISTING BUILDINGS IN THE COUNTRYSIDE The re-use of existing buildings in the countryside for economic development or community purposes including, but is not limited to, business uses, storage, small-scale</p>

The OFNP recognizes that the Parish has lost the majority of its employment in the last decade, but did not identify requirements for specific types of employment or issues of unemployment.

The **policy IP1** which aims to bring Little Lane back into pedestrian and cycle use will provide an important link from the North Dorset Trailway to long distance paths and cycle network.

tourist attractions, holiday accommodation, non-residential uses in association with a caravan and/or camping sites, community activities or recreational uses (including equine related recreational use) will be permitted.

POLICY 31: TOURIST ACCOMMODATION IN THE COUNTRYSIDE

Proposals for new built tourist accommodation in the countryside will only be permitted if re-using an existing building, in line with Policy 29 - The Reuse of Existing Buildings in the Countryside Caveat to above:

6.23 The availability of more than sufficient employment land at the four main towns means that there is no need for additional employment land in the countryside (including Stalbridge and the villages) to contribute towards meeting the identified strategic need

6.34 Tourists visiting North Dorset primarily come to enjoy the character of the District's historic settlements and its attractive countryside. The Council intends to build on this market by.....

- supporting rural tourism that enables people to enjoy the District's landscapes and recreational opportunities such as the roadbased North Dorset cycleway, the North Dorset Trailway and long distance footpaths

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Neighbourhood Plan Policy	National Planning Policy (NPPF and NPPG) 2016	Local Plan policies (2016)
Promoting healthy communities		
<p>Policies CP3, IP1</p> <p>Evidence of conformance:</p> <p>Parishioner Survey Q4 15</p> <p>The OFNP Local Green Space report designates areas for special protection.</p> <p>The Green Infrastructure in the OFNP identifies a range of high quality open spaces for sport and education such as allotments and the Recreation Ground (protected by fields in trust).</p> <p>The Parish Council in implementing the Plan will use S106/CIL monies to further develop the sport and recreation amenity of the parish.</p> <p>Those under consideration are:</p> <ul style="list-style-type: none"> • tennis courts • multi-use games area • village hall improvements • link to North Dorset Trailway <p>The re-opening of Little Lane to link to the Trailway for pedestrian and cycle usage will be a significant addition to the recreation assets of the parish.</p> <p>The creation of a circuit of easily accessible footpaths, provides walking opportunities</p>	<p>73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.</p> <p>76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.</p>	<p>POLICY 15: GREEN INFRASTRUCTURE</p> <p>The Council will seek to: b 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. c protect and enhance existing open space of importance, character areas, outdoor sport and recreational facilities and provide new facilities to support growth.</p> <p>d take forward new and improved strategic facilities, such as the North Dorset Trailway.</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 plans should consider measures that assist in delivering key green infrastructure benefits as outlined in this policy, including the designation of local green space, where appropriate</p>
within the village, with links to the rights of way leading to the AONB and other SSSIs, and other settlements		

5. Contributing to the Achievement of Sustainable Development and compatibility with EU obligations

Natural England, Historic England, and the Environment Agency were consulted By North Dorset District Council on the contents of an SEA screening report (the screening report having been prepared by the Parish Council), in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004. All parties agreed with the conclusion that the Okeford Fitzpaine Neighbourhood Plan is unlikely to have significant environmental effects. A screening determination to this effect was issued in *month* 2017.

Natural England also confirmed that the proposals are unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further habitats regulation assessment.

The National Planning Policy Framework states that there should be a presumption in favour of sustainable development. Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

A sustainability check against the North Dorset Local Plan sustainability objectives was carried out as part of the SEA screening, as summarised in the table below

Table:Assessment of the Okeford Fitzpaine Neighbourhood Plan against North Dorset Local Plan Sustainability Objectives.

North Dorset Local Plan sustainability objectives	Impact	Justification
1.Social progress that recognises the needs of everyone		
1.1 Provide housing including affordable housing that meets the needs of the community	😊 😊	The implementation of the Housing Policies will mean that local housing need can be met fully in terms of number and type. By meeting the NDLP target for the proportion of Affordable Homes this will result in meeting the needs of all the community.

1.2 Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services.	😊	Building housing of the type in the Housing Policies will create the potential to re-balance the population, and the potential to address the decline in the <44 years age groups identified from
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		the 2011 Census. An enlarged population will increase the probability of the continuation of essential services which maintain the larger village status. S106/CIL monies from development will enable improvement to local recreational amenities. There is no evidence to suggest there is any significant demand for new employment land in the parish as 2 major employment sites remain unused. Nevertheless, provision is made for live/work units and conversion of disused agricultural buildings for employment purposes.
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1.3 Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	😊	The retention and further investment in recreation spaces, community facilities and Local Green Spaces , and the location of new development close to these facilities, should all help meet this objective. S106/CIL monies from development will enable improvement to local recreational amenities and enhance the ability to meet this objective. The connection to the Trailway would provide a substantial encouragement to healthy lifestyles.
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1.4 Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life.	😊	The Parish is already a community led area, and any additional amenities (as above) will need to meet criteria for inclusiveness.
1.5 Improve quality of life through well designed inclusive developments.	😊	The design standards in the Housing Policies promote the positive aspects of local character. The types of housing in the Policies promote increased housing opportunities for most age groups and social background.
1.6 Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	😊	No development is proposed in areas at risk of flooding. SuDs are designed to maintain run off at greenfield levels.
1.7 Protect and where opportunities arise, enhance habitats and biodiversity	😊	No development is proposed in areas of known high biodiversity value. As with all planning applications, a biodiversity appraisal and mitigation plan will be required on greenfield sites greater than 0.1ha, or where there are known protected species or important habitats/habitat features.
1.8 Improve the quality of the built environment, protecting the district's heritage assets and distinct townscape.	😊	The Conservation Policies (CP1-3) and the design objectives in HP3 make a substantial contribution to meeting this objective.

1.9 Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	😊	No significant development is proposed in the Dorset AONB or the more rural, undeveloped parts of the parish. The designation of Local Green Spaces, and retention of IOWAs has taken into account the contribution these make to the rural character of the area. The Conservation Policies (CP1-3) and the design objectives in HP3 make a substantial contribution to meeting this objective.
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2. Prudent use of Natural Resources		
2.1 Reduce impacts on the environment	😊	There are no notable impacts that require mitigation, and policies include mitigation where appropriate.
2.2 Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	😞	The only adverse impact identified was the potential loss of 1.065ha of Grade 3 farmland, which is not considered to be significant.
2.3 Promote energy and resource efficiency, encouraging clean energy production	😊	The plan relies on the strategic policies of the local plan and national policy for this objective

3. Maintenance of sustainable levels of economic growth and employment		
3.1 Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	😊	The plan relies on the strategic policies of the local plan and national policy for this objective

3.2 Enable local needs to be met locally, encouraging more sustainable forms of travel	😊😊	The focus on of the OFNP is sustainable development. And each of the 3 development sites brought forward in the Plan Period 2011-31 are within relatively easy walking distance of the village centre. Ease of pedestrian access will promote sustainable access so that local needs can be met locally. The access to the Trailway will provide the capability for sustainable travel to local towns and villages, and access to a wider range of public transport services.
3.3 Encourage innovation, improve productivity, regenerate towns and villages creating a business environment in which new businesses start and existing businesses grow	😊	A mixed use site was originally planned for the Faccenda Chicken Factory, but at the time there wasn't demand for the work units. Unemployment in the area is low - Sturminster Newton (nearest town) < 2% - and the business park in that town has experienced slow take up. The OFNP encourages employment, noting the arrival of high speed broadband in the village. There is also policy EN1 which is pro the use of unused farm buildings for purposes of tourism or small business unit usage, and HP2 supporting Live/Work units. There are also 2 employment sites which lie vacant
		and the OFNP is pro the re-use of these for that purpose.
3.4 Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	😊	The plan relies on the strategic policies of the local plan and national policy for this objective

Key

	adverse impact likely	 	significant adverse impact likely	Negligible
	impact likely			
	positive impact likely	 	significant positive impact likely	

This assessment demonstrates that the plan will have a largely positive or neutral impact, and therefore provides evidence that the plan “contributes to the achievement of sustainable development” as required to be tested under Schedule 4B section 8(2)b of the Town and Country Planning Act 1990.

No breaches or incompatibility with EU and European Convention of Human Rights law have been identified.

Appendix 1 OkefordFitzpaineNeighbourhood Plan Policies

Settlement Boundary Policy S1

WITHIN THE REVISED SETTLEMENT BOUNDARY

Provided that it is in compliance with national and local plan policies, residential development within the revised Okeford Fitzpaine Settlement Boundary, will be allowed :

- on allocated housing sites, as set out in policy HP1;
- sites for limited residential infilling and extensions in accordance with North Dorset Local Plan Policy 2;

OUTSIDE THE REVISED SETTLEMENT BOUNDARY

Any development outside of the revised settlement boundary is subject to Dorset Local Plan Countryside Policies 20 and the policies referred to within it.

Heritage Policy CP1:

Development within and adjacent to the Conservation Area should reflect the scale, massing, density and building materials of the heritage assets of that part of the Conservation Area in accordance with North Dorset Local Plan Policy 5 and the 'Guidance on alterations to historic buildings in North Dorset' October 2007.

Heritage Policy CP2

The regeneration of sites within or adjacent to the Okeford Fitzpaine Conservation Area which enhance the existing character and appearance of the area through sensitive design will be encouraged.

Heritage Policy CP3-

No development will take place within the settlement boundary in areas designated as Local Green Spaces listed below (see OFNP Proposals Map) except where such development demonstrably enhances the use of the space:

- (1) Playing Field to the rear of 34 Lower Street

(2) Land to the rear of 29 Nether Mead

(3) Land adjacent to 11 Mary Gardens **Housing Policy HP1:**

The Okeford Fitzpaine Housing Needs Assessment confirms a need for 105 additional dwellings during the plan period between 2011- 2031. In order to facilitate sustainable phased growth, the following sites are allocated for development during the plan period:

- (Site 1) Faccenda Chicken Factory: 37 (2015-2020) at 47 Dwellings Per Hectare(DPH) [planning permission already granted and in build]
- (Site 2) Pleydells Farm: Up to 27 (2020- 2025) at 35 DPH (site area comprises 0.78 hectares)
- (Site 3) Land to the North of Okeford Fitzpaine : Up to 31 (2025-2031) at 35 DPH site area comprises 1.065 hectares)

Housing Policy HP2:

All new housing development will provide an adequate mix of dwellings in terms of size, type and tenure in accordance with the findings of the OkefordFitzpaine Housing Needs Assessment. Development will be expected to provide:

40% to be either one or two bedroom houses or one or two bedroom flats subject to the design of the flats being wholly in keeping with the character of the village

45% three bedroom houses OR two-bedroom bungalows

15% four-bedroom plus houses OR live-work unit OR three-bedroom bungalows

Affordable Housing in accordance with North Dorset Local Plan current Policy.

Housing Policy HP3:

New development within the settlement boundary of Okeford Fitzpaine should deliver high quality sustainable design in accordance with National and Local Plan Policy. In addition, it must adhere to the following development principles:

Contribute positively to the areas character, scale, layout, height and form and conform with national and local plan design and heritage policies as well as other policies in this neighbourhood plan;

Provide an adequate amount of car parking spaces within the site to ensure that there will be limited additional on-street parking on the adjacent highway network, in accordance with The Bournemouth, Poole and Dorset Residential Car Parking Study, 2011 or any subsequent adopted policy documents.

Incorporate landscaping schemes with associated maintenance and management plans which include a net gain in native species of trees, and burying utility supplies underground;

Incorporate Sustainable Urban Drainage Systems within each site and provide provision for their ongoing maintenance;

Set aside areas for strategic landscaping and amenity space on any areas of the site which are greenfield, AONB or have never been built upon;

Any infilling within the settlement boundary must be in strict accordance with the layout and density of the immediately adjoining properties especially in relation to density, front, rear and side garden areas size and character and appearance and sufficient gaps should be left between buildings;

Full detailed planning applications will be encouraged in preference to outline planning applications due to the environmental and heritage significance of the parish and the need to consider detailed design and layout issues at an early stage;

Housing Policy HP4

The requirement for Rural Exception sites within the Plan period 2011-31 will be monitored against a nil requirement as at 2015.

Infrastructure Policy IP1:

The provision of a viable safe and direct route for pedestrian and cycles (all ages and abilities) to the Trailway at Shillingstone is a priority improvement project and should be implemented in conjunction with the redevelopment of the Pleydells Farm site in order to mitigate against any potential impact on the existing highway network and ensure that the village is developed in a sustainable manner. The following issues should be addressed as a priority:

- The provision of a safe route to Little Lane
- Upgrading of Little Lane
- The provision of a safer crossing across the A357 at the junction with Little Lane

Environmental Policy EP1

The Parish will continue to adhere to the relevant European, national and local environmental policies.

Environmental Policy EP2

For any development of a site , additional habitat mitigation measures will be required to be set out in a Habitats Mitigation Plan. This will set aside a part of the development area as an ecological asset supporting the 'green corridors' within the revised Settlement Boundary.

Further opportunities to support indigenous flora and fauna should be sought within the Local Green Spaces and other Green Infrastructure Assets to support these 'green corridors'.

Economy Policy EN1 –

The conversion of barns and redundant farm buildings for business and tourist related uses only, will be supported. Suitable uses include holiday-lets, office, light industrial (B1) and live-work units.