

# DRAFT LODERS NEIGHBOURHOOD PLAN BASIC CONDITIONS STATEMENT

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# 1 Introduction

Paragraph 8 of Schedule 4B to the Town & Country Planning Act 1990 (as amended by the Localism Act 2011) requires that when a neighbourhood plan proposal is submitted to the local planning authority it must be accompanied by, amongst other things, two statements:

- a **consultation statement** setting out the details of those consulted, how they were consulted, the main issues and concerns raised and how they have been considered and, where relevant, addressed in the proposed neighbourhood development plan; and
- a statement referred to here as a **basic conditions statement** explaining how the proposed neighbourhood development plan meets the legal requirements in terms of its *content and coverage*; how the plan has had appropriate regard to *national policy and is in general conformity with the strategic policies in the development plan for the local area* and that the plan will contribute to the *achievement of sustainable development* and is compatible with EU obligations.

## 2 Meeting the Legal Requirements- content and coverage

*Has the draft plan been submitted by a qualifying body?*

Yes. The Loders Neighbourhood Plan has been prepared by Loders 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 2012.

*Do any of the policies relate 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 Loders Neighbourhood Area and to no other area. There are no other neighbourhood plans relating to that neighbourhood area.

### ***Loders Neighbourhood Plan Area.***

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

Yes. The Loders Neighbourhood Plan relates to the period from adoption to 2027.

*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.

### 3 Regard to National Policy and Conformity with the Strategic Policies in the Development Plan

The following sections review the extent to which the policies of LNP comply with national policy and guidance (primarily the National Planning Policy Framework<sup>1</sup>) and are in general conformity with the strategic policies of the local development plan for the area. At the time of writing this was the West Dorset District Plan adopted 2006. A revised Local Plan is under consideration and is expected to be adopted towards the end of 2015, and therefore where relevant the strategic policies of the emerging local plan are also taken into account, as this may be adopted by the time the LNP is made.

Consultation on the Draft Loders Neighbourhood Plan (LNP) with Statutory Undertakers and the local community was carried out between 10<sup>th</sup> February and 31<sup>st</sup> March 2015. The response from statutory undertakers and specifically West Dorset District Council (WDDC) at this stage, have confirmed that the content and draft policies of the LNP are in 'general conformity' with the NPPF and local plan. Some amendments have been suggested arising from the consultation with both the parish community and statutory undertakers. These have been carefully considered by the LNP Steering Group and proposed amendments have been recommended to the Loders Parish Council. At their meeting of 19<sup>th</sup> May 2015 the Parish Council agreed amendments to the LNP and the assessment of policies below is based on the amended version.

The following section examines the context set for a neighbourhood plan and requirements in terms of format and style, vision and objectives. Thereafter the individual policies of the LNP are examined for conformity with those of the NPPF and adopted and emerging Local Plans.

#### 3.1 General Requirements of a Neighbourhood Plan:

The NPPF makes clear that neighbourhood plans should set out planning policies (paragraph 183). It advises that the plan should set out a positive vision for the future of the area (paragraph 17). It also makes clear that plans should be succinct and only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan (paragraphs 17 and 154). The use of a map to illustrate geographically the policies (reproduced from, or based on, an Ordnance Survey map) is also advised (paragraph 156).

Neighbourhood Plans were not part of the planning system when the 2006 Local Plan was adopted. However their role has been considered in the emerging Local Plan. Policy SUS3 states that Neighbourhood Development Plans should:

- show how they are contributing towards the strategic objectives of this plan and be in general conformity with its strategic approach

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<sup>1</sup> <http://planningguidance.planningportal.gov.uk/wp-content/themes/planning-guidance/assets/NPPF.pdf>

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

### *Assessment of the LNP*

The LNP sets out policies to influence the future of the parish and what is built in the area in the period up to 2027. The Loders Neighbourhood Plan contains six environmental policies; one community policy; two housing policies and one business policy. These are assessed in more detail in the sections below, which considered how they contribute towards the strategic objectives of this plan and are in general conformity with its strategic approach. Where appropriate, the areas to which they relate have been mapped. Its Vision statement, set out below, is based on extensive consultation (as evidenced in the Consultation Statement) and a parish survey carried out in 2012.

**Vision Statement:** Loders Parish is a thriving rural community with a wide range of activities for young and old. We also like living here because it is an attractive historic settlement set in beautiful unspoilt countryside. Over the next 10 to 15 years some building and change can be expected, to retain a good mix of housing, business and community uses. This should be organic and incremental so that any development and change is indiscernible, as building works will be in keeping with the historic character of the settlement and unobtrusive in the wider countryside.

The objectives and policies of the LNP have also been based on local surveys, information and a variety of sourced material. They have been prepared having regard to the development planning context in operation at the time.

The SEA screening provides useful evidence as to whether the plan contributes to the achievement of sustainable development. The introduction of a defined settlement boundary introduces more opportunity for development than would otherwise have been delivered through the local plan. The decision to include a development boundary had regard to information on local need for new homes, jobs and facilities in the local area and more information on this can be found in the Facts and Figures supporting evidence.

No specific sites are allocated for development, but the plan puts in place policies to facilitate development at a level appropriate for this area, and there is sufficient flexibility within this to ensure that this is achievable.

## **3.2 Environment Policies**

### **LNP Policy E1: Protection of Important Gaps, Rural Views and Local Green Spaces**

The gaps along the road fronts between the built-up areas (as identified on map 4) are important in defining the distinctive character of each settlement, and the rural, non-built-up nature of these gaps will be supported.

Development will respect and not infringe upon the enjoyment of key rural views (as identified on map 4).

Local green spaces (as identified on map 4) have been identified as of particular local importance, to the extent that no development will be permitted within them that would harm their green character and reason for designation.

## Relevant NPPF Statements

### Countryside

17: Recognise the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

### Local Green Spaces

17: Contribute to conserving and enhancing the natural environment.

76: Identify for special protection green areas of particular importance to them. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77: The designation should only be used: where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance; and where the green area concerned is local in character and is not an extensive tract of land.

## Relevant WDDC Local Plan 2006 extracts

**Policy SA3:** Development will be expected to respect and respond to the identified local landscape character. Proposals that conserve enhance and restore features of local landscape importance will be encouraged. Development that significantly adversely affects the distinctive characteristics of the area's landscape, heritage and built environment will not be permitted.

## Relevant WDDC Emerging Local Plan 2015 extracts

### **Strategic Approach**

Development should protect and enhance the natural environment - its landscape, seascapes and geological conservation interests, its wildlife and habitats and important local green spaces - by directing development away from sensitive areas that cannot accommodate change. High priority will be given to protecting an area's heritage assets and other features which contribute to local distinctiveness.

**ENV 1:** protects Areas of Outstanding Beauty from development that would cause harm to the distinctive qualities of the area. Development should be located and designed so that it does not detract from and, where reasonable, enhances the local landscape character.

**ENV2:** Wildlife and Habitats. Significant harm to nature conservation interests should be avoided.

**ENV3:** Green Infrastructure network to be protected from development. Councils will work with local communities to develop a green infrastructure strategy.

**ENV4:** Protection of Heritage Assets. Their significance must be thoroughly assessed. Development should conserve and enhance the significance.

## Assessment of LNP Policy E1

The parish lies within an Area of Outstanding Natural Beauty. LNP Policy E1 identifies and protects from harmful development the important gaps, views and local green spaces which define the distinctive nature of the Loders Parish settlements. It therefore supplements rather than replaces the existing AONB protection, and is considered to be in general conformity with the development planning context set at national and local level.

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## **LNP Policy E2: Protection of Special Landscape and Historic Features**

In considering development proposals, the following features and their settings should be retained:

- the attractive river course with its mill leats and tributaries
- the distinctive hill tops of Boarsbarrow Hill, Waddon Hill and Shipton Hill
- the ancient field systems and medieval strip lynchets
- the Bronze and Iron Age earthworks
- the historic dry stone walls

- the historic gardens at Loders Court and Uploders Place
- the surviving lime kilns adjacent to former small quarries
- the network of rural paths and lanes, including ancient green lanes and drove roads, some in deep cuttings with hedgebanks
- the former railway line with its major cuttings, embankments and overbridges
- the mature trees in the larger gardens, the extensive groups of trees in the valley and well-established hedgerows (many of which are identified in the conservation area appraisal)
- the well-defined edges and entry points to the settlement areas

The benefits of removing detrimental features, such as modern out-of-character design elements and overhead wires, will be taken into account in assessing any development proposals.

### Relevant NPPF Statements

17: Conserve heritage assets in a manner appropriate to their significance.

115: Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas.

### Relevant WDDC Local Plan 2006 extracts

There are also policies safeguarding designated heritage assets, together with

**Policy SA3:** Development will be expected to respect and respond to the identified local landscape character. Proposals that conserve enhance and restore features of local landscape importance will be encouraged. Development that significantly adversely affects the distinctive characteristics of the area's landscape, heritage and built environment will not be permitted.

**Policy DA1:** Development will provide for the retention and protection of existing woodland, trees and hedgerows and other features of merit where their removal would significantly harm the character or enjoyment of the site or surrounding area, or prejudice or damage wildlife interests.

### Relevant WDDC Emerging Local Plan 2015 extracts

#### **Strategic Approach**

Development should protect and enhance the natural environment - its landscape, seascapes and geological conservation interests, its wildlife and habitats and important local green spaces - by directing development away from sensitive areas that cannot accommodate change. High priority will be given to protecting an area's heritage assets and other features which contribute to local distinctiveness.

**Policy ENV4:** Protection of Heritage Assets. Any harm to the significance of a designated or non-designated heritage asset must be justified.

**Policy ENV 10:** The Landscape and Townscape Setting. Development should contribute positively to the maintenance and enhancement of local identity and distinctiveness including the retention and protection of trees and other features which contribute to an area's distinctive character.

### Assessment of LNP Policy E2

Within the parish, there are historic features in the landscape and in and around the settlements which enhance their setting. LNP Policy E2 identifies those features in the Loders Parish countryside and settlements that should be retained and protected from harmful development and also seeks removal of detrimental elements to this setting. It supplements the existing policies and is considered to be in general conformity with the development planning context set and national and local level.

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### **LNP Policy E3: Protection of Wildlife Habitats**

On sites below the standard thresholds for a biodiversity appraisal, applicants are encouraged to submit (as a minimum) an initial scoping / feasibility appraisal that identifies ecological aspects or considerations, where the proposed development site includes or is adjoining

- a large, mature garden
- mature trees
- woodland
- field or roadside hedgerows
- river floodplain
- meadow / species-rich grassland
- orchard
- agricultural barns and similar rural buildings.

Development proposals should, where relevant, take opportunities to enhance biodiversity and contribute to wildlife and habitat connectivity in the wider area, through (for example) providing buffer areas to protected habitats and including new biodiversity features within the development such as the erection of barn and little owl/kestrel/bat and garden bird boxes in suitable locations.

#### Relevant NPPF Statements

109: The planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

#### Relevant WDDC Local Plan 2006 extracts

**Policy SA11:** Where development is proposed on sites on which there are features of nature conservation interest, these features should be safeguarded in the development proposals. Opportunities for the restoration and re-creation of Biodiversity Action Plan habitats and wildlife corridors, particularly the re-creation of heathland within the former heathland areas of the District, will be sought where possible.

#### Relevant WDDC Emerging Local Plan 2015 extracts

##### **Strategic Approach**

Development should protect and enhance the natural environment - its landscape, seascapes and geological conservation interests, its wildlife and habitats and important local green spaces - by directing development away from sensitive areas that cannot accommodate change.

**Policy ENV2:** Wildlife and Habitats. Where significant harm to nature conservation interests cannot be avoided, it should be mitigated.

#### Assessment of LNP Policy E3

There are three areas within the parish which have a non-statutory designation as Sites of Nature Conservation Interest (SNCIs); there are also local nature reserves within the parish and other areas abundant in wildlife and variety of plant species. LNP Policy E3 seeks to protect the abundance of wildlife and plant species within the parish and identifies sites and locations where a bio-diversity appraisal should be submitted even though the site may fall below the recommended threshold. The policy is considered to be in general conformity with the development planning context set and national and local level.

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### **LNP Policy E4: To Protect and Enhance the Character and Appearance of the Area**

All proposals for built development (including new buildings and extensions / alterations to existing buildings) should be in keeping with adjacent buildings and must achieve a high quality of design, use of

materials and appropriate detailing which reflect local distinctiveness, the character of the conservation area and respects the rural character of Lodders Parish. In considering whether proposals achieve this requirement, particular regard should be paid to the key characteristics of the settlements set out below:

- the largely linear character of the historic settlement form, located close to the valley floor - development within the village tends to be single plot depth, set hard onto the street, with few front gardens and no kerbs or pavements,
- the lack of any real, distinct centre, set against the interest provided by key landmark buildings
- the wealth of listed and locally important unlisted buildings of different types and styles, and the understatement, informality, individuality and non-uniformity of many of the buildings,
- the presence of stone boundary walls, although most boundaries are concealed and softened by vegetation,
- the strong rural character provided by stone cottages and modest farm buildings. There are also a marked number of properties with gable ends at right angles to the road, associated with yards,
- typical roof pitch and spans, with spans in general of about 6 metres, and pitch of 37.5 – 47.5 degrees (or steeper on thatch),
- the predominant use of local Inferior Oolite limestone (a warm, honey-coloured sandy stone), thatch (West Dorset style), slate and clay tile roofs – and an overall unity to the settlements,
- the interesting details, including porches (in keeping with the style and proportion of the buildings), lintels and quoins, ironwork, signs and date stones, old-style wooden ‘finger posts’,
- the predominance of timber doors and wooden casement window (with panes of equal size and inset) or wooden sliding sash windows (with slender moulded glazing bars and well-proportioned panes). Dormer windows are not in keeping with local character and should be avoided,
- the conventional, well-proportioned chimney stacks,
- the use of white-painted woodwork on nearly all houses (exceptions may be appropriate in the case of barn conversions),
- the use of ‘soft, warm’ colours on exterior wall rendering,
- the pointing of stone walling, which matches the colour of the stone and is rubbed flush or underflush.

### Relevant NPPF Statements

17: 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.

58: 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.

58: Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

58: Create visually attractive places as a result of good architecture and appropriate landscaping.

59: Avoid unnecessary prescription or detail - concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

### Relevant WDDC Local Plan 2006 extracts

**Policy SA21:** Protection of character and appearance of conservation areas. Proposals for development within a Conservation Area, or outside but which would affect its setting or views into or out of the Area, will not be permitted unless they preserve or enhance the character or appearance of the Area by being appropriate in mass, proportions, use, detailed design and materials to the site and its surroundings.

**Policy DA5:** The scale of the building will respect the scale of, and be in harmony with, the adjoining buildings and the area as a whole.



**Policy DA7:** Detailed Design and Materials: New development will be expected to display a high quality of design that complements and respects the distinctive character of the locality.

### Relevant WDDC Emerging Local Plan 2015 extracts

#### **Strategic Approach**

Development should be of high quality design to help achieve sustainable, safe and inclusive communities, enhancing quality of life for residents and visitors, and designed in keeping with or to positively contribute towards the local identity of the area.

**Policy ENV 12:** The Design and Positioning of Buildings. Development will achieve a high quality of sustainable and inclusive design. The siting, alignment, design, scale, mass and materials used complements and should respect the character of the surrounding area or would actively improve legibility or reinforce the sense of place.

### Assessment of LNP Policy E4

The Parish has many distinctive and historic qualities. There are historic features in the landscape and many of its buildings (residential and non- residential) are listed as being of architectural or historic interest and/or fall within a conservation area designation. LNP Policy E4 seeks to ensure high quality of design and appearance in all proposals for built development in the parish, reflecting and enhancing the distinctive and historic character of the settlements, their settings and outlying areas and achieving a high standard of environmental performance. As such, POLICY E4 is considered to be in general conformity with the development planning context set at national and local level. Whilst this was confirmed by WDDC they raised matters related to the practicalities of the policy as drafted and suggested changes concerning the relocation of the list of key characteristics of the settlements to the supporting text. This was not agreed by the Parish Council as it was felt to diminish the importance of those characteristics which the LNP sought to protect in accordance with the sentiments of the local community.

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### **LNP Policy E5: Location of Development in relation to the Defined Development Boundary (DDB)**

A defined development boundary has been drawn around Lodgers and Uploders (see map 5). Any development (other than for farming and other land-based rural businesses, or associated rural workers' housing) and associated land (such as gardens or parking areas) should be located within this development boundary. Where circumstances (as referred to above in the supporting text) justify development outside the defined development boundary (such as in the case of rural exception sites) any new buildings should be well-related to existing settlements / buildings and sensitively designed to respect and enhance the character of the local area.

The change of use of land to other forms of development such as caravan and camping sites, outdoor recreational or the provision of outdoor storage, that would have a noticeable detrimental impact on the attractive rural character of the countryside, will not be supported.

### Relevant NPPF Statements

15: All plans should be based upon and reflect the presumption in favour of sustainable development. ie: they should seek opportunities to meet the development needs of their area; have sufficient flexibility to adapt to rapid change- unless specific policies in the NPPF indicate development should be restricted or the adverse impacts of the development would significantly and demonstrably outweigh the benefits.

16: Neighbourhood plans should plan positively to support local development.

184: Neighbourhood plans and orders should not promote less development than set out in the Local Plan.

### Relevant WDDC Local Plan 2006 extracts

The approach is to direct new development to larger identified settlements whilst allowing for regeneration of rural communities and their economies.

**Policy SS1:** This policy identifies those towns and rural areas where development can take place. The settlement of Loders is not listed and accordingly is regarded as an unsustainable location for new development in the adopted local plan.

**Policy SS3:** Development outside DDBs will be strictly controlled.

### Relevant WDDC Emerging Local Plan 2015 extracts

#### **Strategic Approach**

Development opportunities in the more rural areas will be focused primarily at the larger villages, and should take place at an appropriate scale to the size of the village (unless identified as a strategic allocation). It is expected that neighbourhood development plans and other appropriate planning tools will be used to help bring forward new development, and may allocate additional sites, or extend an existing (or add a new) development boundary to help deliver this growth.

**Policy SUS 2: Distribution of Development:** Development in rural areas will be directed to the settlements with defined development boundaries, and will take place at an appropriate scale to the size of the settlement. Settlements with no defined development boundary may also have some growth to meet their local needs.

### Assessment of LNP Policy E5

The draft LNP has sought to allow some incremental housing development over the period to 2027 and has accordingly identified a development boundary around the principal settlement of Loders where this may appropriately take place to support and maintain the vitality of the local community. This 'fine tuning' allowing some development, is believed to be an important function of neighbourhood planning. LNP Policy E5 is intended to ensure that new development - most likely to be housing - occurs within a defined boundary drawn around the main settlement area where organic growth would have occurred historically, and where the services and infrastructure already exist. The policy is considered to be in general conformity with the development planning context set at national and local level. Whilst this was confirmed by WDDC some minor amendments were suggested some of which were accepted.

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### **LNP Policy E6: Use of Redundant Rural Buildings**

Where a redundant rural building makes a positive contribution to the local character, and is not in an isolated location where substantial new infrastructure would be required, its re-use for housing, community or business use, where appropriate, will be supported.

### Relevant NPPF Statements

17: Encourage the reuse/conversion of existing buildings.

28: Promote the development and diversification of agricultural and other land-based rural businesses.

55: Isolated housing in the countryside may be acceptable through the reuse of redundant or disused buildings in where this would lead to an enhancement of the immediate setting.

### Relevant WDDC Local Plan 2006 extracts

Policy SS4: Adaptation and Change of Use of Rural Buildings restricted to adjoining a settlement, with housing being the least sequentially preferred.

### Relevant WDDC Emerging Local Plan 2015 extracts

#### **Strategic Approach**

The distribution of development is influenced by the availability of land, and whether it has been previously developed. Development opportunities in the more rural areas will be focused primarily at the

larger villages, and should take place at an appropriate scale to the size of the village (unless identified as a strategic allocation). It is expected that neighbourhood development plans and other appropriate planning tools will be used to help bring forward new development.

**Policy SUS 3:** Adaptation and re-use of buildings outside defined development boundaries allows the re-use of rural buildings for these uses, although open market housing or built tourist accommodation must be in buildings adjoining a settlement, or an adjoining an existing serviced residential building and tied to the wider holding / main property.

### Assessment of LNP Policy E6

As individual farm operations contract or change from dairy farming, there are likely to be opportunities for the reuse of redundant farm buildings within the main settlement areas during the plan period. LNP Policy E6 identifies the basis on which a redundant rural building should be brought back into use. The policy is considered to be in general conformity with the development planning context set and national and local level. Minor amendments were suggested which were agreed.

## 3.3 Community Policy

### **LNP Policy C1: Safeguarding Community Assets**

Community assets (as listed below) should be retained where possible, and every effort should be made to work with the local community to investigate potential solutions to avoid any unnecessary loss of these valued facilities and services, and also to bring forward new assets such as a village shop. Proposals that would allow such facilities to modernise and adapt for future needs are encouraged.

- St Mary Magdalene Church and graveyard
- Loders Primary School
- Loders Village Hall and associated parking
- Loders Arms Public House and skittle alley
- The Crown Public House, Uploders
- Methodist Chapel, Uploders
- Playing fields and playground with access from Well Plot
- Parish cemetery
- Allotments

### Relevant NPPF Statements

28: Promote the retention and development of local services and community facilities in villages.

70: Neighbourhood plans should promote the retention and development of local services and facilities in villages.

74: Playing fields should not be built on unless an assessment has been undertaken that they are surplus to requirements or would be replaced by equivalent or better provision.

### Relevant WDDC Local Plan 2006 extracts

**Policy C6:** Planning permission will not be granted for proposals resulting in the loss of local community facilities (such as shops, garages, public houses and community buildings) unless: it can be demonstrated that there is no local need for the facility or the retention of the facility is not economically viable and no alternative community facility would be economically viable.

**Policy C7a and C7b:** Similarly protect Playing Fields, Open Space and Recreational Facilities – including allotments.

### Relevant WDDC Emerging Local Plan 2015 extracts

#### **Strategic Approach**

Existing local facilities will be protected through a flexible approach which recognises the changing needs in society.

**Policy COM 3:** Retention of local community buildings and structures similar to Policy C6.

**Policy COM 5:** Similarly provides for the retention of open space and recreational facilities.

### Assessment of LNP Policy C1

The last village shop in Loders closed in 1991. If a rural community is to survive as more than just a dormitory settlement for surrounding towns, its community facilities and amenities which underpin its vitality must be protected and enhanced where the opportunity arises. LNP Policy C1 lists valued community assets that should be retained. The policy is considered to be in general conformity with the development planning context set at national and local level. A minor amendment was suggested which was agreed.

## **3.4 Housing Policies**

### **LNP Policy H1: Provision of New Homes**

Within the defined development boundary (DDB) new housing providing in the region of 10 new homes over the plan period will be supported, so long as the development is acceptable in all other respects.

Development of new housing within the development boundary should be provided through

- infill development within an existing continuous built up frontage,
- the change of use or subdivision of an existing building, or
- backland development where this is in keeping with the historic and local pattern of development.

### Relevant NPPF Statements

16: Neighbourhood plans should include policies for housing.

17: Allocate sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.

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.

### Relevant WDDC Local Plan 2006 extracts

Policy HS2: Allows residential development within defined development boundaries – although Loders and Uploders are not included.

### Relevant WDDC Emerging Local Plan 2015 extracts

#### **Strategic Approach**

Development opportunities in the more rural areas will be focused primarily at the larger villages, and should take place at an appropriate scale to the size of the village (unless identified as a strategic allocation). It is expected that neighbourhood development plans and other appropriate planning tools will be used to help bring forward new development

**Policy SUS 2: Distribution of Development:** Development in rural areas will be directed to the settlements with defined development boundaries, and will take place at an appropriate scale to the size of the settlement. Settlements with no defined development boundary may also have some growth to meet their local needs.

### Assessment of LNP Policy H1

Some incremental growth in housing in the parish was sought by the community. LNP Policy H1 provides for new housing in the region of 10 dwellings within a DDB where certain conditions are met. This policy is considered to be in general conformity with the development planning context set and national and local level. A minor amendment was suggested which was agreed.

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### **LNP Policy H2: Type and Size of Housing**

The type and size of new housing should reflect the need for small homes of two or three bedrooms suitable for couples and individuals looking to downsize or as starter homes suitable for individuals, couples and families, unless it is to provide for a known local affordable housing need.

The substantial enlargement of existing homes through combination or extension into adjoining dwellings, potentially reducing the stock of more affordable, small scale homes, will not be supported.

### Relevant NPPF Statements

50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

### Relevant WDDC Local Plan 2006 extracts

**Policy HS2:** Wherever possible, development should include a mix in the size, type and affordability of dwellings proposed.

### Relevant WDDC Emerging Local Plan 2015 extracts

#### **Strategic Approach**

The type, size and mix of housing will be expected to reflect local needs as far as possible and result in balanced communities.

**Policy HOUS3:** Wherever possible, residential developments should include a mix in the size, type and affordability of dwellings proposed, taking into account the current range of house types and sizes and likely demand in view of the changing demographics in that locality

### Assessment of LNP Policy H1

Where there are proposals for new housing, LNP Policy H2 seeks to make sure these meet the needs of the local community. It is considered to be in general conformity with the development planning context set and national and local level.

## **3.5 Business Policy**

### **LNP Policy B1: Local Employment and Business**

The sustainable growth and expansion of new or existing local businesses will be supported where there is no requirement for road or junction alterations which will harm the distinctive rural character or amenities of the area.

Employment uses which are likely to increase vehicle activity or large lorry movements on the small country lanes (and taking into account the traffic issues such as those highlighted in the neighbourhood plan), harm the rural character of the area, or cause harm to the living conditions and amenities of residents, will not be supported.

Applications for change of use of redundant rural buildings or extensions to existing small businesses will be supported, subject to the above. Where existing buildings are modern or utilitarian in character (and

do not make a positive contribution to local character), opportunities should be taken to improve the building's appearance.

### Relevant NPPF Statements

21: Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.

28: Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should: support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings; promote the development and diversification of agricultural and other land-based rural businesses; support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

32: Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

### Relevant WDDC Local Plan 2006 extracts

**Policy ET4:** Outside defined development boundaries, development for business (B1), general industrial (B2) or warehousing / storage (B8) or similar Sui Generis use, will be permitted provided that all the following criteria are met: i) the development is of a scale compatible with its surrounds and location; ii) the site either: comprises the reuse or replacement of a rural building or is within or next to a town or village or comprises a farm diversification project or is within or immediately adjoining an established employment site and the development comprises the extension of the existing employment premises.

### Relevant WDDC Emerging Local Plan 2015 extracts

#### **Strategic Approach**

A continuing supply of land and premises suitable for employment uses is needed, of a type and scale appropriate to the characteristics of the local area, to provide sufficient opportunities for employment needs to be met locally, to reduce the need to travel and promote economic growth and social inclusion.

**Policy ECON1:** Employment development will generally be supported: within or on the edge of a settlement, through the intensification or extension of existing premises, as part of a farm diversification scheme, through the re-use or replacement of an existing building, or in a rural location where this is essential for that type of business.

There are also policies on protecting residential amenity (ENV 16) and creating a safe and efficient transport network (COM 7).

### Assessment of LNP Policy B1

Local employment initiatives are an important factor in maintaining the life and vitality of the parish. The intention of this policy is to support extensions to existing small businesses and the re-use of redundant agricultural buildings for business purposes, but not those that can seriously harm the rural character of the area. The policy is considered to be in general conformity with the development planning context set and national and local level. An amendment was suggested regarding the assessment of traffic impact which was not agreed, as the Highway Agency was content with the wording.

## **4 Achievement of Sustainable Development**

The purpose of a Strategic Environmental Assessment Screening is to determine whether or not a Strategic Environmental Assessment (SEA) is required for the Neighbourhood Plan. It also provides evidence as to whether 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.

The objectives used in the assessment were developed from the Local Plan's Sustainability Appraisal and therefore considered the wider social and economic issues, in addition to the environmental considerations which are required through the SEA Directive.

The Strategic Environment Assessment screening was first undertaken in October 2014 and updated in January 2015 when the draft plan was produced. Consultation on the initial assessment was carried out for a 6 week period from 24th October 2014 – 5th December 2014. One response was received (from English Heritage) who confirmed that English Heritage have no objection to the conclusion that an SEA will not be required.

Consultation on the updated screening together with the Draft Loders Neighbourhood Plan (LNP) was carried out between 10th February and 31st March 2015. The response from statutory undertakers and West Dorset District Council (WDDC) was that they are satisfied that the SEA screening for the Draft LNP is in conformity with Directive 2001/42/EC and supports the conclusion that SEA is not required.