

# Milton Abbas Neighbourhood Plan

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## Basic Conditions Report

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Prepared by: Dorset Planning Consultant Ltd, on behalf of Milton Abbas Parish Council

Plan period: 2019-2031

*Date of report: December 2019*

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## 1. Introduction

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

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

## 2. Legal Requirements

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

Yes – Milton Abbas Parish Council agreed the submission of the draft plan and supporting documents at its meeting in December 2019.

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

Yes – the plan makes clear on the front cover and in the document (foreword and introduction) that it is intended to cover the period from 2019 to 2031.

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

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

### Do any of the policies relate to excluded development?

The policies are contained in Sections 6 of the plan and cover:

- Policy MA1. Spatial Strategy
- Policy MA2. Low Housing Density
- Policy MA3. Parking (was MA8)
- Policy MA4. The Pattern of Development and Streetscape (was MA3)
- Policy MA5. Building Design (was MA4)
- Policy MA6. Important Views (was MA5)
- Policy MA7. Local Green Spaces (was MA6)
- Policy MA8. Dark Skies (was MA7)
- Policy MA9. Affordable and Local Housing
- Policy MA10. Site 5: Land at Langham Farm (north of the Community Gardens)
- Policy MA11. Site 6: Land at Catherine’s Well (west of the Community Gardens)
- Policy MA12. Site 8: Land at Catherines Well (east of Hill House Bungalows)

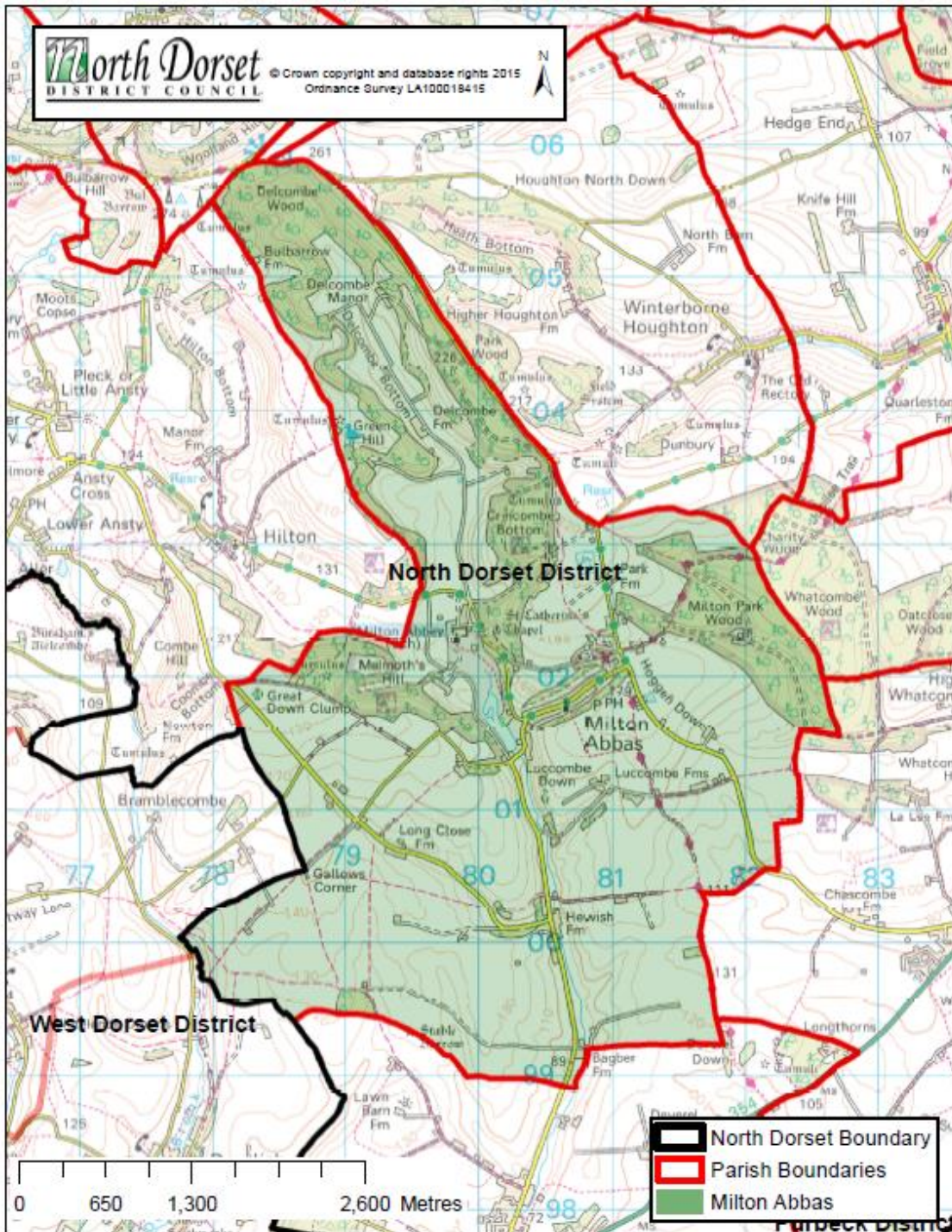
The Neighbourhood Plan policies do not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or development that falls within Annex 1 to Council Directive 85/337/EEC.

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

No - the Neighbourhood Plan policies relate only to Milton Abbas parish (which is the designated Neighbourhood Plan Area) and to no other area.

There are no other neighbourhood plans relating to Milton Abbas Parish. The adjoining parish of Milborne St Andrew has also been designated as Neighbourhood Plan area, and its plan was made in October 2019<sup>1</sup>

Map 1 – Neighbourhood Plan Designated Area



<sup>1</sup> <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/neighbourhood-planning/submitted-plans/milborne-st-andrew.aspx>

### 3. Consideration of National and Strategic Policies

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

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

#### National Planning Policy and Guidance

National planning guidance comes primarily from the National Planning Policy Framework (NPPF) as issued in February 2019, but where appropriate, reference is made to the online National Planning Policy Guidance (NPPG) and Ministerial Statements.

#### The Development Plan for the Neighbourhood Plan area

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

Dorset County Council has a Minerals Strategy (adopted May 2014) that also forms part of the development plan for the area, together with the Waste Local Plan (adopted 2006). A revised Waste Plan was formally adopted by Dorset Council in July 2019, and the Minerals Site Plan in October 2019. None of the minerals and waste plans contain specific proposals for the Neighbourhood Plan Area, other than defining minerals safeguarding areas and these are noted in the SEA.

Strategic policies are described in the NPPF (para 21) as “those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed”.

The NPPG also states that it is important to minimise any conflicts between policies in a neighbourhood plan and an emerging Local Plan, and that the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. Whilst work did progress on a review of the North Dorset Local Plan, in June 2019 Dorset Council’s Cabinet considered whether to continue progress with the North Dorset (and other) Local Plan Reviews or whether to focus its resources on the production of a Dorset-wide Local Plan. The decision favoured the latter, with the proposed timescales including the publication of a draft plan in September 2021. As such there is currently no clear steer on the emerging local plan policies.

#### Conformity Testing

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

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

<b>Vision and Overview of Plan</b>	The plan’s vision and objectives are set out in Section 3 and form the structure for the remaining plan.
<b>Summary of relevant national policy and guidance</b>	<b>Assessment of general conformity</b>
<b>Plan making</b>	The Neighbourhood Plan includes a vision and five main objectives

<p>Plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings</p>	<p>for the area (Section 5). Policy wording has been chosen with the aim of being clear and unambiguous, but at the same time recognising that there needs to be flexibility. Landowners, service providers and local residents have been consulted to ensure the plan is deliverable. The plan is aspirational yet flexible, reflecting the distinctive character of the village and its surrounds.</p>
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<p><b>Housing strategy</b></p>	<p>Policy MA1. Spatial Strategy Policy MA9. Affordable and Local Housing</p>
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<p><b>Overview of national policy / guidance</b></p>	<p><b>Overview of development plan policies</b></p>
<p><b>NPPF</b></p> <p>59. To support the government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed</p> <p>61. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies</p> <p>63. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).</p> <p>69. Neighbourhood planning groups should consider the opportunities for allocating small and medium-sized sites suitable for housing in their area.</p> <p>70. Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply.</p> <p>77. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.</p> <p>78. In rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.</p> <p>103. The planning system should actively</p>	<p><b>Policy 2 Core Spatial Strategy</b></p> <p>All development proposals should be located in accordance with the spatial strategy - which identifies Stalbridge and eighteen larger villages (including Milton Abbas) as the focus for growth to meet the local needs outside of the four main towns (with the focus being on meeting local (rather than strategic) needs).</p> <p><b>Policy 6 Housing Distribution</b></p> <p>In the countryside (including Stalbridge and the villages) the level of housing and affordable housing provision will contribute towards meeting identified local and essential rural needs. At least 825 dwellings will be provided in the countryside (including Stalbridge and the villages) during the period 2011 – 2031</p> <p><b>Policy 7 Delivering Homes</b></p> <p>All housing should contribute towards the creation of mixed and balanced communities. The Council will seek to support the delivery of about 40% of market housing as one or two bedroom properties and about 60% as three or more bedroom properties, with an emphasis on the provision of two and three bedroom properties. About 60% of affordable housing should be delivered as one or two bedroom properties and about 40% as three or more bedroom properties. These proportions will be the starting point for negotiations on all sites with 10 or more dwellings. On sites of less than 10 dwellings, a mix of house sizes appropriate to each specific site will be sought.</p> <p><b>Policy 8 Affordable Housing</b></p> <p>Requires that development that delivers eleven or more net additional dwellings and which has a maximum combined gross floorspace of more than 1,000 square metres, including housing on mixed-use sites, will contribute to the provision of affordable housing.</p> <p><b>Policy 13 Grey Infrastructure</b></p> <p>The adequacy, availability and provision of grey infrastructure will be key considerations when planning applications are considered. Development will be expected to maintain, enhance and provide grey infrastructure, as appropriate to the particular development, by way of direct (on/off site) or indirect (by way of financial contribution) provision.</p>

<p>manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.</p>	<p><b>Policy 20 The Countryside</b></p> <p>Recognises Stalbridge and the eighteen larger villages as the focus for growth outside of the four main towns. Development in the countryside outside the defined settlement boundaries is only permitted if it can be demonstrated that there is an ‘overriding need’ for it to be located in the countryside.</p> <p>[The Local Plan makes clear that site allocations and amendments to the settlement boundaries (as established in the saved policy of the 2003 Plan) can be made through Neighbourhood Plans.]</p>
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**Assessment of general conformity**

<p><b>Policy MA1:</b> The current adopted plan does not set a specific housing target for the NP area. The housing needs assessment was produced in consultation with the local planning authority, and follows the approach taken in other made Neighbourhood Plans in North Dorset. This includes consideration of the level of uplift that could be applied by using the Governments latest methodology, and supports the government’s objective of significantly boosting the supply of homes. Local service providers have been consulted so that impacts on infrastructure have been taken into account. Given that Policy 2 advises on a degree of restraint to avoid repeating the unsustainable spatial distribution of development that goes to the heart of the Local Plan’s strategy. It is appropriate that the release of unallocated greenfield sites is resisted.</p> <p><b>Policy MA9:</b> The mix of house sizes is broadly in line with the Local Plan policies 7 and 8, although the NP’s focus is particularly on bungalows and similar property types designed specifically with older people’s needs in mind, and making provision for affordable housing, justified on the basis of the more detailed appraisal of local housing need. The NPPG recognizes that “Many older people may not want or need specialist accommodation or care and may wish to stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet a change in their needs. Plan-makers will therefore need to identify the role that general housing may play as part of their assessment.” The policy should still create a mixed and balanced community given the existing stock and spread of development. The prioritization of affordable housing to local people and use of the CLT model reflects the Local Plan strategy of development specifically to address local needs in the villages (with general needs met within the more sustainable town locations).</p>
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<b>Site allocations</b>	<p>Policy MA10. Site 5: Land at Langham Farm (eastern section adjoining the road)</p> <p>Policy MA11. Site 6: Land at Catherine’s Well (West of the Community Gardens)</p> <p>Policy MA12. Site 8: Land at Catherines Well (east of Hill House Bungalows)</p>
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<b>Overview of national policy</b>	<b>Overview of development plan policies</b>
<p><b>NPPF</b></p> <p><i>As above, plus:</i></p> <p>172. Great weight should be given to conserving and enhancing landscape and scenic beauty Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development (taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has</p>	<p><i>As above, plus:</i></p> <p><b>Policy 4 The Natural Environment</b></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. Proposals which would harm the natural beauty of the AONBs will not be permitted unless it is clearly in the public interest to do so. In such instances, effective mitigation should form an integral part of the development proposals. Developers will be expected to demonstrate how they have had regard to the objectives of the relevant AONB management plan for the area..</p> <p>Developers should demonstrate that their proposals will not have significant adverse effects, including cumulative effects, on internationally important wildlife sites. Where this cannot be demonstrated, appropriate mitigation measures will be required</p>

<p>been designated or defined) other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.</p> <p>184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, ... and should be conserved in a manner appropriate to their significance.</p>	<p>otherwise permission will be refused.</p> <p><b>Policy 5 The Historic Environment</b></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.</p>
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<b>Assessment of general conformity</b>	
<p><b>Policies MA10-12:</b> The Local Plan makes clear that Neighbourhood Plans can amend settlement boundaries and make site allocations ahead of the Local Plan review – so there is no perceived conflict with Policy 20. The site allocations are at the village (and not in more isolated locations) in line with Policy 2 and the NPPF (which seeks to limit isolated homes in the countryside).</p> <p>All the sites lie within the Dorset AONB (the designation washes across most of the NP area) but the allocations are not considered ‘major’ as defined in the NPPF. The most relevant AONB Management Plan objectives are:</p> <p><i>C1a “Support development that conserves and enhances the AONB, ensuring sensitive siting and design respects local character. Development that does not conserve and enhance the AONB will only be supported if it is necessary and in the public interest”</i></p> <p><i>C2f “Proposals that are harmful to the character and appearance of the area will not be permitted unless there are benefits that clearly outweigh the significant protection afforded to the conservation and enhancement of the AONB. Where impacts cannot be mitigated, planning gain and compensatory measures will be considered”.</i></p> <p>Given that to achieve the housing level identified would require the development of a greenfield site (none of which provided significant enhancement opportunities), it is almost inevitable that some degree of harm will occur. The less than substantial harm can be justified because of the over-riding public benefits of providing locally needed housing. The site allocations have been subject to assessment through the SEA process which has helped ensure that the policies contain appropriate mitigation measures. Whilst none of the site allocations are within the Conservation Area or the Registered Park and Garden or would directly impact on a Listed Building, the impact of development on the setting of all of these designated heritage assets has been considered through the SEA process, with mitigation measures incorporated where appropriate.</p>	

<b>Achieving well-designed places, and conserving and enhancing the natural and historic environments</b>	<p>Policy MA2. Low Housing Density</p> <p>Policy MA3. Parking</p> <p>Policy MA4. The Pattern of Development and Streetscape</p> <p>Policy MA5. Building Design</p> <p>Policy MA6. Important Views</p>
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<b>Overview of national policy and guidance</b>	<b>Overview of development plan policies</b>
<p><b>NPPF</b></p> <p>102. Parking and other transport considerations should be considered from the earliest stages of plan-making to that they contribute to making high quality places</p> <p>105. If setting local parking standards, policies should take into account: a) the accessibility of the development; b) the type, mix and use of development; c) the availability of and opportunities for public transport; d) local car ownership levels; and e) the need to ensure an adequate provision of</p>	<p><b>Policy 4 The Natural Environment</b></p> <p>Protects environmental assets which include valued landscape and other features which make the natural environment special. Development should be shaped by the natural environment so that its benefits are enhanced and not degraded. Landscape character will be protected through the retention of the features that characterise the area. Where significant impact is likely that impact must be mitigated and important landscape features incorporated in the development scheme.</p> <p><b>Policy 5 The Historic Environment</b></p>



<p>spaces for charging plug-in and other ultra-low emission vehicles.</p> <p>123. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities.</p> <p>125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</p> <p>126. the level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.</p> <p>170. Planning policies and decisions should contribute to and enhance the natural and local environment</p>	<p>Seeks to protect the setting of heritage assets which could include a landscape which has been identified as having a degree of significance meriting consideration in planning decisions.</p> <p><b>Policy 7 Delivering Homes</b></p> <p>The design and layout of any development with a housing element should seek to achieve a residential density that:</p> <p>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.</p> <p><b>Development Management Policies (non strategic)</b></p> <p><b>Policy 23 Parking</b></p> <p><i>Development will be permitted provided that: provision for residential and non-residential vehicle and cycle parking is made in accordance with the Council’s parking standards, unless a different level of provision can be justified by local or site-specific circumstances</i></p> <p><b>Policy 24 Design</b></p> <p><i>Development should be designed to improve the character and quality of the area within which it is located, and justify how the relevant aspects of development form address the relevant design principles and standards of the Local Plan and how the design responds to the local context.</i></p>
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**Assessment of general conformity**

**Policy MA2:** Seeks to ensure new development is provided as a relatively low housing density in order to maintain the character of the village. Whilst this will not make the most efficient use of land both national and local policies accept that it is of equal importance to respect the character and distinctiveness of the locality. Given the unique character of the village higher densities would risk undermining this character and as such the policy is considered to be in general conformity.

**Policy MA3:** sets out the requirements in terms of the quantum and design of parking. This broadly follows but does suggest a slightly higher level of provision for smaller homes than the county standards. The county standards are not linked to a strategic policy, and this deviation is justified on the basis that there is no public transport and therefore a much higher reliance on car ownership which needs to be accommodated in order to avoid unplanned overspill onto the village roads (and the associated safety and visual amenity concerns).

**Policies MA4 – 5:** provide general guidelines on the layout and design of new development, taking into account the distinctive character of the village (noting the topographic constraints) and wider parish. The policies have been written to avoid being over-prescriptive but instead highlight the key considerations and also the need to consider the design in the context of future occupant’s needs.

**Policy MA6:** highlights important views from public places (ie as enjoyed by the whole community). Views are not specifically referenced in either National Policy or the strategic policies. However the policy is considered to be in general conformity with those policies seeking to protect and reinforce local character, and have not been drawn extensively and therefore are not likely to prohibit development that may require a rural location.

<p><b>Promoting healthy and safe communities</b></p>	<p>Policy MA7. Local Green Spaces</p> <p>Policy MA8. Dark Skies</p>
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Overview of national policy and guidance	Overview of dev't plan policies
<p><b>NPPF</b></p> <p>99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.</p> <p>100. The Local Green Space designation should only be used where the green space is:</p> <p>a) in reasonably close proximity to the community it serves;</p> <p>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <p>c) local in character and is not an extensive tract of land.</p> <p>101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p> <p>180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>	<p><b>Policy 15 Green Infrastructure</b></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, including the designation of Local Green Space, where appropriate.</p> <p><b>Development Management Policies (non strategic)</b></p> <p><b>Policy 25 Amenity - Artificial Light Intrusion</b></p> <p><i>Where external lighting is proposed, development will be permitted provided that: a) the scheme is the minimum necessary to achieve its purpose; and b) light scatter, spillage and glare are minimised through the control of light direction and intensity; and c) the quality and intensity of the light and the daytime appearance of any light fittings and cables would not have a detrimental impact on local amenity or the character of the surrounding area.</i></p>
<p><b>Assessment of general conformity</b></p>	
<p><b>Policy MA7:</b> deals with Local Green Spaces. These have been assessed against the criteria set out in the NPPF. A separate evidence documents has been produced to demonstrate this. The sites included the IOWAs 'saved' through the Local Plan (which were confined to areas within the defined settlement boundary).</p> <p><b>Policy MA8:</b> although the approach on lighting is more prescriptive than the Local Plan Development Management policy (a non-strategic policy), this is justified by the sensitivity of the landscape and AONB designation, where dark night skies are cited in its statement of significance. The policy does not prohibit all lighting but requires that it is necessary and appropriately designed.</p>	

### Conformity conclusions

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

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

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

#### 4. EU and sustainability obligations

A screening assessment in relation to potential requirements for a Strategic Environmental Assessment (SEA) under the European Directive 2001/42/EC and for a Habitats Regulation Assessment (HRA) under Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended), was undertaken by Dorset Council (then North Dorset District Council) and a report produced in July 2019.

This report<sup>2</sup> concluded that an SEA of the Milton Abbas Neighbourhood Plan is required for the following reasons:

- The Plan is likely to allocate land for 20 new dwellings.
- The Plan area sits almost entirely within the Dorset Area of Outstanding Natural Beauty (AONB)
- The plan area includes a significant heritage resource including a variety of designated and undesignated heritage assets.

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

Dorset Council (then North Dorset District Council) also consulted Natural England as to the requirement for a habitats regulation assessment. Natural England’s response acknowledged that “There are no designated sites within the plan area and Natural England can confirm that the plan is unlikely to harm any SSSI, SAC, SPA or Ramsar site and is not likely to significantly affect the interest features for which they are notified. Based on the information provided, Natural England is satisfied that impacts on internationally and nationally designated wildlife sites can be screened out from any requirement for further assessment.”

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

##### ***Sustainability Assessment – Overall Impacts, Submission Stage***

<b>Environmental assessment objective</b>	Biodiversity, fauna & flora	Landscape	Cultural heritage	Climate change (flood risk)	Soil, water & air pollution	Meeting local needs	Safe and accessible
<b>Policies</b>							
MA1: Spatial Strategy (allocations plus conversions ⇨ at least 20 new homes)	x/-	-	x/-	x/-	-	✓✓	-

<sup>2</sup> <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/neighbourhood-planning/pdfs/20190716-milton-abbas-sea-determination-and-appendix-redacted.pdf>

MA2: Low Housing Density (net building densities should not exceed 15 dph)	✓	✓	✓	✓	-	x	x/-
MA4: The Pattern of Development and Streetscape (respect local character)	✓	✓	✓	-	-	-	-
MA5: Building Design (a rural village character with sufficient living space)	-	-	✓	-	-	-	-
MA6: Important Views	-	✓	✓	-	-	-	-
MA7: Local Green Spaces	✓	-	✓	-	-	-	-
MA8: Dark Skies	✓	✓	-	-	-	-	-
MA3: Parking (a minimum of 2 car parking spaces plus provision for visitors)	-	-	-	✓	-	-	✓
MA9: Affordable and Local Housing (⇒ affordable and age-accessible homes)	-	-	-	-	-	✓✓	-
MA10: Site 5: Land at Langham Farm (eastern section adjoining the road)	x/-	-	-	x/-	-	✓/✓✓	x/-
MA11: Site 6: Land at Catherine's Well (west of the allotments)	x/-	x/-	x/-	x/-	-	✓✓	✓
MA12: Site 8: Land at Catherine's Well (east of Hill House Bungalows)	x/-	-	x/-	-	-	✓	x/-
<b>Reasonable alternatives considered</b>	<i>NB scores based on reduced site size</i>						
ALT1: Site 7: Land at Catherine's Well (east of the Blandford Road (C31))	x/-	x/-	x/-	-	-	✓✓	x/-
ALT2: Site 12: Land at Catherine's Well (west of Athelstan Way)	x/-	x/-	xxx/x	-	-	✓/✓✓	x/-
ALT3: Site 10: Land at Windmill Clump (north of the telephone exchange)	x/-	x/-	x/-	-	-	✓✓	x/-

Key:	✓✓	significant positive impact likely
	✓	positive impact likely
	--	neutral impact likely
	x	adverse impact likely
	xx	significant adverse impact likely
	👤	impact uncertain but unlikely to be significantly adverse
	👤👤	impact uncertain but potentially significantly adverse

NB where the scoring lies in the range spanning two levels, this is indicated in the scoring as 2 symbols (eg x/- or ✓/✓✓) where appropriate

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