

Chickerell Neighbourhood Plan

Basic Conditions Statement

Prepared by: Dorset Planning Consultant Ltd, on behalf of Chickerell Town Council

Plan period: 2019-2036

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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 – Chickerell Town Council was responsible for the submission of the draft neighbourhood plan and supporting documents.

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 section 3 that it is intended to cover the period from 2019-2036.

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

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

Do any of the policies relate to excluded development?

The policies contained in the Plan cover:

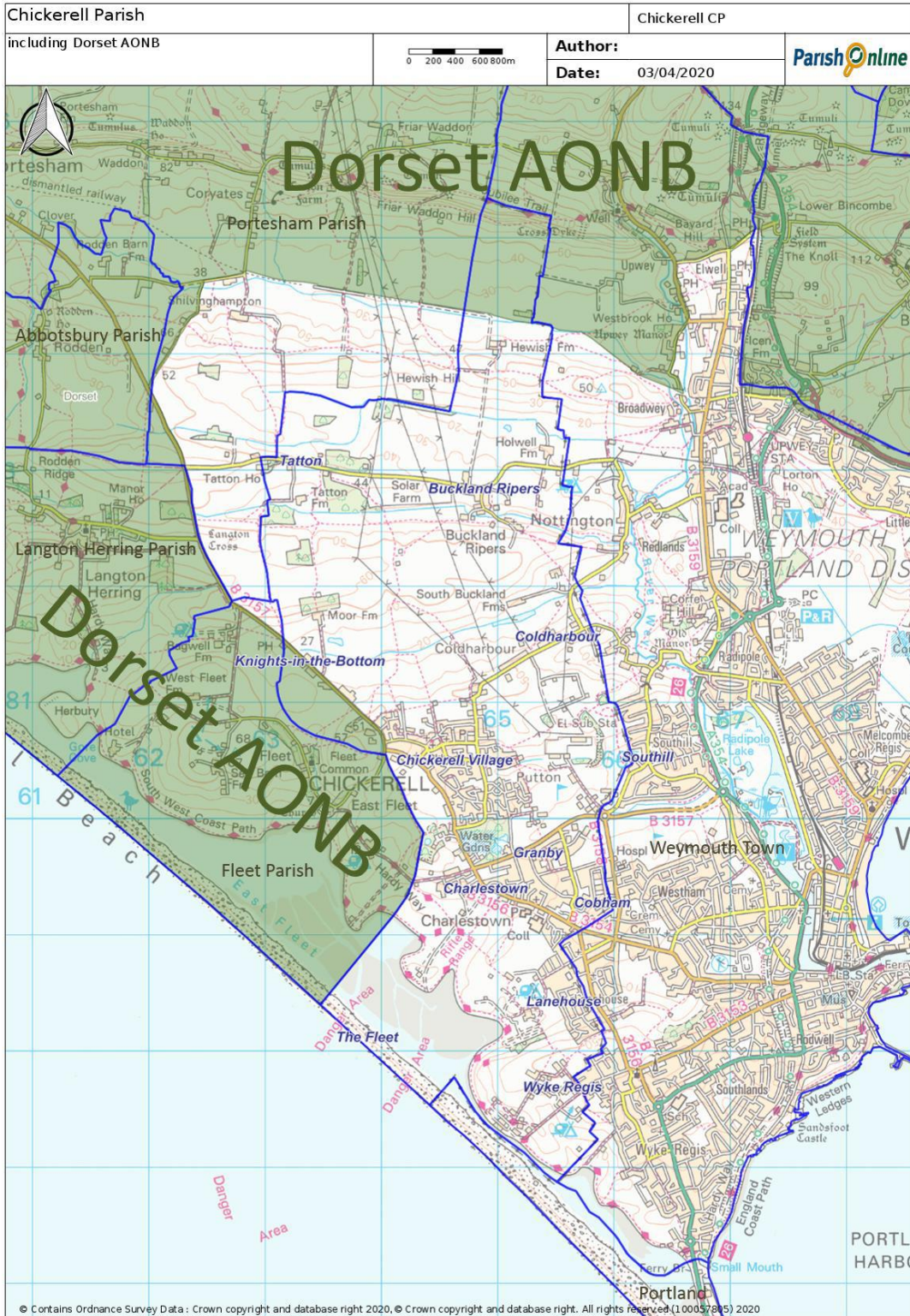
- Policy CNP 1. Chickerell Local Centre and other valued community facilities
- Policy CNP 2. Chickerell Village Local Green Spaces
- Policy CNP 3. Land to the rear of Montevideo House
- Policy CNP 4. Chickerell Wildlife Corridor
- Policy CNP 5. Charlestown Local Centre and other valued community facilities
- Policy CNP 6. Land at Budmouth School
- Policy CNP 7. Charlestown's Local Green Spaces
- Policy CNP 8. Wyke Regis Wildlife Corridor
- Policy CNP 9. The Fleet and Heritage Coast
- Policy CNP 10. Locally Valued Landscape north and east of Chickerell Village
- Policy CNP 11. General Design Principles
- Policy CNP 12. Enhancing Biodiversity

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

Map 1 – Neighbourhood Plan Designated Area (not to scale)



There are no other neighbourhood plans relating to Chickerell parish. The Chesil Bank parishes to the west (Fleet, Langton Herring, Abbotsbury and Portesham) are part of a designated Neighbourhood Plan area, but have yet to produce their Neighbourhood Plan. To the south Portland has produced a Neighbourhood Plan, and the examiner's report was received in January 2020 recommending that their Neighbourhood Plan could proceed to referendum. Weymouth Town includes the area of Sutton Poyntz (not immediately adjoining Chickerell), for which a referendum took place in February 2020.

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 West Dorset, Weymouth and Portland Local Plan, which was adopted by West Dorset District Council on 22nd October 2015, contains the bulk of the strategic planning policies for the area. Dorset County Council's Minerals Strategy (adopted May 2014) also forms part of the development plan for the area, together with the more recently adopted Minerals Site Plan and the Bournemouth, Dorset and Poole Waste Plan. None of the minerals or waste development plans contain proposals for the Neighbourhood Plan Area, other than identify Minerals Safeguarding Areas (with particular reference to sand and gravel, most notably in the southern part of the parish).

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

The NPPG also states that it is important to minimise any conflicts between policies in a neighbourhood plan and an emerging Local Plan, and that the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. Work progressed on a review of the Local Plan, and a preferred options document was published for consultation (August – October 2018). However in June 2019 Dorset Council's Cabinet made the decision to halt this work and instead focus its resources on the production of a Dorset-wide Local Plan. The decision favoured the latter, with the proposed timescales including the following milestones:

- >> Options Consultation: September 2020
- >> Publication of draft plan: September 2021
- >> Examination: Summer 2022
- >> Adoption: Spring 2023

As such there is currently no clear steer on the emerging local plan policies.

The following table considers each policy or groups of related policies in turn, against the relevant national and local policies for that particular topic. Prior to April 2019, West Dorset District Council provided advice on which policies or parts thereof should be considered strategic. The list is reproduced in Appendix 1.

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 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.

The following table considers the relevant national and local policies for the main issues that this plan could impact on, which are:

- Delivering a sufficient supply of homes
- Conserving and enhancing the natural and historic environment
- Meeting the challenge of climate change, flooding and coastal change
- Achieving well-design places
- Promoting healthy and safe communities

It does not specifically cover economic or retail policies, major infrastructure or minerals, or other aspects such as large-scale renewables, as the Neighbourhood Plan did not see a need to vary or provide detail to supplement the existing Local Plan policies.

HOUSING: Delivering a sufficient supply of homes	Policy CNP 1. Chickerell Local Centre and other valued community facilities Policy CNP 3. Land to the rear of Montevideo House Policy CNP 4. Chickerell Wildlife Corridor Policy CNP 10. Locally Valued Landscape north and east of Chickerell Village
Overview of national policy and guidance	
<p>NPPF para 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>NPPF para 65 - 66. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Where it is not possible to provide a requirement figure for a neighbourhood area through the Local Plan, the Local Planning Authority should provide an indicative figure, if requested to do so by the Neighbourhood Planning Body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.</p> <p>NPPF para 69. Neighbourhood planning groups should consider the opportunities for allocating small and medium-sized sites suitable for housing in their area.</p> <p>NPPF para 103. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.</p> <p>NPPG Paragraph: 009 Reference ID: 41-009-20190509. Neighbourhood plans should consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new local plan.</p> <p>NPPG Paragraph: 009 Reference ID: 41-040-20160211. In particular, where a qualifying body is attempting to identify and meet housing need, a local planning authority should share relevant evidence on housing need</p>	

gathered to support its own plan-making.

NPPG Paragraph: 002 Reference ID: 10-002-20190509. It is the plan policies should be informed by engagement with developers, landowners, and infrastructure and affordable housing providers. Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs, without the need for further viability assessment at the decision making stage.

Most relevant adopted Local Plan policies

WDWPLP SUS1 - The Level of Economic and Housing Growth - Strategic Approach includes the requirement for housing and employment, but does not specify targets for Neighbourhood Plan areas. The district-wide housing need is shown to be met through site allocations and identified windfall sites within settlements.

WDWPLP SUS2 - Distribution of development - Strategic Approach includes reference to the settlement hierarchy and that 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. It recognises that neighbourhood plans may allocate additional sites, add or extend development boundaries.

WDWPLP CHIC1 and CHIC2 - Land at Putton Lane and Chickerell urban extension - both of these are considered strategic allocations and should deliver in the region of 1040 dwellings plus some employment.

WDWPLP CHIC3 - Land off Rashley Road is not considered to be strategic (and could deliver in the region of 50 dwellings provided that a replacement school, including school playing fields, sufficient to serve Chickerell has been secured as part of the Chickerell Urban Extension).

Emerging Local Plan: the preferred options version of the WDW&P Local Plan (which is not being progressed in favour of progressing the Dorset Local Plan) included the following proposed site allocations:

- Existing strategic site allocations: CHIC1 Land at Putton Lane; CHIC2 Chickerell urban extension;
- New strategic site allocations: CHIC3 Wessex Stadium (PO); CHIC4 Land West of Southill (PO); and
- Non-strategic site allocations: CHIC5 Tented Camp, Mandeville Road (the Rashley Road site no longer allocated)

Assessment of general conformity

The Neighbourhood Plan does not look to play a key role in allocated sites to address housing need, given the level of development currently proposed through the adopted local plan and the likelihood of further strategic allocations being made through the Dorset Local plan (which would not be prevented).

Whilst **Policy CNP1** does seek to protect Chickerell Primary School as a community facility, the housing site allocation is non-strategic, dependent on the relocation of the school (which based on current evidence is unlikely) and was no longer proposed through the review of the Local Plan.

Policy CNP3 is the sole housing site allocation within the Neighbourhood Plan, but its primary aim is not one of delivering additional housing (given the above) but to improve the setting of the heritage asset (Montevideo House).

The Chickerell Wildlife Corridor and Locally Valued Landscapes – **Policies CNP4 and 10** – would not undermine the deliverability of the existing or potential strategic allocations in this area. The eastern edge of the CHIC2 is proposed to be a landscaped buffer, and CNP10 does not impinge beyond the area proposed for this purpose in the latest masterplan. Similarly the extend of CNP10 around the northern limit of the proposed strategic allocation has taken into account the landscape evidence and latest masterplan that does not propose development within this area. Whilst CHIC2 would need to include a link road crossing either the wildlife corridor or valued landscape, this is noted in the supporting text particular in terms of ensuring that its design will need to ensure that this does not create a significant barrier to movement.

<p>ENVIRONMENT and DESIGN: Conserving and enhancing the natural and historic environment Meeting the challenge of climate change, flooding and coastal change Achieving well-design places</p>	<p>Policy CNP 3. Land to the rear of Montevideo House Policy CNP 4. Chickerell Wildlife Corridor Policy CNP 6. Land at Budmouth School Policy CNP 8. Wyke Regis Wildlife Corridor Policy CNP 9. The Fleet and Heritage Coast Policy CNP 10. Locally Valued Landscape N & E of Chickerell Village Policy CNP 11. General Design Principles Policy CNP 12. Enhancing Biodiversity</p>
<p>Overview of national policy and guidance</p>	
<p>NPPF para 170. Planning policies and decisions should contribute to and enhance the natural and local environment</p> <p>NPPF para 172. Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection.</p> <p>NPPF para 173. Within areas defined as Heritage Coast, planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.</p> <p>NPPF para 174. Plans should protect and enhance biodiversity and geodiversity, by identifying, mapping and safeguarding components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p>NPPF para 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>NPPF para 200. Local planning authorities should look for opportunities for new development within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.</p> <p>Reference is also made to the ten characteristics identified in the National Design Guide 2019, i.e:</p> <ul style="list-style-type: none"> – Context - C1 Understand and relate well to the site, its local and wider context; C2 Value heritage, local history and culture – Identity – I1 Respond to existing local character and identity; I2 Well-designed, high quality and attractive; I3 Create character and identity – Built form – B1 Compact form of development; B2 Appropriate building types and forms; B3 Destinations – Movement – M1 An integrated network of routes for all modes of transport; M2 A clear structure and hierarchy of connected streets; M3 Well-considered parking, servicing and utilities infrastructure for all users – Nature – N1 Provide high quality, green open spaces with a variety of landscapes and activities, including play; N2 Improve and enhance water management; N3 Support rich and varied biodiversity – Public spaces – P1 Create well-located, high quality and attractive public spaces; P2 Provide well-designed spaces that are safe; Make sure public spaces support social interaction 32 – Uses – U1 A mix of uses; U2 A mix of home tenures, types and sizes; U3 Socially inclusive – Homes & buildings – H1 Healthy, comfortable and safe internal and external environment; H2 Well-related to external amenity and public spaces; H3 Attention to detail: storage, waste, servicing and utilities – Resources – R1 Follow the energy hierarchy; R2 Selection of materials and construction techniques; R3 Maximise resilience – Lifespan – L1 Well-managed and maintained; L2 Adaptable to changing needs and evolving technologies; L3 A sense of ownership 	

Most relevant Local Plan policies

WDWPLP ENV1 - Landscape and seascape includes the protection of landscape, seascape and mitigation where appropriate in line with national policy. It states that “development which would harm the character, special qualities or natural beauty of the Dorset Area of Outstanding Beauty or Heritage Coast, including their characteristic landscape quality and diversity, uninterrupted panoramic views, individual landmarks, and sense of tranquillity and remoteness, will not be permitted”.

WDWPLP ENV2 - Wildlife and habitats includes protection of wildlife and habitats depending on their status / importance, and mitigation where appropriate in line with national policy.

WDWPLP ENV3 - Green Infrastructure Network -states that the councils will work together with local communities and other relevant partners to develop a green infrastructure strategy for the plan area. The policy states that development that would cause harm to the green infrastructure network or undermine the reasons for an area’s inclusion within the network will not be permitted unless clearly outweighed by other considerations. In the interim Land of Local Landscape Interest will continue to be protected.

WDWPLP ENV4 - Heritage assets – refers to the protection of heritage assets, and broadly mirrors national planning guidance.

WDWPLP ENV10-14 - are about Achieving High Quality and Sustainability in Design – with emphasis placed on development contributing positively to the local identity of the area. ENV10 states that development should be informed by the character of the site and its surroundings, provide for the future retention and protection of trees and other features that contribute to an area’s distinctive character, and where appropriate incorporate features that would enhance local character. ENV11 makes clear that streets and spaces are well-defined, safe and pleasant to use, with active and overlooked public areas and secure private areas. ENV12 relates to the siting, alignment, design, scale, mass, and materials used, which should complement and respect the character of the surrounding area or actively improve legibility or reinforce the sense of place. ENV13 encourages achieving high standards of environmental performance.

Assessment of general conformity

Policy CNP 3 looks to enhance the setting of the Listed Montevideo House through the replacement of the park homes with housing that would be more conducive to that heritage asset’s setting.

Policies CNP 4 and 8 identify and map two important wildlife corridors, as encouraged by NPPF 174. The wildlife interest of area protected under **Policy CNP 10** is also highlighted in this respect. The latter also re-examines the value to be given to the former LLLI (as continued to be protected under WDWPLP ENV3) which the Local Plan makes clear should be re-examined. **Policy CNP 12**, also looks to enhance biodiversity, in particular identifying some of the key local features that support biodiversity and the need for a Biodiversity Plan (which is not currently policy in the Local Plan per se, but has been strongly supported by Natural England for inclusion as a policy other Dorset Neighbourhood Plans).

Policy CNP 9 on the Fleet and Heritage Coast has had regard to both para 173 of the NPPF and WDWPLP ENV1. In particular it highlights the importance of the views and biodiversity interest of this particular landscape.

Policy CNP 6 lies largely outside of the Heritage Coast (which crosses the south-western part of the land) and it will be important that any such expansion is designed to not adverse impact on the coast’s open and undeveloped character or the biodiversity of the Fleet. This is clarified in the supporting text.

Policy CNP 11 picks up on both sustainability principles in design as well as local characteristics (particular relevant to the village). It is not considered to be overly prescriptive and considers a number of the issues highlighted in the national design guide as well as the Local Plan policies.

<p>COMMUNITY FACILITIES Promoting healthy and safe communities</p>	<p>Policy CNP 1. Chickerell Local Centre and other valued community facilities Policy CNP 2. Chickerell Village Local Green Spaces Policy CNP 5. Charlestown Local Centre and other valued community facilities Policy CNP 6. Land at Budmouth School Policy CNP 7. Charlestown's Local Green Spaces</p>
<p>Overview of national policy and guidance</p>	
<p>NPPF para 83. Planning policies and decisions should enable d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>NPPF para 94. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities.</p> <p>NPPF para 96. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.</p> <p>NPPF para 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>NPPF para 100. The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.</p> <p>NPPF para 101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>	
<p>Most relevant Local Plan policies</p>	
<p>WDWPLP ENV3 - Green Infrastructure Network -states that the councils will work together with local communities and other relevant partners to develop a green infrastructure strategy for the plan area. The policy states that development that would cause harm to the green infrastructure network or undermine the reasons for an area’s inclusion within the network will not be permitted unless clearly outweighed by other considerations.</p> <p>WDWPLP COM2 and COM3 – provide for the retention of local community buildings and structures and supports new or improved local community buildings and structures, focusing on sites within or adjoining an existing settlement, and provided that these would be located to their main catchment population - Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel</p> <p>WDWPLP COM4 and COM5 - resist the loss of recreational facilities and open space of public value, and supports new or improved facilities, similarly in locations well-related to their main catchment population. Strategic Approach clarifies that a flexible approach may be taken, recognizing the changing needs in society</p> <p>WDWPLP COM6 – supports the provision of new/replacement facilities or the expansion of existing education and training facilities will be supported</p>	
<p>Assessment of general conformity</p>	
<p>Policies CNP 1 and 5: sets out the community facilities in the NP area that are real benefit to the local community and should be protected, and Policy CNP 6 identifies land for school / community use expansion. These policies align with the importance placed by national and local policies on the importance of such</p>	

community facilities.

Policies CNP 2 and 6 identify and design Local Green Spaces (which is encouraged by the NPPF and under WDWPLP ENV3). These have been checked against the criteria set out in the NPPF and are intended to remain undeveloped beyond the plan period, and do not preclude the potential future strategic housing allocations identified through the Local Plan review.

Conformity conclusions

The Neighbourhood Plan includes a positive vision for the future of the area and explains how this translated into 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. No substantial conformity issues were raised by the Local Planning Authority in relation to the policy wording in their response to the pre-submission consultation. 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.

3. EU and sustainability obligations

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

EU obligations

The plan has been screened by Dorset Council as to whether a full Strategic Environmental Assessment would be required, and their report concluded that an SEA is not required. Natural England’s response to the scoping consultation also advised that they considered that there are unlikely to be significant environmental effects from the proposed plan.

The achievement of sustainable development

The Neighbourhood Plan’s policies have been assessed against the sustainability objectives set out in the NPPF. Para 8 of the NPPF states that “Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- a **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- an **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

Sustainability objective	Economic	Social	Environmental	Notes
Neighbourhood Plan policy				
CNP 1. Chickerell Local Centre and other valued community facilities	✓	✓✓	✎	Improvements to facilities potentially also bringing further economic as well as social benefits. Environmental impacts will depend on location and proposal
CNP 5. Charlestown Local Centre and other valued community facilities	✓	✓✓	✎	
CNP 6. Land at Budmouth School	✓	✓✓	✎	
CNP 2. Chickerell Village Local Green Spaces	-	✓	✓	The LGS protected are considered critically important for recreation, landscape, wildlife and historic interest, no adverse impacts identified
CNP 7. Charlestown's Local Green Spaces	-	✓	✓	
CNP 3. Land to the rear of Montevideo House	✓	✓	✓	The housing should provide economic and social benefits, albeit limited given the site size and existing use. The allocation should also improve the Listed Building's setting.
CNP 4. Chickerell Wildlife Corridor	-	-	✓✓	Main benefit of all these policies relate to the environment, and particularly for the wildlife corridors which have not been previously mapped. No likely adverse impacts identified
CNP 8. Wyke Regis Wildlife Corridor	-	-	✓✓	
CNP 9. The Fleet and Heritage Coast	-	-	✓	
CNP 10. Locally Valued Landscape north and east of Chickerell Village	-	-	✓	
CNP 11. General Design Principles	-	-	✓	
CNP 12. Enhancing Biodiversity	-	-	✓	

Key:

✓✓	significant positive impact likely
✓	positive impact likely
--	neutral impact likely
✘	adverse impact likely
✘✘	significant adverse impact likely
✎	impact uncertain but unlikely to be significantly adverse
✎✎	impact uncertain but potentially significantly adverse

The assessment is summarised in the following table. This allows an overview of the combined impacts of the plan's policies. It demonstrates that the plan's policies should help contribute towards sustainable development, and that no significant adverse impacts have been identified.

Human Rights

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.

Appendix 1 – Local Plan Policies List

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

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

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

POLICY	SUBJECT	STRATEGIC ASPECTS
		exception sites so this is not a strategic policy. The local plan policy allows these sites only for affordable housing, but the text indicates that if a community wants to allow open market cross-subsidy on exception sites they could do this in neighbourhood plans without being contrary to the strategic policies.
HOUS3	Open market housing mix	Strategic Approach refers to the type, size and mix of housing being expected to reflect local needs as far as possible and result in balanced communities, as reflected in this policy, so it is strategic.
HOUS4	Development of flats, hostels and houses in multiple occupation	Not strategic
HOUS5	Residential care accommodation	Not strategic
HOUS6	Other residential development outside DDBs	Not strategic
COM1	Making sure new development makes suitable provision for community infrastructure	Strategic Approach states that new local community facilities will be provided as part of developments where possible and practicable
COM2	New or improved local community buildings and structures	Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel
COM3	The retention of local community buildings and structures	Strategic Approach states that existing facilities will be protected through a flexible approach which recognises the changing needs in society
COM4	New or improved local recreational facilities	Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel
COM5	The retention of open space and recreation facilities	Strategic Approach states that existing facilities will be protected through a flexible approach which recognises the changing needs in society
COM6	The provision of education and training facilities	Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel
COM7	Creating a safe and efficient transport network	Strategic Approach states that providing a safe transport route network for all types of travel, and providing choices for 'greener' travel options where practicable, are also a key part of the strategy, and that development contributions towards transport infrastructure will be made
COM8	Transport interchanges and community travel exchanges	Not regarded as a strategic policy, but Strategic Approach does refer to providing choices for greener travel options where practicable
COM9	Parking standards in new development	Not strategic, though may be impacts on COM7 on safe and efficient transport networks
COM10	The provision of utilities service infrastructure	Strategic Approach refers to developer contributions towards strategic infrastructure needs
COM11	Renewable energy development	Not identified in the plan as a strategic policy, but there is national policy on the subject which must be taken into account
CHIC1	Land at Putton Lane	Strategic allocation
CHIC2	Chickerell urban extension	Strategic allocation
CHIC3	Land off Rashley Road	Not strategic