

# Alderholt Neighbourhood Plan

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# Basic Conditions Report

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Prepared by: Jo Witherden BSc(Hons) DipTP DipUD MRTPI, of Dorset Planning Consultant Ltd, on behalf of Alderholt Parish Council

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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 wildlife sites (either alone or in combination with other plans or projects).

## 2. Legal Requirements

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

Alderholt Parish Council is the qualifying body responsible for the submission of the draft plan and supporting documents.

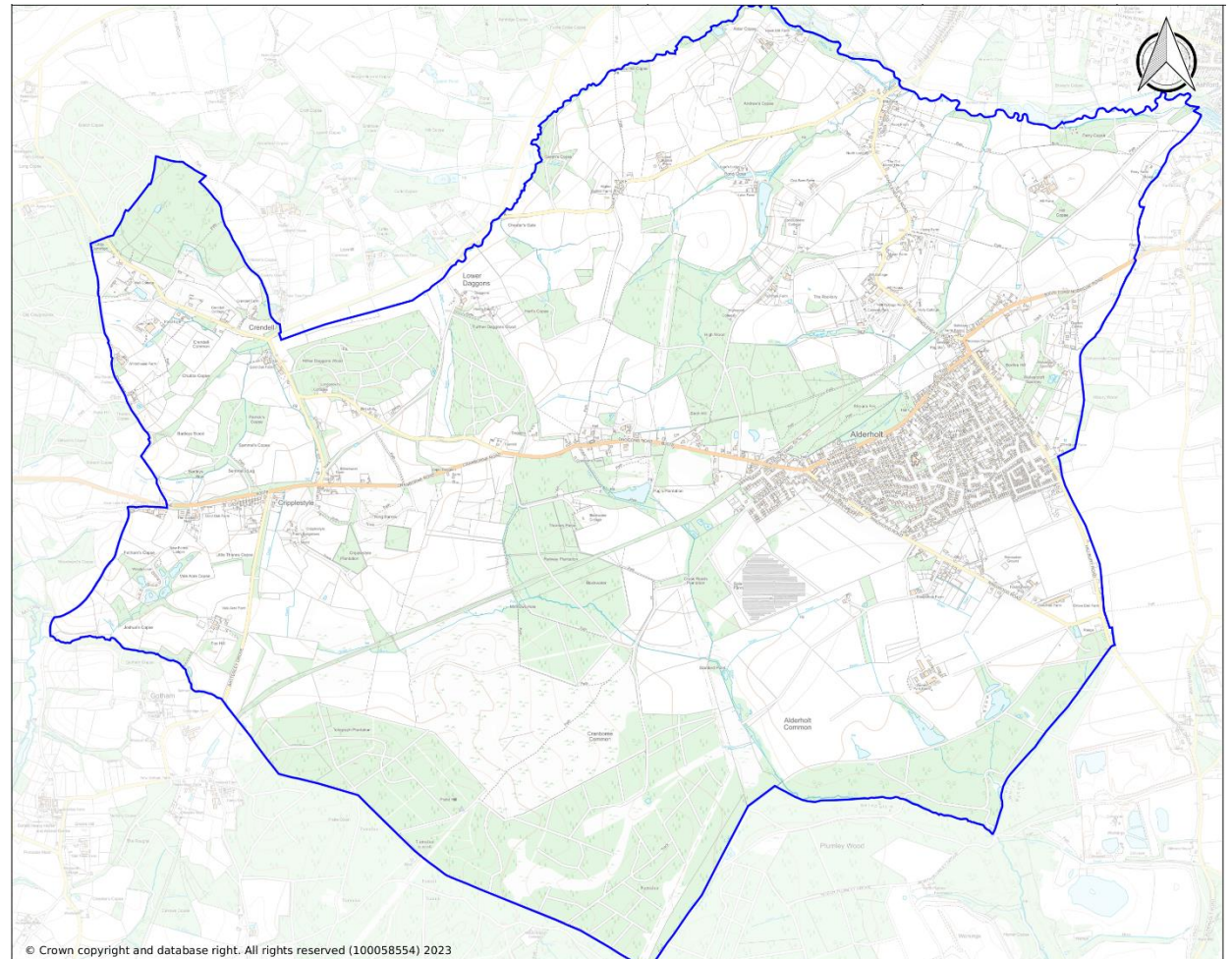
### Does the proposed neighbourhood plan state the period for which it is to have effect?

The plan is intended to cover the period 2022-2034 (as stated on the front cover and introductory section 1.2, as well as elsewhere in the plan).

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

The Neighbourhood Plan Area was formally designated on 25 March 2019, at the Full Council meeting of East Dorset District Council (minute 332 refers).

### Map 1 – Neighbourhood Plan Designated Area



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 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.

## 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 policies (as submitted for examination) relate to the relevant national planning guidance and strategic development plan policies.

### National Planning Policy and Guidance

National planning guidance comes primarily from the published National Planning Policy Framework<sup>1</sup> (as revised December 2023), but where appropriate, reference is made to the online National Planning Policy Guidance (NPPG) and Ministerial Statements.

Para 16 of the NPPF makes clear that plans should:

- (a) be prepared with the objective of contributing to the achievement of sustainable development;
- (b) be prepared positively, in a way that is aspirational but deliverable;

<sup>1</sup> <https://www.gov.uk/guidance/national-planning-policy-framework>

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

The Neighbourhood Plan policies relate only to the designated Neighbourhood Plan Area (Alderholt) and to no other area.

As at March 2024, there were no other neighbourhood plans relating to Neighbourhood Plan Area or covering the adjoining parishes within Dorset (see map of designated areas: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/neighbourhood-plans-in-dorset>).

- (c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- (d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- (e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
- (f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

### The Development Plan for the Neighbourhood Plan area

The Christchurch and East Dorset Local Plan- Part 1 Core Strategy<sup>2</sup>, which was adopted by East Dorset District Council in April 2014, contains the bulk of the strategic planning policies for the area. There are a number of ‘saved’ policies from the 2002 East Dorset Local Plan but these are generally considered to be

<sup>2</sup> <https://www.bcpccouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Christchurch/docs/christchurch-and-east-dorset-adopted-core-strategy.pdf>

non-strategic in nature given that they were not carried forward into the Core Strategy.

Minerals and waste planning policies contained in:

- Bournemouth, Dorset and Poole Minerals Strategy (May 2014);
- Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan (December 2019); and
- Bournemouth, Christchurch, Poole and Dorset Waste Plan (December 2019).

There are also a number of supplementary planning documents (which do not have development plan status), and many more guidance notes. Of particular relevance are:

- Dorset Heathlands Planning Framework (March 2020)<sup>3</sup>
- Nitrogen Reduction in Poole Harbour (April 2017)<sup>4</sup>

The Core Strategy, amongst other things, sets out the settlement strategy for the areas and strategic locations for growth in Policy KS2.

The status of the settlement of Alderholt one of the area’s Rural Service Centres, with no strategic allocations or expectations of growth, but with the ability to identify rural exception sites (under Policy LN4), new services and facilities (under Policy LN7) and potentially some economic development (under Policy PC4). The village envelope comes from saved policy A1, which enables housing infill within that area.

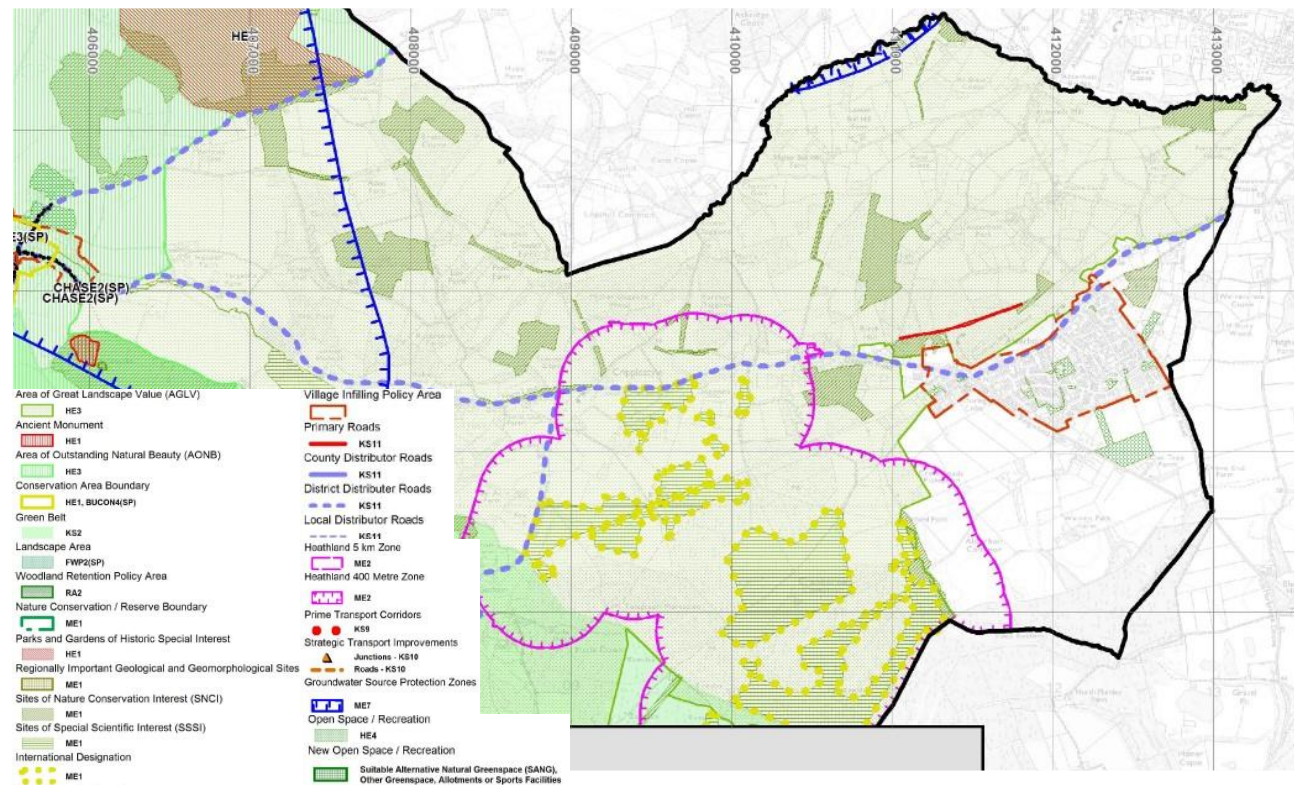
The Area of Great Landscape Value (AGLV) to the west was

designated through the 2002 Local Plan and carried forward into the Core Strategy (under Policy HE3).

The B3078 and Batterley Drove (connecting south to Verwood) are marked as district distributor roads. This appears to be largely the legacy of the earlier 2002 Local Plan, and not specifically referenced under Policy KS11.

There is no inset map for Alderholt (unlike places such as Verwood and Ferndown). The wider policies map (extract provided) is included below.

Map 2 – Extract from Local Plan (Core Strategy) Policies Map



<sup>3</sup> <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/supplementary-planning-documents-and-guidance/all-of-dorset/dorset-heathlands-planning-framework>

<sup>4</sup> <https://www.dorsetcouncil.gov.uk/web/guest/-/nitrogen-reduction-in-poole-harbour>

The Core Strategy pre-dates the requirement for Local Plans to contain housing targets in relation to designated Neighbourhood Plan areas.

### The Emerging Local Plan

Work is now progressing on a new Dorset Council Local Plan. An Issues and Options consultation took place in early 2021, and until very recently the Local Development Scheme had anticipated that the Reg 19 draft would be published this year, and adopted in 2026. However Dorset Council revised their programme at the Cabinet meeting on 12 March 2024<sup>5</sup>, because it was considered unlikely that the Council would be in a position to submit a complete local plan by 30 June 2025, and as such they would need to move across to the new plan-making system and prepare a new-style local plan. Submission for examination would then be scheduled for November 2026 and, subject to the result of this examination, adoption would be in May 2027.

On this basis, no real weight can be given to the 2021 draft plan, as it is clear from the Council’s perspective that it will revisit the scoping stage as part of their work going forward.

Nonetheless, the evidence base supporting the new Local Plan may be considered, as per the following advice in the NPPG<sup>6</sup>:

*“Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development.”*

### Conformity Analysis

The conformity testing reviews the policies of the Neighbourhood Plan under the most relevant ‘themes’ covered in the NPPF together with the associated Local Plan policies. Only those themes relevant to the Neighbourhood Plan area and the scope of its proposed policies are considered. In some cases a policy may be included under several themes.

#### Delivering a sufficient supply of homes

- Policy 7. Meeting Local Needs - Housing
- Policy 11. Revised Village Envelope
- Policy 12. Alderholt Nursery, East of Ringwood Road
- Policy 13. Paddock South of Daggons Road
- Policy 14. Land South of Blackwater Grove

#### Building a strong, competitive economy

- Policy 8. The Village “High Street”
- Policy 10. Meeting Local Needs - Employment
- Policy 13. Paddock South of Daggons Road

#### Promoting healthy and safe communities

- Policy 8. The Village “High Street”
- Policy 14. Land South of Blackwater Grove
- Policy 15. Safeguarding Local Facilities
- Policy 16. Important Local Green Spaces

#### Promoting sustainable transport

- Policy 2. People-friendly streets and paths
- Policy 3. Parking Provision
- Policy 9. The Trailway
- Policy 12. Alderholt Nursery, East of Ringwood Road
- Policy 13. Paddock South of Daggons Road
- Policy 14. Land South of Blackwater Grove

<sup>5</sup> Agenda item and minutes of the 12 March Committee are available at <https://moderngov.dorsetcouncil.gov.uk/mgCommitteeDetails.aspx?ID=152>

<sup>6</sup> Paragraph: 009 Reference ID: 41-009-20190509 from <https://www.gov.uk/guidance/neighbourhood-planning--2>

**Making effective use of land /**

**Achieving well-designed and beautiful places**

- Policy 1. Settlement pattern, layout and densities
- Policy 4. Respecting local character in the design
- Policy 5. Environmental performance and sustainability
- Policy 6. Landscaping
- Policy 7. Meeting Local Needs – Housing
- Policy 12. Alderholt Nursery, East of Ringwood Road
- Policy 13. Paddock South of Daggons Road
- Policy 14. Land South of Blackwater Grove

**Meeting the challenge of climate change, flooding and coastal change**

- Policy 5. Environmental performance and sustainability
- Policy 12. Alderholt Nursery, East of Ringwood Road
- Policy 13. Paddock South of Daggons Road
- Policy 14. Land South of Blackwater Grove

**Conserving and enhancing the natural environment**

- Policy 7. Meeting Local Needs - Housing
- Policy 9. The Trailway
- Policy 10. Meeting Local Needs - Employment
- Policy 12. Alderholt Nursery, East of Ringwood Road
- Policy 13. Paddock South of Daggons Road
- Policy 14. Land South of Blackwater Grove
- Policy 17. Key Landscape Features
- Policy 18. Important Views

**Conserving and enhancing the historic environment**

- Policy 19. Non-designated Heritage Assets around Alderholt

*All policies have been drafted with the intent of meeting the requirements set out in paragraph 16 of the NPPF, including the need to be clearly written, serve a clear purpose, and avoid unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).*

NPPF Theme, associated Neighbourhood Plan Policies and conformity consideration	National Policy: most relevant statements	Local Plan: relevant Strategic Policies (summary)
<p><b>Delivering a sufficient supply of homes</b>  <b>Policy 7. Meeting Local Needs - Housing</b>                      The policy sets out how the housing target for the area is proposed to be met, and the house types to be delivered including affordable housing.</p> <p>The amount of housing reflects national policy requirements to boost the supply of homes, and also takes into account the spatial strategy in the adopted Local Plan. The Neighbourhood Plan group has liaised with the Council to</p>	<p><b>NPPF 60.</b> To support the Government’s objective of significantly boosting the supply of homes, it is important that sufficient land can come forward where it is needed to meet as much of an area’s identified housing need as possible, including an appropriate mix of housing types for the local community.</p> <p><b>NPPF 63.</b> The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.</p> <p><b>NPPF 65.</b> Provision of affordable housing should not be sought for residential developments that are not major</p>	<p><b>Policy KS2 Settlement Hierarchy.</b> The location, scale and distribution of development should conform with the settlement hierarchy. Alderholt is defined as a Rural Service Centre where residential development will be allowed of a scale that reinforces its role as providers of community, leisure and retail facilities to support the village and adjacent communities. Whilst this is not quantified in the Local Plan, discussions with Dorset Council officers indicate that they agree:</p> <p>→ Alderholt is not part of the urban area target, and that the housing target in the Local Plan was anticipated to be met in full in these urban areas;</p>

NPPF Theme, associated Neighbourhood Plan Policies and conformity consideration	National Policy: most relevant statements	Local Plan: relevant Strategic Policies (summary)
<p>understand the likely target as set out in the NP appendices.</p> <p>The housing mix broadly conforms to both national and local plan policies. The requirement for at least 25% of affordable housing to be First Homes does not undermine the Local Plan policy 70:30 split, and the First Home target from the NPPG should be delivered based on the sites delivering at least 40% affordable housing (which is expected under the adopted Local Plan thresholds).</p> <p>The policy would not prevent an Affordable Housing Exception Site from coming forward, should there be an unmet need.</p> <p><b>Policy 11. Revised Village Envelope</b></p> <p>The village envelope has been updated to more accurately reflect the proposed extent of the settlement (as a rural service centre) and the adjoining countryside. It includes the proposed site allocations. The village envelope is based on a saved policy and is not considered strategic.</p> <p><b>Policies 12 - 14 (site allocations)</b></p> <p>The site allocation policies deliver in terms of the national planning policy requirements on boosting the supply of homes, and reflecting local needs. They are of sufficient size to deliver affordable housing, and will support (but do not rely on the expansion of) existing community, leisure and retail facilities – helping</p>	<p>developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).</p> <p><b>NPPF 66.</b> Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership (subject to certain exemptions).</p> <p><b>NPPG – First Homes</b> A minimum of 25% of all affordable housing units secured through developer contributions should be First Homes.</p> <p><b>NPPF 82.</b> In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.</p> <p><b>NPPF 83.</b> To promote sustainable development 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. Where there are groups of smaller settlements, development in one village may support services in a village nearby.</p> <p><b>NPPF 84.</b> Planning policies and decisions should avoid the development of isolated homes in the countryside</p>	<p>→ As such there would be no ‘need’ for development in Alderholt other than as may be considered necessary to support the village and adjacent communities;</p> <p>→ the only ‘adjacent community’ within the Local Plan area but outside of the parish, that may look to Alderholt to meet some of its needs would be Edmondsham, but Edmondsham could also look to accommodate limited development under Policy KS2 that “supports the role of the settlement as a provider of services to its home community”.</p> <p><b>Policy LN1 The Size and Type of New Dwellings.</b> Overall, the size and type of new market and affordable dwellings will reflect current and projected local housing needs identified in the latest Strategic Housing Market Assessment and informed by future Annual Monitoring Reports to ensure that the proposed development contributes towards attaining a sustainable and balanced housing market. Individual sites will be expected to reflect the needs of the Strategic Housing Market Assessment, subject to site specific circumstances and the character of the local area.</p> <p><b>Policy LN3 Provision of Affordable Housing.</b> All residential developments are expected to provide up to 50% affordable housing on greenfield sites, and up to 40% on brownfield sites. Any lower level of affordable housing must be accompanied by clear and robust evidence that will be subject to verification. Tenure split should normally allow for 30% intermediate housing, with the remainder being affordable rented or social rented. Where developments are required to provide 10 or more affordable homes, 10% of the affordable housing element should be planned for households requiring</p>



NPPF Theme, associated Neighbourhood Plan Policies and conformity consideration	National Policy: most relevant statements	Local Plan: relevant Strategic Policies (summary)
<p>maintain the vitality of the village without significantly altering its character.</p>	<p>unless one or more of the following circumstances apply:                      a) there is an essential need for a rural worker to live in that location;                      b) the development is the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;                      c) the development would re-use redundant or disused buildings and enhance its immediate setting;                      d) the development would involve the subdivision of an existing residential building; or                      e) the design is of exceptional quality / truly outstanding.</p>	<p>specially adapted or supported housing, if this is required.</p> <p><b>Policy LN4 Affordable Housing Exception Sites.</b> Exceptionally land adjoining or very close to the defined rural and urban settlements which would otherwise be considered inappropriate for development may be developed to facilitate affordable housing. This policy applies to Alderholt.</p>
<p><b>Building a strong, competitive economy</b>  <b>Policy 8. The Village “High Street”</b>                      The policy identifies an area where retail and other E class or similar sui generis uses appropriate to a local centre would be encouraged, including through the design of new buildings within this area to be flexible to allow for potential change to such uses. This is broadly in line with both national policy and the spatial strategy</p> <p><b>Policy 10. Meeting Local Needs - Employment</b>                      The policy on employment is broadly in line with the Local Plan but looks to reflect the issues known to be relevant to the local area and the slightly less restrictive approach taken in the NPPF.</p>	<p><b>NPPF 88</b> Planning policies and decisions should enable: the sustainable growth and expansion of all types of business in rural areas; the development and diversification of agricultural and other land-based rural businesses; sustainable rural tourism and leisure developments which respect the character of the countryside; and the retention and development of accessible local services and community facilities.</p>	<p><b>Policy KS2 Settlement Hierarchy.</b> The location, scale and distribution of development should conform with the settlement hierarchy. The policy does not reference the need for employment provision in settlements such as Alderholt, but does refer to providing community, leisure and retail facilities to support the village and adjacent communities.</p> <p><b>Policy KS5 Provision of Employment Land.</b> Identifies the need for in the region of 80ha of employment land to come forward in Christchurch and East Dorset over the plan period to address future requirements identified in the Workspace Study. The nearest such employment land site is in Verwood.</p> <p><b>Policy PC4 The Rural Economy.</b> Applications for economic development will be encouraged in or on the edge of existing settlements. Such proposals should be small scale to reflect the rural character. The conversion and re-use of appropriately located and suitably</p>

NPPF Theme, associated Neighbourhood Plan Policies and conformity consideration	National Policy: most relevant statements	Local Plan: relevant Strategic Policies (summary)
<p><b>Policy 13 (site allocation) Paddock South of Daggons Road</b></p> <p>This policy makes provision for at least 0.2ha of employment land (falling within use Class E or similar) within the site. Additional wording has been added to clarify that this should be of a scale reflecting the rural character of the area.</p>		<p>constructed existing buildings in the countryside must ensure the benefits outweigh the harm and the development:</p> <ul style="list-style-type: none"> <li>→ supports rural service centres and villages;</li> <li>→ does not adversely impact the area’s sustainability through the loss of economic activity;</li> <li>→ does not harm the Green Belt.</li> </ul>
<p><b>Promoting healthy and safe communities</b></p> <p><b>Policy 8. The Village “High Street”</b></p> <p>The policy identifies an area where retail and other E class or similar sui generis uses appropriate to a local centre would be encouraged, including through the design of new buildings within this area to be flexible to allow for potential change to such uses. This is broadly in line with both national policy and the spatial strategy</p> <p><b>Policy 14. Land South of Blackwater Grove</b></p> <p>Includes the provision of a heathland infrastructure project of at least 2ha in size, adding to the network of high quality open spaces available to local residents.</p> <p><b>Policy 15. Safeguarding Local Facilities</b></p> <p>The policy identifies the valued local facilities within the NP area, and expands on Policy LN7 in terms of how any proposals that would diminish these should be considered.</p> <p>The school provides sufficient spaces to meet local needs. The latest <a href="#">Ofsted report</a> (March</p>	<p><b>NPPF 97.</b> Planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments, and ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.</p> <p><b>NPPF 99.</b> It is important that a sufficient choice of school places is available to meet the needs of existing and new communities.</p> <p><b>NPPF 102.</b> 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><b>NPPF 105 – 107</b> Local communities can give special protection to green areas of particular importance by designating land as Local Green Space. This rules out new development other than in very special circumstances. These spaces should be capable of enduring beyond the end of the plan period. The designation should only be used where the green space</p>	<p><b>Policy LN7 Community Facilities and Services.</b> Seeks to resist the loss of existing community facilities and services, but does not anticipate any new provision.</p> <p><b>Policy PC5 Shops and Community Facilities in Local Centres and Villages.</b> Planning applications which propose improvements to the provision of shops which provide for people’s day to day needs, leisure uses including public houses and facilities for local communities will be supported in principle. The loss of existing local facilities will be resisted unless it is clearly demonstrated there is insufficient demand and it is not feasible and viable to support their continued existence and the loss would not result in a substantial decline in the range and quality of services for local people.</p> <p><b>Policy HE4 Open Space Provision.</b> The open space standards provided by the 2007 Open Space, Sport and Recreation Study will be applied. NB Alderholt was not defined as a ‘Local Need Area’</p> <p>Existing open spaces and leisure facilities identified on the Proposals Map will be protected and their loss will not be permitted unless their whole or partial redevelopment would result in greater benefits to the community than retaining that facility. On such occasions the replacement must be provided in close proximity,</p>

NPPF Theme, associated Neighbourhood Plan Policies and conformity consideration	National Policy: most relevant statements	Local Plan: relevant Strategic Policies (summary)
<p>2023) records 102 pupils on the school roll against a capacity of 180.</p> <p><b>Policy 16. Important Local Green Spaces</b> The policy designates 12 areas as Local Green Spaces (LGS), all of which have been considered against the criteria established through NPPF. They range in size from about 0.2ha to 5.3ha (the Triangle) up to 0.5ha and are considered to be local in character not extensive tracts of land. They are all within or close to the village. Their reason for designation and why they are special to the local community is set out in the NP Appendices. The spaces are not likely to be needed for development within or beyond the plan period. The wording of the policy is considered to be consistent with policy for Green Belts (which references the need to preserve openness of the Green Belt and not conflict with the purposes of including land within it). All landowners have been contacted and provided with the opportunity to comment (as referenced in the Consultation Statement).</p>	<p>is in reasonably close proximity to the community it serves; is demonstrably special to a local community and holds a particular local significance; and is local in character and is not an extensive tract of land. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts</p>	<p>unless it can be shown that the open space, sport or recreational facility was not required.</p> <p>When considering sites for new open space and leisure provision, priority will be given to sites which are easily accessible by a range of transport modes and which can be integrated into a network of green infrastructure.</p>
<p><b>Promoting sustainable transport</b> <b>Policy 2. People-friendly streets and paths</b> This policy refers to the design of streets and paths within the village, with the aim of ensuring that these provide safe and attractive walking and cycle routes where feasible, in line with local and national policy.</p>	<p><b>NPPF 108.</b> Transport issues should be considered from the earliest stages of plan-making and development proposals, so that the potential impacts of development on transport networks can be addressed and opportunities to promote walking, cycling and public transport use are identified and pursued. Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.</p>	<p><b>Policy KS2 Settlement Hierarchy.</b> The location, scale and distribution of development should conform with the settlement hierarchy. Alderholt is defined as a village - where only very limited development will be allowed that supports the role of the settlement as a provider of services to its home community.</p> <p><b>Policy KS11 Transport and Development.</b> Development should be in accessible locations that are well linked to existing communities by walking, cycling and public</p>

**Policy 3. Parking Provision**

This policy seeks to ensure that likely levels of parking (based on 2021 Census data) are accommodated within new developments, and not diminished over time through extensions and alternations using parking spaces. On the advice of Dorset Council it has also been expanded to reference the need for cycle parking provision. It broadly aligns with Dorset Council's standards for rural areas (derived from the 2001 Census data), but encourages slightly higher provision as an average based on local car ownership levels and the lack of public transport alternatives. The policy also recognizes that homes should be provided with car charging points, and as such this will have a bearing on the layout.

**Policy 9. The Trailway**

This policy seeks to support the provision of a recreational trailway along the disused rail line. This could eventually provide a safe off-road alternative for trips to Ashford on the outskirts of Fordingbridge. On the advice of Natural England the section to the west has been 'downgraded' to a project to investigate its feasibility given the potential harm to the internationally important heathlands.

**Policies 12 - 14 (site allocations)**

No highway / traffic / road safety concerns have been raised by Dorset Council in responding to the Regulation 14 consultation. Where appropriate, details on access and onward connections (including pedestrian links) have been included within the policies.

**NPPF 109.** The planning system should actively manage patterns of growth, focusing significant development on locations which are or can be made sustainable. 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.

**NPPF 110.** Planning policies should provide for attractive and well-designed walking and cycling networks.

**NPPF 104.** Parking should be integral to the design of schemes, and contribute to making high quality places.

**NPPF 111.** If setting local parking standards for residential and non-residential development, policies should take into account the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

transport routes. Development must be designed to: provide safe, permeable layouts which provide access for all modes of transport, prioritising direct, attractive routes for walking, cycling and public transport; provide safe access onto the existing transport network; allow safe movement of development related trips on the immediate network.

**Policy KS12 Parking Provision.** Adequate vehicle and cycle parking facilities will be provided by the developer to serve the needs of the proposed development. Cycle and vehicle parking for residential development should be of the highest quality design and use land efficiently. Development proposals should make provision for parking in accordance with the Local Transport Plan parking guidance, including provision for parking for people with disabilities.

NPPF Theme, associated Neighbourhood Plan Policies and conformity consideration	National Policy: most relevant statements	Local Plan: relevant Strategic Policies (summary)
<p><b>Making effective use of land</b>  <b>Achieving well-designed and beautiful places</b></p> <p><b>Policy 1. Settlement pattern, layout and densities</b>  <b>Policy 4. Respecting local character in the design</b>  <b>Policy 5. Environmental performance and sustainability</b>  <b>Policy 6. Landscaping</b></p> <p>All of the above policies are based on the design code work undertaken by AECOM, which has been distilled down into these policies to ensure that the requirements for the plan to be clearly written are met.</p> <p>The requirement for streets to be tree-lined is included in Policies 2 and 6, and is also referenced in Policy 3 relating to measures that can be used to break up and soften the visual impact of cars parked on-street.</p> <p><b>Policy 7. Meeting Local Needs – Housing</b></p> <p>The policy encourages dwellings to be designed to meet the higher M4(3) Building Regulations standard for wheelchair users, but does not set this as a requirement, in light of the higher costs of such designs that could impact on viability. This aligns with footnote 52 of paragraph 135 in the NPPF which suggests that planning policies for housing should make use of the Government’s optional technical standards for accessible and adaptable housing,</p>	<p><b>NPPF 128.</b> Planning policies and decisions should support development that makes efficient use of land, taking into account</p> <p>a) the different types of housing needed, and the availability of land suitable for accommodating it;</p> <p>b) local market conditions and viability;</p> <p>c) the availability and capacity of infrastructure and services and scope to promote sustainable travel modes;</p> <p>d) the desirability of maintaining an area’s prevailing character or of promoting regeneration and change; and</p> <p>e) the importance of securing well-designed and beautiful, attractive and healthy places.</p> <p><b>NPPF 131.</b> The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.</p> <p><b>NPPF 135.</b> Requires planning policies and decisions to ensure that developments: (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c)</p>	<p><b>Policy LN2 Design, Layout and Density of New Housing Development.</b> The design and layout of new housing development should maximise the density of development to a level which is acceptable for the locality. A minimum density of net 30dph will be encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate.</p> <p><b>Policy HE2 Design of New Development.</b> The design of development must be of a high quality, reflecting and enhancing areas of recognised local distinctiveness. To achieve this, development will be permitted if it is compatible with or improves its surroundings in:</p> <ul style="list-style-type: none"> <li>→ Layout</li> <li>→ Site coverage</li> <li>→ Architectural style</li> <li>→ Scale</li> <li>→ Bulk</li> <li>→ Height</li> <li>→ Materials</li> <li>→ Landscaping</li> <li>→ Visual impact</li> <li>→ Relationship to nearby properties including minimising general disturbance to amenity</li> <li>→ Relationship to mature trees.</li> </ul> <p>In rural areas, design should accord with the Countryside Design Summary. Careful design to reduce the risk of crime will be required.</p> <p><i>NB the Countryside Design Summary is a non-strategic document.</i></p>

NPPF Theme, associated Neighbourhood Plan Policies and conformity consideration	National Policy: most relevant statements	Local Plan: relevant Strategic Policies (summary)
<p>where this would address an identified need for such properties</p> <p><b>Policies 12 - 14 (site allocations)</b></p> <p>The amount of development on each site has been considered in relation to the character of the area, advice from AECOM / Dorset Council in relation to the site options assessments, and also informed by discussions with the prospective developers in terms of capacity. Whilst there is potentially capacity for additional dwellings to be accommodated within Site 14, rather than use the land inefficiently, it is recognized that this can be brought forward through a future review. Where appropriate, specific site features are highlighted in respect of the relevant site (such as the retention of important trees) to ensure these features are recognized and incorporated into the design and layout.</p>	<p>are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and (f) create places that are safe, inclusive and accessible and which promote health and well-being.</p> <p><b>NPPF 136.</b> Planning policies should ensure that new streets are tree-lined<sup>53</sup>, that opportunities are taken to incorporate trees elsewhere, and the long-term maintenance of trees is secured wherever possible.</p> <p><i>Footnote 53: Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate</i></p> <p><b>NPPF 139.</b> Explains that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes.</p>	
<p><b>Meeting the challenge of climate change, flooding and coastal change</b></p>	<p><b>NPPF 158.</b> Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and</p>	<p><b>ME3 Sustainable Development Standards for New Development.</b> Encourages higher standards of sustainable developments where they are viable and do not significantly compromise other policies in this plan.</p>

<p><b>Policy 5. Environmental performance and sustainability</b></p> <p>The policy seeks to support low carbon solutions on new buildings, extensions and alterations, but recognises that consideration will need to be given how this will impact on local character. The supporting text now references the requirement for most planning applications to be accompanied by a completed Sustainability Checklist.</p> <p><b>Policies 12 - 14 (site allocations)</b></p> <p>The sites have been considered in terms of potential flood risk as part of the work on site options. None of the proposed site allocations are shown to be at risk of fluvial or surface water flooding.</p> <p>Dorset Council have revised their published maps on areas that may be susceptible to groundwater flooding, and this impacts on very small parts of Alderholt Nursery and Land South of Blackwater Grove, and the entirety of the Paddock South of Daggons Road. A recent Appeal Court decision<sup>7</sup> suggests that a sequential text does not need to be applied in this context, provided that the risk is considered within the site and in the respect of mitigation. In respect of the Paddock, the site promoter has provided additional flood risk technical assessment in this regard, that show how utilising positive discharge from the site should result in betterment in terms of flood risk both on and off the site. The other two sites are able to demonstrate layouts that avoid the indicated areas at risk. The supporting text outlines the</p>	<p>landscapes, and the risk of overheating from rising temperatures</p> <p><b>NPPF 159.</b> Any local requirements for the sustainability of buildings should reflect the government’s policy for national technical standards.</p> <p><b>NPPF 165.</b> Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.</p> <p><b>NPPF 167.</b> All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.</p> <p><b>NPPF 173.</b> Where appropriate, applications should be supported by a site-specific flood-risk assessment<sup>59</sup>.</p> <p>(59) A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the EA as having critical drainage problems; land identified in a SFRA as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.</p> <p><b>NPPF 175.</b> Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.</p>	<p>Developments will be required to incorporate carbon emissions reduction, water and energy efficiency measures and to demonstrate they have explored a range of sustainable and low carbon options, including: water and energy efficiency; orientation and solar gain; use of renewable and low impact materials; minimising waste, pollution and water run-off, incorporating Sustainable Drainage where possible; and minimising soil disturbance to reduce soil carbon issues.</p> <p><b>ME4 Renewable Energy Provision for Residential and Non-residential Developments.</b> Encourages the provision of renewable, decentralised, and low carbon energy in major development. Includes targets for decentralised and low carbon energy generation.</p> <p><b>ME6 Flood Management, Mitigation, and Defence.</b> When assessing new development, the local authorities will apply the sequential and exception tests set out in the National Planning Policy Framework. All developments will be required to demonstrate that flood risk does not increase as a result of the development proposed, and that options have been taken to reduce overall flood risk. Post-development surface water run-off must not exceed pre-development levels and options should have been sought to reduce levels of run-off overall. This will primarily be through the use of Sustainable Drainage Systems (SUDS) and a range of flood resistance and resilience measures.</p>
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NPPF Theme, associated Neighbourhood Plan Policies and conformity consideration	National Policy: most relevant statements	Local Plan: relevant Strategic Policies (summary)
<p>flood risk issues, and the policy makes clear that a drainage strategy will be required in all cases.</p>		
<p><b>Conserving and enhancing the natural environment</b></p> <p><b>Policy 7. Meeting Local Needs – Housing</b>  <b>Policy 10. Meeting Local Needs - Employment</b>  <b>Policies 12 – 14 (site allocations)</b></p> <p>The proposed site allocations and more general policies on housing and employment have taken into account their potential to harm the setting of the Cranborne Chase National Landscape and the locally designated Area of Great Landscape Value. No major development is proposed in these areas, and no objection has been raised by the Cranborne Chase partnership in this respect. The village of Alderholt is some distance from the National Landscape boundary, and together with the small scale of development proposed should have negligible impacts. Reference to the retention of dark skies, in addition to matters relating to noise, have now been included in response to comments from the Cranborne Chase National Landscape.</p> <p>The draft HRA advised that there is unlikely to be harm to any European site, although amendments have now been included to respond to Natural England’s concerns</p>	<p><b>NPPF 180.</b> Planning policies and decisions should contribute to and enhance the natural and local environment, by: protecting and enhancing valued landscapes; recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of trees and woodland.</p> <p><b>NPPF 182.</b> 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><b>NPPF 183.</b> When considering applications for development within Areas of Outstanding Natural Beauty, permission should be refused for major development<sup>64</sup> other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.</p> <p><i>Footnote 64: For the purposes of paragraphs 182 and 183, whether a proposal is ‘major development’ is a matter for the decision maker, 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 been designated or defined.</i></p> <p><b>NPPF 185.</b> To protect and enhance biodiversity, plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks,</p>	<p><b>ME1 Safeguarding Biodiversity and Geodiversity.</b> The Core Strategy aims to protect, maintain and enhance the condition of all types of nature conservation sites, habitats and species within their ecological networks including: internationally designated sites (SPA, SAC, Ramsar), SSSI, SNCI, LNR, priority species and habitats, important geological and geomorphological sites, riverine and coastal habitats, and Suitable Alternative Natural Greenspace (SANG). The policy includes reference to the avoidance of harm to existing priority habitats and species through careful site selection, artificial lighting design, development design and phasing of construction and the use of good practice construction techniques, and the retention of existing habitats and features of interest, and provision of buffer zones around sensitive areas.</p> <p><b>Policy HE3 Landscape Quality.</b> Development will need to protect and seek to enhance the landscape character of the area. Proposals will need to demonstrate that the following factors have been taken into account:</p> <ol style="list-style-type: none"> <li>1. The character of settlements and their landscape settings.</li> <li>2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.</li> <li>3. Features of cultural, historical and heritage value.</li> </ol>

<sup>7</sup> Substation Action Save East Suffolk Ltd, R (On the Application Of) v Secretary of State for Energy Security and Net Zero & Ors [2024] [EWCA Civ 12](#) (17 January 2024) paragraphs 43 and 44



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<p>regarding the timely delivery of mitigation measures. None of the sites are shown on the Natural England inventory of priority habitats or as a site of local nature conservation interest (as shown in the Local Plan map). Measures have been proposed to ensure the retention / replacement of mature trees, native hedgerows and other features where appropriate.</p> <p><b>Policy 9. The Trailway</b> On the advice of Natural England the section to the west has been ‘downgraded’ to a project to investigate its feasibility given the potential harm to the internationally important heathlands.</p> <p><b>Policy 17. Key Landscape Features</b> <b>Policy 18. Important Views</b> The above policies have been included to support a more detailed understanding of the key features that are important to local landscape character, and ensure that these features are protected and enhanced. Policy 18 provides greater clarity on views that should be considered important (as these are not defined in the Local Plan).</p>	<p>and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p><b>NPPF 191.</b> Planning policies and decisions should identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>	<p>4. Important views and visual amenity.</p> <p>5. Tranquility and the need to protect against intrusion from light pollution, noise and motion.</p> <p>Development proposals within and/or affecting the setting of the Area of Outstanding Natural Beauty will need to demonstrate that account has been taken of the relevant Management Plan.</p> <p>Within the Areas of Great Landscape Value development will be permitted where its siting, design, materials, scale and landscaping are sympathetic with the particular landscape quality and character of the Areas of Great Landscape Value. Planning permission will be refused for major developments in these designated areas except in exceptional circumstances and where they are in the public interest.</p>
<p><b>Conserving and enhancing the historic environment</b></p> <p><b>Policy 19. Non-designated Heritage Assets around Alderholt</b> This policy does not seek to duplicate the existing policies on heritage assets and their protection, but instead looks to assist in</p>	<p><b>NPPF 195.</b> 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><b>NPPF 206.</b> Any harm to, or loss of, the significance of a designated heritage asset should require clear and</p>	<p><b>Policy HE1 Valuing and Conserving our Historic Environment.</b> Heritage assets are an irreplaceable resource and will be conserved and where appropriate enhanced for their historic significance and importance locally to the wider social, cultural and economic environment.</p>

NPPF Theme, associated Neighbourhood Plan Policies and conformity consideration	National Policy: most relevant statements	Local Plan: relevant Strategic Policies (summary)
identifying potential non-designated heritage assets that should be considered as part of the decision-making process, in line with the 'balanced judgement' set out in the NPPF.	<p>convincing justification. Substantial harm should be exceptional.</p> <p><b>NPPF 208.</b> Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</p> <p><b>NPPF 209.</b> The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p>	The significance of all heritage assets and their settings (both designated and non-designated) will be protected and enhanced especially elements of the historic environment which contribute to the distinct identity of the area. Such key historic elements include significant Neolithic, Iron Age and Roman archaeological landscape; and prominent estates such as Alderholt.

### Conformity conclusions

The Neighbourhood Plan includes a positive vision for the future of the area and explains how this vision is translated into objectives and how these objectives 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 significant conformity issues. It is considered that the plan, as a whole, would be in general conformity with the strategic policies of the adopted Local Plan and has had due regard to National Planning Policy.

## 4. EU and sustainability obligations

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

### SEA and HRA matters

A Strategic Environmental Assessment (SEA) is a mechanism for considering the potential impacts of an emerging Neighbourhood Plan in terms of key environmental issues. It is used to inform and influence the plan-making process with a view to identifying and mitigating potential negative environmental impacts and suggesting changes that could create greater positive effects on the environment, in its broadest sense. In this way, it also helps ensure that the Plan should contribute to sustainable development.

The SEA was drafted alongside the Neighbourhood Plan, and its recommendations taken on board in the Regulation 14 draft. Both the Plan and the SEA were subject to consultation, including with the Statutory Consultees (Historic England, Natural England and the Environment Agency). The SEA concluded the following points:

- Significant positive effects are concluded in relation to community wellbeing objectives. The Neighbourhood Plan policies will support access to housing, including affordable housing, and employment, to meet local needs. Policies seek to protect and enhance the character of the village, the village ‘High Street’, local services and facilities, and improve overall accessibility where possible.
- Minor positive effects are concluded in relation to the historic environment, recognising that the policy framework seeks to protect and enhance local heritage assets, with particular consideration given to the distinctive character and heritage of the village. This is reflected through site allocation policies, with key consideration given to the village’s distinct character areas and visual context.

- Broadly neutral to minor positive effects are concluded as most likely in relation to climate change, and neutral effects in relation to biodiversity, reflective of greenfield site allocations in what is an ecological sensitive area.
- Minor negative effects are concluded overall in relation to land soil and water, reflecting the loss of greenfield land at all sites, and potentially good quality, agricultural land at Alderholt Nursery.
- Effects are likely to be minor negative overall in relation to transport, as development of any site in this area will lead to increased reliance on the private vehicle to an extent, notably for journeys outside of the parish for employment, education, shopping, etc.

In addition to the SEA, a Habitats Regulations Assessment (HRA) was also undertaken. This considered in greater detail the potential for policies within the Neighbourhood Plan to adversely impact on Habitats Sites (Special Areas of Conservation, SACs, Special Protection Areas, SPAs, and Ramsar sites designated under the Ramsar convention), and how they are being, or should be, addressed in the Neighbourhood Plan. The HRA concluded that:

- The site allocations and Trailway policy were found to have a potential likely significant effect upon important Habitat sites through various pathways; recreational pressure, noise and visual disturbance, loss of functionally linked habitat; air quality; and water quality in combination with other plans and projects.
- The adopted Local Plan does provide protective policies (e.g. Policy ME1 Safeguarding Biodiversity and Geodiversity) for Habitat sites. As the Alderholt Neighbourhood Plan is required to comply with policies within the Local Plan it could be concluded that it would not adversely impact Habitat sites either alone or in combination with other plans and projects.
- However, policy wording recommendations were made to cover recreational pressure, noise and visual disturbance and loss of functionally linked habitat and water quality.

Natural England initially raised objections to the Regulation 14 draft of the Neighbourhood Plan, with regard to compliancy with the Habitats Regulation 2017 as follows:

- The Plan needs to consider the need for mitigation (SANG) in a way which takes into account the need to consider the c. 59 dwellings not counting windfall which may come forward in the plan period.
- The proposed Trailway extension to the west of Alderholt will have a likely significant effect on the habitats and Ramsar site at Cranborne Common and the map and supporting text need adjustment.

Potential amendments to the Plan were discussed, and incorporated into the submission draft, and Natural England confirmed that they “have no objection to the proposed Neighbourhood Plan modifications. It would be appropriate for a conclusion of no adverse effect on the integrity of the designated habitats and International sites to be reached.”

## Human Rights and Equalities Issues

No issues have been raised in relation to the possible contravention of Human Rights, 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.

Similarly, there are no indications that the policies in the Neighbourhood Plan would discriminate against any group or individual in the community, taking into account the potential equality issues identified in relation to the emerging Local Plan<sup>8</sup>. The Plan’s vision and objectives are inclusive, and seek to address issues such as affordable housing, retain community facilities and services, meeting housing needs including homes for older people, and creating safe routes for getting about.

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<sup>8</sup> <https://www.dorsetcouncil.gov.uk/your-council/equality-and-diversity/equality-impact-assessments/place/dorset-council-local-plan-draft-options-egia/local-plan-draft-options-egia-analysing-the-impact>