



Dorset
Council

Neighbourhood Planning in Dorset

Presentation to Buckhorn Weston and
Kington Magna Parish Council

27 October 2021

Neighbourhood planning – presentation to Buckhorn Weston and Kington Magna Parish Council

Why do we need planning?

How to determine planning applications

Local Plans, past, present and future

NPPF and the ‘presumption’

Neighbourhood planning origins

Examples of neighbourhood plans in Dorset

The process of producing a neighbourhood plan

Why do we need planning?

What should go where (and when)

Many competing needs / interests

Planning is a balancing exercise

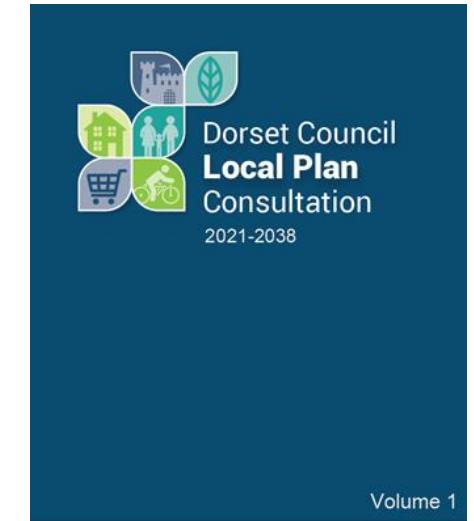
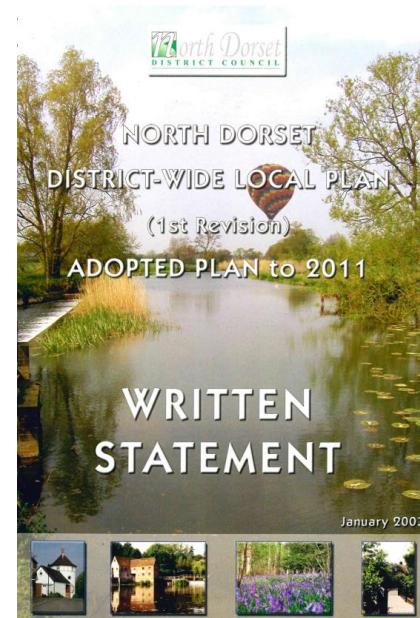
Can be slow but necessary to secure the best outcome

How to determine planning applications

Planning applications must be determined in accordance with the **development plan**, unless **material considerations** indicate otherwise.

= local plans +
neighbourhood plans

Local Plans, past, present and future



NORTH DORSET
DISTRICT-WIDE LOCAL PLAN
(1st Revision)

ADOPTED PLAN to 2011

WRITTEN
STATEMENT

January 2003



North Dorset Local Plan (2003)

Many policies deleted / replaced

Some policies / allocations retained:-

- Settlement boundaries for larger settlements
- Important Open or Wooded Areas (IOWAs)
- Remaining housing allocations
- Employment land allocations



North Dorset Local Plan Part 1

January 2016

Local Plan Part 1 (2016)

Core Spatial Strategy

Four main towns

- main focus for growth

Stalbridge & 18 larger villages

- growth to meet local needs

Everywhere else – countryside

- development strictly controlled

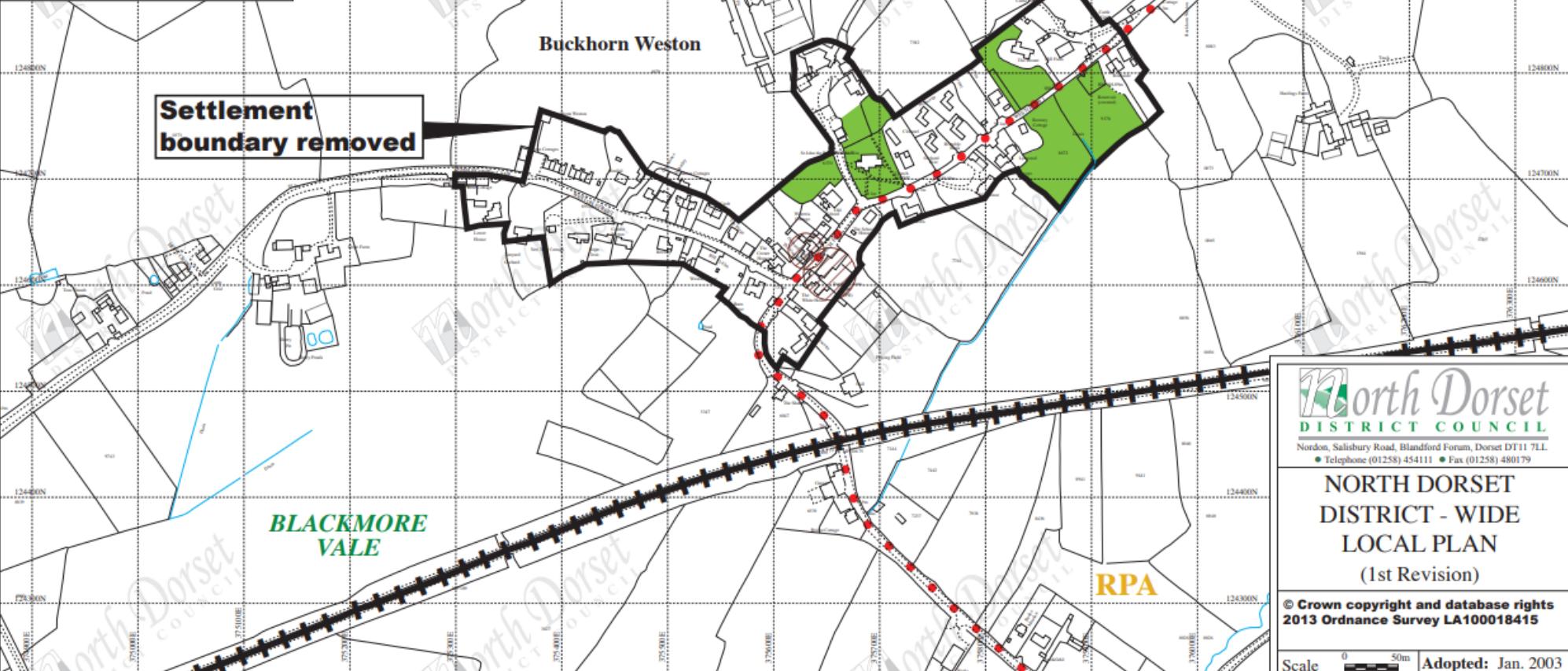


Buckhorn Weston
& Kington Magna

		Policy Ref:
	Railtrack	Para. 1 . 32
	Settlement Boundary	1 . 7
	Important Open or Wooded Areas	1 . 9
	Sites of Archaeological Importance	1.28 - 30
Whole Inset Plan Area	Part Limestone Ridges and Part Blackmore Vale Landscape Character Areas	1 . 33
	Rural Priority Area (RPA)	3 . 1
	North Dorset Cycleway	4 . 10

Policy 1.7 retained but modified
Policy 1.9 retained until reviewed
 Policies 1.28-1.30 -> LPP1 Policy 5
 Policy 1.33 -> LPP1 Policy 4
 Policy 3.1 -> LPP1 Policy 11
 Policy 4.10 -> LPP1 Policy 13

**Settlement
boundary removed**



North Dorset
DISTRICT COUNCIL

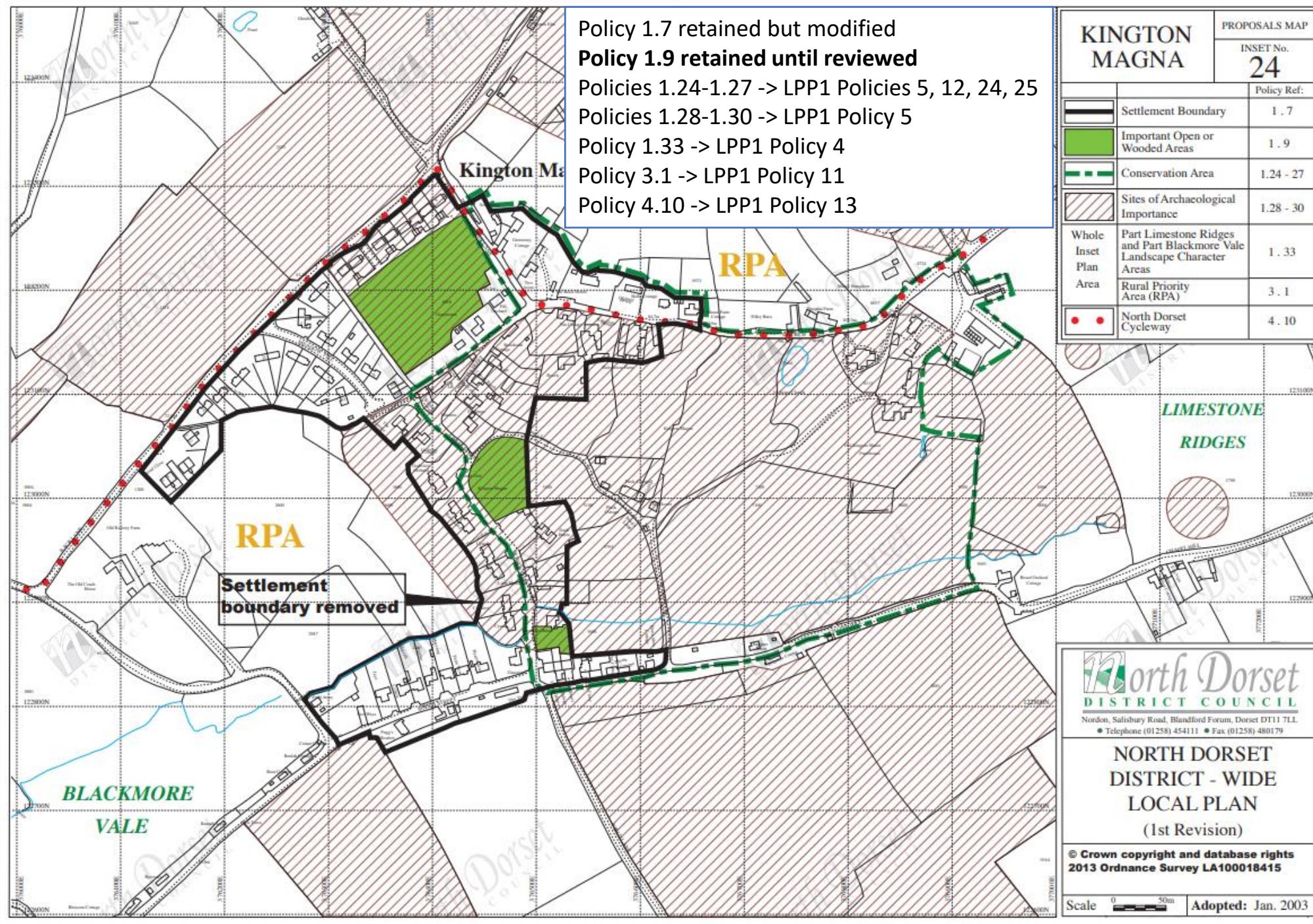
Norden, Salisbury Road, Blandford Forum, Dorset DT11 7LL

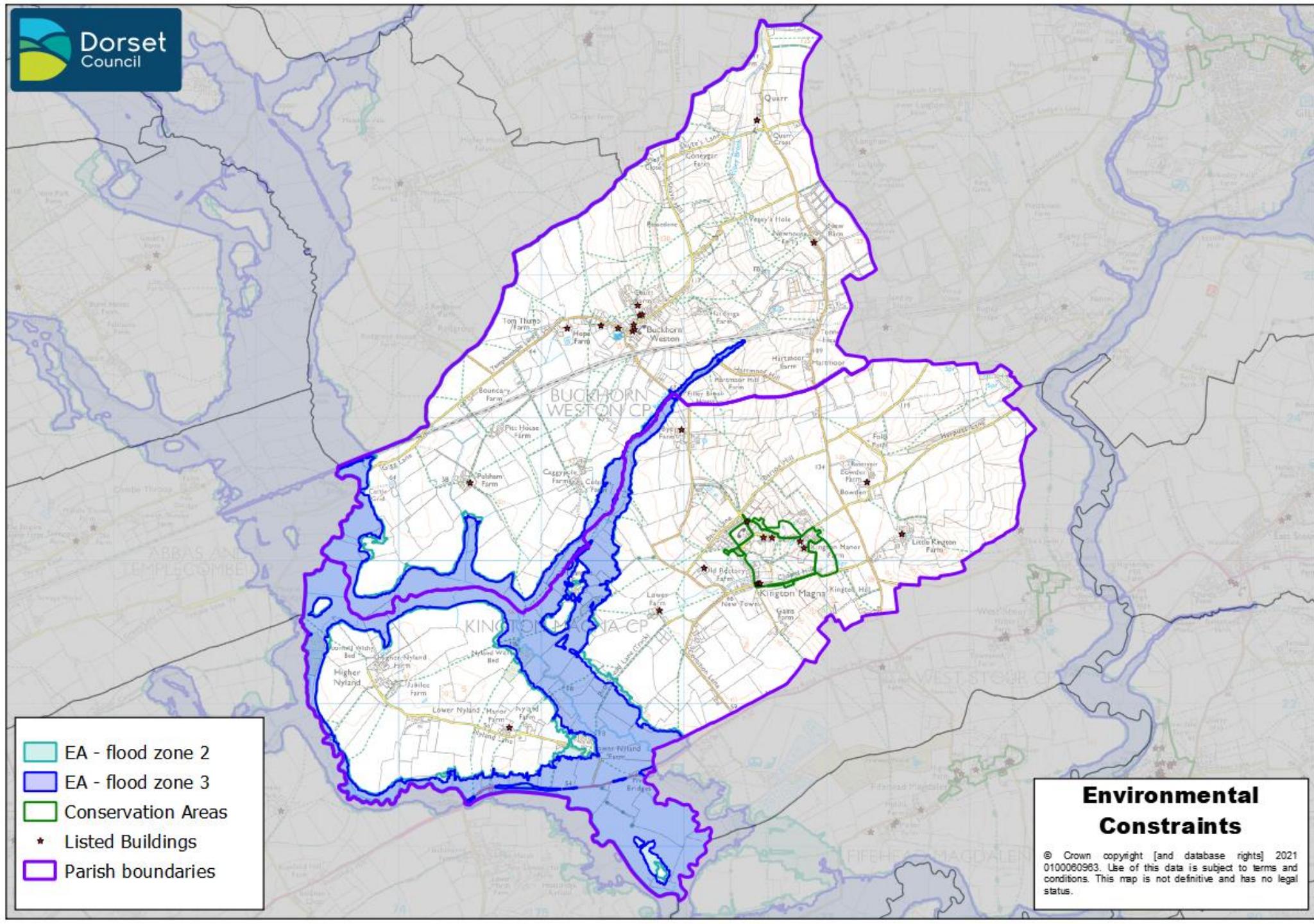
• Telephone (01258) 454111 • Fax (01258) 480179

**NORTH DORSET
DISTRICT - WIDE
LOCAL PLAN
(1st Revision)**

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2013 Ordnance Survey LA100018415

Scale 0 50m Adopted: Jan. 2003







Dorset Council **Local Plan** Consultation 2021-2038

Volume 1



Dorset Council Local Plan (consultation draft)

Four functional areas

- South-eastern, central, northern and western

Settlement hierarchy – 4 tiers

1. BCP conurbation, Dorchester and Weymouth
2. Towns (incl. Gillingham and Shaftesbury)
3. Larger villages (incl. Bourton and Motcombe)
4. Smaller villages (incl. Buckhorn Weston and Kington Magna)



Dorset Council Local Plan Consultation

2021-2038

Volume 1



Dorset Council Local Plan (consultation draft)

Policy DEV4: Growth in the northern functional area

- Greater growth at Gillingham and Sherborne
- Modest growth at Shaftesbury, Sturminster Newton and Stalbridge
- Infilling in settlements with a defined development boundary

Policy DEV7: Development outside LP and NP development boundaries in rural Dorset

- Development will be strictly controlled, having particular regard to environmental constraints and the need for the protection of the countryside.

National Planning Policy Framework (NPPF)

Produced by the government for England

A **material consideration** in planning decisions

Must be taken into account in preparing the
development plan

Includes a policy of **Presumption in favour of
sustainable development**

NPPF para 11, the 'presumption in favour of sustainable development'

Plan-making

All plans should promote a sustainable pattern of development that seeks to:

- meet the development needs of their area;
- align growth and infrastructure;
- improve the environment;
- mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects

Decision-taking

Where there are no policies, or the relevant policies are **out-of-date**, grant permission unless:

1. the NPPF provides a clear reason for refusal, or
2. the adverse impacts significantly and demonstrably outweigh the benefits

Origins of Neighbourhood Planning

Localism Act 2011

Part of the agenda of giving greater power to local communities

Planning reform to remove barriers to development

Gives local communities the right to produce a Neighbourhood Plan or Neighbourhood Development Order

Advantages of neighbourhood planning

Gives communities direct power to develop a shared vision for their neighbourhood

Where new homes, shops and offices should be built

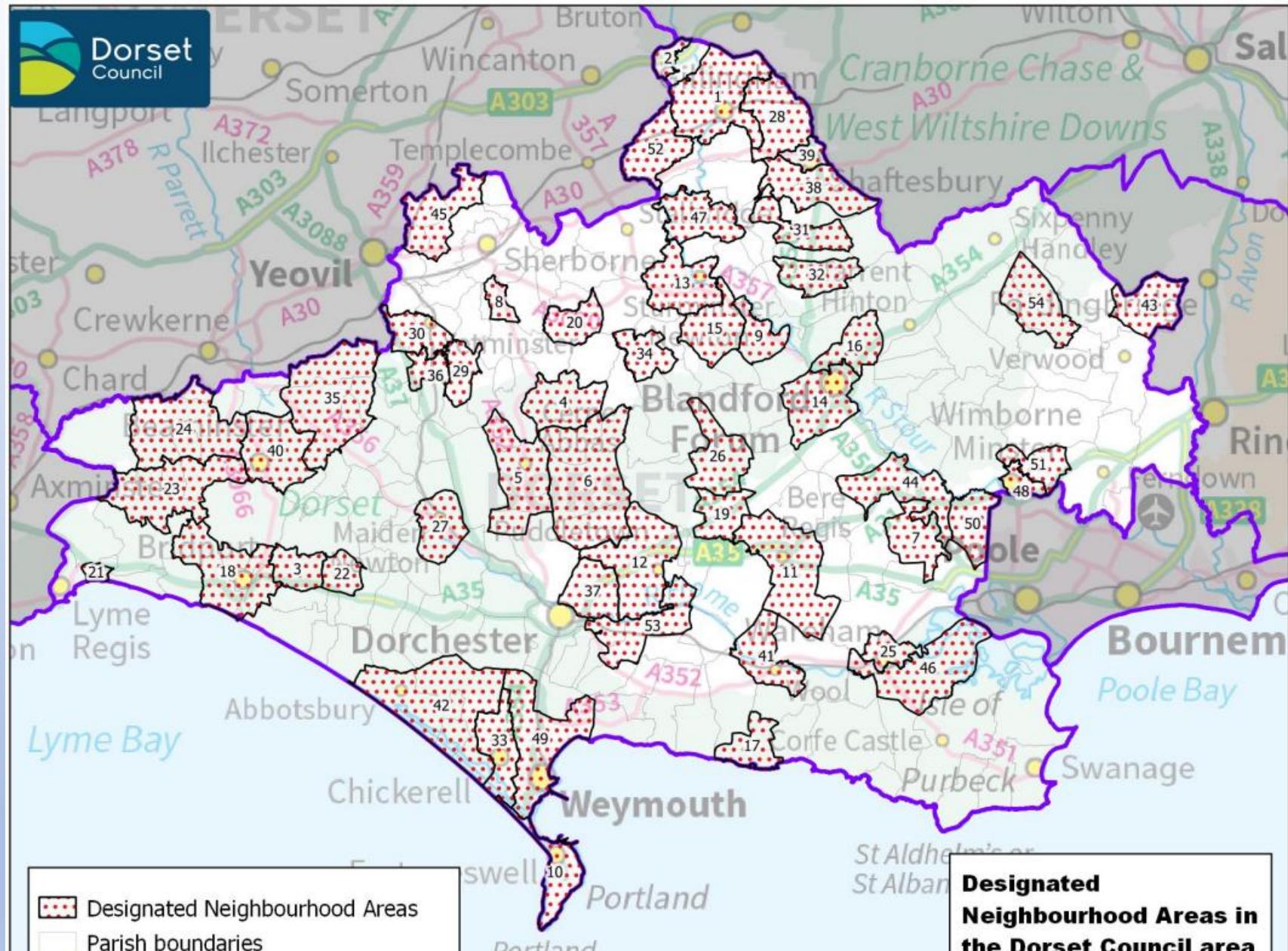
What new buildings should look like

What infrastructure should be provided

Grant planning permission for new buildings you want to see go ahead

An opportunity to set a positive long-term vision for how you want the town or village to develop

Parish Council will receive 25% of CIL revenue



**Designated
Neighbourhood Areas in
the Dorset Council area**

07/09/2021

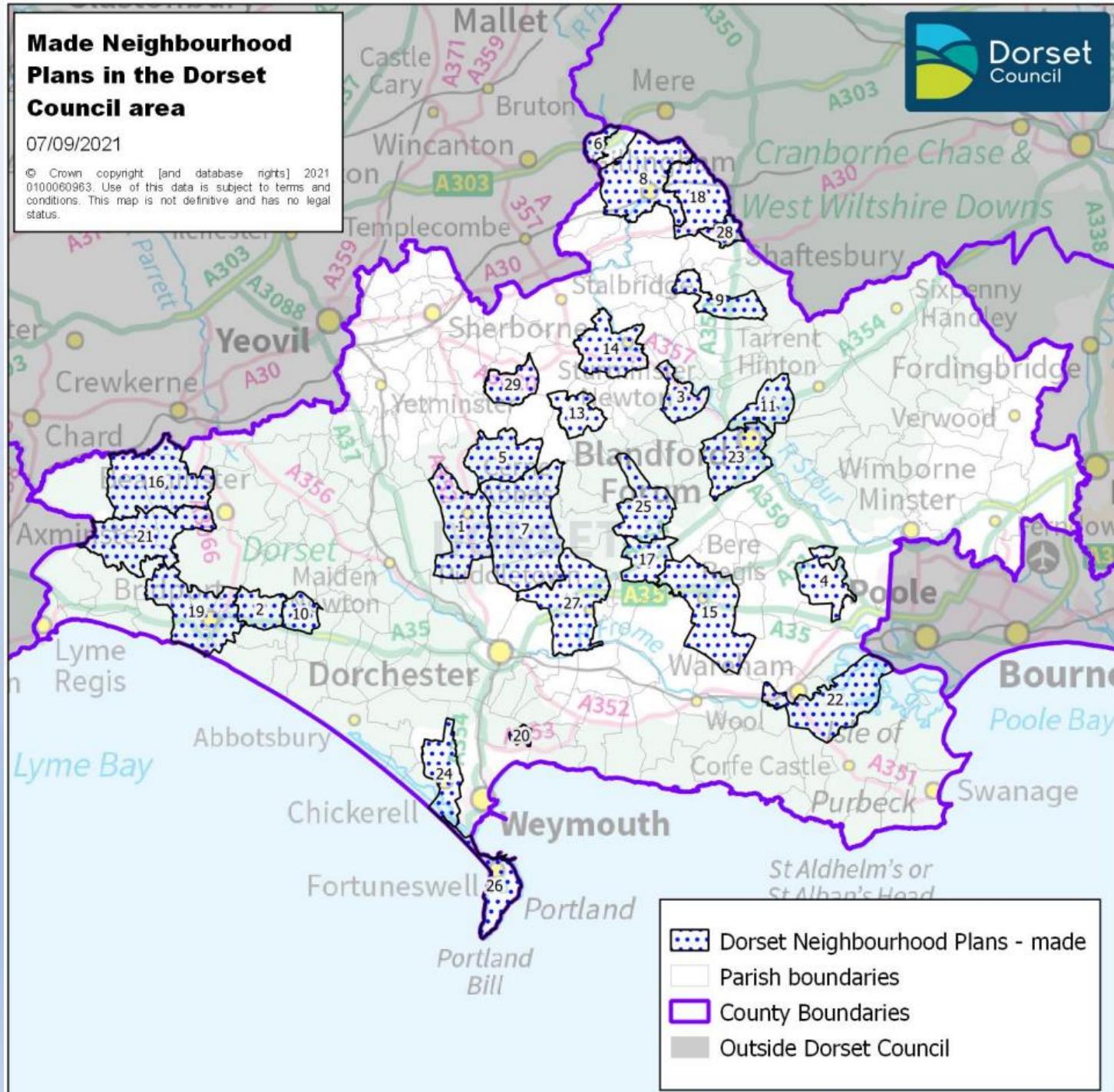
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- 1 Gillingham
- 2 Bourton
- 3 Loders
- 4 Buckland Newton
- 5 Cerne Valley
- 6 Piddle Valley
- 7 Lytchett Matravers
- 8 Longburton (Cam Vale)
- 9 Shillingstone
- 10 Portland
- 11 Bere Regis
- 12 Puddletown
- 13 Sturminster Newton
- 14 Blandford +
- 15 Okeford Fitzpaine
- 16 Pimperne
- 17 West Lulworth
- 18 Bridport Area
- 19 Milborne St Andrew
- 20 Holwell
- 21 Charmouth
- 22 Askerswell
- 23 Upper Marshwood Vale
- 24 Broadwindsor
- 25 Wareham
- 26 Milton Abbas
- 27 Maiden Newton & Frome Vauchurch
- 28 Motcombe
- 29 Leigh
- 30 Yetminster & Ryme Intrinseca
- 31 Fontmell Magna
- 32 Iwerne Minster
- 33 Chickerell
- 34 Hazelbury Bryan
- 35 Corscombe, Halstock & District
- 36 Chetnole & Stockwood
- 37 Stinsford
- 38 Melbury Abbas & Cann
- 39 Shaftesbury
- 40 Beaminster
- 41 Wool
- 42 Chesil Bank
- 43 Alderholt
- 44 Sturminster Marshall
- 45 Queen Thorne
- 46 Arne
- 47 Marnhull
- 48 Wimborne Minster
- 49 Weymouth
- 50 Corfe Mullen
- 51 Colehill
- 52 Buckhorn Weston & Kington Magna
- 53 Knightsford
- 54 Wimborne St Giles

Made Neighbourhood Plans in the Dorset Council area

07/09/2021

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ID	Plan name	Date adopted
1	Cerne Valley NP	08/01/2015
2	Loders NP	21/07/2016
3	Shillingstone NP	21/02/2017
4	Lytchett Matravers NP	13/06/2017
5	Buckland Newton NP	07/12/2017
6	Bourton NP	26/01/2018
7	Piddle Valley NP	10/05/2018
8	Gillingham NP	27/07/2018
9	Fontmell Magna NP	28/11/2018
10	Askerswell NP	10/01/2019
11	Pimperne NP	25/01/2019
13	Hazelbury Bryan NP	08/03/2019
14	Sturminster Newton NP	08/03/2019
15	Bere Regis NP	25/06/2019
16	Broadwindsor NP	01/10/2019
17	Milborne St Andrew NP	01/10/2019
18	Motcombe NP	10/12/2019
19	Bridport Area NP	05/05/2020
20	Sutton Poyntz NP	05/05/2020
21	Upper Marshwood Vale NP	05/05/2020
22	Arne NP	22/06/2021
23	Blandford + NP	22/06/2021
24	Chickerell NP	22/06/2021
25	Milton Abbas NP	22/06/2021
26	Portland NP	22/06/2021
27	Puddletown NP	22/06/2021
28	Shaftesbury NP	22/06/2021
29	Holwell NP	07/09/2021

+ Wincanton NP, March 2018

Motcombe Neighbourhood Plan

2017 - 2027



August 2019 Final Version

Prepared by Motcombe Parish Council

Referendum held 7 November 2019 and made part of the development plan by Dorset Council on 10 December 2019.

2 THE VISION AND OBJECTIVES FOR OUR NEIGHBOURHOOD PLAN

To keep Motcombe as a separate and distinct, village-based community, rather than it becoming a dormitory suburb of the neighbouring, rapidly expanding towns, of Shaftesbury and Gillingham

Parish amenities and green spaces

The range of important amenities, such as the community shop and Post Office, Memorial Hall, the schools and churches – and the activities provided through these amenities, provide the basis for the strong community spirit and help meet many day to day needs of local residents

Housing

Ensure housing needs are met at a level that reflects the amount of new homes required by the Local Plan, and specific needs identified through local evidence. The house types should suit people of different ages and abilities, so that the mix of people living here is well balanced.

Employment

Support existing and new businesses within the parish, including those run from home, which are compatible with the rural village character of the area

This Plan identifies locally valued facilities (including the 1997 flood alleviation scheme) and green spaces for protection. Proposals include improved sport and recreation facilities on the Meadows, at the Memorial Hall and improved parking provision for the School

This Plan sets out how much and what type of housing is needed, and potential sites where these homes could be built. Sites are allocated to meet the projected need for housing growth to 2027.

This Plan recognises the diversity of employment in the parish, and how employment needs can continue to be met

Design

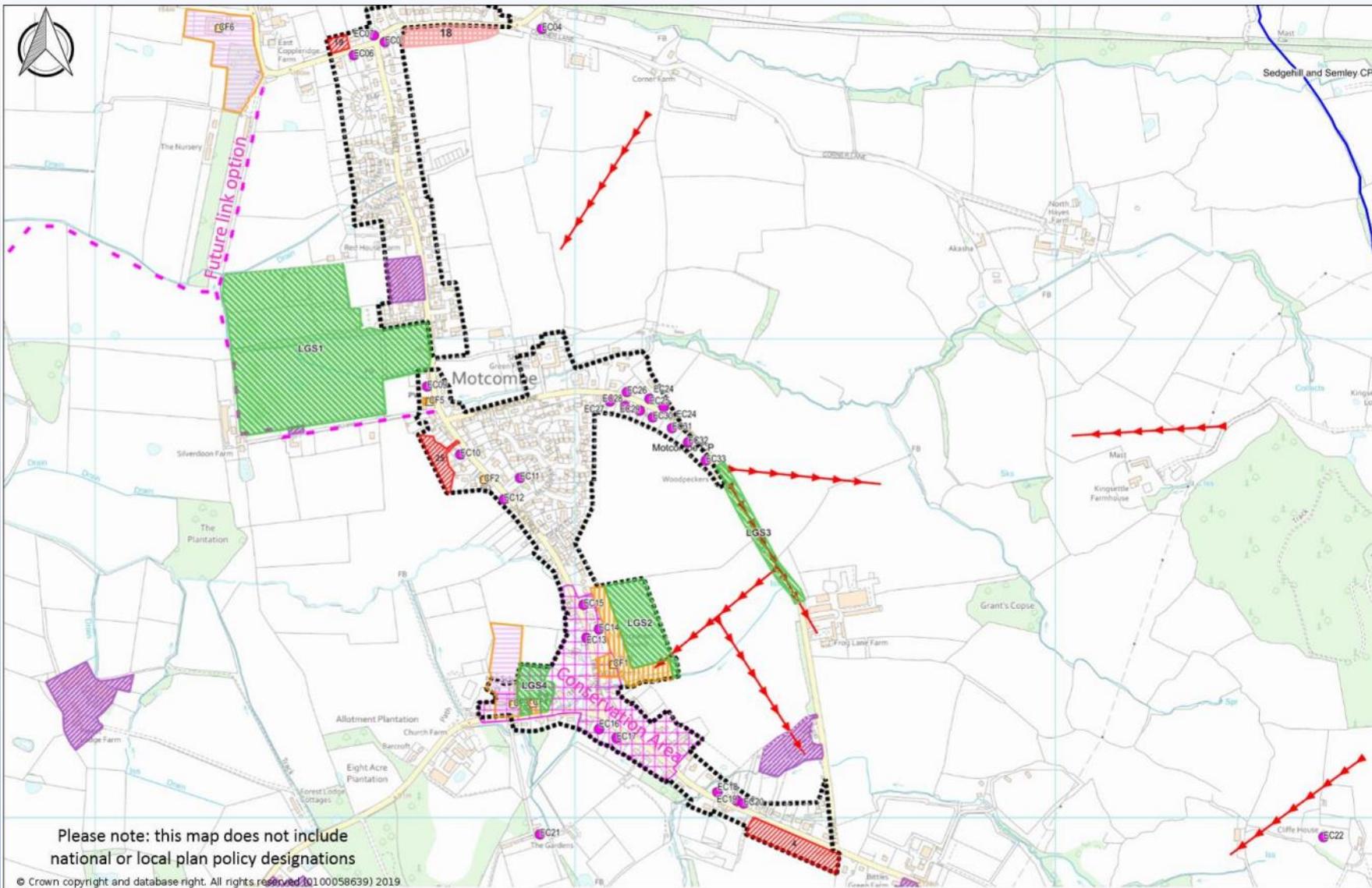
Development should strengthen the distinctive character of Motcombe as a village. New housing, when it is built, should be in small scale incremental developments that reflect the village character and its linear nature, rather than suburban-style estates

Highways and transport

Ensure that additional traffic from development can be safely accommodated on the rural road network, and that opportunities are taken to support public and community transport options, improve footpaths and bridleways, and make roads safer, in ways that are compatible with the rural village character of the area

This Plan sets out how new development can make a positive contribution to Motcombe's character, in terms of styles, materials, landscaping etc, and the importance of the unlisted Estate Cottages in contributing to the local character

This Plan considers how the design of new development should cater for the car without detracting from the area's rural character. It also proposes that a route is safeguarded for the Motcombe to Gillingham off-road cycleway.



Small changes to the settlement boundary.
 3 sites allocated for about 15 houses.
 Another site for about 6 affordable homes.

Motcombe NP also includes policies covering:

- Community facilities
- The rights of way network
- Local green space
- Woodlands
- Biodiversity
- Local views
- Dark skies
- Building patterns, density and landscaping
- **Building size, styles, materials and detailing**
- Street layout
- Car parking solutions
- Motcombe to Gillingham cycleway

Policy MOT18. Building Size, Styles, Materials and Detailing

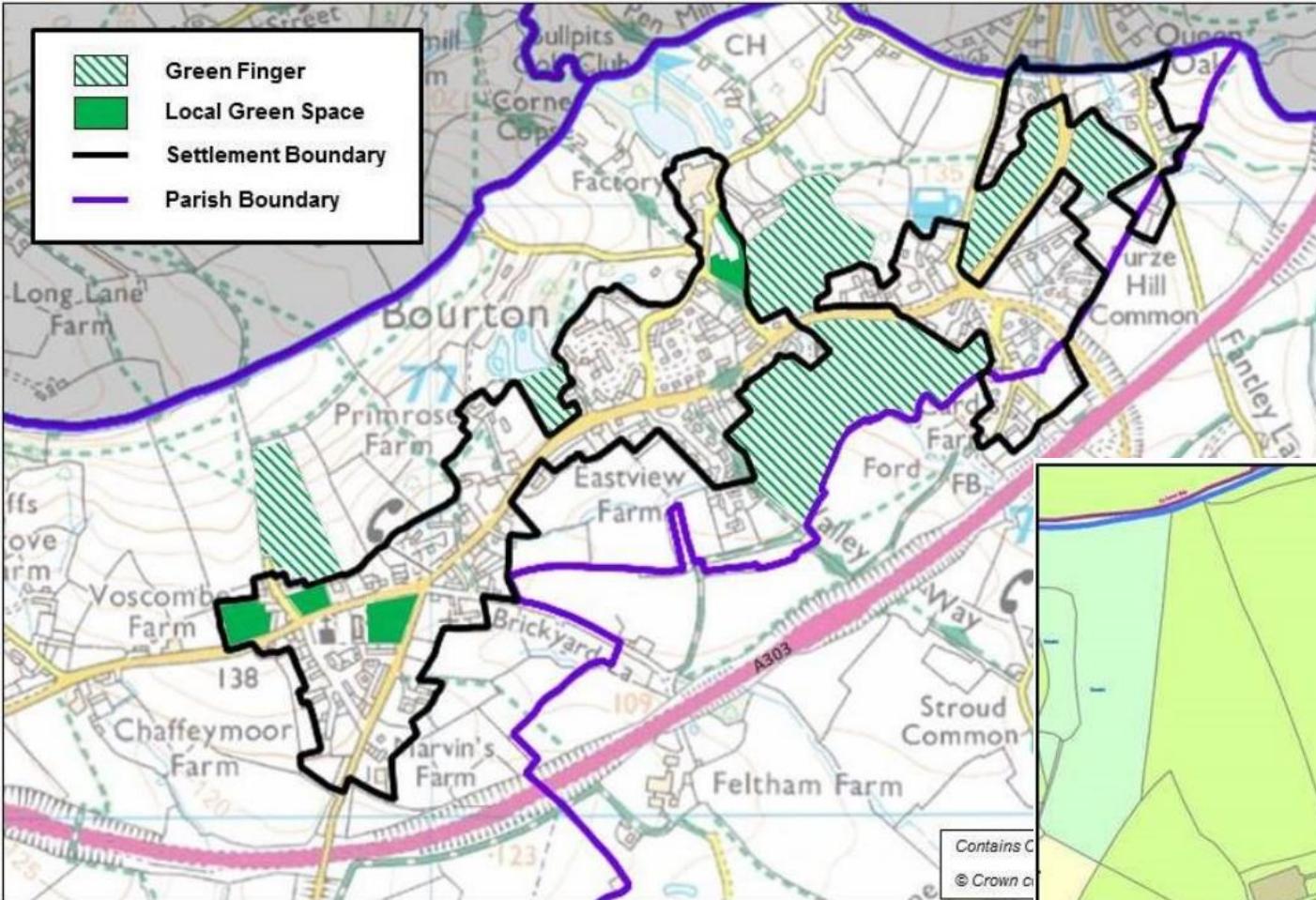
Building heights should generally vary between one and two storeys providing variation in any mix. Three storey and higher properties will not be supported. There should be subtle (but not excessive) variation in the pitch and roofline between adjoining buildings, and also differentiating extensions or property subdivisions. Flat roofs should be avoided.

Building styles should be appropriate to a village character or agricultural / rural working enterprise. Styles more appropriate to urban / town settings (such as town houses) should be avoided. Grander buildings should be limited to those required for community use or the principle building within a major land holding.

The use of local materials and building techniques will be supported (as described in Table 8). Where alternative materials are proposed, these should be checked to make sure that they complement the traditional materials and nearby buildings.

Architectural detailing should be complementary and proportionate to the building style / period and intended use. Blank facades and mock features such as false chimneys that are unlikely to endure the lifetime of the building should be avoided.

Contemporary designs should demonstrate how they have taken an innovative approach to reinforcing local character whilst striving to achieve the best innovations in eco-friendly and energy-efficient designs.



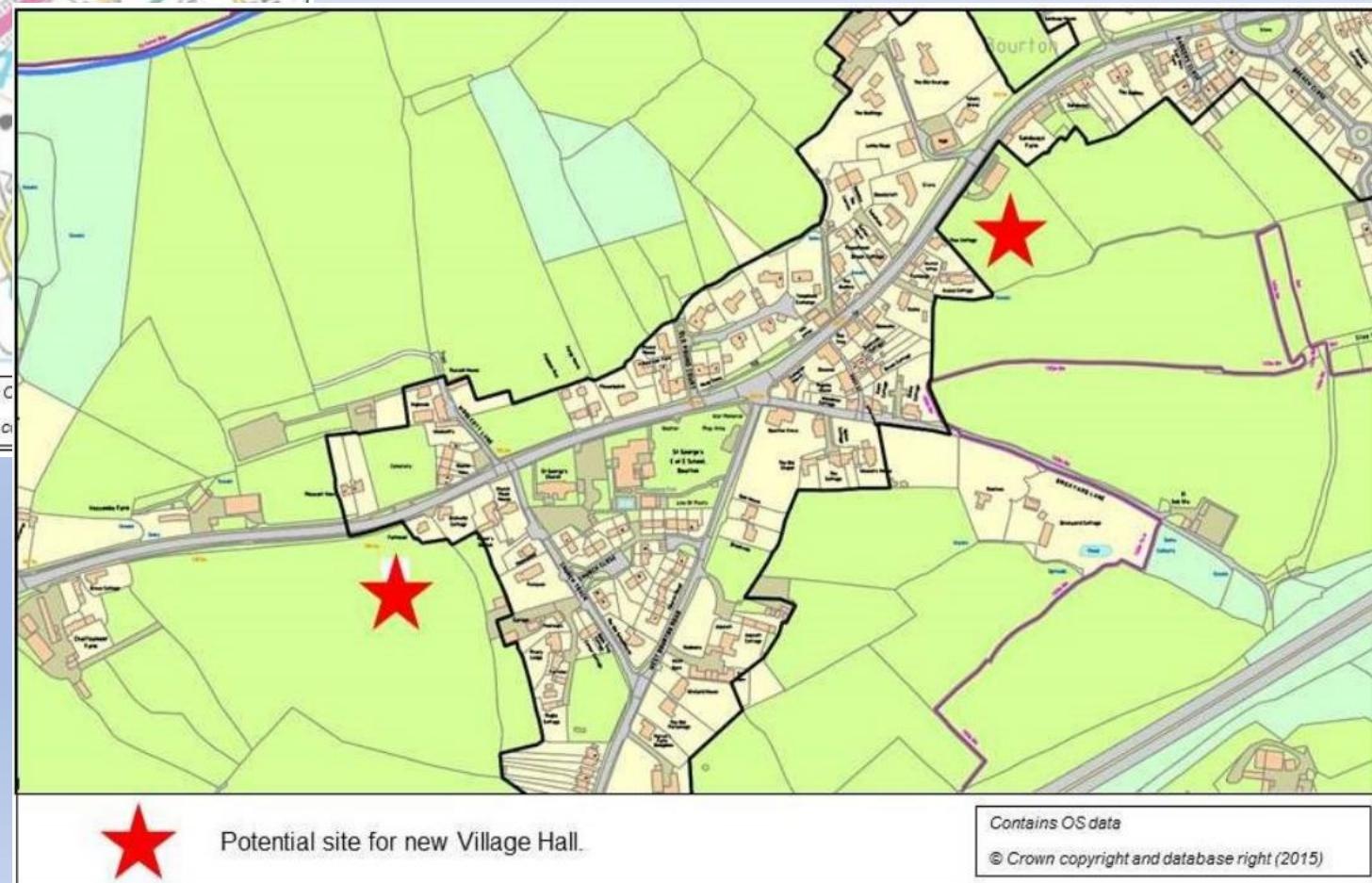
Bourton NP made January 2018.

No changes to the settlement boundary.

Identifies Local Green Space and Green Fingers.

Identifies 2 possible locations for a village hall

However the village appears to be divided regarding which site to use.



Potential site for new Village Hall.



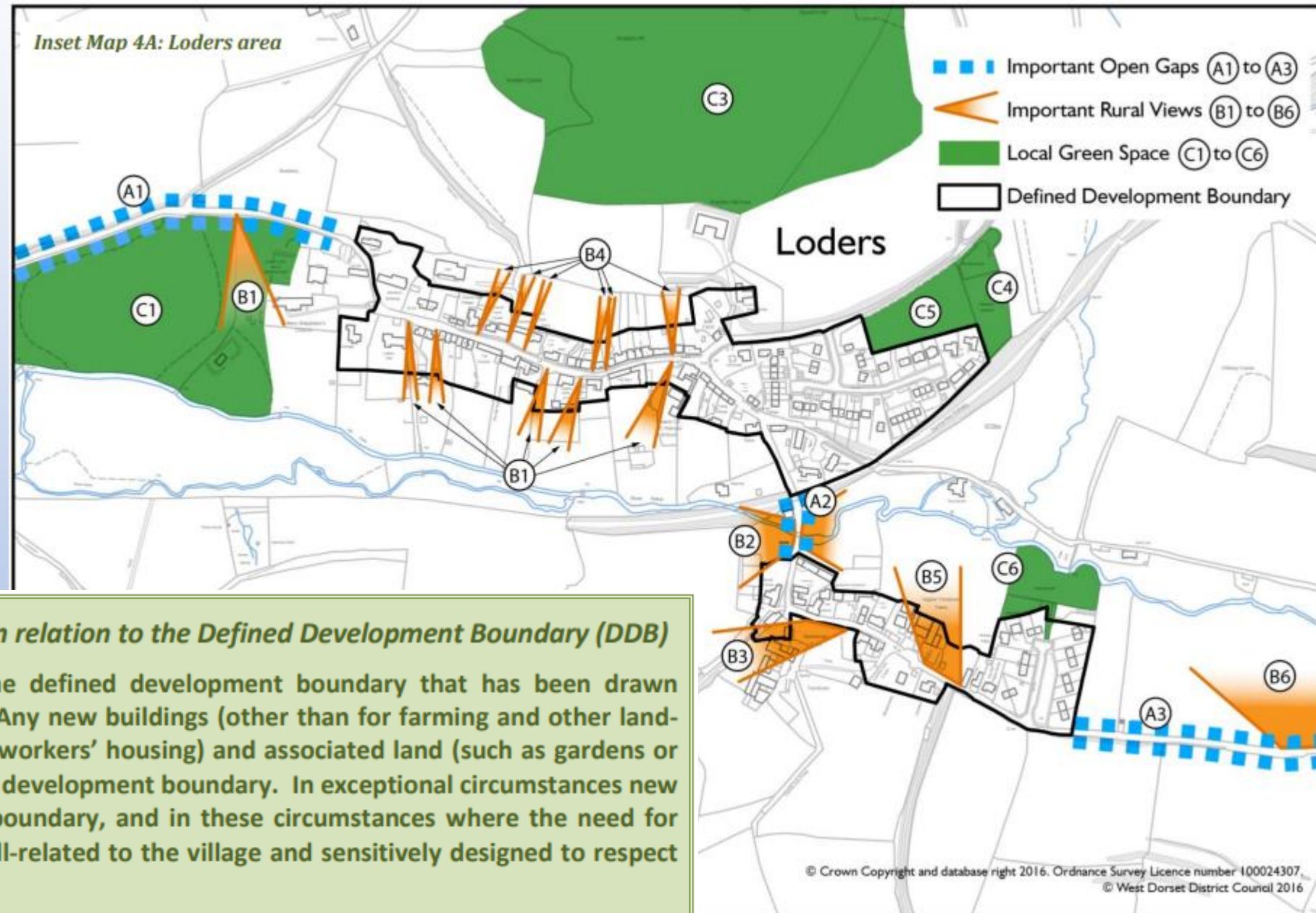
Holwell NP – Feb 2019, review Sept 2021

A village without a Defined Development Boundary (DDB).

NP identifies sites suitable for open market housing and affordable housing.

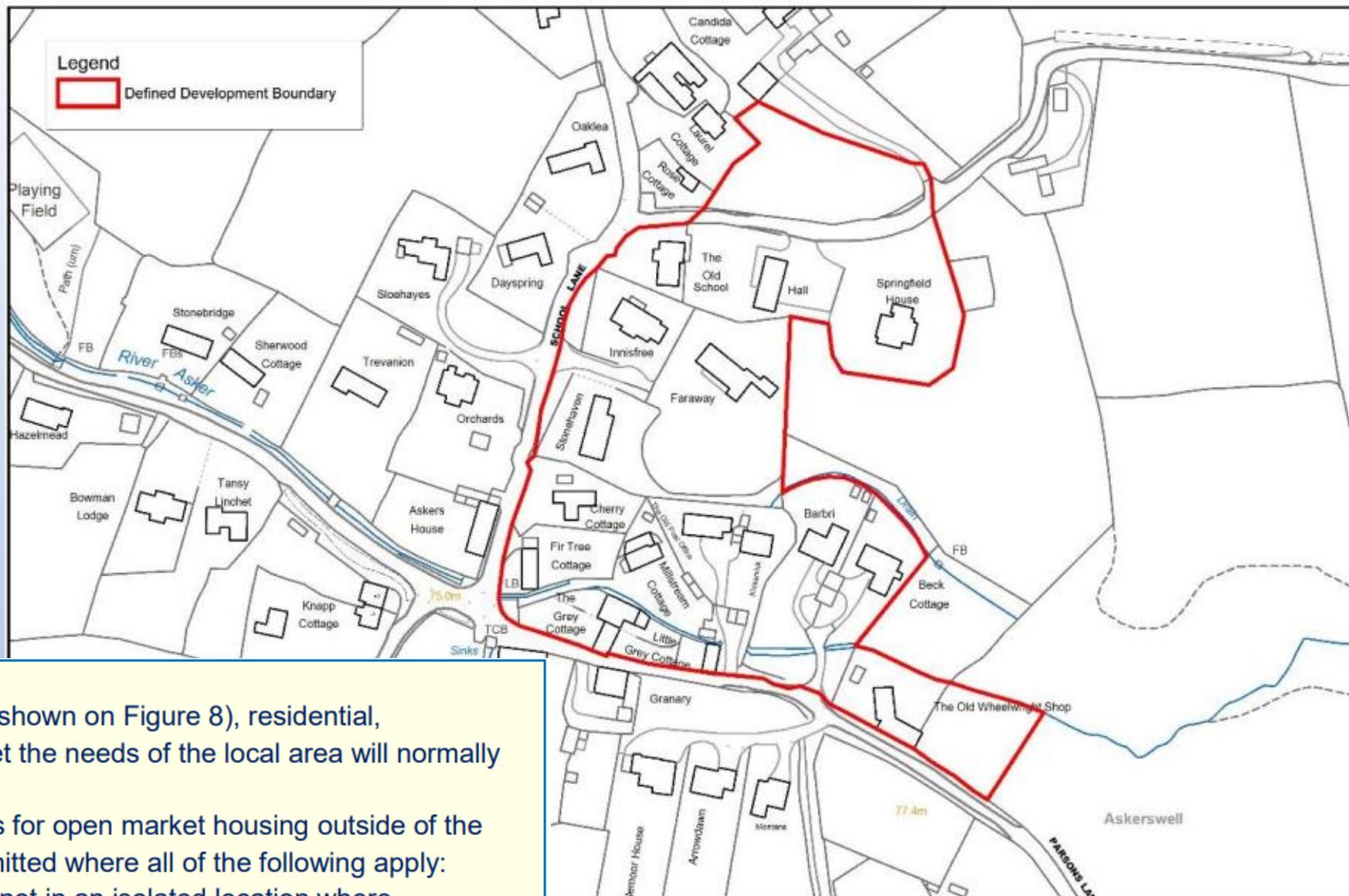
Loders NP, July 2016.

Created a new DDB



Askerswell NP, January 2019.

Created a new DDB



Policy H1: Location of housing

H1.1. Within the defined development boundary (shown on Figure 8), residential, employment and other development to meet the needs of the local area will normally be permitted.

H1.2. The adaptation and re-use of rural buildings for open market housing outside of the defined development boundary will be permitted where all of the following apply:

- the building adjoins an existing road and is not in an isolated location where substantial new infrastructure would be required
- the existing building is of permanent and substantial construction and was in existence in 2011, and
- the building and any alterations proposed make a positive contribution to the character of the area and would not be substantially rebuilt or extended.

The process of producing a Neighbourhood Plan

1. Designate neighbourhood area
2. Prepare draft plan
3. Formal consultation
4. Submission & formal consultation
5. Independent examination
6. Referendum / make plan

What are the 'basic conditions' for a neighbourhood plan?

Regard to national
policy/advice
issued by SoS

Contributes to
achievement of
sustainable
development

Plan is in general
conformity with
strategic policies in
the Local Plan

Plan is compatible
with EU
obligations

Plan complies with
human rights
legislation

What can't a neighbourhood plan do?

Promote less
development than
set out in strategic
policies

Constrain the
delivery of a
strategic site
allocated in the LP

Have policies on
minerals or waste
matters

Control things
which aren't
'development'

Remove permitted
development
rights

Wider community
aspirations should
be separate

What alternatives are there to preparing a NP?

Continue to
influence the
emerging Dorset
Council Local Plan

(Influence/help to
prepare design
and development
briefs)

Comment on
planning
applications / pre-
app discussions

Focus on
delivering actions
in existing plans
(e.g. village plan)

Campaign to
remove permitted
development
rights

Develop and
deliver a
community project

What are the next steps?

Is neighbourhood planning is the right option?

Apply to Locality for grant funding

Form a neighbourhood planning group

Decide on scope of the plan

Assess existing evidence/information.

- What new evidence do you need?

Consider what external assistance you need:

- Chartered planner(s) to help project management, facilitate consultation work, etc.
- Specific technical studies, e.g. housing needs assessment, urban design work, etc.

Thanks!

Useful Links

Council web pages

www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/neighbourhood-plans-in-dorset

Government Planning Practice Guide

www.gov.uk/guidance/neighbourhood-planning--2

National Planning Policy Framework

www.gov.uk/guidance/national-planning-policy-framework

Locality Neighbourhood Planning website

<https://neighbourhoodplanning.org/>

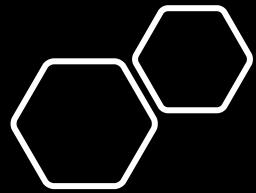
Neighbourhood Plan protection against the 'presumption' (NPPF para 14)

Neighbourhood Plan is less than 2 years old

NP contains policies to meet its identified housing requirement

LPA has at least a 3-year housing land supply

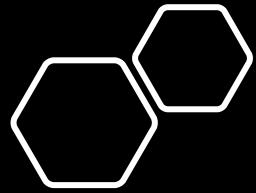
Housing delivery was at least 45% of that required over the last 3 years



NPPF and neighbourhood planning

Para 13: “Neighbourhood plans should support the delivery of strategic policies contained in local plans; and should shape and direct development that is outside of these strategic policies.”

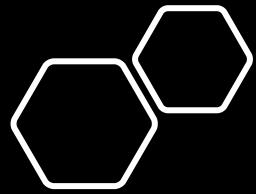
Para 29: “Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”



NPPF and housing

Para 66: “Strategic policy-making authorities [e.g. Dorset Council] should establish a housing requirement figure for their whole area.... 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.”

Para 70: “Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites suitable for housing in their area.”

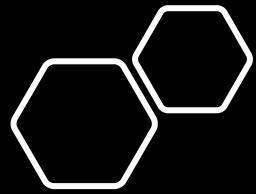


NPPF and Local Green Space

Para 101: LGS designation allows communities to identify and protect green areas of particular importance to them.

Designating land as LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

Para 102: LGS only to be used where green space is close to the community, demonstrably special and not an extensive tract of land.



NPPF and well-designed places

Para 127: “Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.”

“Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.”

Policy Context

