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?

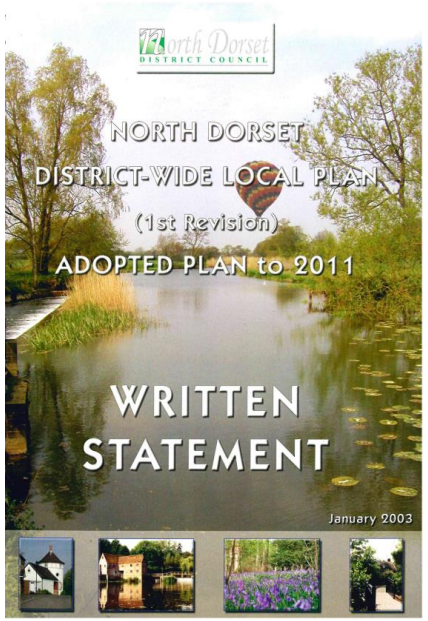
- What should go where (and when)
- Many competing needs / interests
- Planning is a balancing exercise
- Can be slow but necessary to secure the best outcome

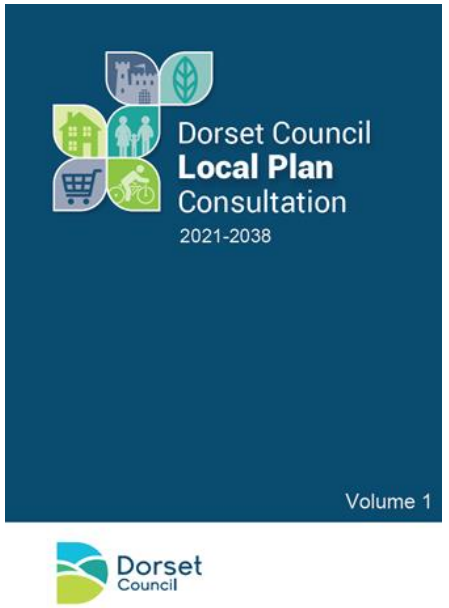
How to determine planning applications

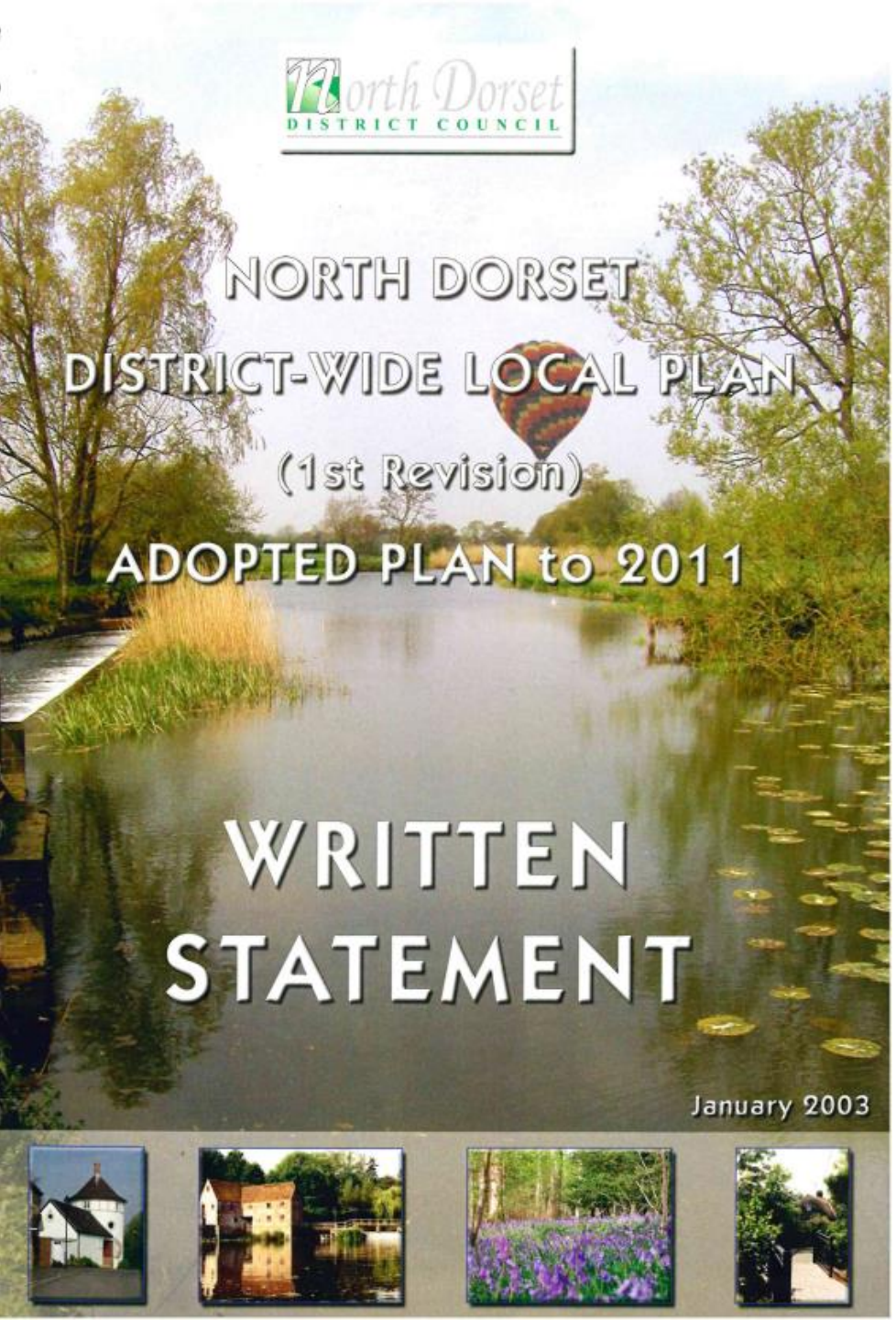
Planning applications must be determined in accordance with the **development plan**, unless **material considerations** indicate otherwise.

= local plans + neighbourhood plans

Local Plans, past, present and future







North Dorset 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

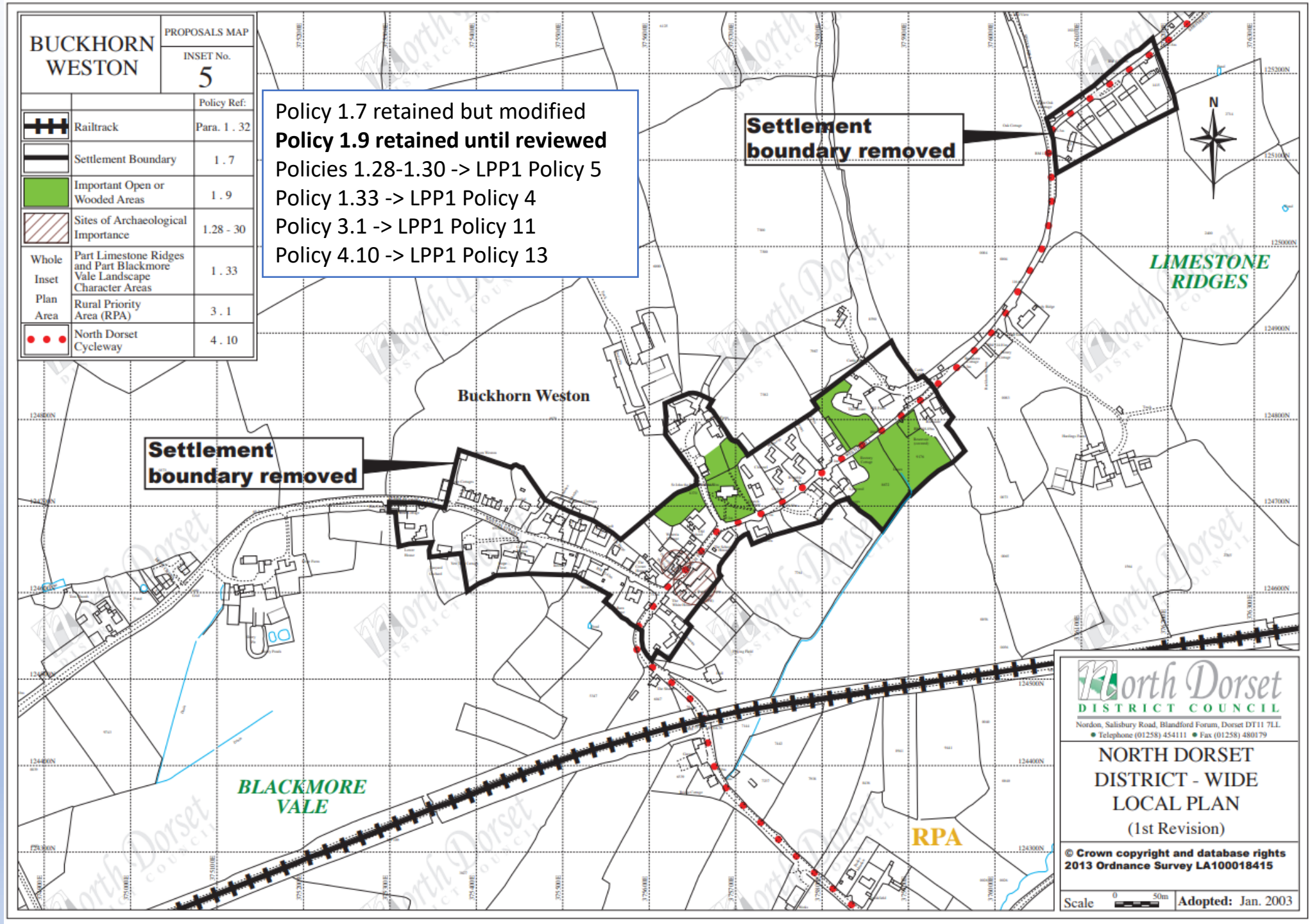
Dorset Council

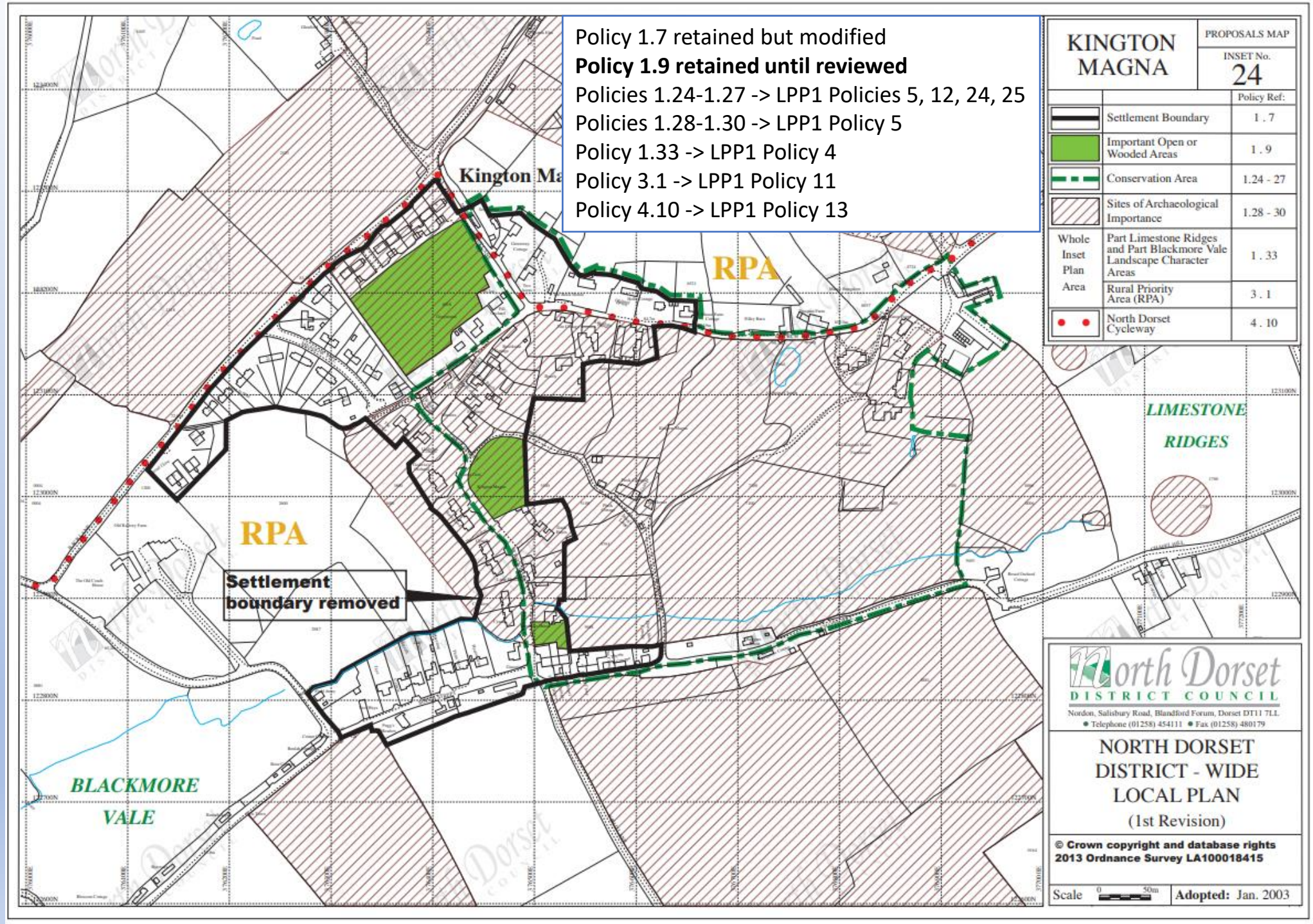
Local Plan Part 1 (2016)

Core Spatial Strategy

Four main towns	Stalbridge & 18 larger villages	Everywhere else – countryside
• main focus for growth	• growth to meet local needs	• development strictly controlled

Buckhorn Weston & Kington Magna


BUCKHORN WESTON
PROPOSALS MAP
INSET No. 5
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
Settlement boundary removed
Buckhorn Weston
LIMESTONE RIDGES
BLACKMORE VALE
RPA
N
North Dorset DISTRICT COUNCIL
Nordon, Salisbury Road, Blandford Forum, Dorset DT11 7LL
Telephone (01258) 454111 Fax (01258) 480179
NORTH DORSET DISTRICT - WIDE LOCAL PLAN
(1st Revision)
© Crown copyright and database rights 2013 Ordnance Survey LA100018415
Scale 0 50m
Adopted: Jan. 2003


Policy 1.7 retained but modified
Policy 1.9 retained until reviewed
Policies 1.24-1.27 -> LPP1 Policies 5, 12, 24, 25
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
KINGTON MAGNA
PROPOSALS MAP
INSET No. 24
Policy Ref:
Settlement Boundary 1.7
Important Open or Wooded Areas 1.9
Conservation Area 1.24 - 27
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
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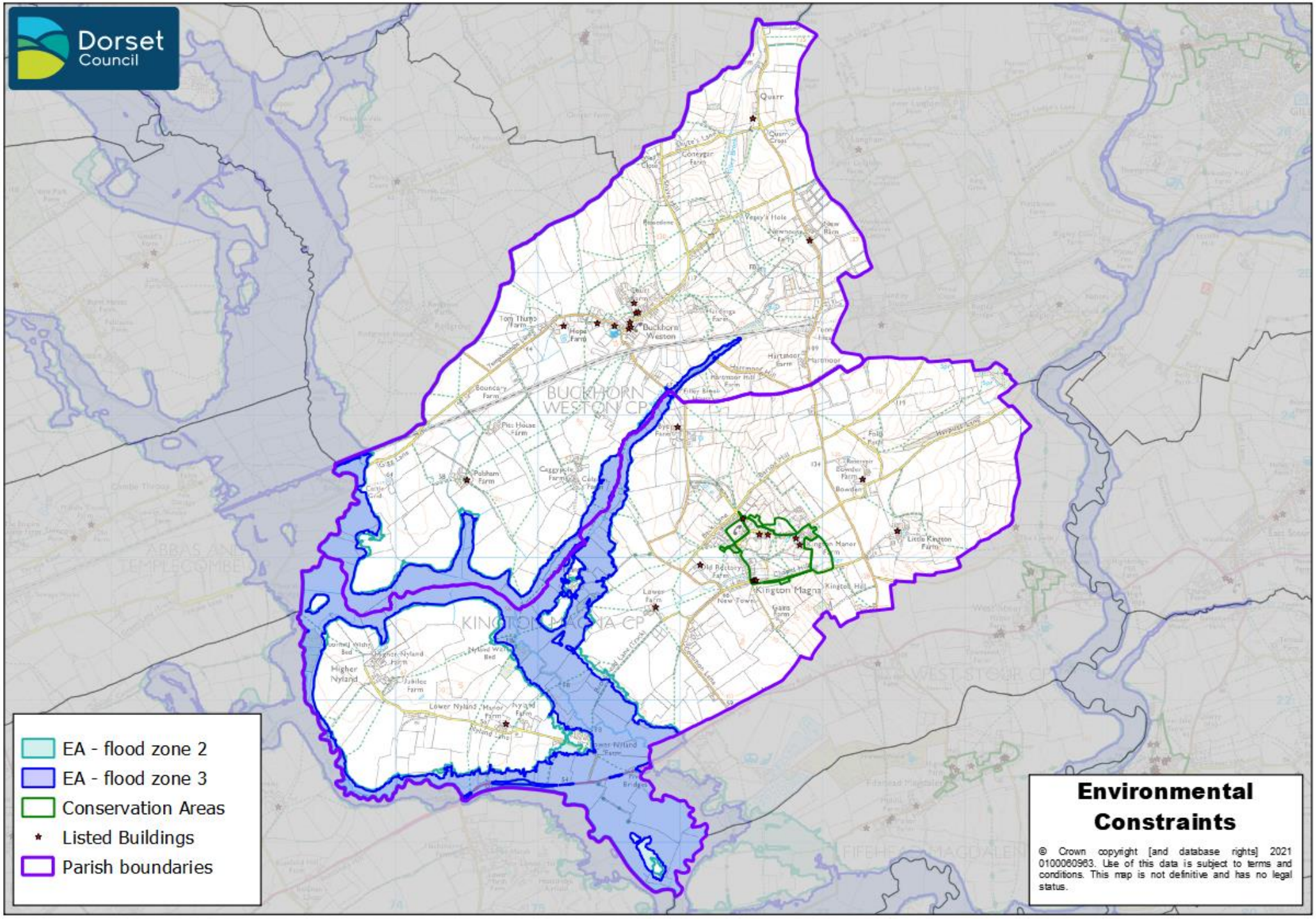
Dorset Council
EA - flood zone 2
EA - flood zone 3
Conservation Areas
Listed Buildings
Parish boundaries
Environmental Constraints
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BUCKHORN WESTON CP
KINGTON MAGNA CP
Buckhorn Weston
Kington Magna

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 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

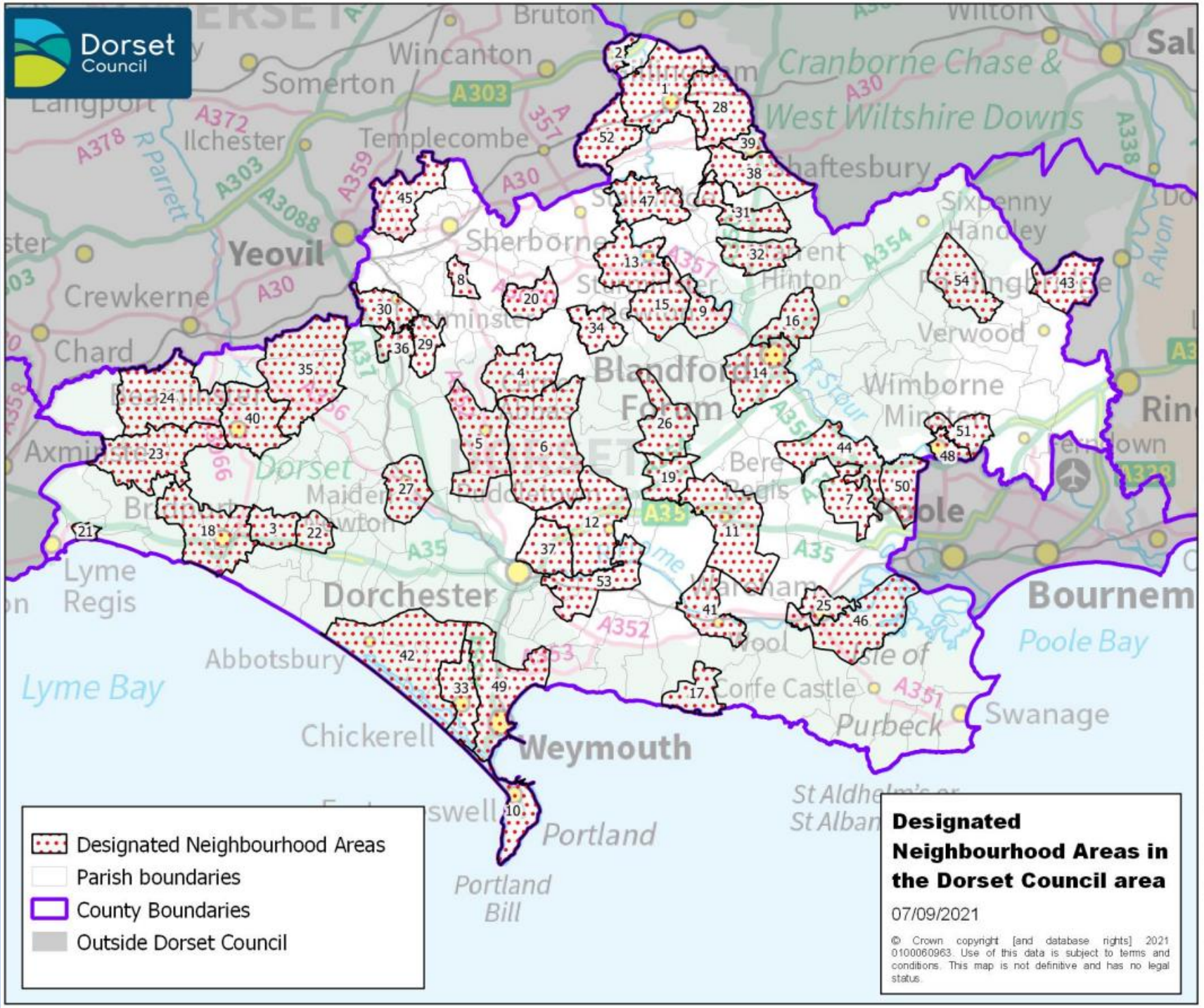
Part of the agenda of giving greater power to local communities

Planning reform to remove barriers to development

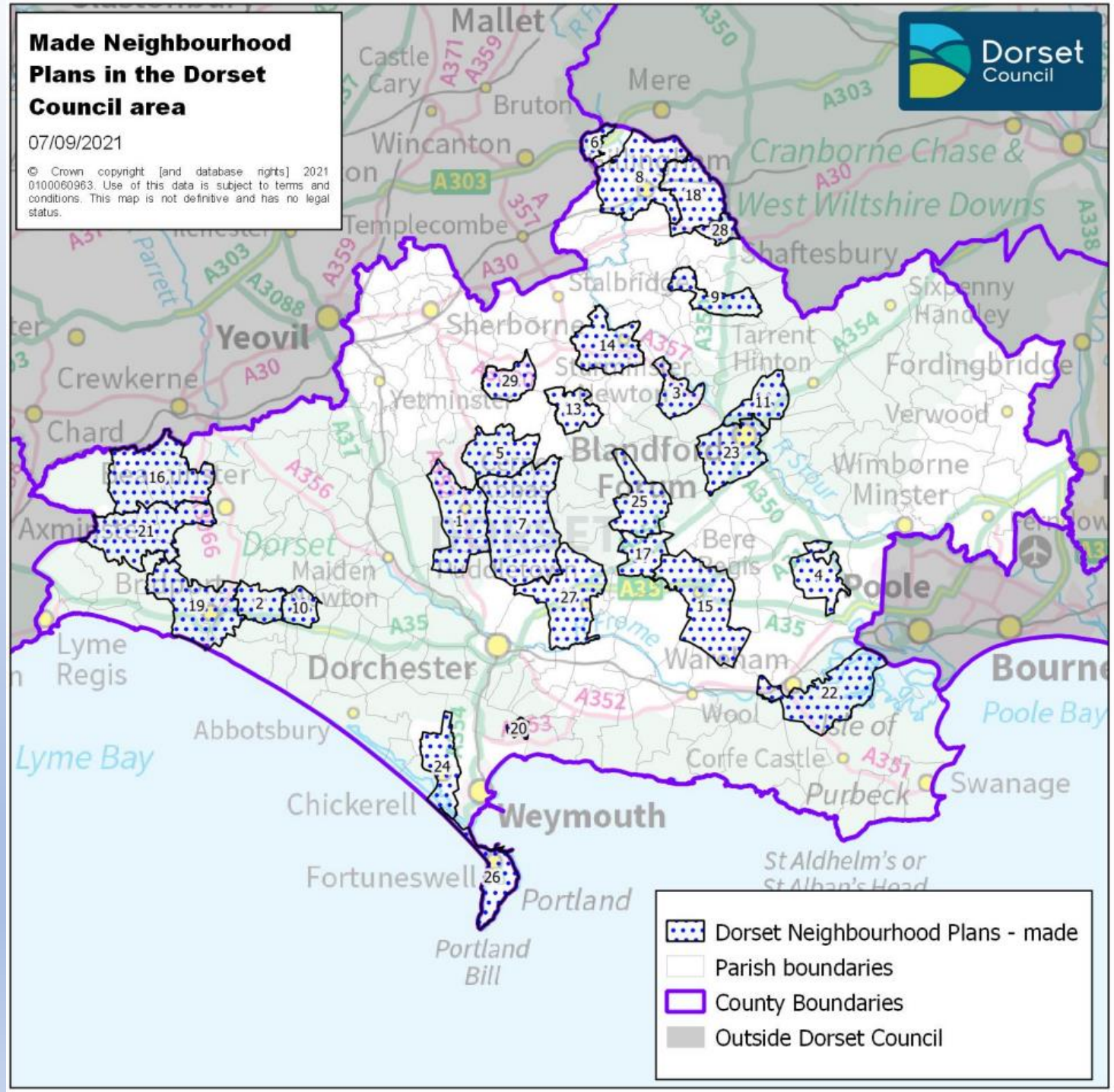
Gives local communities the right to produce a Neighbourhood Plan or Neighbourhood Development Order

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



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



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

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

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.

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.

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

Design

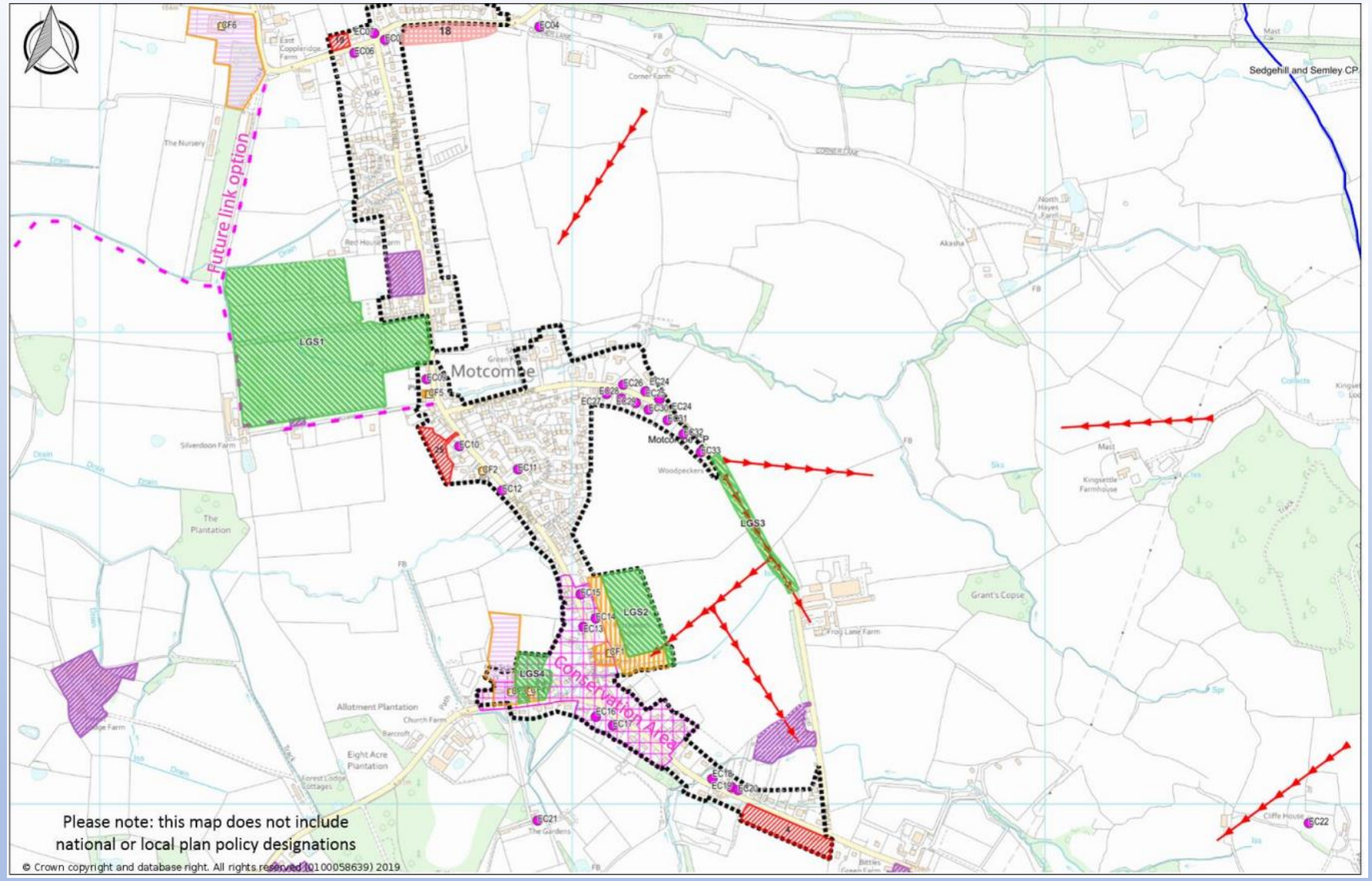
Development should strengthen the distinctive character of Motcombe as a village. New housing, when it is built, should be in small scale incremental developments that reflect the village character and its linear nature, rather than suburban-style estates

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

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 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.



- MOT1 Community Facility
- MOT1&15 Community Facility inc Emp
- MOT4 Local Green Spaces
- MOT7 Local Views
- MOT10 Settlement Boundary (revised)
- MOT11-13 Housing Allocations
- MOT14 Rural AH exception site
- MOT15 Employment site
- MOT16 Grosvenor Estate Cottages
- MOT21 Cycleway
- Motcombe Conservation Area

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

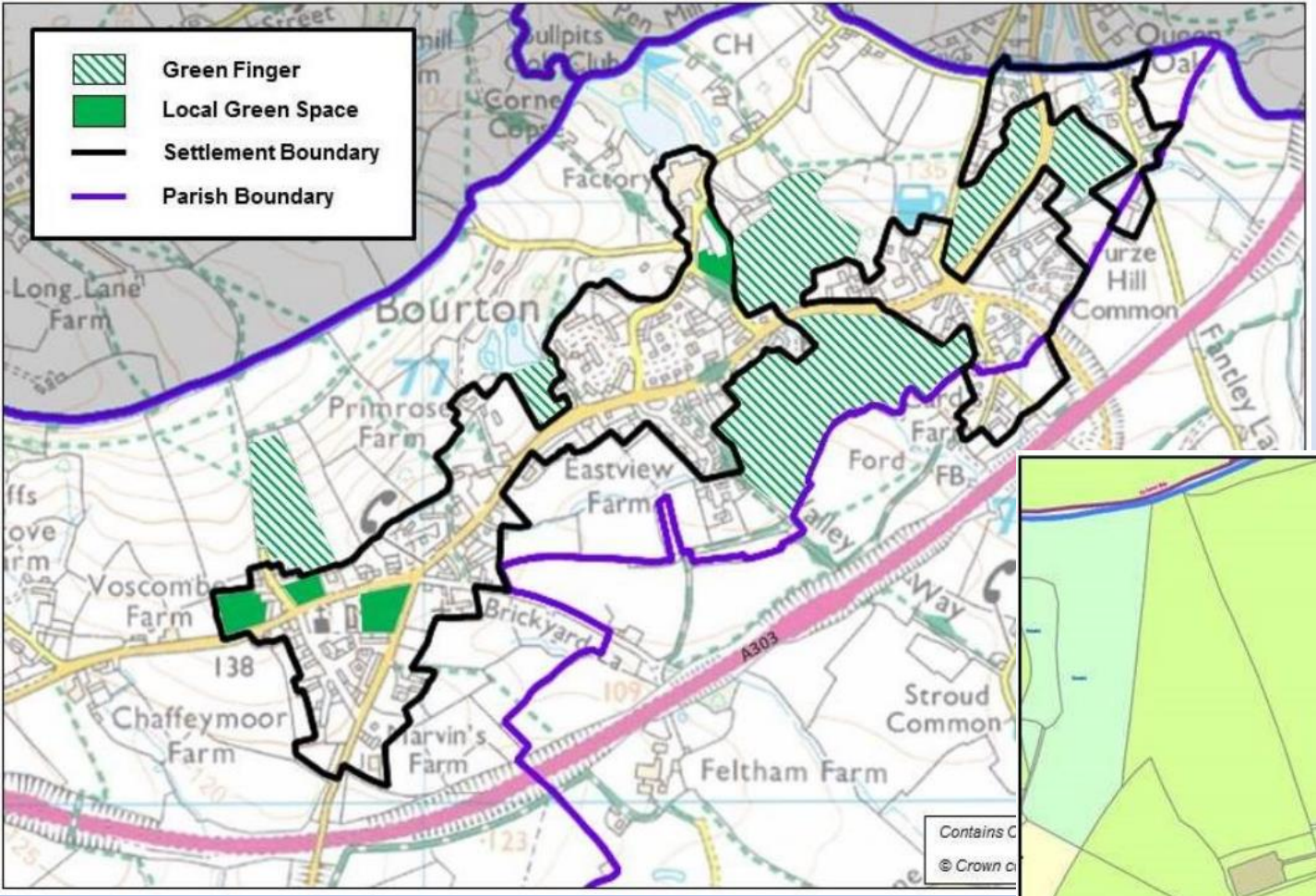
Building heights should generally vary between one and two storeys providing variation in any mix. Three storey and higher properties will not be supported. There should be subtle (but not excessive) variation in the pitch and roofline between adjoining buildings, and also differentiating extensions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



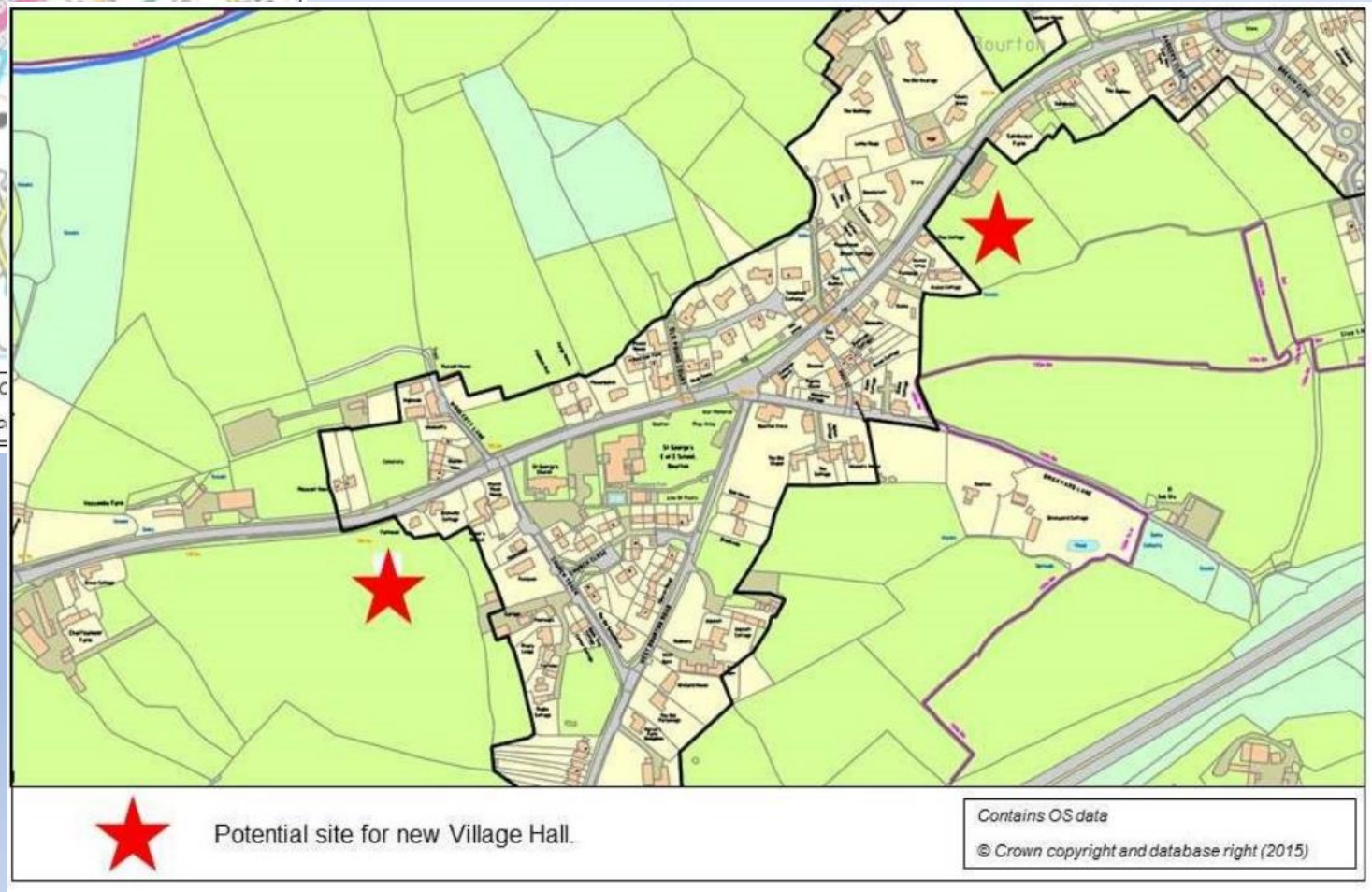
Bourton NP made January 2018.

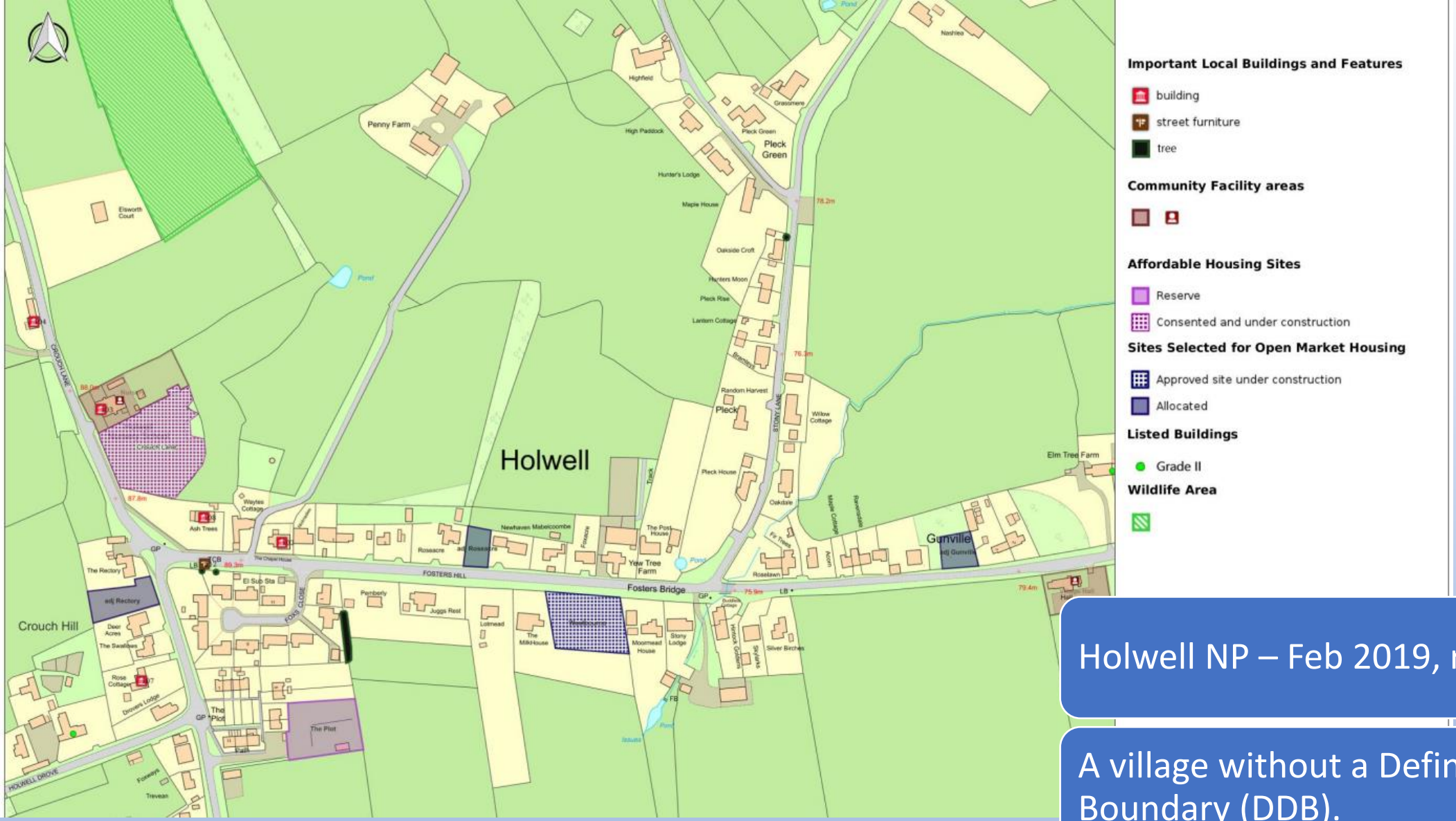
No changes to the settlement boundary.

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.





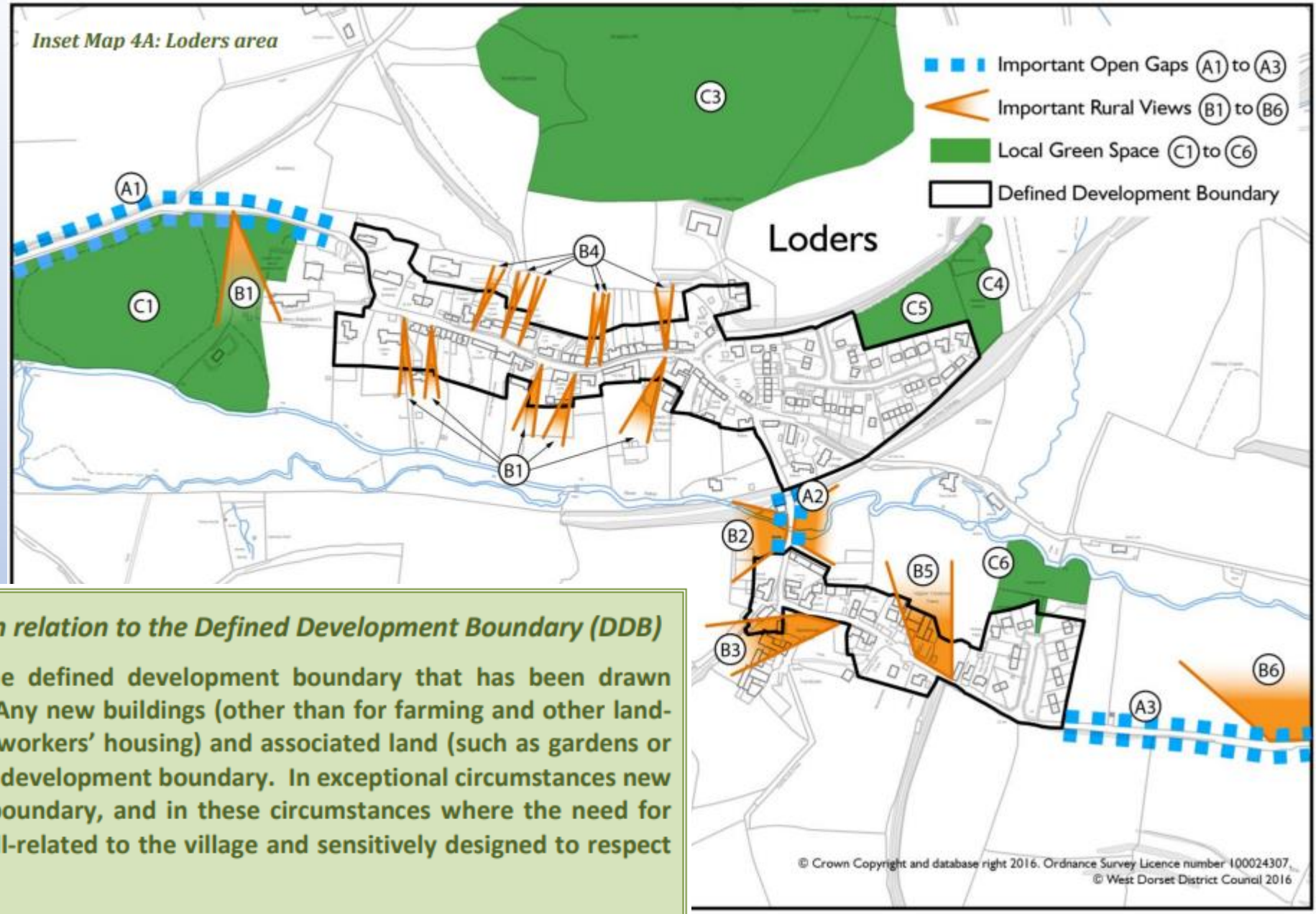
Holwell NP – Feb 2019, review Sept 2021

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



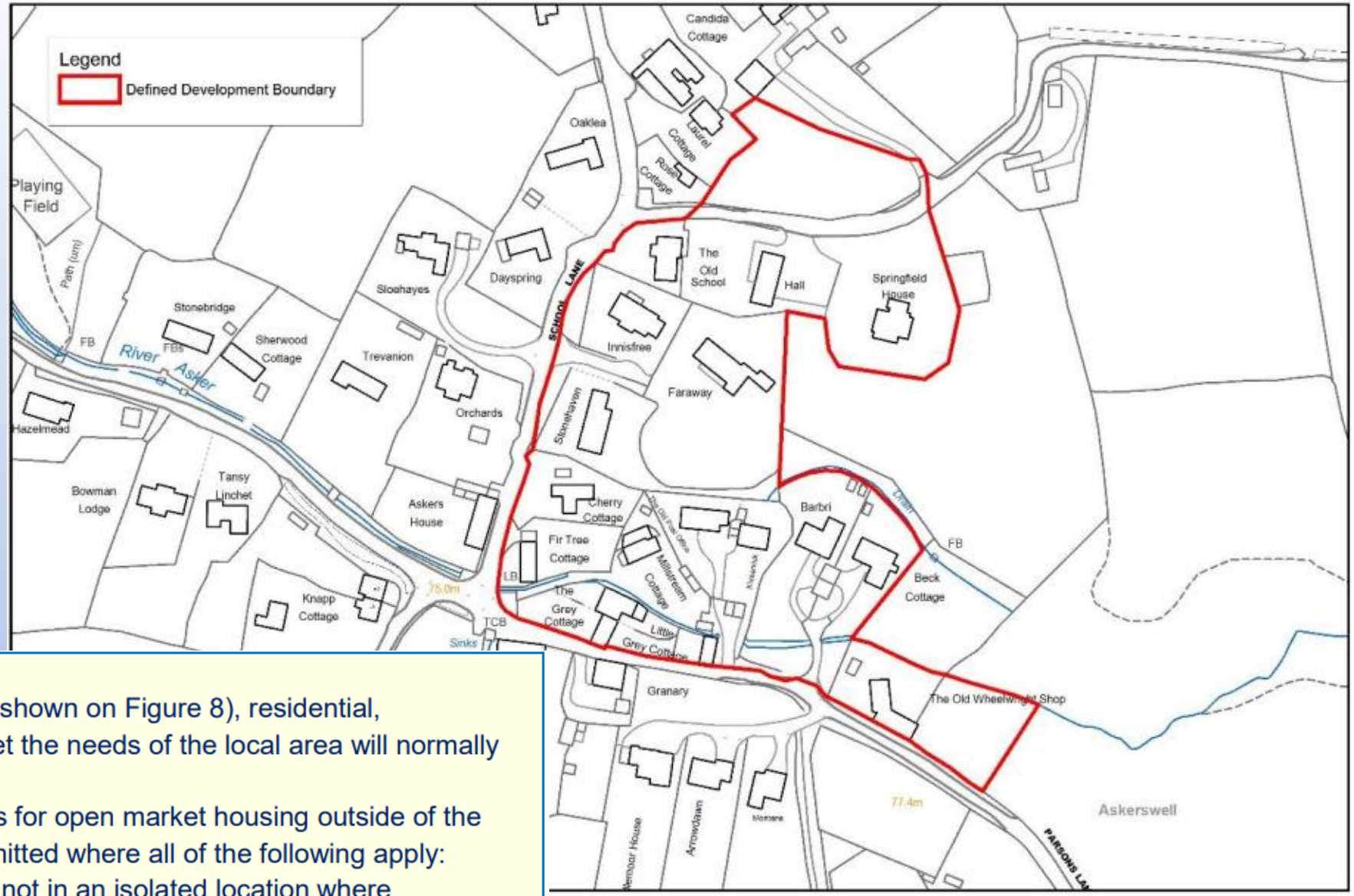
LNP Policy E5: Location of Development in relation to the Defined Development Boundary (DDB)

Development will be supported within the defined development boundary that has been drawn around Loders and Uploders (see map 5). Any new buildings (other than for farming and other land-based rural businesses, or associated rural workers' housing) and associated land (such as gardens or parking areas) should be located within this development boundary. In exceptional circumstances new buildings may be allowed outside of this boundary, and in these circumstances where the need for new buildings is justified, they must be well-related to the village and sensitively designed to respect and enhance the character of the local area.

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

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

National Planning Policy Framework

Neighbourhood Plan?