

Highcliffe and Walkford Neighbourhood Plan

Basic Conditions Report

Prepared by: Dorset Planning Consultant Ltd, on behalf of Highcliffe and Walkford Parish Council

Date of report: May 2021

Contents

1. Introduction	1
2. Legal Requirements	1
Has the draft plan been submitted by a qualifying body?	1
Does the proposed neighbourhood plan state the period for which it is to have effect?	1
Is what is being proposed a neighbourhood development plan making provision in relation to land or sites in the Neighbourhood Plan Area?	1
Do any of the policies relate to excluded development?	1
Do any of the policies extend beyond the neighbourhood area or cover an area where there is a neighbourhood development plan already in place?	2
3. Consideration of National and Strategic Policies	2
National Planning Policy and Guidance	2
The Development Plan for the Neighbourhood Plan area.....	2
Conformity Analysis	4
Conformity conclusions.....	13
4. EU and sustainability obligations	14
SEA and HRA Screening	14
Sustainability checks	14
Appendix A: LGS consideration of existing policies	16

1. Introduction

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

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

2. Legal Requirements

Has the draft plan been submitted by a qualifying body?

Highcliffe and Walkford 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 2020-2028 (as stated on the front cover and repeated in paragraph 1.19).

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

Do any of the policies relate to excluded development?

The policies contained in the plan cover:

- HWNP1: High Street Environment – the Public Realm
- HWNP2: High Street Uses
- HWNP3: Local Centres
- HWNP4: Local Green Spaces
- HWNP5: Green Corridors
- HWNP6: Proposed Green Spaces
- HWNP7: Walking and cycle routes
- HWNP8: Parking Standards
- HWNP9: Locally Important Community Facilities
- HWNP10: House Types
- HWNP11: Housing design for practical living
- HWNP12: Retaining and Reinforcing Local Character

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

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

The Neighbourhood Plan policies relate only to Highcliffe and Walkford parish (which is the designated Neighbourhood Plan Area) and to no other area.

There are no other neighbourhood plans relating to Highcliffe and Walkford Parish. A number of the adjoining parishes (Christchurch, Burton and New Milton) have been designated as a Neighbourhood Plan area. New Milton’s Neighbourhood Plan completed its examination in December 2019 and is due to go to referendum on 6 May 2021. There are no plans as yet produced for the other areas.

Map 1 – Neighbourhood Plan Designated Area



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 proposed to be 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 Framework¹ (as revised February 2019), but where appropriate, reference is made to the online National Planning Policy Guidance (NPPG) and Ministerial Statements.

The Development Plan for the Neighbourhood Plan area

The Christchurch and East Dorset Local Plan- Part 1 Core Strategy², which was adopted by Christchurch Borough Council in April 2014, contains the bulk of the strategic planning policies for the area. There are a number of ‘saved’ policies from the 2001 Christchurch Local Plan but these are generally considered to be non-strategic in nature given that they were not carried forward into the Core Strategy. There are also a number of supplementary planning documents (which do not have development plan status), including:

- BCP Parking Standards SPD (January 2021)
- Christchurch and East Dorset Housing and Affordable Housing SPD (2018)

- Christchurch Borough-wide Character Assessment (2003)
- Christchurch Shopfronts and Advertisement Design Guide (2005)
- Dorset Heathlands Planning Framework (2020)
- Poole and Christchurch Bays Shoreline Management Plan (2010)

The Core Strategy identifies Highcliffe as having a District Centre and classifies it as a settlements “which will provide for smaller scale community, cultural, leisure, retail, employment and residential development within the existing urban areas”. At that time, the Strategic Housing Land Availability Assessment identified potential for 324 new dwellings for Highcliffe and North Highcliffe / Walkford by 2027 (Christchurch Strategic Housing Land Availability Assessment (2012)). The strategy does not specifically refer to Walkford as a distinct settlement, but notes that it has generous plots with low density housing (paragraph 14.10) in this part of the former Christchurch borough.

The main strategic allocation which lies partly within the area is the Christchurch Urban Extension (Policy CN1) which encompasses land south of the railway line between Salisbury Road and Roeshot Hill. The Green Belt was reviewed as part of this process and this area of land taken out of the Green Belt. Most of the site now has outline consent (granted 13 March 2019), excluding the allotments which were at that time owned by the Borough Council, but have since been transferred to the Parish Council.

The employment area between Grange Road and the Runway is identified as a ‘higher quality’ employment site to be protected for employment uses (Policies KS5 / PC1).

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

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

Policy KS9 identifies the A35 and A337 as part of the network of prime transport corridors and proposes improvements to the A337 Somerford roundabout - Highcliffe - Hampshire boundary route, although the timescales and details of such improvement are not specified as a strategic transport improvement under Policy KS10 (other than the possibility of improvements to the Somerford roundabout in the medium term).

There is also a Minerals Strategy³ (adopted May 2014), a revised Waste Plan⁴ and a Minerals Site Plan⁵ that were produced by the wider Dorset planning authorities and related to county matters with regard to minerals and waste developments and associated safeguarding zones. There are no proposed minerals or waste sites allocated in the Neighbourhood Plan area.

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

The Emerging Local Plan

Following the merger of the three Local Planning Authorities into a single Unitary Authority in April 2019, work is now progressing on a new Bournemouth, Christchurch and Poole Local Plan. At the current time it is anticipated that the first draft (in the form of an Issues and Options consultation) will be available for consultation in the Summer of 2021.

The NPPG states that it is important to minimise any conflicts between policies in a neighbourhood plan and an emerging Local Plan, and that

the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

Whilst work has commenced on gathering evidence to inform the Local Plan, there are still a considerable number of studies still underway which were not available during the preparation of the plan. The following lists the studies and their status⁶ as of May 2021:

Study	Status
<i>BCP Housing Needs Study</i>	<i>Not yet available *</i>
<i>Gypsy and Traveller Needs Assessment</i>	<i>Not yet available *</i>
<i>Strategic Housing Land Availability Assessment</i>	<i>Not yet available *</i>
Draft Local Industrial Strategy (2019)	Published
The Dorset Strategic Economic Plan (2016)	Published
<i>Updated Workspace Strategy</i>	<i>Not yet available *</i>
<i>Retail and Town Centre Needs Assessment</i>	<i>Not yet available *</i>
Strategic Green Belt Assessment (2020)	Published
<i>Strategic Flood Risk Assessment</i>	<i>Not yet available *</i>
South East Dorset Urban Mobility Strategy (2020)	Published
<i>Local Cycling & Walking Infrastructure Plan</i>	<i>Not yet available</i>
<i>BCP Mass Transit Study</i>	<i>Not yet available</i>
<i>Dorset Rail Strategic Study</i>	<i>Not yet available</i>
<i>Local Transport Plan (LTP4)</i>	<i>Not yet available *</i>
<i>Local Plan Viability Assessment</i>	<i>Not yet available</i>

* indicates previous assessment available but being updated..

³ <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-county-council/minerals-planning-policy/mineral-strategy/minerals-strategy.aspx>

⁴ <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-county-council/waste-planning-policy/new-waste-plan.aspx>

⁵ <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-county-council/minerals-planning-policy/mineral-sites-plan/mineral-sites-plan.aspx>

⁶ <https://www.bcpccouncil.gov.uk/Planning-and-building-control/Planning-policy/BCP-Local-Plan/Evidence-base-studies/Evidence-base-studies-research.aspx>

Conformity Analysis

Advice from BCP Council officers regarding potential conformity issues has been reflected in the following assessment.

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p><i>Section 1 / 2: Introduction and Policy context</i></p> <p>These sections do not contain policies but do contain the vision and objections for the Neighbourhood Plan.</p> <p><i>Conformity Assessment</i></p> <p>The vision and objectives for the Neighbourhood Plan are clearly set out.</p> <p>BCP Council notes that conformity will be considered against the adopted local plan and the plan period to 2028 is appropriate in this context.</p> <p>The Neighbourhood Plan makes clear that it will need to be reviewed following the adoption of the new Local Plan, in order to resolve any conflicts that may arise</p>	<p>29. Neighbourhood planning give communities the power to develop a shared vision for their area.</p> <p>NPPG ID: 41-009-20190509. The local planning authority should work with the qualifying body so that complementary neighbourhood and local plan policies are produced. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan, because any conflict must be resolved in favour of the policy which is contained in the latest document to be made / adopted.</p>	<p>N/A.</p>
<p><i>Section 3: The High Street</i></p> <p>This section contains three policies under the objective to revitalize the High Street. The policies relate to:</p> <p>HWNP1: improving the quality of the public realm and pedestrian environment;</p> <p>HWNP2: retaining main town centre uses within the High Street area;</p> <p>HWNP3: retaining the main town centre uses within the two local (neighbourhood) centres.</p>	<p>85. Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should: (a) define a network and hierarchy of town centres and promote their long-term vitality and viability; (b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre; (c) retain and enhance existing markets and, where appropriate, re-introduce or create</p>	<p>Policy KS6: Town Centre Hierarchy, Policy KS7: Role of Town and District Centres, Policy CH5: Highcliffe Shopping Frontages, Policy CH6: Development in the Primary Shopping Frontages and Policy CH7 Development in the Secondary Shopping Frontages</p> <p>Identifies Highcliffe as a District Centre. Makes clear that the Town and District Centres are to be the focal point of commercial, leisure and community activity, and that their vitality and viability will be</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p><i>Conformity Assessment</i></p> <p>BCP Council notes that the policies should have regard to emerging BCP retail evidence. This was not available prior to the decision to submit the Neighbourhood Plan for examination (but regard was had to the previous studies).</p> <p>BCP Council notes that the Policy HWNP2 does not accord with adopted local plan policies but it is accepted that with the new use class order and current uncertainties for the High Street, that these local plan policies will need to be revised.</p> <p>The policies have had due regard to National Planning Policy and the latest available evidence, including that gathered as part of the Neighbourhood Plan (these are referenced in the Neighbourhood Plan supporting text).</p> <p>The extent of the district centre area has been modified slightly (but not substantially) as explained in the Neighbourhood Plan. A more flexible approach has been taken with regard to changes of use than in the adopted Local Plan, in order that changes that would retain active commercial uses within the centre will be supported in light of the difficult economic times.</p>	<p>new ones; (d/e) allocate a range of suitable sites to meet the scale and type of development likely to be needed, looking at least 10 years ahead; and (f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.</p> <p>83. Planning policies and decisions should enable: the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places – for example through strong neighbourhood centres.</p> <p>NPPG ID: 2b-003-20190722. Effective and creative leadership is key in bringing forward a vision for town centres that meets wider economic and community needs. Stakeholders with an interest in the success of the town centre should be encouraged to engage in the evolving vision for it. The stakeholders that need to be involved will depend on the local context, but could include neighbourhood planning groups.</p>	<p>strongly supported. Identifies Town and District centre boundaries, primary and secondary shopping areas / frontages and sets out the policies for changes of use (in particular that within Primary Shopping Frontages non retail uses will not cumulatively amount to more than 30% of all ground floor units, and not result in more than three continuous frontages being non-retail or leisure uses) A slightly broader range of uses including drinking establishments (A4), hot food take-aways (A5) and hotels (C1) are allowed within the secondary frontage.</p> <p>Policy KS8: Future Retail Provision and Policy CH4: Highcliffe District Centre Vision</p> <p>Notes that Highcliffe centre will provide a small scale contribution towards the overall borough wide need for comparison floorspace.</p> <p>Sets the vision for the centre to enable it to continue to act as a thriving and busy centre for the local population and visitors.</p>
<p><i>Section 4: Our Green Spaces</i></p> <p>This section contains three policies under the objective to look after our green spaces. The policies relate to:</p>	<p>99. Local Green Spaces can be designated through local and neighbourhood plans, and should be capable of enduring beyond the end of the plan period.</p>	<p>Policy HE4: Open Space Provision</p> <p>The open space standards and Local Need Area boundaries provided by the 2007 Open Space, Sport and Recreation Study will be</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>HWNP4: designating and protecting areas as Local Green Spaces (as defined in the NPPF);</p> <p>HWNP5: retaining and extending the corridors originally identified through the adopted Local Plan (where these do not readily meet LGS criteria);</p> <p>HWNP6: identifying green spaces which are likely to come forward through development (either and open spaces or SANG provision) which should be protected.</p> <p><i>Conformity Assessment</i></p> <p>BCP Council have raised concerns that there is a potential conflict with the sustainable development of the area (given the level of new housing required) and also highway improvements to the key transport corridors and whether the LGS designation would limit opportunities for provision of facilities on open space which could conflict with policy HE4. The Council have stressed the need for the Plan to show how the proposals meet the requirements of the NPPF and the wider planning practice guidance in relation to local green space have been met. This is included within Appendix 1 of the Neighbourhood Plan, and the consideration of overlapping designations is included in Appendix A of this report.</p> <p>Landowners were consulted and in respect of LGS 08, 12, 14, 23, 24 and 26 also raised concerns and these are addressed in the consultation statement.</p>	<p>100. The designation should only be used where the green space is:</p> <ul style="list-style-type: none"> a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance; and c) local in character and is not an extensive tract of land. <p>101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p> <p>170. Planning policies and decisions should contribute to and enhance the natural and local environment by: recognising the wider benefits from natural capital and ecosystem services; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures</p> <p>More detailed guidance on LGS is provided in the NPPG ID: 37-005/022-20140306 which includes the following points:</p> <ul style="list-style-type: none"> – Local Green Space designation should not be used in a way that undermines this aim of plan making – Local Green Space designation will rarely be appropriate where the land has planning permission for development 	<p>applied). 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, unless it can be shown that the open space, sport or recreational facility was not required. Sites for new open space provision will be identified through an implementation and delivery plan and considered for allocation through the forthcoming Site-Specific Allocations Development Plan Document (NB the allocations DPD has not been produced). Where appropriate, elements of green infrastructure will be incorporated into the design of new open space provision such as ‘permeability’, with green foot and cycle paths running through the development, connecting with existing routes wherever possible.</p> <p>Policy KS9: Transport Strategy and Prime Transport Corridors</p> <p>Improvements will be made to Prime Transport Corridors to include junction improvements, traffic management,</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>The only site that is currently allocated for development through the Local Plan is the Urban Extension, where the allotments (now in the ownership of the Parish Council) are proposed for LGS designation (and BCP Council has not indicated that it would compulsory purchase the site for housing) and the proposed open space reflects that shown in the masterplan. The proposals relating to the Hoburne Estate land (part LGS26 within the Conservation Area and part proposed open space) align with the proposed open space in the adopted Core Strategy (HE4) and which is also retained as open space within the indicative layout accompanying the ‘proposed’ area reflects the outline planning permission (and excluded the part proposed for housing). Jesmond Avenue (LGS12) is shown as green corridor under the saved policy ENV15 the Local Plan and the most recent planning application for its development was refused by BCP Council on 8 April 2021 primarily due to the impact on the trees and green corridor function. It is not known at this stage what sites may be included within the emerging Local Plan given the limited stage that it has reached. Whilst both these areas are shown as having potential on the 2019 SHLAA it is noted that this predates these decisions and is to be updated (the BCP-wide SHLAA has not yet been published).</p> <p>The policy wording also provides for some degree of flexibility (including allowing development that would positively enhance their beneficial use) –</p>	<ul style="list-style-type: none"> – Different types of designations are intended to achieve different purposes. One potential benefit in areas where protection from development is already present (eg in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community. – There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. – Land can be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty). – Private landowners should be contacted about proposals to designate any part of their land as Local Green Space. – There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation. 	<p>enhanced public transport services and improvements to walking and cycling.</p> <p>Policy CN1: Christchurch Urban Extension</p> <p>The central greenspace adjacent to the local centre will provide the focus for recreational facilities including new playing pitches, formal open space provision, areas of informal recreation and natural green space.</p> <p>The Roeshot Hill Allotments will be relocated to a suitable site in accordance with statutory requirements.</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>and would not undermine the statutory functions of the Highway Authority and operational development possible under permitted development rights.</p> <p>Analysis of the NPPF LGS requirements for each site has been provided in Appx 1 of the Neighbourhood Plan.</p>		
<p><i>Section 5: Local routes – walking, cycling and on-street parking</i></p> <p>This section contains two policies under the objective to encourage walking and cycling as a way of getting about. The policies relate to:</p> <p>HWNP7: improving the safety and/or connectivity of the pedestrian and cycle networks – an indicative cycle network is shown;</p> <p>HWNP8: identifying problem areas for on-street parking where variation from the parking standards (as contained in the BCP area-wide supplementary guidance) may be justified).</p> <p><i>Conformity Assessment</i></p> <p>BCP Council have raised concerns that the indicative cycle network proposals could potentially conflict with future highway schemes referenced in KS9 (the only specified scheme in the Local Plan appears to be the junction improvements at Somerford Roundabout) and may not support these on safety grounds. Contact was made with BCP Council (including the Transport Development Team Leader) to discuss the</p>	<p>91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places, for example by layouts that allow for easy pedestrian and cycle connections.</p> <p>98. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.</p> <p>102. Parking should be integral to the design of schemes, and contribute to making high quality places.</p> <p>105. If setting local parking standards for residential and non-residential development, policies should take into account:</p> <ul style="list-style-type: none"> (a) the accessibility of the development; (b) the type, mix and use of development; (c) the availability of and opportunities for public transport; (d) local car ownership levels; and 	<p>Policy KS9: Transport Strategy and Prime Transport Corridors</p> <p>Improvements will be made to Prime Transport Corridors to include junction improvements, traffic management, enhanced public transport services and improvements to walking and cycling.</p> <p>Policy KS11: Transport and Development</p> <p>The Councils will use their planning powers to influence development so that it reduces the need to travel, provides improved access to key services and facilities and promotes alternative modes of travel. Development will be permitted where mitigation against the negative transport impacts which may arise from that development or cumulatively with other proposals is provided.</p> <p>Development must be designed to: provide safe, permeable layouts which provide access for all modes of transport, prioritizing direct, attractive routes for walking, cycling and public transport; provide safe access onto the</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>indicative plans, however it would now appear that internal divisions may have prevented all relevant BCP officers from being involved at that early stage. The Neighbourhood Plan also makes clear that these are indicative and project P4 has been included which relates to working together to identify and implement the schemes.</p> <p>BCP Council have raised concerns that the policy is not in accordance SPD and therefore KS12. However KS12 does not set a maximum standard and the SPD itself is not part of the statutory development plan. Furthermore, in recognition of the concerns raised through the consultation, that document was amended in order to provide further clarity on where variations from the standards may be considered. In 4.3.2 the SPD states that where [an applicant] can demonstrate that a departure from the standards is appropriate, this should be fully justified and in 4.3.3 recognises that the function of the street and existing parking demands are possible factors that may justify and increase or reduction in parking provision.</p>	<p>(e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</p> <p>106. Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport.</p> <p>122. Planning policies and decisions should support development that makes efficient use of land</p>	<p>existing transport network; allow safe movement of development related trips on the immediate network; and minimise the number of new accesses on the A338.</p> <p>Policy KS12: Parking Provision</p> <p>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.</p>
<p><i>Section 6: Community facilities</i></p> <p>This section contains a single policy under the objective to retain and improve our community facilities. The policy relates to:</p> <p>HWNP9: retaining and allowing the modernisation / adaption of existing facilities to continue to meet the community's needs for social wellbeing / healthcare / education / culture, sports and leisure,</p>	<p>83. Planning policies and decisions should enable: the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p>	<p>Policy LN7: Community Facilities and Services</p> <p>Confirms that new facilities should be concentrated in settlements including Highcliffe, as this is where access can be by public transport, bike and on foot.</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>and steering new facilities towards the more accessible locations such as the High Street or where combined use / trips may be possible.</p> <p><i>Conformity Assessment</i></p> <p>BCP have raised no conformity concerns with regards to this section of the plan.</p> <p>The policy is broadly aligned with both the NPPF and Local Plan’s approach to the retention and provision of community facilities in a sustainable manner.</p>		<p>Priority will be given to any proposals to allow the multi-use of existing facilities, followed by the expansion of existing, well located facilities to allow for the co-location of facilities and services. Preference will be given to the clustering of services and facilities.</p> <p>The loss of existing community facilities and services 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 facilities and services for local people.</p>
<p><i>Section 7: Housing and design</i></p> <p>This section contains two policies under the dual objectives of encouraging a more appropriate mix of housing types, and encouraging new building designs to be carbon-neutral but to still be appropriate to the character of the local area. The policies relate to:</p> <p>HWNP10: looking to ensure that the type and size of housing permitted reflects local need arising from within the parish;</p> <p>HWNP11: design guidance to ensure that the type of living spaces created are well-designed for health and well-being;</p>	<p>59. Refers to the need to support the government’s objective of significantly boosting the supply of homes.</p> <p>61. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.</p> <p>125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation</p>	<p>Policy LN1: The Size and Type of New Dwellings</p> <p>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</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>HWNP12: design guidance to ensure that development retains and reinforces local character – but does not stifle variety that would improve that area’s character. Regards is also had to buildings of historic interest as part of each area’s character.</p> <p><i>Conformity Assessment</i></p> <p>BCP Council notes that the policies should have regard to emerging BCP housing needs evidence. However this was not available prior to the decision to submit the Neighbourhood Plan for examination (but regard was had to the previous studies).</p> <p>They have also queried whether HWNP10 would compromise the Council’s ability to deliver sufficient homes; and whether it was informed by the SHMA (in line with Policy LN1). The policy was informed by the latest SHMA - table alongside para 7.7 shows the SHMA data and its advice with regard to the % of flats, which would appear not to have been followed in recent decisions as evidenced in Appendix 2 of the Plan, and has been used to underpin HWNP10.</p> <p>BCP Council have also raised concerns that the space standards in HWNP11 have not been viability tested, and that the standards are too prescriptive (e.g. it may not be possible for all development to include amenity space that receives sunlight throughout the day). However the policy is reflecting Policy LN1 which specifically</p>	<p>of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</p> <p>127. Planning policies and decisions should ensure that developments: will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (such as increased densities); 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, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users (the footnote to this point notes that policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified).</p> <p>131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability,</p>	<p>circumstances and the character of the local area.</p> <p>All new housing will be required to be built to meet minimum living space standards for both internal and external areas. The Homes and Communities Agency Housing Quality Indicators will be used in relation to private open space, unit sizes, unit layout and accessibility within the unit. (HQI sections 3.2.1 to 3.2.9 and 5.1 to 5.1.13).</p> <p>Policy HE1: Valuing and Conserving our Historic Environment</p> <p>The significance of all heritage assets and their settings (both designated and non-designated) will be protected and enhanced. Local Lists of heritage assets will be maintained to support the conservation of non-designated assets of distinctive local character.</p> <p>Policy HE2: Design of New Development</p> <p>Within Christchurch and East Dorset 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: Layout; Site coverage; Architectural style; Scale; Bulk; Height; Materials; Landscaping; Visual impact; Relationship to nearby</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)
<p>requires that “All new housing will be required to be built to meet minimum living space standards for both internal and external areas.” And therefore is not adding in a new requirement that would impact on viability. Similar HQI 2.12 includes the question as to whether “best advantage been taken of sunshine for views, heat and light in outdoor areas and in dwellings” and is clearly a matter of good design promoted through the NPPF. The use of the word ‘should’ within the policy provides some flexibility providing that deviation from the requirements are justified.</p> <p>They have also raised concerns with regard to whether HWNP12 would restrict the efficient use of land and prevent the inclusion of flats within the Roeshot Hill urban extension. The latter does not have a local character area description, and policy has been modified to make clear that the 5th bullet point on house types does not apply to the area west of Roeshot Hill. The ‘degree of spaciousness’ is further qualified by the point that cramped forms of infill development that have limited space for landscaping are unlikely to be appropriate.</p> <p>Overall this section is considered to have paid regard to both national policy and to be in general conformity with the strategic policies, the main variation being the effective review and updating of the applicability of the Christchurch Borough Wide Character Assessment in order to provide</p>	<p>or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.</p> <p>148. The planning system should support the transition to a low carbon future.</p>	<p>properties including minimising general disturbance to amenity; Relationship to mature trees.</p> <p>This is within the context of the Christchurch Borough Wide Character Assessment. In Special Character Areas development must respect the identified features and characteristics. Careful design to reduce the risk of crime will be required.</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies (summary)
more flexibility where with the rigid adherence to character is not appropriate.		

Conformity conclusions

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

The analysis of the plan in relation to national planning policy and guidance and the strategic policies of the local plan, as shown in the preceding tables, does not highlight many conformity issues and 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 Screening

A screening assessment in relation to potential requirements for a Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA) was undertaken on behalf of Highcliffe and Walkford Parish Council in December 2020. The screening assessment concluded that the scope of the proposed Highcliffe and Walkford Neighbourhood Plan (and the absence of any land-use allocations) would be unlikely to have significant effects on the environment.

The report was subject to consultation alongside the consultation on the pre-submission draft plan. BCP Council, Natural England, Historic England, and the Environment Agency were consulted on the contents of the screening report.

Natural England responded that “It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.”

Historic England responded that “Based on the current proposed policy contents of the Plan I can confirm that we have no objections to the view that a full SEA will not be required.”

The **Environment Agency** responded that “we have screened the documents for any issues that would be of particular concern and I am

satisfied that we would consider the Plan to be low risk from an environmental perspective.”

On this basis it was determined that the Neighbourhood Plan would be unlikely to result in significant environmental impacts and therefore a full SEA and HRA would not be required.

Sustainability checks

The Neighbourhood Plan’s policies have also been assessed against the three overarching objectives considered in achieving sustainable development as identified in the NPPF, i.e.:

- **an economic objective** – to help build a strong, responsive and competitive economy, including the provision of infrastructure;
- **a social objective** – to support strong, vibrant and healthy communities, through sufficient new homes, fostering a well-designed and safe built environment, with good access to services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The assessment is summarised in the following table. This allows an overview of the combined impacts of the plan’s policies. It demonstrates that the plan’s policies should help contribute towards sustainable development.

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.

Neighbourhood Plan Policies	Economic	Social	Environmental	Notes / Explanation
HWNP1: High Street Environment – the Public Realm	✓	✓	-	Should make the High Street more attractive to visit, shop / socialise
HWNP2: High Street Uses	✓	✓	-	Aims to support a thriving High Street allowing greater flexibility to change to other town-centre type uses
HWNP3: Local Centres	✓	✓	✓	As HWNP2 for local (more walkable) neighbourhood centres
HWNP4: Local Green Spaces	-	✓	✓	Protects the most important and valued local green spaces, which have both environmental and/or social benefits
HWNP5: Green Corridors	-	✓	✓	Protects green corridors – for their wildlife value and recreational use
HWNP6: Proposed Green Spaces	-	✓	✓	Similar benefits to HWNP4 and HWNP5
HWNP7: Walking and cycle routes	-	✓	✓	Promotes sustainable modes of transport and exercise
HWNP8: Parking Standards	-	✓	U	Seeks to ensure that parking problem areas are not exacerbated. May reduce the ‘discouragement’ of car ownership / higher densities
HWNP9: Locally Important Community Facilities	-	✓	-	Retains local facilities where they are accessible
HWNP10: House Types	-	✓	U	Ensures housing reflects local needs. May discourage higher densities
HWNP11: Housing design for practical living	-	✓	✓	Encourages better designed housing that should be more efficient
HWNP12: Retaining and Reinforcing Local Character	-	✓	U	Looks to reinforce local character whilst encouraging appropriate variety to create interest. May discourage higher densities

Key: [✓] likely positive [-] neutral / no likely impact [U] uncertain but potentially negative [X] likely negative

Appendix A: LGS consideration of existing policies

Ref and site name	Overlapping Designations	Consideration of overlap / issues
LGS03 Nea Meadows LNR	LNR, SNCI, Core Strategy HE4 Existing Open Space	Whilst the site size is larger than 5ha, this is a clearly important area that fulfils a number of greenspace functions, and is fully accessible to the public. Its designation as a Local Nature Reserve provides a protection against development that would harm its ecological value, but does not cover its landscape and recreational values. Whilst it is protected as an open space under HE4 this policy allows for its relocation, which would not be appropriate.
LGS04 Highcliffe Castle grounds	Setting of Grade I Castle and grounds, TPOs, Core Strategy HE4 Existing Open Space	Whilst the Listing of the building should provide some protection to its setting, the area to which this applies is not statutorily defined, and as such the LGS designation provides further clarity with regard to the importance of this space. Whilst it is protected as an open space under HE4 this policy allows for its relocation, which would not be appropriate.
LGS04b Highcliffe Castle grounds - land off Rothesay Drive	Setting of Grade I Castle and grounds, TPOs	Whilst the site is in private ownership and there is no access, its wooded character and continuity between the LNR and Highcliffe Castle makes this a worthy LGS.
LGS05 Chewton Bunny	SNCI, Green Belt, TPOs	Whilst the area is Green Belt and has local designations protecting its trees and wildlife value, it is particularly cherished and local in character, and its designation as a LGS is intended to reinforce this point. Part (05b) is in separate ownership and outside SNCI / Green Belt protections.
LGS06 Steamer Point LNR	LNR, TPOs, Core Strategy HE4 Existing Open Space	Whilst the site size is larger than 5ha, this is a clearly important area that fulfils a number of greenspace functions, and is fully accessible to the public. The TPO and designation as a Local Nature Reserve provides protection against development that would harm particularly valued trees or the area's ecological value, but does not cover its heritage and recreational values. Whilst it is protected as an open space under HE4 this policy allows for its relocation, which would not be appropriate.
LGS07 Highcliffe Recreation Ground	Core Strategy HE4 Existing Open Space	Whilst it is protected as an open space under HE4 this policy allows for its relocation, which would not be appropriate.
LGS08 Chewton Common	SNCI, Commonland, Core Strategy HE4 Existing Open Space	Whilst the site size is larger than 5ha, this is a clearly important area that fulfils a number of greenspace functions, and is fully accessible to the public with many rights of way. Whilst it is protected as an open space under HE4 this policy allows for its relocation, which would not be appropriate.
LGS09 Cliffhanger	Green Belt	Whilst the area is Green Belt, this space is particularly prominent and local in character, and is widely used for picnics and sitting out, and its designation as a LGS is intended to reinforce this point.

Ref and site name	Overlapping Designations	Consideration of overlap / issues
LGS10 Lakewood	TPOs	Whilst the TPO designation provides protection against development that would harm individual trees, this does not cover its wider attributes nor necessarily all of the trees (depending on their quality / health).
LGS11 Wingfields Recreation Ground	Core Strategy HE4 Existing Open Space	Whilst it is protected as an open space under HE4 this policy allows for its relocation, which would not be appropriate.
LGS12 Jesmond Avenue Wood	TPOs, 2001 Local Plan Green Corridor	Whilst the site is in private ownership and there is no general access other than the path linking through to Lymington Road, it is clearly visible from the surrounding area and its wooded character and linkages to the wider green spaces make this an important LGS. There was a significant degree of local objection to its last (withdrawn) planning application. A new outline application has been submitted and whilst no decision has yet been made the Tree and Landscape Officer has raised an objection on the unacceptable impact on TPO trees, the character of the area, the visual amenity and biodiversity that the vegetation on site currently provides. Natural England has also raised concerns regarding potential impacts on veteran trees and the ecological importance of the corridor for foraging and breeding species such as woodland birds and bats. The heritage officer has also confirmed that the treed character contributes positively to the setting of the Old School House. The LGS designation effectively refreshes the “old” 2001 Local Plan policy designation.
LGS13 Wharncliffe Road grassed area	Core Strategy HE4 Existing Open Space	Whilst used for overflow parking this does not require significant built development. It is protected as an open space under HE4 but this policy allows for its relocation, which would not be appropriate.
LGS15 Mudeford Wood	SNCI, Core Strategy HE4 Existing Open Space, 2001 Local Plan Green Corridor	Whilst the area has local designation protecting its wildlife value, its designation as a LGS reflects its wider attributes. Whilst this area is protected under Local Plan policies, it is considered that its absence as a LGS may be misinterpreted as indicating a lack of local value.
LGS16 Mudeford Wood Recreation Ground	Core Strategy HE4 Existing Open Space, 2001 Local Plan Green Corridor	Whilst this area is protected under Local Plan policies, it is considered that its absence as a LGS may be misinterpreted as indicating a lack of local value. Whilst the area has been identified as a potential site for formal sports activity in the draft Playing Pitch Strategy, the details are yet to be finalised and may not conflict with an LGS designation.
LGS17 Green spaces off Saffron Drive	Larger areas only identified as Core Strategy HE4 Existing Open Space	Whilst the area is subject to S106 covenants but these could be varied. The HE4 policy coverage is not comprehensive, and allows for the relocation of the spaces, which would not be appropriate.
LGS18 Woodfield Gardens	TPOs	This green space is of local value for more than just its treed character.

Ref and site name	Overlapping Designations	Consideration of overlap / issues
LGS19 Bellflower Close	--	--
LGS20 St Marks Cemetery	TPOs, 2001 Local Plan Green Corridor	This green space is of local value for more than just its treed character. The LGS designation effectively refreshes the “old” 2001 Local Plan policy designation.
LGS21 Hurst Close	--	--
LGS22 Oakwood Road / Latimer Close greens	TPOs	This green space is of local value for more than just its treed character.
LGS23 Haslemere Avenue	--	--
LGS24 Bramble Lane Copse	Commonland, Conservation Area, Core Strategy HE4 Existing Open Space	Whilst it is part of a Conservation Area, there is no Conservation Area Appraisal and therefore a lack of clarity in terms of the importance of these spaces. Whilst it is protected as an open space under HE4 this policy allows for its relocation, which would not be appropriate.
LGS25 Hoburne Brook	--	--
LGS26 Hoburne Farm Estate / Verno Lane	Conservation Area / setting	Whilst it is part of a Conservation Area, there is no detailed Conservation Area Appraisal and therefore a lack of clarity in terms of the importance of these spaces.
LGS27 Woodhayes Avenue	--	--
LGS28 Ashmore Grove	--	--
LGS29 The Meadway	--	--
LGS30 Walkford allotments	Core Strategy HE4 Existing Open Space	Whilst it is protected as an open space under HE4 this policy allows for its relocation, which would not be appropriate.
LGS31 Roeshot Allotments	Core Strategy HE4 Existing Open Space	Whilst the site is part of the strategic allocation which anticipates their relocation (as possible under Policy HE4), the Parish Council has confirmed that it does not intend to develop the site.
LGS32 Highcliffe Castle Golf Course	Core Strategy HE4 Existing Open Space	Whilst it is protected as an open space under HE4 this policy allows for its relocation, which would not be appropriate.