

Wareham Neighbourhood Plan

Basic Conditions Statement

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

Plan period: 2019-2034

Date of report: October 2020

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1. Introduction

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

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

2. Legal Requirements

Has the draft plan been submitted by a qualifying body?

Yes – Wareham Town Council agreed the submission of the draft plan and supporting documents at its meeting on 14 October 2020.

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

Yes – the plan makes clear in Section 1.2 that it is intended to cover the period from 2019-2034.

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

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

Do any of the policies relate to excluded development?

The policies are contained in sections 3 - 7 of the plan and cover:

- H1 - Overall Housing Requirement
- H2 – Housing Mix
- H3 – Stock of Smaller Dwellings
- H4 – Nationally, European and Internationally Important Wildlife Sites
- H5 – Westminster Road
- H6 – Johns Road
- H7 – Wareham Town Northern Gateway
- H8 – Hospital and Health Centre site
- H9 – Settlement Boundary
- H10 – Parking Space
- H11 – Sandford Lane Employment Safeguarding
- TC1 – Town Centre Boundary
- TC2 – Safeguarding Retail Provision within the Town Centre
- TC3 - Protecting Vitality and Viability of Carey Road shops
- TC4 – Resisting Out of Town Retail Floorspace
- TC5 – Maintaining and Enhancing the Public Realm
- TC6 – Maintaining and Enhancing the Street Scene
- TC7 – Protecting Town Centre Car Parks and Garages

- PC1 – Key Pedestrian and Cycling Routes
- PC2 – Pedestrian and Cycle Route Improvements
- PC3 – Sustainable Transport
- PC4 – Parking at Wareham Railway Station
- GS1 – Protection of Local Green Spaces
- GS2 – Proposed Health Care and Housing Hub (former Middle School site)
- GS3 – Proposed Affordable and Extra Care Housing (Bonnets Lane site)
- LDP1 – Design of New Development within Wareham Conservation Area
- LDP2 – Design of New Development within Wareham Conservation Area
- LDP3 – Sustainable Design
- LDP4 – Wareham Station Approaches Enhancement Area

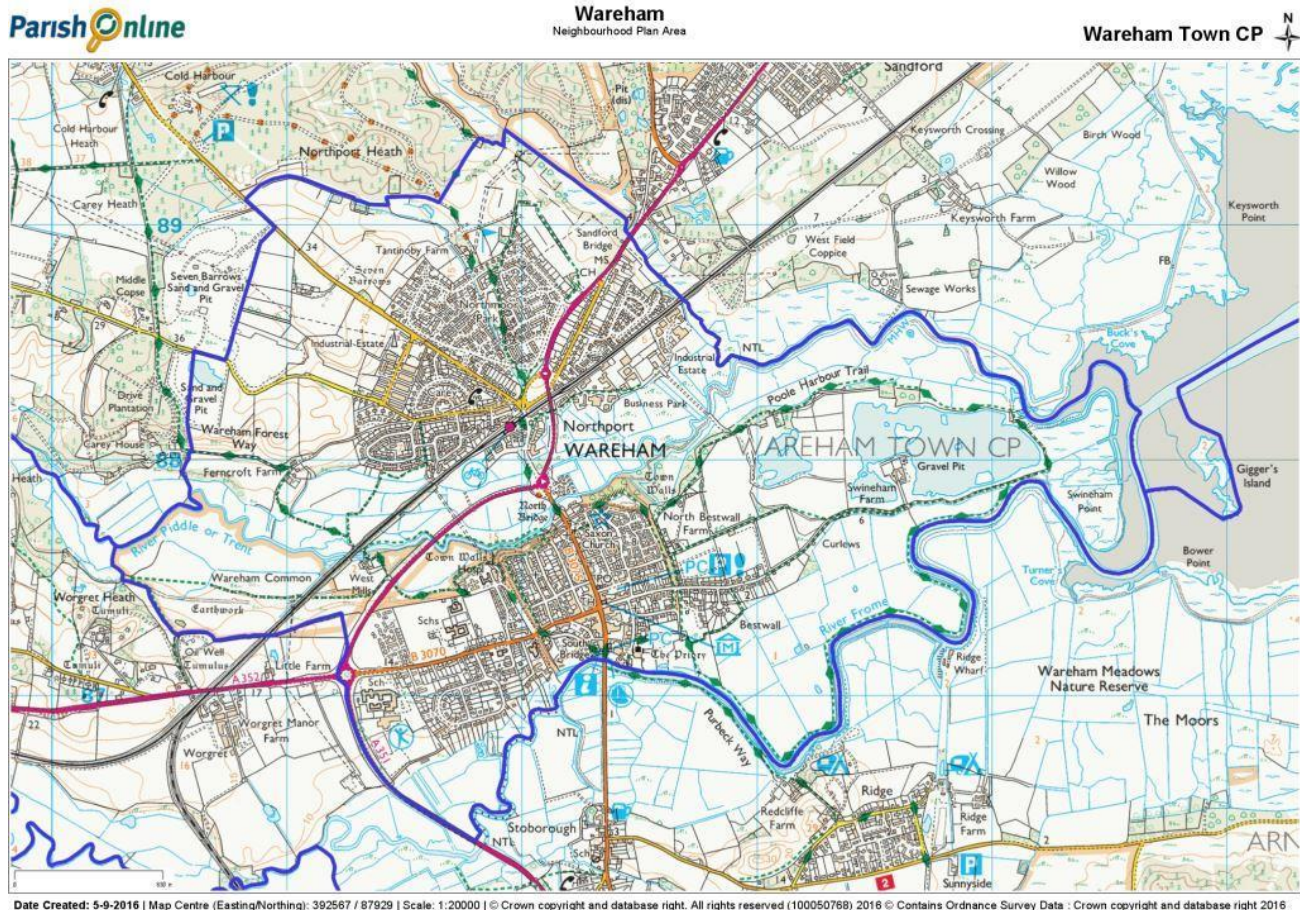
The Neighbourhood Plan policies do not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or development that falls within Annex 1 to Council Directive 85/337/EEC.

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

No - the Neighbourhood Plan policies relate only to Wareham Town (which includes the entire parish and is the designated Neighbourhood Plan Area) and to no other area.

There are no other neighbourhood plans relating to Wareham Town. The parish of Arne to the south of Wareham is designated as Neighbourhood Plan area, and has been examined (and should go to referendum in May 2021).

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 relates to the relevant national planning guidance and strategic development plan policies.

National Planning Policy and Guidance

National planning guidance comes primarily from the National Planning Policy Framework (NPPF), 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 Purbeck Local Plan Part 1 was adopted in November 2012. This sets out the strategic vision and planning policies for Purbeck for the period 2006 – 2027, and comprises the main development plan for the area.

Of particular strategic importance is Policy CEN: Central Purbeck

In Central Purbeck, the settlements of Wareham, Sandford and Stoborough will provide the focus for service provision, where development will be managed through the use of settlement boundaries. Around 475 dwellings are required to meet housing supply needs for the period 2006-2027, of which around 170 dwellings should be affordable for local people.

In order to ensure that new development is focused in the most sustainable locations, proposals in Central Purbeck outside of the Wareham, Sandford and Stoborough and Ridge settlement boundaries will be strictly controlled in accordance with Policy CO: Countryside. Settlement boundaries will be reviewed through the Site Allocations Plan or neighbourhood plans.

New residential development will be expected to contribute towards mitigation measures for European protected sites. The housing allocation will be expected to implement strategic SANG at Holme Lane, Stoborough, with support provided from contributions from other development. The SANG should include an area where dogs can run freely off the lead and include circular walks. Guidelines on the design of SANGs are set out in Appendix 5.

New employment development will be focused at Holton Heath to provide both local and wider job opportunities, supported by improved public transport links with Wareham. Existing employment sites at Westminster Road, Sandford Lane, Johns Road, Holton Heath, Admiralty Park and Romany Works will be safeguarded on the Proposals Map and reviewed through the Site Allocations Plan or a neighbourhood plans.

Wareham

The role of Wareham will be supported through:

- *Realignment of the settlement boundary to enable the allocation of a mixed-use settlement extension along Worgret Road as shown on Map 11 that will include:*
 - *Approximately 200 dwellings of which a minimum of 50% dwellings are ‘affordable’ for local people;*
 - *New open space (a SANG) to mitigate potential impacts upon nearby heathland in accordance with paragraph 7.3.8 and Appendix 5;*
 - *Contributions for transport and open space/recreation provision;*
 - *Highway improvements;*
 - *Improvements to walking, cycling and public transport access to the site;*

- *New or improved community and education facilities;*
- *Investigating the potential for the creation of an integrated health care facility and/or new police/fire services;*
- *Investigating the potential for a combined heat and power facility that could link with nearby public buildings along with exemplar energy consumption proposals for all built development;*
- *Mitigation measures that will ensure the development including the SANG is nitrogen neutral;*
- *The Wareham Middle School playing fields will be safeguarded for recreation needs, unless equivalent or better replacement facilities in terms of quantity and quality are provided in a suitable location. In the event that suitable replacement facilities are provided, the playing fields should be re-used for housing or public buildings; and*
- *Minimising impacts of recreation on Wareham Common SSSI.*
- *Provision in the Site Allocations plan or a neighbourhood plan for new retail floor space in Wareham town centre.*
- *The expansion of The Purbeck School with provision for an arts centre, to supplement teaching areas on the main school site, provided on the site of the Wareham Middle School. A primary school will replace The Lady St Marys First School.*

The allocation at Worgret Road as part of the settlement extension was expected to deliver approximately 200 dwellings. In February 2015 planning consent was given for 153 dwellings on a large parcel of land north of Worgret Road (ref PP 6/2013/0278 to erect 153 dwellings with associated open space, sewage pumping station, electricity sub station and landscaping, construct new vehicular and pedestrian accesses). This housing was recorded as completed in 2016/17.

A review of the Purbeck Local Plan is now at an advanced stage. The Plan was submitted for its examination on 28 January 2019 <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/purbeck-local-plan-submission.aspx>. Hearings were held in July / August 2019 and then in October 2019. Wareham Town Council Neighbourhood Plan Steering Group was represented at those hearings. The Council has received a Post Hearings note from the Inspector within which she sets out her comments on a number of key matters and indicates the changes which, as a consequence, need to be made to the updated schedule of suggested Main Modifications. The Inspector has indicated that she is ‘reasonably satisfied at this stage that with Main Modifications the Plan is likely to be capable of being found legally compliant and sound’.

The proposed revisions to the plan as published following the hearings <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/sd14-updated-main-modifications-schedule-21-11-2019.pdf> include:

- Modifying Policies V1, H1 and H2 to reference 203 (rather than 300) new homes on Neighbourhood Plan sites in Wareham
- Modifying Policy EE1 to reference Westminster Road Industrial Estate and Johns Road Industrial Estate in Wareham as non-strategic employment sites

The Post-Hearings notes, as published in March 2020, also makes clear that the amendments to the Green Belt boundary at Wareham are no longer justified.

Green BeltWareham

27. The submission version of the Plan includes a proposed alteration of the Green Belt boundary at Wareham to support its overall spatial strategy and provide the requisite housing provision for Wareham. However, during the hearing sessions the Council indicated that it considers there are now alternative reasonable options to provide the requisite housing provision for Wareham through the emerging Neighbourhood Plan within the existing settlement boundary.
28. Having regard to the evidence I agree and consider that there are now no exceptional circumstances to justify the amendment of the Green Belt boundary at Wareham. Accordingly, further changes to the suggested Main Modifications (MM2 and MM31) which respectively relate to the Green Belt policy (policy V2) and its supporting text are necessary to delete the references to the removal of land from the Green Belt at Wareham. This should also be shown as a change from the submission policies map and this map change should be consulted on alongside the Main Modifications.

Dorset County Council has a Minerals Strategy (adopted May 2014) that also forms part of the development plan for the area, together with the more recently adopted Minerals Site Plan and the Bournemouth, Dorset and Poole Waste Plan. The strategy defines minerals safeguarding areas (these are noted in the SEA). The Minerals Site Plan includes Policy MS-8 relating to the Puddletown Road Policy Area in which the Mineral Planning Authority will work with operators, landowners, Natural England and the Local Nature Partnership to secure a consistent and coordinated approach to the development, working and restoration of land permitted for mineral development. An eastward extension of Tatchells Quarry is proposed (Policy MS-1) and a 250m safeguarding buffer defined (Policy MS-9) to prevent development that could unnecessarily sterilise the sites and infrastructure, or prejudice or jeopardise their use, by creating incompatible land uses nearby. The Waste Plan identifies two safeguarded waste facilities in the parish, both at Westminster Road (the Household Recycling Depot and the Wareham Depot), and Policy 24 seeks to resist development that would have an adverse impact on the current or future operation of the safeguarded waste facility, based on a 250m consultation zone.

Conformity Testing

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

The NPPG also states that it is important to minimise any conflicts between policies in a neighbourhood plan and an emerging Local Plan, and that the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

The following table considers each policy in turn, against the relevant national and local policies for that particular topic.

Vision and Overview of Plan	<p>The plan's vision and objectives are set out in section 2.3 which can be summarized as:</p> <ul style="list-style-type: none"> – Identifying the main sites to be developed to deliver the housing needed – Protecting the vitality of the Town Centre and the local shopping parade in Carey Road – Retaining and improving the key routes for pedestrians and cyclists – Protecting and enhancing the valued green spaces
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	<ul style="list-style-type: none"> – Ensuring that community facilities for local residents can be provided locally – Protecting local character – Tackling climate change through sustainable design and layouts.
Overview of national policy and guidance	Overview of development plan policies
<p>Plan making and decision taking</p> <p>NPPF para 29 makes clear that neighbourhood planning gives communities the power to develop a shared vision for their area.</p> <p>Para 16 states that plans should: be prepared with the objective of contributing to the achievement of sustainable development; be prepared positively, in a way that is aspirational but deliverable; be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees; contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals; and serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).</p>	<p>The adopted Local Plan’s Vision for Wareham is to enhance the town’s current role as a shopping, service and employment centre for the District, a transport and tourist accommodation hub, and the gateway to the Isle of Purbeck and Jurassic Coast. New development will be linked with the provision of green space to reduce visitor pressure on adjacent heathland. The expansion of the Purbeck School will reinforce the new educational system. Opportunities will be taken to maximise the potential for pedestrian and cycle linkages to employment areas and the railway station.</p> <p>The submission draft of the emerging Local Plan does not include a Wareham-specific vision.</p>
Assessment of general conformity	
<p>The Neighbourhood Plan includes a vision and objectives for the area (section 2.3). The vision and objectives clearly link to the overarching vision and objectives contained in the adopted Local Plan.</p> <p>Policy wording has been chosen with the aim of being clear and unambiguous, but at the same time recognising that there needs to be flexibility. Landowners, service providers and local residents have been consulted to ensure the plan is deliverable. The plan is aspirational yet flexible, reflecting the distinctive character of the town and its surrounds.</p>	
<p>Section 3. Housing and Development</p> <p><i>NB includes also review of site allocations in Section 6</i></p>	<p>Section 3 includes the main proposals for future development, setting out the quantity and type of housing development needed, site allocations and infill policies. These are supplemented by two policies in section 6 that refer to existing community facilities (the former Middle School site which was vacated through the school reorganization, and the care home in Bonnets Lane) which are proposed for redevelopment for residential and social / health care facilities. No additional employment allocations are identified (in light of the lack of identified need), but provision is made for safeguarding the town’s largest and most successful employment area.</p>
<p>Policies H1-3 and Policy H9</p>	<p>Policy H1 establishes the level of growth over the plan period as 300 new dwellings, of which 100 are anticipated as windfall development, and 200 through site allocations.</p> <p>Policy H2 establishes the appropriate mix of houses with an emphasis on smaller dwelling types, and the threshold for seeking affordable housing on larger sites.</p> <p>Policy H3 general supports the subdivision of larger homes provided that there is adequate parking and private amenity space for future occupants.</p> <p>Policy H9 sets the general framework for infilling within the settlement boundary – which would count as windfall.</p>
Overview of national policy and guidance	Overview of development plan policies
NPPF para 59. To support the government’s	Policy HS (and also reflected in Policy CEN): Housing Supply

<p>objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed</p> <p>NPPF para 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>NPPF para 63. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).</p> <p>NPPF para 65 - 66. Strategic policy-making authorities should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Where it is not possible to provide a requirement figure for a neighbourhood area through the Local Plan, the Local Planning Authority should provide an indicative figure, if requested to do so by the Neighbourhood Planning Body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.</p>	<p>Provision will be made for 2,520 dwellings to meet housing needs over the plan period 2006–2027. Within the Central Area this will comprise 475 dwellings including the settlement extension at Worgret Road, Wareham. Around 170 dwellings should be affordable for local people.</p> <p>Policy LDL General Location of Development makes clear that new development should be concentrated within the settlement boundary, and that land outside of settlement boundaries will be classed as ‘countryside’ where development will be permitted only in exceptional circumstances, and not for new general market housing.</p> <p>Policy AHT: Affordable Housing Tenure The tenure of affordable housing will be negotiated on a site-by-site basis to reflect identified local need, but is likely to be split as follows:</p> <ul style="list-style-type: none"> –90% Social Rented/Affordable Rented Housing –10% Intermediate Housing to Rent or Purchase <p>Policy AH: Affordable Housing Developments that result in a net increase of 2 or more dwellings, or are on a site area of 0.05 hectares or more will be required to provide at least 50% in the settlement extensions at Wareham and at least 40% elsewhere.</p> <p>In all cases the Council will take account of:</p> <ul style="list-style-type: none"> –Current identified local need in the District; –Economic viability of provision; –Other overriding planning objectives for the site; and –Any other considerations deemed relevant to the delivery of affordable housing.
<p>NPPF para 103. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.</p> <p>NPPF para 122. Planning policies should support development that makes efficient use of land, taking into account: a) the need for development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services; d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.</p>	<p>Emerging Policies in the Local Plan review</p> <p><i>Policies V1, H1 and H2 as proposed to be amended will now refer to Neighbourhood Plan sites at Wareham providing for 203 new homes for the Local Plan period 2018 – 2034. There is an addition windfall provision (district-wide) anticipating 746 dwellings.</i></p> <p><i>Policy H9 on housing mix states that, in order to achieve mixed and balanced communities, the Council will generally expect new market housing to support delivery of the household requirements identified through the Strategic Housing Market Assessment. For unallocated sites of 20 or more units a further requirement for 5% self-build and 10% as flats or bungalows as part of the open market housing mix.</i></p> <p><i>Policy H11 deals with affordable housing, and states that affordable housing will be require at 30% on brownfield, and 40% on greenfield, sites of 10 or more homes (or more than 0.5ha)</i></p>

Assessment of general conformity	
<p>There is no definitive target for Wareham in the adopted Neighbourhood Plan, but through the Local Plan examination the District Council has confirmed that a target of 203 homes on allocated sites is an appropriate target. Whilst WNP policy H1 references 200 homes, Table 1 on page 18 of the submission drafted shows that the site allocations could accommodate 205 homes. Dorset Council have confirmed that they consider the plan to be in general conformity in terms of its housing numbers.</p>	
<p>There is no adopted development plan policy regarding the appropriate mix of open market homes. The requirement for affordable housing in WNP policy H2 is in line with the revised NPPF requirements, and the emerging local plan. The requirement for at least 10% of any open market provision to be suitable for residents with limited mobility or who may require a degree of care and the emphasis on the inclusion of other routes to affordable home ownership is based on a more detailed understanding of the current mix and projected demand identified through the AECOM Housing Needs Assessment.</p>	
<p>There are no strategic policies or national guidance relevant to the subdivision or properties, but it is clear that this will help achieve a shift towards smaller and more affordable properties, providing that such a scheme can be achieved without adverse impacts arising from inadequate parking and amenity space.</p>	
<p>Whilst Dorset Council have questioned the need for WNP policy H9, as in their view the principle for sustainable development inside settlement boundaries is established at national level, there is in fact no reference to settlement boundaries in national policy, and whilst adopted policy LD refers to new development bring concentrated within the settlement boundary of the towns, the emerging plan does not appear as clear regarding the role of the settlement boundary, although it is proposed to be retained on the proposals map. Furthermore, Policy CEN of the adopted plan makes clear that settlement boundaries can be reviewed through a Neighbourhood Plan. On this basis it is felt appropriate that the WNP refers to the settlement boundary, and the boundary as shown broadly reconfirms the settlement boundary as proposed in the revised Local Plan, but includes a few very minor changes. These are: the walls to the north side of Bestwall Road are no longer partly within the boundary, the small greenspace at the end of Westerman Way in the Westgate development is similarly excluded, and the boundary to the north side of Mount Pleasant has been adjusted to follow the line of the road.</p>	
<p>Policies H4-8 and GS2-3</p>	<p>Policy H5 Westminster Road Industrial Estate (approx. 1.1ha) proposes the redevelopment of part of the industrial estate and potentially could accommodate about 30 dwellings (and would not preclude some employment).</p> <p>Policy H6 Johns Road (approx. 0.3ha) proposes the redevelopment of part of a small industrial estate and potentially could accommodate about 15 dwellings.</p> <p>Policy H7 Wareham Town Northern Gateway (approx. 0.4ha) allows for the redevelopment of the former gasworks site and Autopoint garage site and potentially could accommodate 20 dwellings in total.</p> <p>Policy H8 Hospital and Health Centre site (approx. 0.8ha) supports the redevelopment of the site (following the relocation of the GP surgery and ambulance station) and potentially could accommodate about 40 homes.</p> <p>Policies GS2 and GS3 consider the Former Middle School and Bonnets Lane sites (approx) for residential re-development (together with the provision of a health care hub on the Middle School site) and potentially could accommodate about 100 dwellings in total.</p>
<p>Overview of national policy and guidance</p>	<p>Overview of development plan policies</p>
<p>NPPF para 59. To support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where</p>	<p>Policy CEN: Central Purbeck makes clear that Wareham is a focus for meeting development needs and that settlement boundaries can be reviewed through neighbourhood plans. Minor changes were proposed to the Green Belt Boundary in 2012 but not including the release of land to the north of Westminster Road. It includes a</p>

<p>it is needed, that the needs of groups with specific housing requirements are addressed</p> <p>NPPF para 69. Neighbourhood planning groups should consider the opportunities for allocating small and medium-sized sites suitable for housing in their area.</p> <p>NPPF para 92. Promote opportunities for social interaction through safe and accessible environments, deliver sufficient community and cultural facilities and services to meet local needs and guard against the unnecessary loss of valued facilities and services. provision made.</p> <p>NPPF para 122. Planning policies should support development that makes efficient use of land, taking into account: a) the need for development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services; d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.</p> <p>NPPF para 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 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>NPPF para 126. the level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.</p> <p>NPPF para 136. Once established, Green</p>	<p>strategic allocation to the west of the town, for approximately 200 dwellings plus new or improved community and education facilities.</p> <p>Policy LD makes clear that new development should be concentrated within the settlement boundary, and the supporting text clarifies that the settlement boundary may be reviewed through Neighbourhood Plans.</p> <p>Policy E: Employment safeguards existing employment land, which is Wareham applies to the Westminster Road, Sandford Lane and John’s Road employment areas. Redevelopment or change of use of employment land will be resisted, although exceptionally, other uses that generate employment may be considered.</p> <p>Policy FR: Flood Risk requires development to be located in accordance with Purbeck’s Strategic Flood Risk Assessment (SFRA), it also sets out that an FRA will be required for sites in areas below 3.55 metres AOD</p> <p>Policy DH: Dorset Heathlands refers the fact that, between 400 metres and 5km of a heathland, new residential development will be required to take all necessary steps on site to avoid or mitigate any adverse effects upon the internationally designated site’s integrity or, where this cannot be achieved within the residential development, to make a contribution towards mitigation measures designed to avoid such adverse effects taking place.</p> <p>Policy LHH: Landscape, Historic Environment and Heritage makes clear that proposals for development and other works will be expected to conserve the appearance, setting, character, interest, integrity, health and vitality of landscape (including trees and hedgerows) and heritage assets. The supporting text recognizes that Purbeck has a particularly rich collection of designated heritage assets, landscape related designations include the Dorset Area of Outstanding Natural Beauty, and a number of supporting documentation that provides relevant guidance such as the Conservation Area Appraisals and District design guidance.</p> <p>Policy SG1 of the Mineral Strategy resists proposals for non-mineral development within the Mineral Safeguarding Area, as shown on the Policies Map, unless it can be demonstrated that the sterilisation of proven mineral resources will not occur as a result of the development, and that the development would not pose a serious hindrance to future mineral development in the vicinity.</p> <p>Emerging Policies in the Local Plan review</p> <p><i>All of the site allocations lie within the settlement boundary as proposed, and the submission version showed the proposed Neighbourhood Plan site allocations (from the first pre-submission draft) on the proposals map.</i></p> <p><i>As a result of the suggested modifications to the plan, Westminster Road and Johns Road Industrial Estates are proposed to be listed as non-strategic employment sites under Policy EE1, but with reduced site areas (2.5ha and 0.5ha respectively). In an email response dated 5/10/20 the Senior Planning Policy Officer confirmed that “the safeguarded employment areas will be adjusted on Westminster Road</i></p>
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Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. Only where a need for changes to Green Belt boundaries has been established through strategic policies, can detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

NPPF para 157. All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.

NPPF para 170. Plans should protect and enhance valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan.

and John’s Road to accommodate the neighbourhood plans housing sites”

Policy 16 identifies the former Middle School at Worgret Road, Wareham to be developed to enable the relocation of existing health care facilities from Streche Road, Wareham and provide an integrated health and social care hub. The policy wording does not preclude some housing as part of this.

Since the hearing sessions the Council has also published a summary in terms of the Wareham Neighbourhood Plan allocations confirming the sites that have been considered as providing the 203 new homes in Wareham <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/sd131-council-reply-post-hearing-questions-from-inspector-2020-01-28.pdf>

Wareham sites			
Health Hub sites	Bonnets Lane	42.2	Demolition of 32 bed nursing home (-32 ÷ 1.8 = -17.8) Construction of 60 extra care units (+60) Total on Bonnets Lane = 42.2 (60 -17.8 = 42.2)
	Former Middle School	60.3	Construct 69 bed nursing home = (+69 / 1.8 = 38.3) Construct 22 homes (+22) Total on Middle School = 60.3 (38.3 + 22 = 60.3)
	Hospital site	32	Part of the Wareham Health Hub proposals (an additional 13 units were proposed adjacent to this site through the Neighbourhood Plan as shown below)
Wareham’s other sites	Hospital site	13	As proposed in the Neighbourhood Plan
	Gas Works	10	
	Westminster Road	30	
	Johns Road	15	
TOTAL		202.5	Rounded to 203 new homes in total

Assessment of general conformity

Policy H5 – lies within the settlement boundary (Policy LD) and is marked as employment land (Policy E). It is also within the 5km heathland protection zone.

Policy H6 – lies within the settlement boundary (Policy LD) and is marked as employment land (Policy E). It is also within the 5km heathland protection zone.

Policy H7 – lies within the settlement boundary (Policy LD) and a small part of it is shown to be at risk of flooding (Policy FR). It is also within Wareham Conservation Area (Policy LHH) and within the 5km heathland protection zone.

Policy H8 – lies within the settlement boundary (Policy LD) and is also part of the settlement extension (Policy CEN). It is within the 5km heathland protection zone.

Policy GS2 – lies within the settlement boundary (Policy LD) and is also part of the settlement extension (Policy CEN). It is within the 5km heathland protection zone.

Policy GS3 – lies within the settlement boundary (Policy LD) and Wareham Conservation Area (Policy LHH). It is also within the 5km heathland protection zone.

Sites were initially subject to detailed assessment through the AECOM Site Selection Report (with the exception of the Bonnets Lane site which was not known at that time) and are also considered through the Strategic Environmental Assessment. The policy wording for the sites has identified the potential constraints and provided appropriate mitigation through as part of the policy, to ensure that the allocations are broadly aligned with both national and strategic policies.

The inclusion of design principles within the policies is considered to be in line with the guidance provided in

National Policy, where particularly emphasis is placed on the role of Neighbourhood Plans in setting out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. The illustrative layouts have been included as part of this, but are not prescriptive (in that they would not preclude alternative layouts from being permitted providing that the principles contained in the policies are adhered to).

Dorset Council officers have indicated that, in their view, the only potential conformity issue with these site allocations is in relation to policies H5 and H6. This is because the adopted plan as it is allocating these sites for homes, and they are currently safeguarded employment land. However, in the emerging plan, the proposed modifications clarify that neither site is deemed to be strategic, and a representative of the LPA has confirmed that the revised proposals map will exclude the employment areas proposed for housing through this Neighbourhood Plan. This is also reflected in the published consultee response from the spatial policy team (dated 18 June 2020) to an outline application to demolish existing industrial unit at 1 Westminster Road, and erect up to 12 semi-detached residential dwellings (use class C3) with associated access and parking (all matters reserved), which is currently being considered (ref 6/2020/0163). Their response concludes: “The land is safeguarded for employment purposes in the PLP1, but not in the emerging Purbeck Local Plan. For the reasons outlined above, I consider that the policies in this plan should carry significant weight in the assessment of this planning application. The site is otherwise positioned inside the defined development boundary for Wareham, and for these reasons there does to appear to be any objection in principle to its re-development with homes.”

Policy H10	This policy sets a minimum requirement of at least one dedicated parking space provided on plot or nearby within the site for any new residential development within the Conservation Area.
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Overview of national policy and guidance	Overview of development plan policies										
<p>NPPF para 105. If setting local parking standards, policies should take into account: 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 e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</p>	<p>Policy IAT: Improving Accessibility & Transport</p> <p>Development should provide for adequate parking levels in line with the Bournemouth, Poole and Dorset Residential Car Parking Strategy.</p> <p>The guidance given in the Parking Strategy provides the developer with the optimum (rather than minimum) parking space provision that would accommodate the expected demand for car parking on a specific site. On small sites (5 dwellings or less), the following guidance is given:</p> <table border="1"> <thead> <tr> <th>No. Bedrooms</th> <th>Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> </tr> <tr> <td>2</td> <td>1 or 2</td> </tr> <tr> <td>3</td> <td>2</td> </tr> <tr> <td>4</td> <td>2 or 3</td> </tr> </tbody> </table>	No. Bedrooms	Parking Spaces	1	1	2	1 or 2	3	2	4	2 or 3
	No. Bedrooms	Parking Spaces									
	1	1									
2	1 or 2										
3	2										
4	2 or 3										
<p>Emerging Policies in the Local Plan review</p> <p><i>The policy in the emerging plan (as proposed to be modified) not longer makes specific reference to the parking standards (as an SPD) but states that development must “provide for adequate parking levels” and the supporting text now references a list of local guidance on highways and parking, and makes clear that, where justified, “local policies in neighbourhood development plans may specify distinct local requirements for vehicle parking”</i></p>											

Assessment of general conformity
<p>There are no obvious conformity issues given that the general parking standards would normally suggest at least 1 space per dwelling regardless of size, and that the requirement is not a maximum. The policy also reflects local car ownerships levels (2011 Census) that indicate 4 out of 5 dwellings had at least 1 vehicle (slightly higher than the national average). The requirements take into account the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles, and car ownership levels locally (the 2011 Census showing that on average there was 1.25 cars per household, and 4 out of 5 dwellings had at least 1 vehicle</p>

(slightly higher than the national average)) and the detrimental, visual and functional impact on the town centre and Conservation Area as described in the accompanying text.	
Policy H11	This policy confirms that the Sandford Lane area should remain safeguarded for employment use. It includes design guidance in relation to new buildings, landscaping and the need to provide sufficient on-site parking to avoid overspill onto the service road.
Overview of national policy and guidance	Overview of development plan policies
NPPF para 80. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. NPPF para 81. Planning policies should positively and proactively encourage sustainable economic growth, identify strategic sites, and be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.	Policy E: Employment safeguards existing employment land, which is Wareham applies to a larger area of Sandford Lane than on the Neighbourhood Plan proposals map. Redevelopment or change of use of employment land will be resisted, although exceptionally, other uses that generate employment may be considered. Policy LHH: Landscape, Historic Environment and Heritage makes clear that proposals for development and other works will be expected to conserve the appearance, setting, character, interest, integrity, health and vitality of landscape (including trees and hedgerows) and heritage assets.
	Emerging Policies in the Local Plan review
	<i>The Sandford Lane Estate (9.0ha) is included as a safeguarded site in the emerging plan. There are no proposals to remove the area that is excluded in the Neighbourhood Plan.</i>
Assessment of general conformity	
The supporting evidence on employment for the Neighbourhood Plan recognises the Sandford Lane Industrial Estate as the largest industrial estate in the Neighbourhood Plan area, and is home to over 70 business units. It accounts for over two-thirds of the employment land supply in Wareham, and includes a significant portion of storage land and premises and scope for expansion. Whilst the policy itself raises no obvious conformity issues, Dorset Council has suggested that there may be a conformity issue due to the fact that some of the safeguarded land is no longer within the Neighbourhood Plan. The main change in terms of site area is with reference to the exclusion of the Dorset Council's Purbeck Connect centre which we understand caters for adults with learning and physical disabilities and may in the future become available for residential development. Everdene House (to the south side) was approved for conversion to residential in 2013 (PDD/2013/0001) as a result of the Government permitted development rights legislation – so the centre is now in a mainly residential area.	
Section 4. A Thriving Town Centre	Section 4 includes policies in relation to the Town Centre, primarily based on ensuring the town centre continues to thrive. This includes defining the town centre boundary, potential changes of use and consideration of new retail provision (Policies TC1-4), and the importance of parking and public realm (Policies TC5-7).
Policies TC1-4	Policy TC1 defines the Town Centre Boundary and Policy TC2 seeks to retain ground-floor Class A uses within this area unless certain conditions are met that would maintain an active streetscene. Policy TC3 takes a similar approach to protecting the vitality of Local Centre of Carey Road shops. TC4 makes clear that any retail development outside of these areas will need to be accompanied by a retail impact assessment that demonstrates that the development would not have a significant adverse impact on the vitality and viability of Wareham Town Centre and the Local Centre in North Wareham.
Overview of national policy and guidance	Overview of development plan policies
NPPF para. 85 Planning policies and decisions should support the role that	Policy RFS: Retail Floor Space Supply states that new food and non-food retail floor space will be focussed principally in Swanage town

<p>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 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>centre. Policy CEN allows for the provision of new retail floorspace in the town centre through a neighbourhood plan.</p> <p>Policy RP: Retail Provision makes clear that boundaries of town centres and local centres can be reviewed through the Site Allocations Plan and Swanage Local Plan. Within town centres and local centres, changes of use to any ground floor use within Class A may be permitted, provided that the proposed use would not harm the vitality, viability and functionality of the centre as a whole. Development outside town centre and local centres that adversely affect their vitality or viability will not be permitted. Development leading to loss of uses within Class A will only be permitted subject to a number of specific tests.</p>
	<p>Emerging Policies in the Local Plan review</p> <p><i>The town centre / primary shopping area boundary, as defined in the emerging plan and reference in Policy EE3, varies slightly from that in the adopted plan in that it includes the Coop car park (to the west side of North Street). It makes clear in the supporting text that the boundaries may be extended through neighbourhood plans.</i></p> <p><i>Whilst the policy takes a similar approach to the adopted plan in terms of the retention of Class A (and D1/2) ground floor uses, It is not as yet clear what further changes may be needed to the policy in light of the changes to the Use Class Order.</i></p>
<p>Assessment of general conformity</p>	
<p>The town centre boundary is amended slightly through the Neighbourhood Plan, mainly through the inclusion of the land to the rear of the Co-op (as proposed to be added in the emerging Local Plan) and more accurately following the plot boundaries on the ground. Mainly residential areas (such as to the east side of St John's Hill and other single residential properties on the periphery) have been excluded, as has the car park at the Quay (for consistency with the approach taken on the other public car parks). Our evidence suggests that there is not sufficient demand for new out-of-centre development for town centre uses, and that an out-of-centre retail development (especially convenience) is likely to have an adverse effect on the Town Centre.</p> <p>Policies TC2 and TC3 broadly reflect the Local Plan policies, but provide further flexibility to maintain activity and investment in the town centre, the strict adherence to the viability testing and a 9-month period of unsuccessful marketing is not required (provided that an active and publicly-accessible ground floor town centre use is proposed that enlivens the streetscene). A lower threshold for requiring a retail impact assessment is introduced in Policy TC4, at a level considered appropriate by the most recent retail studies. In response to the changes in the Use Class Order, the policies have been amended to refer to the NPPF definition of a main town centre use.</p>	
<p>Policies TC5-7</p>	<p>Policies TC5 and TC6 deal with the need for public realm enhancements and shop fronts to be in keeping with the Town's historic character. Policy TC7 seeks to retain the main sites that provide parking for the town centre, unless replaced through suitable provision elsewhere.</p>
<p>Overview of national policy and guidance</p>	<p>Overview of development plan policies</p>
<p>NPPF para 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.</p> <p>NPPF para 106. In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to</p>	<p>Policy D: Design</p> <p>The Council will expect proposals for all development and other works to positively integrate with their surroundings and reflect the diverse but localised traditions of building material usage found across the District. Reference is made to the good practice advice contained in District design guidance.</p>

<p>promote accessibility for pedestrians and cyclists.</p> <p>NPPF para 185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. This should consider (a) the desirability of sustaining and enhancing the significance of heritage assets; (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; (c) the desirability of new development making a positive contribution to local character and distinctiveness; and (d) opportunities to draw on the contribution made by the historic environment to the character of a place.</p>	<p><i>There are no relevant strategic policies identified in relation to town centre car parks</i></p>
	<p>Emerging Policies in the Local Plan review</p>
	<p><i>No significant changes identified</i></p>
<p>Assessment of general conformity</p>	
<p>There are no obvious conformity issues raised by these policies.</p>	
<p>Section 5. A Pedestrian and Cycle Friendly Town</p>	<p>This section deals with local transport infrastructure in terms of promoting opportunities for walking, cycling and public transport (in particular the railway)</p>
<p>Policies PC1-4</p>	<p>Policies PC1 and PC2 identify the main pedestrian and cycle routes that should be retained and improved, and that new development should connect into. Policy PC3 safeguards land that is likely to be required to provide a better facility for passengers, allowing waiting trains to load and unload and not obstruct the mainline, and Policy PC4 safeguards land for the provision of further parking at the Station should a more regular service be introduced.</p>
<p>Overview of national policy and guidance</p>	<p>Overview of development plan policies</p>
<p>NPPF para 104. Planning policies should: be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils; identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development; and provide for high quality walking and cycling networks and supporting facilities such as cycle parking.</p>	<p>Policy IAT: Improving Accessibility & Transport New development should provide safe access to the highway, and/or should provide towards new/improved access to the highway and improvement of the local highway.</p> <p>Policy ATS: Implementing an Appropriate Transport Strategy for Purbeck Transport conditions within Purbeck will be improved through the implementation of the Purbeck Transportation Strategy. This will be a flexible strategy to meet changing scenarios, and includes the following elements: the provision of cycle routes, improved transport interchanges and targeted improvements that provide relief to the A351.</p>
	<p>Emerging Policies in the Local Plan review</p>
	<p><i>No significant changes identified</i></p>
<p>Assessment of general conformity</p>	
<p>There are no obvious conformity issues raised by these policies. In relation to the Purbeck Transportation Strategy, the types of schemes to be delivered in Central Purbeck area include Wareham railway station interchange improvements – encouraging the use of rail, bus, cycling and walking. Following the first pre-submission consultation, legal advice was obtained (October 2018) which concluded that the provision of infrastructure was a matter that could be covered in a Neighbourhood Plan (as referenced in both NPPF and the NPPG) and that Policies PC1 and PC4 (over which concerns had been raised at that time) were likely to satisfy the basic conditions. Any issues surrounding the Local Authority or Network Rail’s desire for how the land is used may become relevant in the future (whether in the planning context or not), but that does not prevent the</p>	

matter from being included in a Neighbourhood Plan policy or prevent the Neighbourhood Plan from putting across the community's vision of sustainable development in planning policy.

<p>Section 6. Local Green Spaces & Community Facilities <i>NB site allocations GS2/3 are dealt with earlier</i></p>	<p>Section 6 deals with designation of Local Green Spaces. It also deals with an allocation for a health hub at the former Middle School Site to provide improved healthcare facilities to better meet the needs of local people delivering better outcomes for health and well-being, and the related redevelopment of the care home at Bonnets Lane. These development site allocations are assessed under Section 3.</p>
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Policy GS1	Identifies various local green spaces for designation, within which development other than minor works to preserve their recreational function and openness will be strongly resisted
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Overview of national policy and guidance	Overview of development plan policies
<p>NPPF para 99-101 Local communities should be able to identify for special protection, green areas of particular importance to them by designating land as Local Green Space, and to rule out new development other than in very special circumstances. They should be capable of enduring beyond the end of the plan period. The designation should only be used where the green space is in reasonably close proximity to the community it serves; is demonstrably special to a local community and holds a particular local significance; and is local in character and is not an extensive tract of land. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.</p>	<p>Policy GI: Green Infrastructure, Recreation and Sports Facilities All open space, sport and recreation areas will be protected. Any loss of these uses will only be permitted where there is a proven excess of such provision and the proposed loss will not result in a current or future shortfall in the plan period and/or suitable replacement facilities are provided.</p> <p>Areas afforded protection through the 2004 Purbeck Local Plan Final Edition will be carried forward to the Proposals Map and can be reviewed in neighbourhood plans.</p> <p>Policy CEN states that the Wareham Middle School playing fields will be safeguarded for recreation needs, unless equivalent or better replacement facilities in terms of quantity and quality are provided in a suitable location.</p> <p>Emerging Policies in the Local Plan review <i>The Local Plan proposes a similar policy (14) that includes a general statement that "All open space, sport and recreation areas will be protected in accordance with national policy." The Plan does not propose any LGS designations, nor does it preclude Neighbourhood Plans from doing so.</i></p>

Assessment of general conformity
<p>The proposed Local Green Spaces include the existing Policy GI infrastructure sites (all of which were reviewed) and a number of other green spaces that have been locally identified as important. The supporting evidence indicates how these sites have been assessed in relation to the NPPF criteria. The main potential conformity issues are in relation to the size of the largest sites and whether they might be considered extensive. This potentially applies to Wareham Town Walls (7.0ha) and Wareham Rugby Club Playing Fields (6.7ha). There is no prescribed upper size limit, so this is a matter of judgement in knowledge of the local context. In particular the reference to 'local in character' should be considered – if there is no notable difference in character between the proposed site and the surrounding fields, then the space may not readily qualify. The sinuous nature of the walls as they wrap around the town means that they are not readily perceived or experienced in their entirety and therefore do not feel extensive. The Rugby Club playing fields by their very nature have to be of sufficient size to incorporate the pitch requirements and are quite distinct in character from the surrounding area. Although both these areas benefit from a reasonable degree of existing protection given their statutory designations, from a local perspective it would seem unreasonable and may cause additional confusion were these to be 'left off' the list of valued local green spaces.</p>

A Locally Distinctive	Section 7 deals with the design of new development and includes site specific policies in relation to the southern approach to Wareham Station (site-specific design principles are covered in the
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Place	site specific allocations in sections 3 and 7).
Policy LDP1-3	<p>Policies LDP1 and LDPs are general design policies that seeks to ensure that new development contributes to the local identity and sense of place and fits in with the local area. In particular these draws on the thorough analysis of the townscape character of Wareham Town and north Wareham that was undertaken by Matrix Partnership and has the status of supplementary guidance.</p> <p>Policy LDP3 sets some broad principles on sustainable design in terms of measures to combat climate change.</p> <p>Policy LDP4 has been included because of the generally run-down appearance of a number of sites in the main approach to the station and seeks to encourage the enhancement of this area through high quality design.</p>
Overview of national policy and guidance	Overview of development plan policies
<p>NPPF para 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 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>Policy D: Design</p> <p>The Council will expect proposals for all development and other works to positively integrate with their surroundings and reflect the diverse but localised traditions of building material usage found across the District. Reference is made to the good practice advice contained in District design guidance.</p>
<p>NPPF para 126. the level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.</p> <p>Reference is also made to the ten characteristics identified in the National Design Guide 2019, i.e:</p> <ul style="list-style-type: none"> – Context - C1 Understand and relate well to the site, its local and wider context; C2 Value heritage, local history and culture – Identity – I1 Respond to existing local character and identity; I2 Well-designed, high quality and attractive; I3 Create character and identity – Built form – B1 Compact form of development; B2 Appropriate building types and forms; B3 Destinations – Movement – M1 An integrated network of routes for all modes of transport; M2 A clear structure and hierarchy of connected streets; M3 Well-considered parking, servicing and utilities infrastructure for all users – Nature – N1 Provide high quality, green open spaces with a variety of landscapes and activities, including play; N2 Improve and enhance water management; N3 Support rich and varied biodiversity – Public spaces – P1 Create well-located, high quality and attractive public spaces; P2 Provide well-designed spaces that are safe; Make sure public spaces support social interaction – Uses – U1 A mix of uses; U2 A mix of home tenures, types and sizes; U3 Socially inclusive – Homes & buildings – H1 Healthy, comfortable and safe internal and external environment; H2 Well-related to external amenity and public spaces; H3 Attention to detail: storage, waste, servicing and utilities 	<p>Emerging Policies in the Local Plan review</p> <p><i>The Local Plan proposes a similar policy (E12) that includes a general statement about high quality design, referring to 9 criteria, so that new development:</i></p> <ol style="list-style-type: none"> <i>a. positively integrates with their surroundings;</i> <i>b. reflects the diverse but localised traditions of building materials found across the District;</i> <i>c. limits the opportunities for crime and anti-social behaviour;</i> <i>d. where appropriate supports and promotes sustainable modes of transportation;</i> <i>e. avoids and mitigates any harmful impacts from overshadowing, overlooking, noise and any other adverse impacts including light pollution from artificial light on local amenity;</i> <i>f. supports biodiversity through sensitive landscaping and in-built features;</i> <i>g. minimises energy consumption, including where possible inclusion of renewable energy;</i> <i>h. supports the efficient use of land taking account of capacity in existing infrastructure</i>

<ul style="list-style-type: none"> – Resources – R1 Follow the energy hierarchy; R2 Selection of materials and construction techniques; R3 Maximise resilience – Lifespan – L1 Well-managed and maintained; L2 Adaptable to changing needs and evolving technologies; L3 A sense of ownership 	<p><i>and services, access to sustainable means of transport, the local area's prevailing character and the requirement to deliver high quality buildings and places; and i. provides buildings which are accessible to all.</i></p>
Assessment of general conformity	
<p>Some minor amendments to the policies were made in terms of clarity as a result of the pre-submission consultation feedback. There are no obvious conformity issues raised by these policies.</p>	

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 appraisal, does not now highlight any fundamental conformity issues. Where the plan does make variation from the adopted Local Plan, the changes are considered to be relatively minor in nature and justified by locally-specific evidence including the emerging Local Plan as proposed to be modified.

On this basis, there are no apparent reasons to conclude other than the Neighbourhood Plan meets the basic condition of having regard to national policy and guidance from the Secretary of State and being in general conformity with the strategic policies of the development plan for the area.

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.

The overarching directive on Strategic Environmental Assessment makes clear that the environmental report and the opinions expressed by the relevant authorities and the public should be taken into account during the preparation of the plan or programme and before its adoption.

A screening assessment in relation to potential requirements for a Strategic Environmental Assessment (SEA) under the European Directive 2001/42/EC and for a Habitats Regulation Assessment (HRA) under Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended), was undertaken by Purbeck District Council and a screening determination was produced in January 2017. This report concluded that an SEA of the Wareham Neighbourhood Plan would be required. It also made clear that the emerging policy content of the plan may require Habitats Regulation Assessment and that the Neighbourhood Plan Group continues to liaise with Purbeck District Council concerning this requirement. In response to the pre-submission consultation, the Local Planning Authority indicated that in their view the plan would need to be supported by a thorough Habitats Regulations Assessment to comply with EU obligations.

The plan has been subject to a full Strategic Environmental Assessment and Habitats Regulations Assessment. The reports were sent to the relevant statutory consultees (the Environment Agency, Natural England and Historic England) and made publically available at the relevant times. The Strategic Environmental Assessment process has considered how the policies could impact on the environmental, social and economic characteristics of the parish.

No issues have been raised in relation to the possible contravention of Human Rights in the preceding consultations, and given the conclusions on the plan's general conformity with the strategic policies of the Local Plan and regard to National Planning Policy, it is reasonable to conclude that the making of the plan should not breach human rights.