

Charmouth Neighbourhood Plan

Basic Conditions Report

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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, &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?

Charmouth 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 2019-2031.

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:

- Policy HH1: Heritage Assets
- Policy AA1: Important Community Assets & Amenities
- Policy NE1: Landscape
- Policy NE2: Views and Vistas
- Policy NE3: Biodiversity and Natural Habitats
- Policy NE4: Local Green Spaces
- Policy NE5: Lighting
- Policy NE6: Pollution
- Policy NE7: Climate Change
- Policy NE8: Land Instability and Geology
- Policy BET1: Retail Properties
- Policy BET2: Economic Development & Premises for New Businesses
- Policy BET3: The reuse of rural buildings and land for Employment Use
- Policy H1: New Housing Developments
- Policy H2: Affordable Housing
- Policy H3: Benefitting from New Housing
- Policy H4: Housing Form and Layout
- Policy H5: Housing Design

- Policy GA1: Pedestrian Routes
- Policy GA2: Parking
- Policy CD1: Coastal Defences

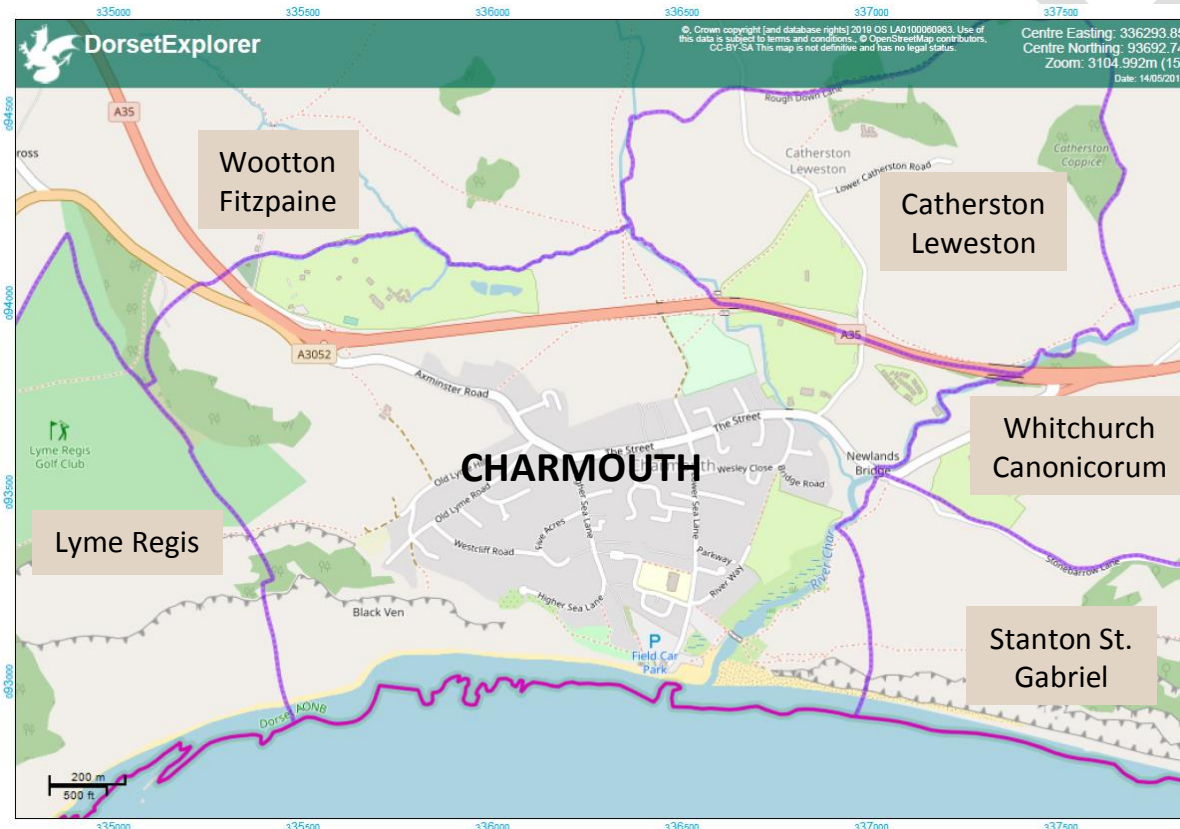
The Neighbourhood Plan policies do not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or development that falls within Annex 1 to Council Directive 85/337/EEC.

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 Charmouth parish (which is the designated Neighbourhood Plan Area) and to no other area.

There are no other neighbourhood plans relating to Charmouth Parish. None of the adjoining parishes (Lyme Regis, Wootton Fitzpaine, Catherston Leweston, Whitchurch Canonicorum or Stanton St. Gabriel) have been designated as a Neighbourhood Plan area.

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 draft policies of the Neighbourhood Plan (as made available in May 2019) relate to the relevant national planning guidance and strategic development plan policies. A full list of the policies is given in **Appendix 1**.

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 West Dorset, Weymouth and Portland Local Plan², which was adopted by West Dorset District Council on 22nd October 2015, contains the bulk of the strategic planning policies for the area.

Dorset County Council has a Minerals Strategy³ (adopted May 2014) that also forms part of the development plan for the area. A revised Waste Plan has now been adopted⁴. The Minerals Site Plan has similarly been examined and found sound, and is likely to be adopted towards the end

of 2019⁵. The only potentially relevant designation in the Minerals and Waste documents is the safeguarded waste facility (sewage treatment works) adjoining the River Char just south of the A35, for which there is a 250m consultation zone defined.

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. Work was progressing on a review of the West Dorset, Weymouth and Portland Local Plan, and the preferred options document that was published for consultation in August 2018 did not significantly alter the approach to development in Charmouth, and no sites are specifically identified for allocation. Work has now halted on this in order for the newly formed Dorset Council to progress its Local Plan, with the first consultation on options scheduled for September 2020⁶.

The following table considers each policy in turn, against the relevant national and local policies for that particular topic. West Dorset District Council have provided advice on which policies or parts thereof should be considered strategic. The list is reproduced in **Appendix 2**.

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

² <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/adopted-local-plan/adopted-local-plan.aspx>

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.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-planning-policy/pdfs/dorset-council-lds-250619.pdf>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
<p><i>HH1: Heritage</i></p> <p>This policy seeks to protect the character, context, setting and integrity of non-designated heritage assets as listed in the plan.</p> <p>It also requires that applications for development the includes or adjoins any heritage asset are accompanied by a description of that asset’s significance in sufficient detail to allow the potential impacts to be adequately assessed</p>	<p>184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, ... and should be conserved in a manner appropriate to their significance.</p> <p>189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.</p> <p>197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p>	<p>ENV4 - Heritage assets - Strategic Approach includes protection of heritage assets, including non-designated assets</p>	<p>This policy identifies potential non-designated heritage assets. These are considered locally important for their contribution to the distinctive character and understanding of the history of the parish.</p> <p>The policy wording does not fully reflect the ‘balanced judgement’ that is suggested under national policy – but it is clear that any harm should be justified by clear public benefits.</p> <p>The final aspect of the policy in terms of details to be submitted, reflects national policy on this point.</p>
<p><i>Policy AA1: Important Community Assets & Amenities</i></p> <p>This policy identifies the important community assets and amenities that should be retained and allowed to modernise / adapt to meet the community's needs (either in their current locations or through suitable alternative provision in the Neighbourhood Plan area). Their loss is strongly resisted, however where there may be more than one building providing similar services locally, the</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>94. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and</p>	<p>COM2 - New or improved local community buildings and structures - Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel</p> <p>COM3 - The retention of local community buildings and structures - Strategic Approach states that existing facilities will be protected through a flexible approach which recognises the changing needs in society</p>	<p>The retention and enhancement of existing facilities is considered to be in conformity with the approach taken in National Policy and the Local Plan.</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
<p>loss or reduction may be off-set by improvements elsewhere.</p>	<p>collaborative approach to meeting this requirement, and to development that will widen choice in education.</p>		
<p><i>Policy NE1: Landscape</i> This policy seeks to ensure that development does not harm the natural and built environment of the parish, its character and beauty, including its characteristic landscape quality and diversity, wildlife habitats, uninterrupted panoramic views, individual landmarks, and sense of tranquillity and remoteness.</p>	<p>170. Planning policies and decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services</p>	<p>ENV1 - Landscape, seascape and sites of geological interest - Strategic Approach includes the protection of landscape, seascape and sites of geological interest, and mitigation where appropriate ENV10 - Landscape and townscape setting - Strategic Approach includes that development should contribute to the local identity of the area</p>	<p>The policy is similar to ENV1(i) but this reflects its situation within the Dorset AONB and Heritage Coast. Whilst potentially duplicating the strategic policy, the policy is considered to be in general conformity with those policies seeking to protect and reinforce local character.</p>
<p><i>Policy NE2: Views and Vistas</i> This policy protects important views and vistas (as listed). It also clarifies that, where a proposed development is intended within an identified view, then a Landscape and Visual Impact Assessment (LVIA) including photomontages should be produced as part of the application to ensure the impact of the development is understood and that measures are identified to ensure the view is not diminished.</p>	<p>127. Planning policies and decisions should ensure that developments: are sympathetic to local character and history, including the surrounding built environment and landscape setting; 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. 172. Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection</p>	<p>ENV1 - Landscape, seascape and sites of geological interest - Strategic Approach includes the protection of landscape, seascape and sites of geological interest, and mitigation where appropriate ENV4 - Heritage assets - Strategic Approach includes protection of heritage assets ENV10 - Landscape and townscape setting, ENV11 - Pattern of streets and spaces, and ENV12 - Design & positioning of buildings - Strategic Approach includes that development should be of high quality design, and contributing to local identity of area</p>	<p>Views are not specifically referenced in either National Policy. However uninterrupted panoramic views are specifically referenced in relation to the special qualities of the AONB – in Policy ENV1 and in its statement of significance – and also in the Conservation Area Appraisal (with a sequence of key views noted along the High Street and also northwards out from the Conservation Area). The policy is considered to be in general conformity with those policies seeking to protect and reinforce local character, and the reason for the view’s importance have been justified.</p>
<p><i>Policy NE3: Natural Habitats and Biodiversity</i></p>	<p>170. Planning policies and decisions should contribute to and enhance the</p>	<p>ENV2 - Wildlife and habitats - Strategic Approach includes protection of wildlife</p>	<p>The policy is stronger than national planning policy in that it does not</p>

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<p>This policy states that no development may take place which would damage in the long term, directly or indirectly, flora or fauna within the environment.</p> <p>It sets out the requirement to avoid harm to biodiversity assets, and that mitigation should be a last resort.</p> <p>It also includes the need for an initial ecology scoping / feasibility appraisal on sites that due to their size would not normally require a Biodiversity Mitigation and Enhancement Plan if the site includes or adjoins specified flora / habitats</p>	<p>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>175. When determining planning applications, if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. ... Development resulting in the loss or deterioration of irreplaceable habitats (eg ancient woodland / veteran trees) should be refused, unless there are wholly exceptional reasons.</p>	<p>and habitats, and mitigation where appropriate.</p> <p>The policy differentiates between internationally, nationally and locally designated wildlife sites, the loss or deterioration of irreplaceable habitats, and protected species. It makes clear that features of nature conservation interest should be safeguarded by development, but accepts that there may be circumstances where the need for and public benefits of the development, and compensatory measures, may justify the direct harm.</p>	<p>include potential for compensatory measures where harm cannot reasonably be avoided or mitigated.</p> <p>With this exception, the policy is considered to be in general conformity with those policies seeking to protect and strengthen biodiversity.</p>
<p><i>Policy NE4: Local Green Spaces</i></p> <p>Local Green Spaces are identified and other than in very special circumstances, no development may take place which would undermine the importance or harm the enjoyment of these spaces.</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>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 	<p>ENV3 - Strategic Approach includes protection of important local green spaces. The supporting text notes that local communities may identify further areas of particular importance to them through neighbourhood development plans, making clear the reason/s for their designation.</p> <p>COM5 - resists the loss of open space of public value and recreational facilities. Strategic Approach clarifies that a flexible approach may be taken which recognizes the changing needs in</p>	<p>The policy reflects the intention that Local Green Spaces should be protected and endure beyond the plan period, and that exceptional circumstances would need to justify development that would erode their special qualities.</p> <p>Subject to checking that the proposed local green spaces (LGS) meet the criteria set out in the NPPF, no conformity issues have been identified.</p>

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	<p>extensive tract of land.</p> <p>101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>	<p>society</p>	
<p><i>Policy NE5: Lighting</i></p> <p>This policy requires that light pollution should be minimised at all times, using where possible measures to control light spillage and glare. Energy efficient street lighting should be provided on new and existing routes in developments where it is required to facilitate safe use at night by pedestrians. Where street lighting is required heritage designs are to be preferred.</p>	<p>180. Planning policies and decisions should take into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation</p>	<p>ENV 16 – deals with proposals for external lighting schemes, to minimize potential pollution from glare or spillage of light, and the benefits of the lighting scheme must outweigh any adverse effects - Strategic Approach refers to enhancing quality of life for residents and visitors</p>	<p>The policy is considered to be in general conformity with national and local policies, taking into account the Dorset AONB landscape and heritage assets.</p>
<p><i>Policy NE6: Pollution</i></p> <p>The policy states that no development should have significant harmful impact on the local community due to noise, vibration, dust, smoke, fumes, light or other forms of disturbance or pollution (including from traffic movements generated by the development). Such forms of pollution should be minimised as far as possible during construction.</p>	<p>180. Planning policies and decisions should take into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life</p>	<p>ENV 16 –states that proposals for development should be designed to minimize their impact on the amenity and quiet enjoyment of both existing residents and future residents within the development and close to it. As such, development must not generate unacceptable pollution, vibration or detrimental emissions unless it can be demonstrated that the effects on amenity and living conditions, health and the natural environment can be mitigated to the appropriate standard</p>	<p>The policy is similar to ENV16(i) it specifically identifies the need to consider construction traffic (as a temporary impact) that may otherwise not be considered. It is generally accepted that, where reasonable and necessary, construction practices may be managed through a planning condition requiring (for example) the agreement of a construction traffic management plan.</p> <p>Whilst the policy could be improved to avoid duplicating the strategic policy, the policy is considered to be in general conformity with those policies seeking to safeguard the amenity of local</p>

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			<p>residents.</p> <p>Reference could also be made to the need for a noise assessment for new residential or other noise-sensitive developments in proximity to the A35.</p>
<p><i>Policy NE7: Climate Change</i></p> <p>This policy addresses how development is expected to contribute towards addressing climate change through designs that ideally exceed current requirements, ensuring that these are an integral part of the design process.</p>	<p>131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, 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>153. In determining planning applications, local planning authorities should expect new development to: take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.</p>	<p>ENV13 - Achieving High Levels Of Environmental Performance – expects that new buildings and alterations / extensions to existing buildings achieve high standards of environmental performance - Strategic Approach includes that development should be of high quality design</p>	<p>The policy aligns with the government’s drive towards a low-carbon future which is also reflected in the Local Plan policy. It does not set specific energy efficiency or Code for Sustainable Homes targets (which is effectively discouraged in the March 2015 Written Ministerial Statement and also in the more recent Future Homes consultation in October 2019).</p>
<p><i>Policy NE8: Land Instability and Geology</i></p> <p>This policy highlights the particular local issues associated with land Instability zones and coastal erosions, including associated drainage.</p>	<p>167. Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast</p>	<p>ENV7 - Coastal erosion and land instability – avoids development that might trigger land instability or coastal erosion - Strategic Approach includes directing development away from areas at risk of coastal erosion</p>	<p>The policy is considered to be in general conformity with national and local policies, drawing attention to the localised issue of both land instability and coastal erosion and how this is affected by drainage and how it may also change over the plan period.</p>
<p><i>BET1: Retail Properties</i></p>	<p>91. Planning policies and decisions</p>	<p>COM3 - The retention of local</p>	<p>The policy aims to support the local</p>

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<p>Resists the change of use of A-class uses to residential in the retail hub of Charmouth in order to support the local centre. The conversion of upper storeys is supported if not required for the business to residential, subject to consideration whether there would be adequate parking and storage areas.</p>	<p>should aim to achieve healthy, inclusive and safe places – for example through strong neighbourhood centres</p> <p>118. Planning policies and decisions should: promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively (for example converting space above shops)</p>	<p>community buildings and structures - Strategic Approach states that existing facilities will be protected through a flexible approach which recognises the changing needs in society.</p> <p>Local community buildings include:</p> <ul style="list-style-type: none"> → local neighbourhood shops; → post offices; → banks and building societies; → cafes, restaurants and public houses – especially where there are only one or two locally 	<p>centre but allows a change of use of underused upper floors for residential provided certain criteria are met.</p> <p>This is broadly in line with both national and local plan policies.</p> <p>NB for clarity it may be better to rename the policy title “Charmouth’s retail hub” as the A-class uses include a broader range than just retail properties.</p>
<p><i>BET2: Economic development & premises for new businesses</i></p> <p>This policy supports the creation and expansion of small-scale A-Class uses or small-scale B1-type workshop/studios, subject to certain criteria, which look to avoid harm to nearby occupants and the wider environment. New buildings should be small in scale (generally under 100sq.m (1076sq. ft.) gross floor area and not exceeding the equivalent of 2 storeys in height) and a restriction applied to prevent their future conversion to non-employment uses</p> <p><i>BET3: The reuse of rural buildings and land for Employment Use</i></p> <p>Supports the reuse of farm and rural buildings outside the DDB, for small-scale business purposes (type A and/or B1 class) with similar criteria to avoid</p>	<p>80. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.</p> <p>83. Planning policies and decisions should enable: the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.</p> <p>84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an</p>	<p>SUS2 - Distribution of development - Strategic Approach includes reference to the settlement hierarchy and development within settlement boundaries, and a general restriction of development in rural areas – but recognises that neighbourhood plans may allocate additional sites, add or extend development boundaries, and that some development types are needed to support the rural economy.</p> <p>ECON1 - Provision of employment - Strategic Approach includes the general support for employment development as expressed in this policy. This states that employment development will generally be supported:</p> <ul style="list-style-type: none"> → within or on the edge of a settlement; → through the intensification or 	<p>The policies are generally supportive of development for local businesses in a manner appropriate to the character of the area. Although it does not encourage B2 and B8 type employment uses, there is no evidence of need for these types of employment use in the general area (Bournemouth Dorset and Poole Workspace Strategy – October 2016), and given the character of the area and lack of available sites that would be suitable away from residential areas, it is unlikely that these could be accommodated.</p> <p>The policies do not require that A-class and B1 office uses are located in the retail hub as a first preference, but this does not give rise to a conformity issue regarding the sequential test for town centre uses, given the limitation on</p>

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<p>environmental harm. It confirms that any re-development or alterations should be kept broadly within the existing footprint and height.</p>	<p>unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.</p> <p>88. The sequential approach (in relation to town centre uses) should not be applied to applications for small scale rural development.</p>	<p>extension of existing premises; → as part of a farm diversification scheme; → through the re-use or replacement of an existing building; or → in a rural location where this is essential for that type of business.</p> <p>ECON4 - RETAIL AND TOWN CENTRE DEVELOPMENT – exempts small scale rural development (including offices) from the need to follow the sequential approach focusing on town centre locations first.</p>	<p>scale.</p>
<p><i>H1: New housing developments</i></p> <p>Supports in principle the housing whose size, type, tenure etc reflects the requirement in the latest Charmouth’s Housing Needs Statement and are:</p> <ul style="list-style-type: none"> → small sites within the DDB (reflecting the organic, incremental growth of the village historically); → rural exception sites, up to a maximum of 20 units, form a logical extension to the DDB and not creating a marked intrusion into the open countryside; → rural workers housing, re-use of permanent existing buildings and the replacement of properties 	<p>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 it is needed, that the needs of groups with specific housing requirements are addressed</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>69. Neighbourhood planning groups should consider the opportunities for allocating small and medium-sized sites suitable for housing in their area.</p>	<p>SUS1 - The Level of Economic and Housing Growth - Strategic Approach includes the requirement figures for housing and employment. The housing need is met through site allocations and identified sites within settlements.</p> <p>SUS2 - Distribution of development - Strategic Approach includes reference to the settlement hierarchy and development within settlement boundaries, and a general restriction of development in rural areas – but recognises that neighbourhood plans may allocate additional sites, add or extend development boundaries, and that some development types are</p>	<p>Although both national policy and local plan policy encourage neighbourhood planning groups to consider allocating housing sites, the Strategic Housing Land Availability Assessment⁷ (SHLAA) confirms that there are no suitable and available sites outside the defined development boundary that could be allocated.</p> <p>The limitation on the size of new sites could reduce the possibility of boosting the supply of homes. However it is justified given the character of the settlement and sensitive landscape. Based on the designations (World Heritage Site and AONB) and local</p>

⁷ <https://westdorsetdc.maps.arcgis.com/apps/webappviewer/index.html?id=9c2ae08ea4bf4b47b1aaa284d709b407>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
<p>affected by coastal change in accordance with the Local Plan; → the re-development of a brownfield site.</p>	<p>77. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.</p> <p>78. In rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.</p> <p>84. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.</p>	<p>needed to support the rural economy.</p> <p>HOUS3 - Open market housing mix - Strategic Approach refers to the type, size and mix of housing being expected to reflect local needs as far as possible and result in balanced communities.</p>	<p>constraints to development (the coast and potential erosion to the south, the ancient wall to the north, River Char to the east and steeply rising land and an important skyline towards Black Ven to the west) and the SHLAA findings, suitable sites with capacity for more than 20 dwellings are considered unlikely to be forthcoming.</p> <p>The policy draws on the latest assessment of housing need in defining the types of housing to be prioritized in new developments.</p>
<p><i>H2: Affordable Housing</i> Requires affordable housing on sites of 3 or more dwellings</p> <p>Allows up to 30% as open market on rural exception sites as an exception.</p> <p>The policy also includes a requirement to prioritise the allocation of affordable housing to people with a local connection</p>	<p>61. The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies</p> <p>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>77. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including opportunities to bring forward rural exception sites that will provide</p>	<p>HOUS1 - Affordable housing - Strategic Approach sets out that new open market housing sites should make provision for affordable housing. The percentage of affordable housing on market housing sites, thresholds above which it is sought, and tenure split within the affordable provision, are not part of the strategic approach.</p> <p>HOUS2 - Affordable housing exception sites – refers to small scale sites for affordable housing adjoining settlements provided that there is an identified, current, local need which cannot otherwise be met; the scheme is of a character, scale and design</p>	<p>The threshold of 3 dwellings for requiring on-site affordable housing falls below the guidance given in the NPPF, which was drafted to significantly boost the overall supply of new homes. H2 does not conflict with the Local Plan policies which were originally intended to operate at any development resulting in a net gain of 1 or more dwellings, and was supporting by viability guidance prepared and examined at that time.</p> <p>There are clearly exceptional circumstances to justify having a low threshold – with only one site identified as having potential for 10 or more dwellings evidenced in the SHLAA, and</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
	<p>affordable housing, and consider whether allowing some market housing on these sites would help to facilitate this.</p> <p><i>Rural exception sites – defined as: Small sites used for affordable housing to address the needs of the local community in perpetuity where sites would not normally be used for housing. A proportion of market homes may be allowed, for example where essential to enable the delivery of affordable units without grant funding</i></p>	<p>appropriate to the location; and provision is in perpetuity. The Strategic Approach refers to flexible policies that encourage affordable housing to come forward, but does not refer to exception sites so this is NOT a strategic policy. The supporting text indicates that if a community wants to allow open market cross-subsidy on exception sites they could do this in neighbourhood plans.</p>	<p>41 households on the housing register according to the Housing Needs Assessment.</p> <p>Allowing some open market housing on rural exception sites is in line with national policy and not in conflict with the Local Plan (given that HOUS2 is not considered strategic).</p> <p>There is no expectation that development in Charmouth should be meeting a wider strategic need. The requirement to prioritise the allocation of affordable housing to people with a local connection is justified and does not raised any particular conflict.</p>
<p><i>H3: Benefitting from New Housing</i> Places a restriction to prohibit new dwellings (built following the plan’s adoption) being occupied as second / holiday homes, and also places a limitation on extensions (above the size threshold allowed through permitted development rights) on dwellings built as part of a rural exception site or as part of the affordable housing requirement on sites within the DDB</p>	<p>55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.</p> <p>77. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.</p>	<p>HOUS3 - Open market housing mix - Strategic Approach refers to the type, size and mix of housing being expected to reflect local needs as far as possible and result in balanced communities.</p> <p>HOUS6 - Other residential development outside defined development boundaries - considers extensions to dwellings, but is NOT considered to be a strategic policy.</p>	<p>The supporting evidence notes that the Census data of homes with ‘no usual residents’ equates to 26.5% of the housing stock and that there was an upward trend from the previous Census. There is evidence that the demand for holiday homes adversely impacts on housing affordability and local trade.</p> <p>The restriction on extensions is justified based on the housing need. This could be reviewed and relaxed in the future if the need changes.</p> <p>No obvious conflicts identified.</p>
<p><i>H4: Housing Form and Layout</i> <i>H5: Housing Design</i> These policies include general design</p>	<p>122. Planning policies should make efficient use of land, taking into account: a) the identified need for different types</p>	<p>ENV15 - development should optimise the potential of the site and make efficient use of land, subject to the limitations inherent in the site and</p>	<p>The two policies focus on reinforcing the character of the area through design and layout considerations. This is likely to perpetuate the relatively low</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
<p>principles for new dwellings and associated landscaping. This includes enhancing Charmouth’s village feel and openness, the use of detailing and materials, the need to provide off street parking for a minimum of 2 vehicles etc.. They also seek to ensure that development reflects the prevailing height of neighbouring properties and that replacement buildings are not materially larger than what they replace.</p>	<p>of housing; 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, or of promoting change; and e) the importance of securing well-designed, attractive and healthy places.</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 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: are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)</p>	<p>impact on local character – the Strategic Approach includes that development should be of high quality design, and contributing to local identity of area</p> <p>ENV10 - Landscape and townscape setting, ENV11 - Pattern of streets and spaces, and ENV12 - Design & positioning of buildings - Strategic Approach includes that development should be of high quality design, and contributing to local identity of area</p>	<p>density of development (less than 20dph) and therefore is not making the most efficient use of land within the DDB and discourage increased densities. However national and local policy are clear that the desirability of maintaining an area’s prevailing character can be an over-riding consideration.</p> <p>There is flexibility in the policy for different approaches on detailed matters of design, and therefore the policy is not considered to be over-prescriptive. The supporting text makes clear that higher density development will be appropriate where that is the nearby pattern.</p>
<p><i>GA1: Pedestrian Routes</i></p>	<p>98. Planning policies and decisions</p>	<p>COM7 - Creating a safe and efficient</p>	<p>This policy is considered to be in</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
<p>Seeks to safeguard existing pedestrian routes, ensure that development does not make these less safe or less attractive to use (for all abilities), and the new development connect to this network where practical and appropriate.</p>	<p>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>transport network - Strategic Approach states that providing a safe transport route network for all types of travel, and providing choices for 'greener' travel options where practicable, are also a key part of the strategy, and that development contributions towards transport infrastructure will be made</p> <p>ENV11 - Pattern of streets and spaces, and ENV12 - Design & positioning of buildings also deal with these issues</p>	<p>conformity with national and local policies, which makes clear that development should not result in the severance or degradation of existing or proposed public rights of way, and encourages opportunities for their improvement.</p>
<p><i>GA2: Parking</i> Resists the loss of public / visitor car parks, and also the loss of parking spaces serving existing premises and on streets / roads.</p>	<p>91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places – for example through strong neighbourhood centres</p> <p>102. Parking should be integral to the design of schemes, and contribute to making high quality places.</p> <p>122. Planning policies and decisions should support development that makes efficient use of land</p>	<p>No specific policies identified</p>	<p>The policy aims to support the local centre and create a safe environment.</p> <p>Whilst the reduction in parking spaces is of obvious concern, the second part of the policy is potential inflexible in that it may prohibit the efficient use of land (if there is excess parking provision) and should also make clear that replacement provision (ie resulting in no net loss) may be acceptable.</p>
<p><i>CD1: Coastal Defences</i> Supports and prioritises any engineering initiative to significantly improve the existing coastal defences or to create new defences. Relocation will be supported only if absolutely necessary, and only if to an appropriate location, suitable for purpose.</p>	<p>167. Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast. They should make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas.</p> <p>Plus relevant guidance in respect of development within or adversely</p>	<p>ENV7. COASTAL EROSION AND LAND INSTABILITY - the councils will identify Coastal Change Management Areas through a policy document, based on the Shoreline Management Plan and supporting evidence. Within these areas no new development will be permitted for residential or similarly occupied uses. The replacement of properties affected by coastal change may be permitted within a defined area</p>	<p>Whilst there would be clear social and economic benefits of engineering initiatives to significantly improve the coastal defences, the coastline is also part of the World Heritage Site and internationally important SAC (in relation to the sea-cliffs and active landslips, and also off-shore in relation to the reefs and sea cave habitats), as well as being part of the Dorset AONB, and therefore the environmental</p>

Neighbourhood Plan Policies	National Policy: key statements	Local Plan: Strategic Policies	Conformity Assessment
	impacting on a World Heritage Site, Special Areas of Conservation (SACs) and AONBs.	agreed through a community relocation strategy as an exception to normal policy.	impacts will also need to be considered and depending on the nature of the scheme the level of harm may not be justified. Potential conformity issue identified in relation to the main environmental constraints along the coast will need to be considered as part of any scheme proposal. Depending on the level of harm as well as public benefits, support may not be justifiable. The second element of the policy lacks clarity in terms of a defined area agreed through a community relocation strategy.

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. A number of areas to examine more closely prior to finalising the plan are identified in red.

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.

A screening assessment in relation to potential requirements for a Strategic Environmental Assessment (SEA) under the European Directive 2001/42/EC was undertaken by West Dorset District Council following the decision that the Neighbourhood Plan would not allocate sites for development. Natural England, Historic England, and the Environment Agency were consulted on the contents of the SEA screening report in accordance with regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations (2004) between 26 September and 24 October 2018. The determination made was that the Neighbourhood Plan would be unlikely to result in significant environmental impacts and therefore a full SEA would not be required.

Although not specifically stated, Natural England’s response to the SEA screening (that “the Neighbourhood Plan is not likely to result in a likely significant effect on the designated wildlife sites”) also suggests that the potential impacts of the plan would not adversely impact on the integrity of European protected sites and therefore an Appropriate Assessment under the Habitats Regulations Assessment should not be required.

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

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built

environment, with accessible 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
HH1: Heritage Assets	-	✓	✓	Identifies and protects locally important historic / cultural assets
AA1: Important Community Assets & Amenities	-	✓	-	Protects and supports provision of accessible services
NE1: Landscape	-	-	✓	Identifies and protects locally important landscape characteristics, which also contribute to local cultural identity
NE2: Views and Vistas	-	-	✓	
NE3: Biodiversity and Natural Habitats	-	-	✓	Seeks to ensure development promotes biodiversity opportunities

NE4: Local Green Spaces	-	✓	✓	Protects green spaces of historic / environmental / recreational value
NE5: Lighting	-	-	✓	Reduces light pollution and seeks appropriate designs for the area
NE6: Pollution		✓	✓	Seeks to reduce impacts of pollution, particularly construction-related
NE7: Climate Change	-	-	✓	Encourages more sustainable and climate resilient designs
NE8: Land Instability and Geology	-	✓	✓	Seeks to reduce development triggering land instability incidents
BET1: Retail Properties	✓	✓	-	Balances importance of local services with boosting housing
BET2: Economic Development & Premises for new businesses...	✓	-	-	Supports economic growth comprising small-scale developments and the re-use of rural buildings, that should not harm the environment
BET3: The reuse of rural buildings and land for Employment Use	✓	-	-	
H1: New housing developments	-	?	✓	Although not significantly boosting housing, what is built is of an appropriate mix and unlikely to harm the very sensitive environment
H4: Housing Form and Layout	-	?	✓	
H2: Affordable Housing	-	✓	-	Prioritises delivery of affordable housing (as shortage of potential housing sites), and protects the limited stock of small houses
H3: Benefitting from New Housing	-	✓	-	
H5: Housing Design	-	-	✓	Places emphasis on respecting local landscape and historic character
GA1: Pedestrian Routes	-	✓	✓	Promotes walking / cycling, with health and environmental benefits
GA2: Parking	✓	✓	?	Parking is necessary for the local centre's vitality and road safety
CD1: Coastal Defences	✓	✓	?	Supports improved coastal defences, in a very sensitive environment

Appendix 1 – draft Neighbourhood Plan policies as assessed

Protecting Our Heritage & History

POLICY HH1: Heritage Assets

Important community heritage assets as listed in Table 4.1 will be protected from damage or demolition

Any development proposal which would directly or indirectly adversely affect the character, context, setting or integrity of non-designated heritage assets will be resisted.

Where a proposed development site includes or adjoins any heritage asset whether a Listed Building, a building in the Conservation Area or a Non-Designated Heritage Assets, the application must be accompanied by a description of its significance in sufficient detail such as an initial scoping/feasibility appraisal, to allow the potential impacts to be adequately assessed.

Note Table 4.1 being updated.

Protecting Our Assets and Amenities

POLICY AA1: Important Community Assets & Amenities

The important community assets and amenities listed in Table 6.1 above should be retained and allowed to modernise and adapt to enable the community facilities they provide to meet the community's needs either in their current locations or through suitable alternative provision in the Neighbourhood Plan area.

The loss of important community assets will be strongly resisted unless it can be proved that there is no longer a need for them, or that they are not viable. Where there may be more than one building providing similar services locally, the loss or reduction may be off-set by improvements elsewhere.

Table 6.1 Important Community Assets and Amenities supplied, included:

- A1 The Heritage Coast Centre
- A2 Charmouth Primary School
- A3 Charmouth Community Library
- A4 The Village Hall
- A5 St. Andrew's Community Hall
- A6 The Youth Club Building
- A7 St. Andrew's Parish Church
- A8 The Elms
- A9 Charmouth Playing Fields
- A10 Charmouth Medical Practice
- A11 Charmouth Pharmacy
- A12 The Royal Oak
- A13 The George
- A14 Charmouth Fire Station
- A15 Charmouth Cemetery
- A16 Charmouth Allotments

Protecting Our Natural Environment

POLICY NE1: Landscape

Development will not be permitted which would harm the natural and built environment of the parish, its character and beauty, including its characteristic landscape quality and diversity, wildlife habitats, uninterrupted panoramic views, individual landmarks, and sense of tranquillity and remoteness.

POLICY NE2: Views and Vistas

Development which would result in a negative effect on wide views and vistas, and/or local views (as shown on MAP a, listed in Table 6.2) which are available for appreciation by all, will be resisted

Development may be supported where it conserves and enhances local landscape characteristics and quality, safeguarding open countryside and cherished public views from inside and outside the parish

Specific key local views as identified / listed will be protected...see Table 6.2

Where a proposed development is intended within an identified view, then a Landscape and Visual Impact Assessment (LVIA) including photomontages should be produced as part of the application to ensure the impact of the development is understood and that measures are identified to ensure the view is not diminished.

Table 6.2 Locally Important Views supplied, included views from:

- Knapp green (corner The Street and HSL)
- Corner of LSL and The Street
- Corner of Bridge Road and The Street
- From Barr's Lane gap in the Wall
- Looking across to the Wall
- The Pound
- Beach Hut Green

POLICY NE3: Biodiversity and Natural Habitats

No development may take place which would damage in the long term, directly or indirectly, flora or fauna within the environment.

Development must retain and incorporate the natural assets such as trees, hedgerows, and woodland etc, which make a significant contribution to the character of the local landscape and enjoyment of it.

Development which interrupts the integrity and continuity of green infrastructure/green corridor/ecological network will be resisted

Where significant harm to nature conservation interests cannot be avoided, it must be mitigated. Where it cannot be avoided or adequately

mitigated, development will not be permitted. Mitigation rather than conservation should be seen as a last resort.

Development plans should consider the inclusion of wildlife assistance measures such as those listed in TABLE x and/ or 7.55 and 7.56.

On sites below the standard threshold for a biodiversity appraisal (i.e. sites of less than 0.1ha), applicants must submit (as a minimum) an initial scoping/feasibility appraisal that identifies ecological aspects or considerations, where the proposed development site includes or adjoins: a large mature garden; mature trees; woodland; field or roadside hedgerows; river floodplain; meadow/species rich grassland.

Any BMEP must apply to the future management of the land, green corridors and biodiversity assets i.e. it will stay with the land in perpetuity.

Table being developed

POLICY NE4: Local Green Spaces

Local Green Spaces, as listed in Table 7.n and shown on MAP x, have been identified as important to the local community and will be given special protection.

Other than in very special circumstances, no development may take place which would undermine the importance or harm the enjoyment of these spaces.

TABLE 7.n supplied, included:

- LGS1 Verges at western entrance to Charmouth
- LGS2 National Trust field, top of Old Lyme Hill
- LGS3 The Pound, historic site of the old Village Pound
- LGS4 The Knapp, corner of Old Lyme Road and Old Lyme Hill
- LGS5 Two small grassy spaces in Higher Sea Lane, either side of an access down to Double Common

LGS6 Area adjoining Higher Sea Lane and the right of way to Beach Hut Green

LGS7 Green corridor from Higher Sea Lane to Beach Hut Green

LGS8 Beach Hut Green

LGS9 Playing Fields

LGS10 Tommy's Patch

LGS11 Wesleys Close green

LGS12 Bridge Road green

Others being considered

POLICY NE5: Lighting

Light pollution will be minimised at all times, using measures to control light spillage and glare, and with appropriate timing.

Lighting will be energy-efficient, non-intrusive and be of down-lighting design.

Suitably low level lighting should be provided for new developments to facilitate safe use by pedestrians at night both within the development and between such development and the village if appropriate. This applies to both housing and business developments.

Where street lighting is required heritage designs are to be preferred.

POLICY NE6: Pollution

No development should have significant harmful impact on the local community due to noise, vibration, dust, smoke, fumes, light or other forms of disturbance or pollution (including from traffic movements generated by the development). Such forms of pollution should be minimised as far as possible during construction. See also Policy BET2.

POLICY NE7: Climate Change

Development is expected to address climate change through design which improves energy efficiency and delivers low/zero carbon emissions.

Any development which would achieve higher environmental standards than required by Building Regulations, the Local Plan and NPPF will be encouraged.

The provision of solar / photovoltaic panels, rainwater collection, car charging points and other features designed to mitigate climate change should be an integral part of the plans and elevation drawings. Including such features should apply to any application relating to changes to existing buildings as well as for new buildings; whether residential or business.

POLICY NE8: Land Instability and Geology

Any development proposals must be designed to mitigate risks from instability and drainage effects within the village.

Supporting Our Local Economy

POLICY BET1: Retail Properties

Housing development that causes the loss of an existing commercial use (all A – Class use business), as shown in the retail hub of Charmouth (see Map 8n), will not be supported, unless it can be shown through extensive marketing that a commercial use is no longer viable.

Change of use of upstairs rooms of retail properties, that are not required for the business, to residential will be supported providing adequate access, storage area for refuse bins and parking can be provided for the new dwelling without detriment to customer parking provision, access and delivery.

POLICY BET2: Economic Development & Premises for New Businesses

The creation (including conversions) and/or expansion of premises for small-scale A-Class uses or small-scale B1-type workshop/studios will be supported, subject to all of the following criteria: -

- Proposals should not have significant harmful impact on the local community due to noise, vibration, light or other forms of disturbance

(including from traffic movements generated by the development) or, significantly impact on meeting the everyday needs of residents through the loss of important community facilities.

- Proposals should not have significant harmful impact on the built environment of the village, the natural and historic environment of the area, the character and safety of the rural road network, or conflict with agriculture and other land-based activities.
- Where new buildings are proposed, the premises are small in scale (generally under 100sq.m (1076sq. ft.) gross floor area and not exceeding the equivalent of 2 storeys in height) and a restriction is applied to prevent their future conversion to non-employment uses.

POLICY BET3: The reuse of rural buildings and land for Employment Use

The reuse of farm and rural buildings outside the DDB, for small-scale business purposes (type A and/or B1 class), will be supported providing the proposal meets all of the following criteria:

- The reuse of a building(s) does not have significant harmful impacts on the surrounding rural landscape and the local road network or conflicts with agriculture and other land-based activities.
- There is no significant harmful impact, such as excess noise, light, air pollution and vibration, on the amenities of surrounding residents and other uses.
- The buildings concerned does not require substantial rebuilding or extension – with any re-development or alterations kept broadly within the existing footprint and height.

Creating Homes for Charmouth Needs

POLICY H1: New Housing Developments

New housing developments will be supported, in principle, if they meet the following criteria:

- inside the Defined Development Boundary (see Map xxx), new sites should be small reflecting the organic, incremental growth of the village historically;
- outside the Defined Development Boundary, opportunities for further housing will be limited to rural exception sites, rural workers housing, re-use of permanent existing buildings and the replacement of properties affected by coastal change in accordance with the Local Plan;
- rural exception sites for affordable housing up to a maximum of 20 units per site must adjoin the Defined Development Boundary and form a logical extension to this Boundary and must not represent a marked intrusion into the open countryside;
- will contribute to Charmouth’s housing needs by size, type, tenure etc as defined in the latest Charmouth’s Housing Needs Statement (see xxx website) or, if out of date, the most objectively assessed review of Charmouth’s housing need. The initial need is for mixed developments of one, two and three bedrooms suitable for families, couples and individuals looking to downsize or as starter homes for first time buyers;
- involve the re-development of a brownfield site.

POLICY H2: Affordable Housing

New housing developments will be supported providing that:

- they maximise their contribution to Charmouth’s housing need priorities which are, in descending order:
 - i) social/affordable rent
 - ii) intermediate affordable
 - iii) starter homes
 - iv) market housing
- all planning applications involving new housing will state the size, type and tenure of the housing proposed;

- inside the Defined Development Boundary, developments of 3 or more houses will include at least 35% on-site affordable homes;
- on rural exception sites adjoining the Defined Development Boundary should comprise 100% affordable homes. Exceptionally, starter and market homes up to a maximum of 20% each type and a combined total of 30% of the total number of units on each rural exception site can be considered where they are essential to a scheme's viability. These homes should also meet the size/tenure priorities in Charmouth's Housing Needs Statement. The viability study(ies) justifying the original application and any subsequent requests for variations to the composition of the development will be based on maximising Charmouth's housing need priorities and made available for public scrutiny;
- affordable housing should not be readily differentiated from the market homes by their design, quality and distribution within a site;
- the housing provider will, during an initial 8 week period of marketing, exclusively allocate affordable homes to applicants with a Charmouth Connection and, thereafter, to prioritise applicants with an equivalent connection to adjoining rural parishes which Charmouth serves as a community service centre. This sequencing applies on first completion and subsequent re-letting/re-sale;
- affordable homes will be provided in perpetuity.

POLICY H3: Benefitting from New Housing

Applications for new housing, replacement homes and changes of use which result in net additional housing and applications to remove a holiday let restriction will be supported providing the property will be restricted, in perpetuity, by legal agreement to its occupancy as a principal residence; defined as the sole or main residence of the occupier for the majority of their time when not working away from home. Occupiers will be required to keep verifiable proof that they are meeting

this obligation and make it available when requested for inspection by the Local Planning Authority.

In order to protect the stock of new small houses, future extensions which create habitable rooms proposed for housing built after 2019, either on rural exception sites (both affordable and any starter/market homes) or on affordable homes within the Defined Development Boundary, will be restricted to the allowance provided under Permitted Development Rights.

POLICY H4: Housing Form and Layout

The size, scale, mass, height, layout, plot sizes and positioning, density and access of housing development must be designed to:

- be proportionate to its plot and complement and enhance Charmouth's village feel and openness and reflect its rural/coastal characteristics;
- reflect the prevailing settlement pattern (plot size, spacing between buildings, orientation and shape) and density of development in the immediate locality and be in keeping with the wider street scene;
- reflect the prevailing street facing height of neighbouring properties and should normally be one or two storeys in height (any roof dormers counting as a storey). Only where adjoining an extensive block of 3 or more storey buildings would more than 2 storeys be considered providing the massing of the overall street scene is not distorted;
- provide/retain rear garden space commensurate with the size of the property, meet the needs of anticipated occupiers and maintain the general density of the immediate locality;
- protect the neighbours' amenity, in particular, from overlooking, loss of light, over dominance or general disturbance during construction;
- the replacement of existing houses should be on a 'one for one' basis. The replacement building should not be materially larger than the

demolished building and should reflect its height and form. The maximum size will be the volume of the original building, excluding ancillary buildings, plus any additional allowed under Permitted Development Rights. The new property should be positioned with maximum coverage of the footprint of the original property, unless re-positioning would enhance the street scene. Exceptionally, where a house sits on a disproportionately larger curtilage, additional houses can be considered providing they do not exceed the massing and density of development in the immediate locality or negatively impact on the characteristics of the street scene. Developments should not distort the setting of the property(ies) on the plot and their relationship their surroundings.

POLICY H5: Housing Design

The design of new housing, including landscape and boundary treatments should:

- be sympathetic, responsive and complementary to the distinctive characteristics of the landform and minimise any adverse impact on nearby natural or built environments;
- be of high quality and long-term durability, complementary to local distinctive features e.g. variety of materials (in particular traditional materials where applicable), architectural detailing, textures and colours of buildings in order to add interest and reinforce local characteristics;
- reflect the form and pitches of roofs, chimney styles and typical door/window/lintel features and dimensions, including wall/window ratios, in the immediate vicinity;
- include landscaping sympathetic to the existing natural landscape and retaining the maximum amount of existing on-site natural features and boundaries;

- incorporate durable materials and measures to reduce energy consumption and carbon emissions and incorporate scope for flexible solutions for elderly or disabled occupants.

Getting Around Charmouth

POLICY GA1: Pedestrian Routes

Existing pedestrian routes, including those shown on Map XXX, must be safe guarded from development and enhanced where practical.

Any planning proposals that would adjoin or incorporate these routes or have the potential to provide new links will need to contribute to the safety and charm of the pedestrian routes, so that more people are encouraged to walk rather than drive locally.

New housing developments should ensure suitable connections for safe walking and cycling access to local facilities, including the creation of new footpath and cycle connections to existing routes where practical and appropriate. A Design and Access statement will be required from Developers to demonstrate that suitable access can be achieved.

Pedestrian routes must be designed to be in keeping with the surrounding character of the area.

Design of new routes, within the settlement, will be to best design guidance and allow wheelchair, mobility scooter, buggy and pushchair access and use, with surfaces designed to be well-drained and low maintenance. The useable width should, where possible, conform to current best practice to allow users to pass easily and safely.

Development will not be supported if it is likely to lead to a level of on-street parking or points of access that would adversely impact on the safe use of key pedestrian routes.

POLICY GA2: Car Parking

Building on public / visitor car parks as shown on Map xxx will not be supported unless exceptional circumstances can be demonstrated to

justify the development in that location, and replacement parking provided of a similar capacity nearby, where practical.

Development that would lead to the loss of parking spaces, on either existing premises or on streets/roads, will not be supported.

POLICY CD1: Coastal Defences

To safeguard the long-term future of the village and its economy, any engineering initiative to significantly improve the existing coastal defences or to create new defences as soon as possible will be supported.

Priority has to be given to the significant improvement of Charmouth's coastal defences rather than any relocation of premises or services.

Relocation will be supported only if absolutely necessary, and only if to an appropriate location, suitable for purpose.

Appendix 2 – Local Plan Policies List

POLICY	SUBJECT	STRATEGIC ASPECTS
INT1	Presumption in favour of sustainable development	Strategic policy (reflects national policy, as well as strategic objectives of the local plan)
ENV1	Landscape, seascape and sites of geological interest	Strategic Approach includes the protection of landscape, seascape and sites of geological interest, and mitigation where appropriate
ENV2	Wildlife and habitats	Strategic Approach includes protection of wildlife and habitats, and mitigation where appropriate
ENV3	Green infrastructure network	Strategic Approach includes protection of important local green spaces, and mitigation where appropriate
ENV4	Heritage assets	Strategic Approach includes protection of heritage assets
ENV5	Flood Risk	Strategic Approach includes directing development away from areas at risk of flooding
ENV6	Local flood alleviation schemes	Linked to policy ENV5 above
ENV7	Coastal erosion and land instability	Strategic approach includes directing development away from areas at risk of coastal erosion
ENV8	Agricultural land and farming resilience	Not specifically covered in Strategic Approach
ENV9	Pollution and contaminated land	Strategic Approach includes directing development away from areas at risk of air and water pollution
ENV10	Landscape and townscape	Strategic Approach includes that

POLICY	SUBJECT	STRATEGIC ASPECTS
	setting	development should be of high quality design, and contributing to local identity of area
ENV11	Pattern of streets and spaces	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV12	Design & positioning of buildings	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV13	High levels of environmental performance	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV14	Shop fronts and advertisements	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area, but does not specifically refer to shopfronts and advertisements
ENV15	Efficient and appropriate use of land	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV16	Amenity	Strategic Approach refers to enhancing quality of life for residents and visitors
SUS1	Level of economic and housing growth	Strategic Approach includes the requirement figures for housing and employment
SUS2	Distribution of development	Strategic Approach includes: the principles that have led to the

POLICY	SUBJECT	STRATEGIC ASPECTS
		proposed distribution (p55-56) the strategic site allocations as listed in Table 3.7 reference to the settlement hierarchy and development within settlement boundaries general restriction of development in rural areas – but recognition that neighbourhood plans may allocate additional sites, add or extend development boundaries, and that some development types are needed to support the rural economy.
SUS3	Adaptation and reuse of buildings outside defined development boundaries	Not strategic
SUS4	Replacement of buildings outside defined development boundaries	Not strategic
SUS5	Neighbourhood development plans	Neighbourhood plans need to take account of this policy, which sets out expectations of how neighbourhood plans will relate to the local plan. The Strategic Approach identifies that neighbourhood plans can allocate development beyond that allocated in the local plan, and can extend or add settlement boundaries. But it also sets out principles such as concentrating development where jobs and facilities are accessible, and development being at an appropriate scale to the size of the village.
ECON1	Provision of employment	Strategic Approach includes the general support for employment development as expressed in this policy. The specific

POLICY	SUBJECT	STRATEGIC ASPECTS
		wording on live-work units is not considered to be strategic.
ECON2	Protection of key employment sites	Strategic Approach includes the protection of existing employment sites, taking into account their significance – the key employment sites are clearly the more strategically significant ones.
ECON3	Protection of other employment sites	Strategic Approach includes the protection of existing employment sites, taking into account their significance.
ECON4	Retail and town centre development	Strategic Approach includes directing retail and town centre uses to the town centres of Weymouth, Dorchester, Bridport, Sherborne and Lyme Regis, or to local centres, and avoiding development that would undermine the functioning of any centre or adversely affect its vitality or viability. This indicates that criteria i-iv are strategic but that criteria v-vi are not.
ECON5	Tourism attractions and facilities	Not strategic, except for the strategic locational principles reflected in criteria ii-iii and originating in policy SUS2
ECON6	Built tourist accommodation	Not strategic, though criterion ii reflects a strategic aspect of policy ECON4
ECON7	Caravan and camping sites	Not strategic
ECON8	Diversification of land-based rural businesses	Not strategic
ECON9	New agricultural buildings	Not strategic
ECON10	Equestrian development	Not strategic
HOUS1	Affordable housing	Strategic Approach sets out that:

POLICY	SUBJECT	STRATEGIC ASPECTS
		the type, size and mix of housing will be expected to meet local needs as far as possible and result in balanced communities opportunities will be taken to secure affordable homes to meet local needs New open market housing sites should make provision for affordable housing. The percentage of affordable housing on market housing sites, thresholds above which it is sought, and tenure split within the affordable provision, are not part of the strategic approach.
HOUS2	Affordable housing exception sites	The Strategic Approach refers to flexible policies that encourage affordable housing to come forward, but does not refer to exception sites so this is not a strategic policy. The local plan policy allows these sites only for affordable housing, but the text indicates that if a community wants to allow open market cross-subsidy on exception sites they could do this in neighbourhood plans without being contrary to the strategic policies.
HOUS3	Open market housing mix	Strategic Approach refers to the type, size and mix of housing being expected to reflect local needs as far as possible and result in balanced communities, as reflected in this policy, so it is strategic.
HOUS4	Development of flats, hostels and houses in multiple occupation	Not strategic
HOUS5	Residential care	Not strategic

POLICY	SUBJECT	STRATEGIC ASPECTS
	accommodation	
HOUS6	Other residential development outside defined development boundaries	Not strategic
COM1	Making sure new development makes suitable provision for community infrastructure	Strategic Approach states that new local community facilities will be provided as part of developments where possible and practicable
COM2	New or improved local community buildings and structures	Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel
COM3	The retention of local community buildings and structures	Strategic Approach states that existing facilities will be protected through a flexible approach which recognises the changing needs in society
COM4	New or improved local recreational facilities	Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel
COM5	The retention of open space and recreation facilities	Strategic Approach states that existing facilities will be protected through a flexible approach which recognises the changing needs in society
COM6	The provision of education and training facilities	Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel
COM7	Creating a safe and efficient transport	Strategic Approach states that providing a safe transport route network for all types

POLICY	SUBJECT	STRATEGIC ASPECTS
	network	of travel, and providing choices for 'greener' travel options where practicable, are also a key part of the strategy, and that development contributions towards transport infrastructure will be made
COM8	Transport interchanges and community travel exchanges	Not regarded as a strategic policy, but Strategic Approach does refer to providing choices for greener travel options where practicable
COM9	Parking standards in new development	Not strategic, though may be impacts on COM7 on safe and efficient transport networks
COM10	The provision of utilities service infrastructure	Strategic Approach refers to developer contributions towards strategic infrastructure needs
COM11	Renewable energy development	Not identified in the plan as a strategic policy, but there is national policy on the subject which must be taken into account
Plus area-specific chapters		None relating to the Charmouth Neighbourhood Plan area