

Shillingstone Neighbourhood Plan Review

Basic Conditions Statement

Prepared by: Dorset Planning Consultant Ltd, on behalf of Shillingstone Parish Council

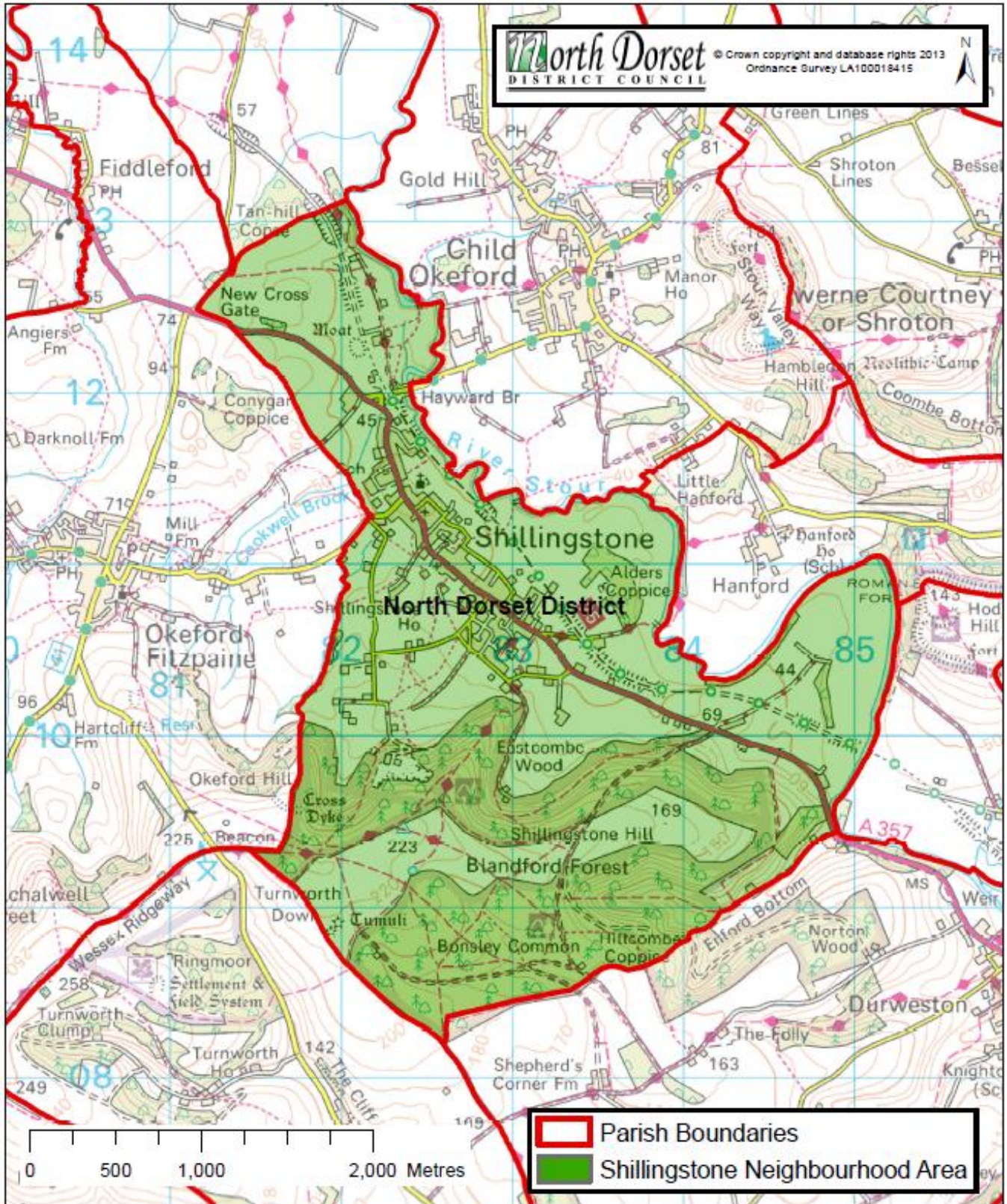
Plan period: 2016-2031

Date of report: May 2026

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Neighbourhood Plan Designated Area



Name of the neighbourhood area

Shillingstone Neighbourhood Area

Designation date

16 September 2013

Organisation who made the application

Shillingstone Parish Council

1. Introduction

1.1 When a Neighbourhood Plan modification 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 neighbourhood development plan as proposed to be modified meets the requirements of paragraph 11 of Schedule A2 to the 2004 Act. This means:

- the legal requirements (as prescribed) have been complied with in connection with the preparation of the Plan;
- the Plan has had appropriate regard to:
 - national policies and advice contained in guidance issued by the Secretary of State,
 - the need for mitigation of, and adaptation to, climate change, and
 - the local nature recovery strategy for the area;
- the making of the Plan does not result in the development plan for the area proposing less housing is provided;
- the Plan will contribute to the achievement of sustainable development, and would not breach, and is otherwise compatible with, retained EU obligations and the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

2. A summary of the Plan and reasons why it should be made in the proposed terms

2.1 The original Neighbourhood Plan included 13 policies dealing with issues specific to the Neighbourhood Plan area and directing new development to the most sustainable locations. It focused on:

- Local character (specifically the importance of our local green spaces, our rural lanes and tracks, the character and design of development, and the impact of increasing traffic along the A357 in how that road functions and divides the village);
- Important community facilities (such as the village hall, shop and pub)
- Identifying elements that are important to protect and enhance Shillingstone’s historic environment, ensuring that designated and non-designated heritage assets are preserved and their settings are respected in any new development.
- Identifying locations for new development, specifically to meet the housing needs of the area.

2.2 As a result of the review, the plan has been updated to reflect the revised housing target, taking into account the new Government standard method for assessing housing needs, and has considered and updated the site allocations to reflect their status, as some have been developed. The plan period has not been extended through this review, as it is considered more appropriate to wait for the outcome of the Dorset Local Plan, which is expected to be completed by Winter 2027, after which a further review of this Neighbourhood Plan will be scheduled.

3. Legal Requirements

Have the modification proposals been submitted by a qualifying body authorised for to act in relation to the neighbourhood area concerned?

3.1 The modifications proposals have been prepared and submitted for examination by Shillingstone Parish Council, which is the qualifying body and the only body authorised to act for the Neighbourhood Plan area. The Neighbourhood Plan Area aligns with the parish boundary, and was designated by the former North Dorset District Council on 16 September 2013. The former District Council was replaced by Dorset Council on 1 April 2019, and this statutory designation was carried over.

Is what is being proposed relate to the development and use of land or sites in the Neighbourhood Plan Area? Do any of the policies extend beyond the neighbourhood area or cover an area where there is a neighbourhood development plan already in place?

3.2 The Neighbourhood Plan proposal relates to planning matters (the use and development of land) and its policies relate only to the designated Neighbourhood Plan area or parts thereof. The Neighbourhood Plan policies relate only to Shillingstone parish (which is the designated Neighbourhood Plan Area) and to no other area.

Do any of the policies relate to excluded development?

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

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

3.4 The Neighbourhood Plan makes clear on page 2 that it is intended to cover the period up to 2031, with the summary referring to the period as 2016 to 2031.

Were the modifications consulted on as per the requirements of the Neighbourhood Planning Regulations?

3.5 As set out in the Consultation Statement, the consultation was publicised in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area, and this included:

- i. The consultation was announced at the Annual Parish Meeting of the Parish Council in May, and advertised in the Parish Council update in the June / July edition of the Parish Magazine at the end of May (distributed to every household and business in Shillingstone), through posters placed on the notice boards around the village, and on facebook (<https://www.facebook.com/groups/Shillingstone/>), as well as through word of mouth.
- ii. The revised Neighbourhood Plan, Modifications Statement, and the SEA Screening Report were published on the Parish Council's website, together with an online and downloadable survey.
- iii. Printed copies of the Shillingstone Parish Neighbourhood Plan and the survey sheets were also be made available at Shillingstone Church Centre; the Old Ox Inn; and the Portman Hall.
- iv. The statutory consultees were alerted to the consultation by email. All of the following bodies were considered, and where applicable consulted (taking into account whether their interests may be affected by the modification proposal), as per the list provided in paragraph 1 of Schedule 1.

Potential consultee	Considered as potential interest
Mayor of London	n/a
Local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	Dorset Council, and the adjoining Parish Councils of Child Okeford, Durweston, Hammoon, Okeford Fitzpaine and Stourpaine.
Coal Authority	n/a
Homes and Communities Agency	n/a
Natural England	Natural England – and including Dorset National Landscape Partnership
Environment Agency	Environment Agency
Historic England	Historic England
Network Rail Infrastructure Limited	n/a
Strategic highways company (or Secretary of State for Transport) any part of whose area is in or adjoins the neighbourhood area;	National Highways

Marine Management Organisation	n/a
Electronic communications providers	n/a
Health Service providers, including integrated care board and National Health Service Commissioning Board	NHS Dorset, Dorset HealthCare, Royal Bournemouth & Christchurch Hospitals NHS Foundation Trust
Electricity or Gas Infrastructure Providers	Scottish and Southern Energy, Southern Gas Network
Water or Sewerage undertakers	Wessex Water
Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area	n/a
Bodies which represent the interests of <ul style="list-style-type: none"> • different racial, ethnic or national groups; • different religious groups; • persons carrying on business in the area; and • disabled persons in the area. 	n/a

Have any requirements imposed in relation to the order by or under Part 6 of the Levelling-up and Regeneration Act 2023 (environmental outcomes reports) have been complied with?

3.6 This clause was introduced in March 2026 through the Levelling-up and Regeneration Act 2023. The regulations setting out the requirements for environmental outcomes reports have not yet been brought forward.

4. Consideration of the Plan’s impact on housing delivery in relation to the adopted development plan

4.1 This new basic condition (introduced March 2026) is similar to National Planning policy (paragraph 30) which states “Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”

The Development Plan for the Neighbourhood Plan area

4.2 The North Dorset Local Plan Part 1, prepared by North Dorset District Council and adopted January 2016, contains the bulk of the strategic planning policies for the area. It includes topic-based policies, place-based policies and development management policies that together are considered to provide the strategic policy framework.

4.3 The Local Plan does not contain any specific policy for Shillingstone, but the village is named as being one of the ‘larger villages’ identified as the focus for growth to meet local needs outside of the four main towns in Policy 2 (the Core Spatial Strategy).

4.4 Policy 2 states that the four main towns will function as the main service centres in the District and will be the main focus for growth, both for the vast majority of housing and other development. It goes on to identify Stalbridge and eighteen larger villages (of which Shillingstone is one) as the focus for growth to meet the local needs. This focus on meeting local needs is reiterated in Policy 6 (Housing Distribution), which states in the countryside (including Stalbridge and the villages) the level of housing and affordable housing provision will be the cumulative number of new homes delivered to contribute towards meeting identified local and essential rural needs, and that at least 825 dwellings will be provided in the countryside (including Stalbridge and the villages) during the period 2011–2031.

4.5 The settlement boundaries defined around the four main towns, Stalbridge and the larger villages in the 2003 Local Plan were retained and Policy 2 explains that these “identify the broad locations for housing and employment growth and regeneration”. It was anticipated that these would be reviewed either through site allocations in Part 2 of the Local Plan or through neighbourhood planning.

Would the plan have the effect of preventing development from taking place which is proposed in the development plan and would provide housing?

4.6 The target of 825 new homes anticipated for the rural areas was exceeded in 2022/23 (some 8 years prior to the end of the plan period), and according to the 2023/24 monitoring report for the North Dorset area¹, is likely to reach in excess of 2,000 completions by 2031.

4.7 As part of the update to the Plan, consideration has been given to updating the housing target (see Appendix 4 of the Plan as modified). This adopted a revised target that has taken into account an appropriate uplift on the adopted Local Plan based on a continuation of the adopted spatial strategy. This method suggests a revised target for the Neighbourhood Plan area of 54 dwellings for the plan period. The Plan is able to demonstrate a housing land supply of 76 dwellings (see Table 3 on page 30 of the Plan as modified), thereby exceeding this uplifted target.

4.8 On this basis it can be concluded that the Plan as modified would **not** have the effect of preventing development from taking place which is proposed in the development plan and would provide housing.

4.9 The Parish Council recognise 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. A first draft of the new Dorset Council Local Plan was published for consultation in January 2021, and includes strategic allocations at the towns (Tier 2 settlements). There were no strategic allocations made at the larger villages (Tier 3) which included Shillingstone (village), but the policies would allow windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries. More recently, an Options Consultation on the Local Plan was carried out in August – October 2025, on the basis that the earlier strategy needed to take account of the higher housing target introduced through the 2024 NPPF changes. This Options Consultation included the potential for site allocations to be made at the larger villages, including sites either side of the Blandford Road on the south-eastern side of the village². The possibility of removing settlement boundaries and introducing a ‘flexible settlement’ policy was also consulted on, although the Council was suggesting that this flexible approach may not be applied to Neighbourhood Plan areas where the Neighbourhood Plans includes site allocations. Given the Local Plan remains at a relatively early stage, there remains considerable uncertainty regarding the strategy and potential sites. It is also noted that any significant changes to the settlement strategy and allocations made through the Local Plan process would take precedent over this Neighbourhood Plan, and therefore it is considered that these can more appropriately be picked up in the next review.

5. Consideration of the Plan’s contribution to mitigating and adaption to climate change

5.1 National planning policy suggests that plans “should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

5.2 Climate change matters have been considered as part of the plan making process, and can be seen to influence policy in the following examples:

- the plan includes consideration detail on flood risk and makes reference to Dorset Council’s latest Strategic Flood Risk Assessment, the implications of additional flooding on the highway network and need for permeable hard surfacing for any parking provision (Policy 2), as well as in the selection and approach to the site allocations.
- tree planting along highways is encouraged (Policy 2), to create a pleasant environment, support local wildlife habitat, improve drainage and contribute to carbon capture.

¹ The report can be found at <https://tinyurl.com/ND-HLS-2023>. This is the latest version based on the NDLP, with more recent monitoring reports no longer linked to the former Local Plan areas and now covers the whole Dorset Council area.

² <https://www.dorsetcouncil.gov.uk/documents/d/guest/appendix-a-opportunity-sites-for-housing>

- safeguarding of non-designated wildlife sites through addition of Burton’s Orchard as a Local Green Space (Policy 1) and consideration of potential green links that the LGS create around and through the village.
- requirement for developments to incorporate existing mature trees and hedgerows and other landscape and wildlife features into the layout, and consider the use of wildlife-friendly features, such as sedum roofs, in the design (Policy 3)
- reference to optimising passive solar gain and cooling, and use of solar panels, the use of high quality, thermally efficient building materials, and the installation of water and/or energy efficiency measures to improve energy and water efficiency and reduce the risk of overheating and water shortages (Policy 3)

6. Consideration of the Local Nature Recovery Strategy

6.1 Dorset’s Local Nature Recovery Strategy was produced in December 2025, and as such had not been available to inform the Regulation 14 draft plan Neighbourhood Plan.

6.2 The Local Nature Recovery Strategy does not specifically reference Shillingstone, but the three layers that comprise the mapped elements of the strategy (see <https://gi.dorsetcouncil.gov.uk/dorsetexplorer/u/80FC9F2531>) indicate both existing designations (nature areas of national importance), high opportunity nature areas and potential activities. None of the proposed site allocations is within an area mapped as part of the strategy. One of the Local Green Spaces (LGS-HRC – Land surrounding Holy Rood church) overlaps within a high opportunity nature area where suggested potential activities would be the creation or enhancement of woodland habitat, which would not be prevented by Policy 1 (as the planting of woodland does not require planning permission).

6.3 The LNRS webpage <https://www.dorsetcouncil.gov.uk/w/how-the-dorset-local-nature-recovery-strategy-will-work-with-planning-policy-1> explains that high opportunity nature areas do not prevent development but can highlight the importance of considering the nature recovery activities that can be delivered as part of site design, using both the potential activities map layer and the potential activities in the written part of the strategy (in particular those under Priority 7 - urban). Priority 7 which is relevant for urban areas is to “have increased nature-rich spaces, so wildlife can travel between buildings, roads, parks, gardens and the wider countryside.” A range of potential activities are included in the strategy, which include:

- increase tree canopy cover by establishing and maintaining more trees in gardens, parks, and along streets
- in new developments, keep as many existing trees on site as possible and if trees are lost, carry out new tree planting, with numbers greater than those removed. Favour local and native species, or new species that provide a similar ecological function if more resilient or suited to the urban environment
- increase the use of hedges, rather than just fences and walls, as boundary treatments
- create sustainable drainage systems (SuDS) features such as rain gardens, swales, street trees and ponds to slow water and provide wetland or boggy habitat
- use permeable materials if creating hard surfaces
- use water butts to catch rainwater
- include species enhancements in the design of new buildings and developments, such as bird and bat boxes/bricks, bee bricks, and hedgehog highways
- protect and enhance green corridors that connect up nature areas to help wildlife travel through towns.

6.4 Many of the above elements already featured in the Neighbourhood Plan, including those elements referenced in section 5 of this report (in particular the design prompts guidance for nature and green spaces references in Policy 1, alongside Policy 5 and 6 on green spaces and opportunities for wildlife).

6.5 Whilst it was not possible to take account of the Local Nature Recovery Strategy in the preparation of the Regulation 14 version of the Neighbourhood Plan, the Plan is broadly in accord with the policy and no clear conflicts have been identified.

7. Consideration of National Planning Policies and Guidance

7.1 The Neighbourhood Plan must have regard to national policy and guidance from the Secretary of State.

7.2 The 2004 Planning Act³ also stipulates that a Neighbourhood Plan “must not ... be inconsistent with or (in substance) repeat any national development management policy.” These policies defined in the legislation as policies relating to the development or use of land which the Secretary of State by direction designates as national development management policies. No such policies have as yet been so designated, and the Government has signalled its intention at this time to instead rely on non-statutory national decision-making policies in the forthcoming NPPF⁴.

National Planning Policy and Guidance

7.3 National planning guidance comes primarily from the published National Planning Policy Framework (last updated December 2024), but where appropriate, reference is made to the online National Planning Policy Guidance (NPPG) and Ministerial Statements.

Approach to the assessment

7.4 The following assessment summarises how the Neighbourhood Plan relates to the relevant national planning policy and guidance. The main focus of the assessment is on the modifications to the policies in light of the updated NPPF, but checks have also been made to ensure that the remaining (unmodified) policies remain compliant with the most recent version of national policy and guidance.

Assessment

Section 3. Local Character	
Summary of most relevant national policy and guidance	<p>Promoting healthy and safe communities (NPPF section 8)</p> <p>106. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.</p> <p>107. The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.</p> <p>108. Policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts set out in chapter 13 of this Framework, but excluding provisions relating to grey belt and previously developed land.</p> <p>Promoting sustainable transport (NPPF section 9)</p> <p>109. Transport issues should be considered from the earliest stages of plan-making. This should involve understanding and addressing the potential impacts of development on transport networks, and identifying and pursuing opportunities to promote walking, cycling and public transport use.</p> <p>110. The planning system should actively manage patterns of growth, focusing significant development on locations which are or can be made sustainable. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.</p> <p>111. Planning policies should provide for attractive and well-designed walking and cycling networks.</p> <p>112. If setting local parking standards, policies should take into account the need to ensure an adequate the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and ensuring adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</p>

³ Section 38B(2C), added 25 March 2026

⁴ https://assets.publishing.service.gov.uk/media/697b6bc6aacd0dc9777b4fd2/December_2025_NPPF_Consultation.pdf

	<p><i>Achieving well-designed and beautiful places (NPPF section 12)</i></p> <p>131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.</p> <p>135. Requires planning policies and decisions to ensure that developments: (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) 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); (d) 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; (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and (f) create places that are safe, inclusive and accessible and which promote health and well-being.</p> <p>136. Planning policies should ensure that new streets are tree-lined⁵³, that opportunities are taken to incorporate trees elsewhere, and the long-term maintenance of trees is secured wherever possible.</p> <p><i>Footnote 53: Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate</i></p> <p>139. Explains that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes.</p> <p><i>Meeting the challenge of climate change, flooding and coastal change (NPPF section 14)</i></p> <p>162. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts.</p> <p>181. When determining any planning applications, ensure that flood risk is not increased elsewhere. Development should incorporate sustainable drainage systems, and safe access and escape routes should be included where appropriate</p> <p><i>Conserving and enhancing the Historic Environment (NPPF Section 16)</i></p> <p>202. Heritage assets should be conserved in a manner appropriate to their significance.</p>	
Policy	Main change/s	Assessment
Policy 1. Local green spaces	<p>The policy wording has been expanded to refer specifically to inappropriate development that would reduce the open character or otherwise harm the reason/s for that space’s designation.</p> <p>Burton Orchard and the adjoining play area have been included as Local Green Spaces. These are owned by the Parish Council and managed for the benefit of the community. They are considered to fulfil the criteria for Local Green Spaces set out in the national planning policy, and for consistency should be treated the same as the Recreation</p>	<p>The additional reference to “inappropriate development” in the policy wording helps ensure that the policy is consistent with national policy for Green Belt (NPPF 108). Reference to ensuring development avoids harm to the reason/s for that LGS’s designation is also considered relevant and not inconsistent with Green Belt policy. Similar wording has been accepted in other recently examined Neighbourhood Plans.</p> <p>The two new spaces (both owned and managed by the Parish) that have been added to the table are considered to fulfil the criteria for</p>

	Ground, which was made a Local Green Space.	Local Green Spaces set out in the national planning policy (NPPF 107).
Policy 2. Our roads, lanes and tracks	The policy has been renamed and expanded to highlight local issues relating to matters impacting on the safe use of the roads and tracks around the parish, particularly in relation to traffic management, including parking provision, highways drainage issues and the inclusion of street trees.	The additional text on parking takes account of the limited availability of public transport, local car ownership levels, and providing adequate spaces for charging vehicles (NPPF 112), as well as considering highway safety. Tree planting along highways is encouraged (NPPF 136), and promoting active travel through provision of footways and onward pedestrian links supports sustainable transport opportunities (NPPF 109-111). The policy also considers flood risk in relation to the highway network to reduce risk of flooding and issues relating to emergency access, taking into account potential climate change impacts (NPPF 181).
Policy 3. The character and design of new development	<p>The policy has been expanded to include reference to and support for design measures to reduce carbon use and waste, and improve biodiversity and water efficiency.</p> <p>The policy has also been revised to refer more specifically to the significance and setting of the area's heritage assets. All known non-designated heritage assets have been included in the overview tables, with reference to the Dorset Historic Environment Record.</p>	<p>The changes take on board national planning policy ensuring that the development will function well, remain sympathetic to local character and history, create attractive, welcoming and distinctive places etc (NPPF 135), as well as taking a proactive approach to mitigating and adapting to climate change (NPPF 162).</p> <p>The identification of the -designated heritage assets and reference to the significance and setting of the area's heritage assets has had regard to national policy on the historic environment (NPPF 202).</p>
Section 4. Important community facilities		
Summary of most relevant national policy and guidance	<p>Promoting healthy and safe communities (NPPF section 8)</p> <p>98. Planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments, guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs, and ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.</p> <p>100. Recognises the importance of having sufficient choice of early years, school and post-16 places available to meet the needs of existing and new communities.</p> <p>103. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.</p>	
Policy	Main change/s	Assessment
Policy 4. Important community facilities	<p>The policy has been amended to add in a requirement for clear, independently verified evidence that any loss / reduction in a facility should not compromise that facility's ongoing viability.</p> <p>The new Co-op local convenience store has been added to the list of community facilities to be protected under this policy.</p>	<p>The changes are relatively minor and reflect national policy which seeks to ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community, an supports the provision of further facilities to enhance the sustainability of the village (NPPF 98).</p>

Section 5. Locations for new development

Summary of most relevant national policy and guidance

Deliver a sufficient supply of homes (NPPF Section 5)

- 61.** To support the Government’s objective of significantly boosting the supply of homes, it is important that sufficient land can come forward where it is needed to meet as much of an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community.
- 63.** The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 65.** 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).
- 66.** Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs.
- 70.** Where there is no set housing requirement figure for a neighbourhood area in an up-to-date Local Plan, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body, taking 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.
- 74.** Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites.
- 82.** In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 83.** To promote sustainable development 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. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Building a strong, competitive economy (NPPF Section 6)

- 88** Planning policies and decisions should enable: the sustainable growth and expansion of all types of business in rural areas; the development and diversification of agricultural and other land-based rural businesses; sustainable rural tourism and leisure developments which respect the character of the countryside; and the retention and development of accessible local services and community facilities.

Promoting healthy and safe communities (NPPF section 8)

- 98.** To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services, and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.

Promoting sustainable transport (NPPF section 9)

- 109.** The planning system should actively manage patterns of growth, focusing significant development on locations which are or can be made sustainable. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
- 135.** Requires planning policies and decisions to ensure that developments: (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) 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); (d) 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; (e)

	<p>optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and (f) create places that are safe, inclusive and accessible and which promote health and well-being.</p> <p>Meeting the challenge of climate change, flooding and coastal change (NPPF section 14)</p> <p>170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).</p> <p>172. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.</p> <p>181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.</p> <p>Conserving and enhancing the natural environment (NPPF section 15)</p> <p>187. Planning policies and decisions should contribute to and enhance the natural and local environment, by: protecting and enhancing valued landscapes; recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of trees and woodland; minimising impacts on and providing net gains for biodiversity; preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p> <p>188. Plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework</p> <p>189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection. The scale and extent of development within these areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</p> <p>190. When considering applications for development within National Landscapes, permission should be refused for major development⁶⁶ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.</p> <p><i>Footnote 66 explains that in this context, whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.</i></p> <p>198. Planning policies and decisions should identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>	
<p>Policy</p>	<p>Main change/s</p>	<p>Assessment</p>
<p>Policy 5. Development within the settlement boundary</p>	<p>The indicative housing target has been revised from 40 to in the region of 54 homes (for the same plan period) – an uplift of 35%. The housing land supply is calculated as 76 homes. The policy has been updated to clarify that the relevance of the settlement boundary in how policies relating to countryside will be applied.</p>	<p>The Plan is able to demonstrate that sufficient land should come forward where it is needed to meet the area’s identified housing need (NPPF 61), and has taken into account the overarching spatial strategy and environmental sensitivities of the area (NPPF 109 and 187). This includes a range of sites some of which are of a sufficient size to accommodate affordable housing. The supporting text recognizes that the housing target, together with the settlement boundary, will be updated when the plan period is extended (in the next review of</p>

		the Plan), in line with the anticipated Dorset Council Local Plan.
Policy 6. Housing types and sizes	The policy has been amended to provide guidance on house sizes in relation to local needs in relation to open market housing, so that the mix better reflects the greater need for 2 and some 3 bedroom properties, suitable for young working individuals and families or suitable for older residents wishing to downsize. The policy also seeks to ensure that housing sites are not artificially sub-divided / reduced in order to avoid the need to provide affordable homes.	The policy has regard to the requirement for plans to consider the need to specify the size, type and tenure of housing needed for different groups in the community (NPPF 63). It also seeks to ensure that affordable housing is provided on sites that are able to do so – based on the definition of major development relating to sites with an area of 0.5 hectares or more (as this area is not a designated rural area) (NPPF 65).
7. Antell's Haulage Yard (AH)	No change to the policy	No changes to national policy have been identified that would suggest that the policy requires modification.
8. Land off Candy's Lane (CAN)	No change to the policy	No changes to national policy have been identified that would suggest that the policy requires modification.
9. Land adjoining the Cobbles (COB)	The development of this site is now complete. The policy has therefore been removed as it no longer serves any obvious purpose.	Not applicable (policy deleted)
10. Hine Town Lane North of the Old Ox (HTL-N)	A number of minor changes have been included to highlight the need for affordable and smaller dwelling types, and to provide guidance on building heights to safeguard the rural character of views from Hine Town Lane and protect the privacy and amenity of nearby properties. The policy also clarifies the need for the landscaping to include areas of permanent green space through the development in order to reinforce the rural character of the village. Local drainage issues relating to the disposal of surface water are made clearer.	The changes support the delivery of house types and sizes to better meet local needs (NPPF 63) and reinforce the distinctive character of the area (NPPF 135). Whilst the site is not identified as being in a medium to high risk zone, its development would require suitable drainage and the update seeks to ensure that this does not increase flood-risk to properties off-site (NPPF 181).
11. Land at the Old Ox (OX)	This policy has been updated to reflect the most recent approval for further housing to the rear of the Old Ox, which, if implemented, would mean that the proposed holiday accommodation (intended to support the ongoing viability of the pub) is no longer possible. As a result, the focus on the policy is to ensure the retention of the remaining undeveloped area for parking and pub garden / open space (in line with the current plans), which are considered essential to ensure that the pub has a reasonable prospect of remaining viable.	The changes reflect national policy which seeks to ensure that important local facilities are retained for the benefit of the community (NPPF 98). The Old Ox is the last remaining pub in the village and it is clear that viability issues have been raised in the past, and the further reduction in the pub 'offer' through loss of parking or garden space is considered likely to severely undermine its ongoing viability.
12. Hine Town Lane South of the Old Ox (HTL-S)	The development of this site is now complete. The policy has therefore been removed as it no longer serves any obvious purpose.	Not applicable (policy deleted)

<p>13. Whitepit Farm buildings (WPF-B)</p>	<p>Minor changes to the policy wording have been made to reference the need for a sensitive approach to lighting and avoidance of visual clutter in terms of utilities. The boundary has been amended slightly in response to Dorset Council’s feedback, to better mirror the boundary as it exists on the ground.</p>	<p>The additional reference to dark skies and minimising urbanising influences from utilities / services / highways accords with national planning policy seeking to limit the impact of light pollution on intrinsically dark landscapes and nature conservation (NPPF 198) and recognizing the intrinsic character and beauty of the countryside (NPPF 187). The amendment proposed to the site boundary improves the plan’s clarity.</p>
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Conformity conclusions

7.5 The analysis of the plan and modification proposals in relation to national planning policy and guidance, as shown in the preceding tables, does not highlight any fundamental conformity issues.

8. EU and sustainability obligations

8.1 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.


8.2 The Neighbourhood Plan was screened in May 2025 to determine whether it would need to be subject to a full Strategic Environmental Assessment, or would be likely to have a significant effect on a Habitats site, either alone or in combination. The statutory bodies (the Environment Agency, Historic England and Natural England) were sent a copy of the draft screening report and main changes being proposed, and their responses are included in the final version of the screening report. They confirmed that there are unlikely to be significant adverse environmental effects resulting from the Shillingstone Neighbourhood Plan, and as such neither a Strategic Environmental Assessment nor a full Habitats Regulations Assessment would be required.


8.3 Turning to the wider assessment of whether the Neighbourhood Plan contributes to the achievement of sustainable development, the following assessment considers the broader social and economic objectives of sustainability as set out in the NPPF:

- **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.

8.4 The previous plan was assessed against the North Dorset Local Plan sustainability objectives which have been used and checked against the updated policies and national sustainability objectives. Whilst the plan scores neutrally in relation to economic objectives, the delivery of housing on the identified sites should provide opportunities for employment and the additional population should support the viability of local services.

Key:

	adverse impact likely		significant adverse impact likely
	negligible impact likely		
	positive impact likely		significant positive impact likely

NPPF Objectives	North Dorset Local Plan sustainability objectives	Impact	Justification
SOCIAL – 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	Provide housing including affordable housing that meets the needs of the community		The plan provides sufficient land to meet the projected local housing needs, including a degree of flexibility in the choice of sites. The delivery of affordable housing on these will be dependent on site viability, but there is potential for further sites to come forward separately as rural exception sites.
	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services		The plan provides sufficient land to meet the projected housing needs, and looks to retain and where appropriate improve the community facilities that are considered essential by local residents. There is no evidence to suggest there is any significant demand for new employment land in the parish, although the provision of live-work units would be possible on some of the identified sites.
	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles		The retention of recreation spaces and community facilities, and the location of new development close to these facilities, should all help meet this objective
	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life		The plan looks to retain and where appropriate improve the community facilities that are considered essential by local residents.
	Improve quality of life through well designed inclusive developments		The design standards, based on the positive aspects of local character, should support inclusive designs. The Plan also promotes walking as an active travel option which has been strengthened through the amendments to Policy 2.
ENVIRONMENTAL – 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	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise		No development is proposed in areas at medium to high risk of flooding from all sources, and potential for off-site risks have been identified.
	Protect and where opportunities arise, enhance habitats and biodiversity		No development is proposed in areas of known high biodiversity value. The designation of local green spaces has taken into account the biodiversity benefits of wildlife corridors through the built up areas of the village. The policies have been strengthened in relation to opportunities for wildlife through design.
	Improve the quality of the built environment, protecting the district’s heritage assets and distinct townscape		The development proposals are well related to the existing built up areas of the village. The design standards are based on an appraisal of the positive elements of local character, and take into account the historic importance of the Listed buildings, Conservation Area and now include reference to all known buildings that are non-designated heritage assets.
	Recognise the importance of the district’s distinct rural landscapes beyond just the aesthetic value		No significant development is proposed in the Dorset National Landscape or the more rural, undeveloped parts of the parish. Additional text has been added to the site allocation adjoining the

NPPF Objectives	North Dorset Local Plan sustainability objectives	Impact	Justification
			NL to recognise the importance of the dark night skies and rural character of this area. The designation of local green spaces has taken into account the contribution these make to the rural character of the area.
	Reduce impacts on the environment	☹️	There are no notable impacts that require mitigation.
	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	☹️	The geology of the lower valley floor outside the immediate floodplain means that the soils are generally of very good agricultural quality (Grade 2), and therefore this resource could be lost to development. The only area of farmland identified as a potential development site (Hine Town Lane – North) is approximately 0.7ha in size, and therefore the potential loss is not considered significant. The re-use of the redundant buildings at Whitepit Farm should ensure the reuse and recycling of land and resources on this site.
	Promote energy and resource efficiency, encouraging clean energy production	😊	The plan has been updated to make specific reference to optimising passive solar gain and cooling, and use of solar panels, the use of high quality, thermally efficient building materials and installation of water and/or energy efficiency measures as part of the policy on design.
ECONOMIC– 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	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	☹️	The plan relies on the strategic policies of the local plan and national policy for this objective
	Enable local needs to be met locally, encouraging more sustainable forms of travel	☹️	There is no evidence to suggest there is any significant demand for new employment land in the parish, although the provision of live-work units would be possible on some of the identified sites, and other potential opportunities within the settlement boundary or through farm diversification or other compatible rural industries.
	Encourage innovation, improve productivity, regenerate towns and villages creating a business environment in which new businesses start and existing businesses grow	☹️	
	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	☹️	

8.5 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.