Burton and Winkton Neighbourhood Plan

Basic Conditions Report

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1. Introduction

What is mean by 'basic conditions' for Neighbourhood Planning

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 'basic conditions' required through the relevant legislation are met. At the time of writing this report (January 2026), these covered:

- various legal requirements in terms of its contents and coverage
- that 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
- that 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).

The Neighbourhood Plan was submitted to BCP Council in late February 2026. Due to the to the pre-election (purdah) period starting on 30 March and running until 8 May, it was not possible to commence the Regulation 16 consultation until after 8 May 2026. In the intervening period, the Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026 came into force on 25 March 2026.

This introduced two new legal compliance requirements, which were as follows:

- so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, the plan must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change; and
- so far as the qualifying body considers appropriate and having regard to the subject matter of the plan, the plan must be designed to take account of any local nature recovery strategy under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area.

and a new Basic Condition requirement:

- the making of the draft plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the draft plan were not to be made.

The new basic condition replaced the need for the plan to be in general conformity with the strategic policies in the development plan for the area (paragraph 8(2)(e) of Schedule 4B to Town and Country Planning Act 1990). As there do not appear to be any transitional arrangements in relation to Neighbourhood Planning, this statement has been updated (May 2026) to include the consideration of these additional requirements.

About the Neighbourhood Plan

This is the first Neighbourhood Plan for Burton and Winkton parish. It has been prepared by local residents, shaped by feedback from various consultations, with technical input from a range of planning and other experts, on behalf of the Parish Council. When finalised, it will have the official status of being part of the "development plan" for the area, to be used in determining planning applications.

As explained in the foreword of the Neighbourhood Plan, when the Regulation 14 (pre-submission) version of the Plan was prepared in 2024, BCP Council had made the decision to retain the Green Belt boundary in its current position, limiting opportunities for further growth in the parish. As such, the draft Neighbourhood Plan identified the main areas where development could come forward in this context. This included the two site allocations carried forward from the previous Local Plan – land immediately south of the village adjoining Salisbury Road, and the larger, strategic site at Roeshot Hill, south of the railway. The Parish Council were also informed about proposals for the re-use or replacement of buildings at Hawthorn Farm / Dairy for small-scale businesses that would be suited to such a rural location. Otherwise, the main opportunities for development were very much confined to small-scale infill within the village Burton.

Whilst this may change under the new BCP Local Plan (now anticipated to be adopted in late 2028), given the progress on our Neighbourhood Plan, the Parish Council took the decision to complete the Plan in the knowledge that it may become necessary to undertake an early review, but considered that the benefits of having a Neighbourhood Plan in place earlier would outweigh the additional work.

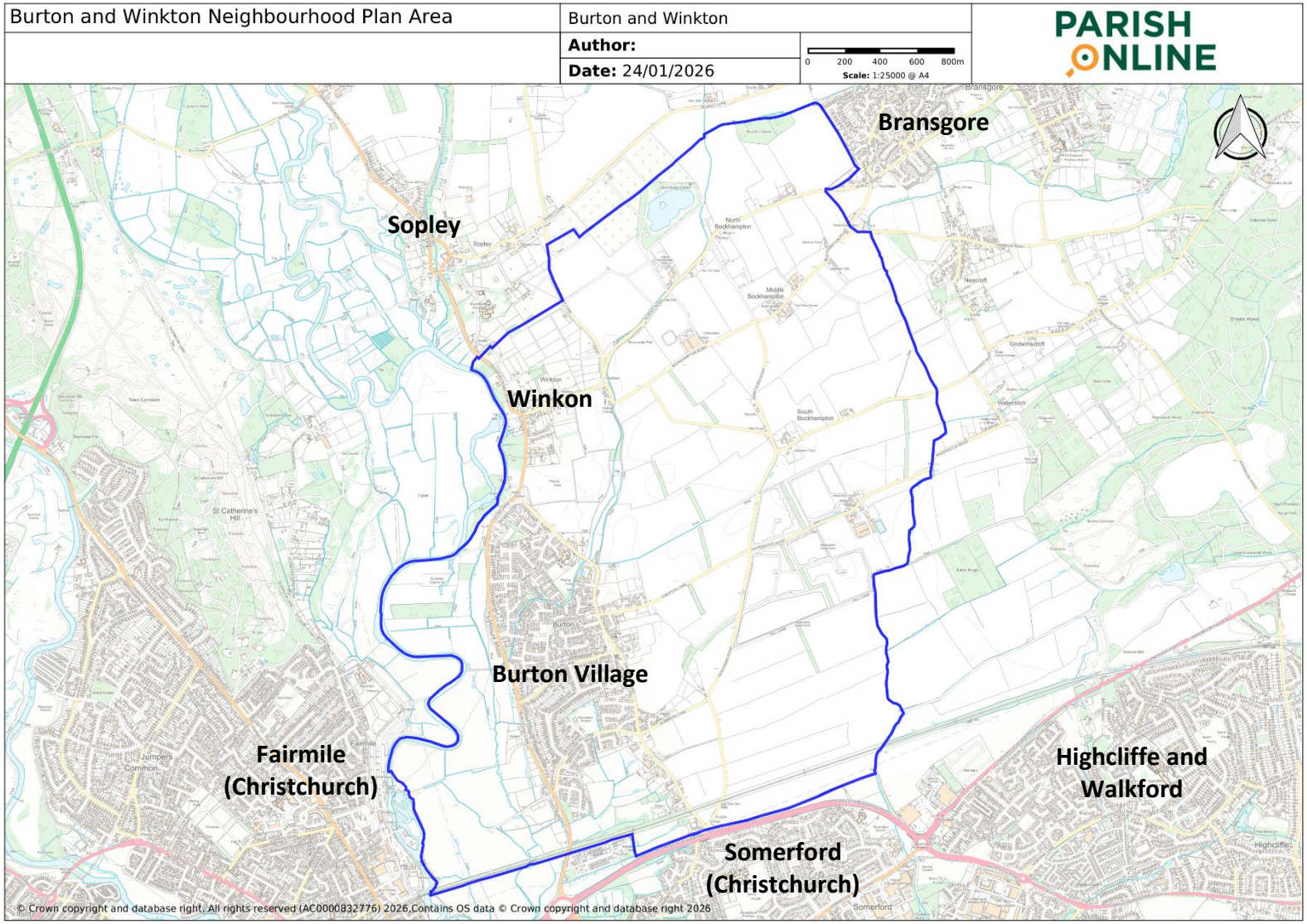
This has meant that it is possible to bring forward design guidance for new development, ensuring that buildings and associated spaces that are proposed should be undertaken sensitively and in keeping with the character of the area. The closure of the Surgery site also prompted the Parish Council to include guidance on the future of this site, should a developer seek to make significant changes. At the time of drafting, the potential for a veterinary practice to take the premises on, retaining the pharmacy as part of the site, was under consideration. The Plan also supports the retention and possible expansion of the various community facilities enjoyed in the parish. This includes improvements to the walking and cycling networks, as well as opportunities for a community growing space and the woodland burial site which was granted planning permission some time ago..

2. Legal Requirements

Has the draft plan been submitted by a qualifying body?

Burton and Winkton Parish Council is the qualifying body responsible for the submission of the draft plan and supporting documents. The Neighbourhood Plan Area was designated by Dorset Council on 11 December 2018[1].

Map 1 – Neighbourhood Plan Designated Area



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

The plan is intended to cover the period 2025-2039 (as stated on the front cover and repeated in section 1.5).

[1] Decision recorded on https://www.bcpcouncil.gov.uk/documents/planning-and-building-control/designation-of-neighbourhood-area.pdf and https://www.bcpcouncil.gov.uk/documents/planning-and-building-control/designation-of-neighbourhood-area-appendix-n-1.pdf

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:

- Meeting housing and employment needs, including policies on house types
- Supporting community facilities and local services
- Creating safer roads and pedestrian / cycle / equestrian routes and people-friendly streets
- Green Infrastructure, including the designation of Local Green Spaces, an important local gap, and reinforcing the area's green network
- Reinforcing the area's character, including policies on lighting (dark skies), retention of heritage features and views / local landmarks, and design considerations such as boundary treatments, built form and layout
- Parking and Servicing arrangements
- Sustainable Drainage Solutions
- Approach to conversions and extensions
- Site allocations: Land South of Burton; Land at 123 Salisbury Road (the former Burton Surgery site) and Barns at Hawthorn Farm and Dairy

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

There are no other neighbourhood plans relating to Burton and Winkton Parish. The adjoining parish of Christchurch has been designated as a Neighbourhood Plan area, and has produced a draft (Regulation 14) plan. Hurn Parish to the north, and Highcliffe and Walkford parish to the east, both have made Plans[2].

Was the Neighbourhood Plan consulted on as per the requirements in Part 5 Section 14 of Neighbourhood Planning Regulations?

The consultation initially ran for 8 weeks (from 23 August to 18 October 2024), and was extended to 12 weeks, finishing on 15 November 2024. The consultation was publicised in a manner that was considered likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area. This included:

i. the use of flyers on notice boards around the parish,

[2] For more detail please refer to https://www.bcpcouncil.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/completed-plans

ii. publicity on the Burton and Winkton PC website and referenced at the parish council meetings, in addition to two drop in events at the Sandy Plot Community Centre (28 August and 7 October)

iii. articles on social media sites – the Burton and Winkton PC facebook page, the Neighbourhood Plan facebook page, and the Winkton facebook page,

Respondents were encouraged to complete a response form (either online or paper copies) which were processed via Survey Monkey software. Further details on how the consultation was run are set out in the accompanying Consultation Statement.

The following statutory consultees were consulted, as per the list provided in paragraph 1 of Schedule 1 and taking into account whether their interests may be affected by the Neighbourhood Plan.

Potential consultee	**Considered as potential interest**
Mayor of London	n/a – outside of London
Local planning authority, county council or parish council any part of whose area is in or adjoins the area	BCP Council New Forest District; New Forest National Park and Hampshire County (as an adjoining Local Planning Authority) Bransgore; Christchurch; Highcliffe and Walkford; Hurn and Sopley Parish / Town Councils
Coal Authority	n/a – no coal deposits in the area
Homes and Communities Agency	Homes England
Natural England	Natural England
Environment Agency	Environment Agency
Historic England	Historic England
Network Rail Infrastructure Limited	Network Rail Infrastructure Limited
Strategic highways company any part of whose area is in or adjoins the area	National Highways
Marine Management Organisation	n/a – no coastal zones in the area
Electronic communications providers	Mobile Operators Association; and known providers Openreach; Vodafone; BT (inc EE); and Three
Health Service providers – NHS England, Integrated Care Board	NHS Dorset, Dorset HealthCare, Public Health Dorset, Royal Bournemouth & Christchurch Hospitals NHS Foundation Trust
Electricity or Gas Infrastructure Providers	SSE, Southern Gas Networks
Water or Sewerage undertakers	Wessex Water; Bournemouth Water
Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area	None identified
Bodies which represent the interests of different racial, ethnic or national groups; different religious groups; persons carrying on business in the area; and disabled persons in the area.	None identified

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

This is the first Neighbourhood Plan for Burton and Winkton Parish. It contains 21 policies, which aim to deliver the vision and objectives that are contained in section 2 of the Plan.

The Neighbourhood Plan area is particularly constrained, which means that opportunities for further development area limited. Apart from Burton village and the areas proposed for development through the previous Core Strategy, the area is covered by Green Belt designation. Other key constraints include the setting of the New Forest National Park, areas at risk of flooding and the potential impact of development on important wildlife sites. Policies 1 and 2 refer to the opportunities for new housing and the types of housing required to meet local needs, and Policies 3 and 4 consider the need for local facilities and opportunities for employment, and seeks to support growth appropriate to the character of the area - focusing on small-scale offices / workshops and local services that are most needed.

The Plan (and Policy 5) looks at opportunities to make walking, cycling and using the local bus services an attractive option for getting about, although there is limited opportunity for the Neighbourhood Plan to deliver major improvements.

The rural character of the parish is an important consideration and the Plan includes policies to protect and enhance the special features that reinforce the rural character of the Parish and the distinct, separate characters of Burton village, Winkton and the outlying hamlets. This includes policies to protect important Local Green Spaces, the narrow gap between Burton and Winkton, the dark night skies enjoyed away from the conurbation, and to ensure that development reinforces the area's green networks. There are also 8 policies dealing with different elements of design, that have been devised from the Design Code and Guidance produced for the area.

The plan also includes three site-specific allocations (Policies 19 – 21) where sites have been identified that are suitable for development and where guidance should help ensure that what is delivered helps to meet local needs and is appropriate to the area's character.

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

This new basic condition (introduced March 2026) which broadly aligns with the National Planning policy that ensures Neighbourhood Plans do not promote less development than set out in the strategic policies for the area. The wording of the new Basic Condition is as follows:

> *"the making of the Neighbourhood Plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made"*

It therefore requires an understanding of the existing development plan for the area and what this proposes in terms of development, in order to assess the Neighbourhood Plan against this condition.

The Development Plan for the Neighbourhood Plan area

The Christchurch and East Dorset Local Plan- Part 1 Core Strategy[3], which

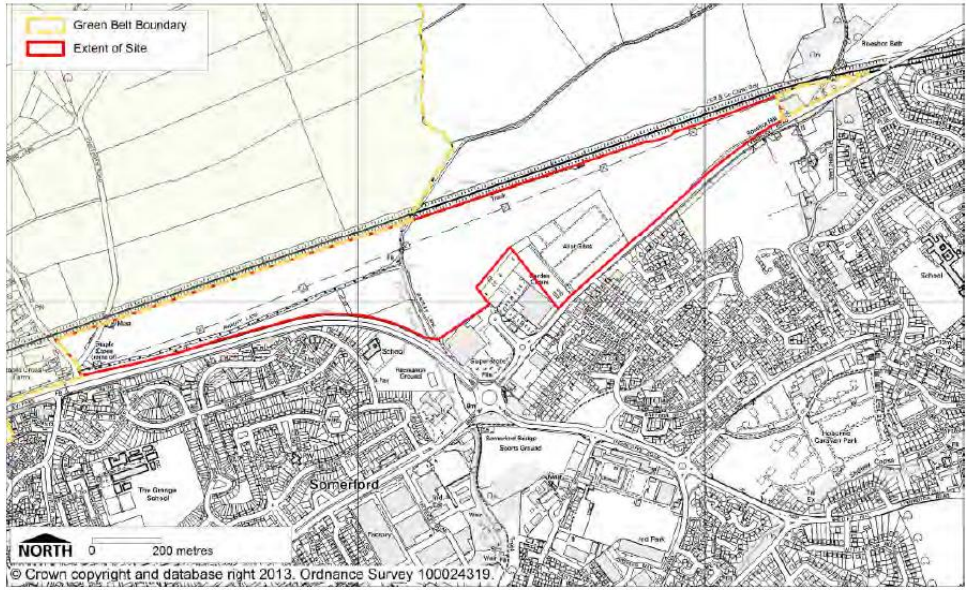
[3] https://www.bcpcouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Christchurch/docs/christchurch-and-east-dorset-adopted-core-strategy.pdf

was adopted by Christchurch Borough Council in April 2014, contains the bulk of the strategic planning policies for the area. There are a number of 'saved' policies from the 2001 Christchurch Local Plan but these are generally non-strategic in nature as they were not carried forward into the Core Strategy. There are also a number of supplementary planning documents which do not have development plan status. An extract from the Christchurch and East Dorset Local Plan- Part 1 Core Strategy Policies Map is appended.

The current development plan does not set a specific housing target for the Burton and Winkton Neighbourhood Plan area. Policy KS4 deals with housing provision in Christchurch and East Dorset (the former Local Planning Authority Areas) and sought to deliver about 8,490 new homes between 2013 and 2028, comprising about 5,000 homes within the existing urban areas and a further 3,465 provided as new neighbourhoods at Christchurch, Burton, Corfe Mullen, Wimborne/Colehill, Ferndown/West Parley and Verwood.

The Core Strategy states that the majority of growth in the area is expected to be focused on the larger settlements such as Christchurch and Wimborne Minster. The Green Belt was adjusted to allow a large strategic site (the Christchurch Urban Extension) to be built, which lies partially within the parish on land south of the railway line adjoining the main conurbation, and includes parts of Christchurch and Highcliffe. This strategic allocation is guided by Policy CN1.

The site now has outline permission for up to 875 dwellings plus public open space, sports and play facilities, and a community building with changing facilities. The indicative masterplan layout suggests that in the region of 320-330 dwellings could be accommodated within Burton and Winkton parish (the Neighbourhood Plan area). The first reserved matter application was granted in October 2021, but no reserved matters applications have yet to be approved in relation to the area within the parish. The associated natural greenspace required as a measure to protect the nearby internationally important wildlife sites has been permitted on land to the north of the railway, partly within the parish and partly within Bransgore parish.



Map 6.1 Christchurch Urban Extension

The Core Strategy identifies Burton as a village in the settlement hierarchy (Policy KS2). It envisages "only very limited development" being allowed in such villages, and that this would be of a nature "that supports the role of the settlement as a provider of services to its home community." The smaller settlements in the parish fall under the category of hamlets, where "development would not be allowed unless it was functionally required to be in the rural area".

Policy KS2

Settlement Hierarchy

The location, scale and distribution of development should conform with the settlement hierarchy, which will also help to inform service providers about the provision of infrastructure, services and facilities.

Settlement Type	Function
Main Settlements	The settlements which will provide the major focus for community, cultural, leisure, retail, utility, employment and residential development. This will include infill development as well as options for some greenfield development.
	Christchurch, Wimborne Minster, Ferndown and West Parley, Verwood, Corfe Mullen
District Centres	Settlements which will provide for smaller scale community, cultural, leisure, retail, employment and residential development within the existing urban areas.
	West Moors, Highcliffe
Suburban Centres	Settlements with no existing centres that will provide for some residential development along with community, leisure and retail facilities to meet day to day needs within the existing urban areas.
	Colehill, St Leonards and St Ives
Rural Service Centres	Main providers for the rural areas where residential development will be allowed of a scale that reinforces their role as providers of community, leisure and retail facilities to support the village and adjacent communities.
	Alderholt, Cranborne, Sixpenny Handley, Sturminster Marshall, Three Legged Cross
Villages	Settlements where only very limited development will be allowed that supports the role of the settlement as a provider of services to its home community.
	Burton, Hurn, Edmondsham, Furzehill, Gaunts Common, Gussage All Saints, Gussage St Michael, Hinton Martell, Holt, Horton, Longham, Shapwick, Wimborne St Giles, Witchampton, Woodlands/Whitmore
Hamlets	Settlements where development would not be allowed unless it was functionally required to be in the rural area.
	All other settlements

A smaller parcel of Green Belt was released for the southern extension of the village under Policy CN2, which allocates the land for approximately 45 homes, together with areas of open space relative to the size and local needs of the area. This has yet to be progressed by the landowner, although their response to the now withdrawn BCP Local Plan indicated that they remain committed to bringing this site forward, potentially alongside a larger area if the adjoining land is released from the Green Belt[4]. As of May 2026, the landowner had yet to share their masterplanning ideas for the wider area with the Parish Council.

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

Policy 1 of the Neighbourhood Plan supports:

- The sensitive conversion or replacement of existing buildings within the Green Belt, where such opportunities exist and are possible in line with national planning policy (which aligns with Policy KS2)
- Infill development within Burton village (which aligns with Policy KS2)

[4] https://www.bcpcouncil.gov.uk/Assets/Planning-and-building-control/Representations-on-Draft-Local-Plan/0284-Gervis-Properties-Hinton-Admiral-Redacted.pdf

- The development of land south of Burton village (as excluded from the Green Belt) to deliver in the region of 45 new homes and some local employment (which broadly aligns with Policy CN2 but slightly increases the number of units)
- The development of the strategic urban extension at Roeshot Hill to deliver at least 320 new homes within the Neighbourhood Plan area (which reflects the level of housing anticipated in the indicative masterplan and is expressed as a minimum to ensure that this is not seen as a limit).

There are no policies within the Neighbourhood Plan that would appear to prevent these sites from being progressed. Furthermore, in addition to the above, Policy 20. Land at 123 Salisbury Road (the former Burton Surgery site) would also support further residential development in addition to its community / commercial use.

Emerging development plan

Following the withdrawal of the BCP Local Plan from the examination, there is no emerging plan that sets a potential housing target.

Nonetheless, the Neighbourhood Plan does identify an appropriate housing target for the plan period (in section 3.2 of the Plan), based on the standard method proportionate to the housing stock in the area (using households as the nearest proxy).

- Latest BCP-wide housing target (as published January 2026 in the housing land supply report) = 2,958 dwellings per annum
- Burton and Winkton parish has 1.05% of the BCP households (1,830 of 173,842) according to the 2021 Census table TS041
- Pro-rata target = 2,958 x 1.05 = 33.1 dwellings per annum

This figure is exceeded by the anticipated level of development that should come forward within the plan period.

Whilst the BCP Local Plan may suggest a different figure in due course, any signficant uplift will require the release of land from the Green Belt. The results of the most recent Call for Sites[5] shows a large nnumber of sites put forward within the Neighbourhood Plan area, including land south and east of Burton Village, around Winkton and adjoining Bransgore. The Neighbourhood Plan cannot prevent such sites from inclusion in the emerging Local Plan, given that the Local Plan would be the most up-to-date and as such have precedent. The main constraints that the Neighbuorhood Plan proposes is in terms of Local Green Spaces and the Important Local Gap. These designations only impact on a relatively small proportion of the potential sites. The Neighbourhood Plan acknowledges that it would be beneficial to undertake an early review once the new Local Plan comes into force (in section 1.5 of the Plan).

5. Consideration of National Policies

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

[5] See interactive map linked from https://www.bcpcouncil.gov.uk/planning-and-building-control/planning-policy/bcp-local-plan-and-community-infrastructure-levy-cil/call-for-sites

The following conformity assessment summarises how the Neighbourhood Plan policies (as proposed to be submitted for examination) relate to the relevant national planning guidance.

Whilst the conformity with the strategic policies of the development plan no longer applies, the assessment has retained these in order to consider whether there are any potential issues regarding duplication.

Conformity analysis

Neighbourhood Plan Policies	National Policy: key statements (NPPF paragraph)	Local Plan: Strategic Policies (summary)
Section 1 and 2: Introduction, Vision and Objectives These sections do not contain policies but do contain the vision and objectives for the Neighbourhood Plan. *Conformity Assessment* The vision and objectives for the Neighbourhood Plan are clearly set out. In section 1.5 the Plan makes clear that it is likely to be reviewed following the adoption of the new Local Plan – there are no emerging policies at the current time. The need for such a review would be to resolve any conflicts that may arise.	**30.** Neighbourhood planning give communities the power to develop a shared vision for their area. **NPPG ID: 41-009-20190509.** The local planning authority should work with the qualifying body so that complementary neighbourhood and local plan policies are produced. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan, because any conflict must be resolved in favour of the policy which is contained in the latest document to be made / adopted.	N/A.
Section 3: Housing and Employment – *Policy 1. Meeting housing and employment needs in Burton and Winkton Parish* – *Policy 2. House types* – *Policy 3. Employment needs* **Policy 1** is drafted positively to identify opportunities for housing and employment growth, and does not seek to apply a limit to	**30.** Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. **61.** 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. The overall aim should be to meet an area's identified housing need.	**Policy KS2: Settlement Hierarchy** The location, scale and distribution of development should conform with the settlement hierarchy, which will also help to inform service providers about the provision of infrastructure, services and facilities. Burton is defined as a village - where only very limited development will be allowed that supports the role of the settlement as a provider

Neighbourhood Plan Policies	National Policy: key statements (NPPF paragraph)	Local Plan: Strategic Policies (summary)
these. As explained in the supporting text, there is no agreed housing or employment land target for the Neighbourhood Plan area in the adopted Local Plan– and no such figure was provided in the now withdrawn BCP Local Plan. Work is now progressing on a new Bournemouth, Christchurch and Poole Local Plan. The previous draft Local Plan was withdrawn on the recommendation of the Local Plan Inspectors following initial hearing sessions in January 2025. The latest Local Development Scheme, published in May 2025[6], anticipates that a new draft plan will be available for consultation from September 2027. At this early stage it is difficult to foresee what conflicts may arise between policies in this Neighbourhood Plan and the emerging Local Plan. As such an indicative figure is discussed based on the latest evidence available, but is not enshrined in policy. BCP Council's Regulation 14 response refers to data on windfall opportunities – this has been taken into account and updated to align with the examination papers (see footnote 13). **Policy 2** sets out the mix of house types required based on evidence of local need, having regard to NPPF 63 and 66 and in	**63.** Within the context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. **66.** Where major housing development is proposed, planning policies should expect that the mix of affordable housing required meets identified local needs. **69-70.** Strategic policies should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocation. Otherwise, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority. **83.** In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. **84.** Planning policies and decisions should avoid the development of isolated homes in the countryside	of services to its home community. The smaller settlements in the parish are hamlets, where "development would not be allowed unless it was functionally required to be in the rural area". **Policy KS4: Housing Provision in Christchurch and East Dorset** About 8,490 new homes will be provided in the plan area between the years 2013 and 2028. **Policy LN1: The Size and Type of New Dwellings** Overall, the size and type of new market and affordable dwellings will reflect current and projected local housing needs identified in the latest SHMA and informed by future Annual Monitoring Reports to ensure that the proposed development contributes towards attaining a sustainable and balanced housing market. Individual sites will be expected to reflect the needs of the SHMA, subject to site specific circumstances and the character of the local area. **Policy PC4: The Rural Economy** Although economic development will be strictly controlled in open countryside away from existing settlements, in order to promote sustainable economic growth in the rural area, applications for economic development will be

[6] https://www.bcpcouncil.gov.uk/Assets/Planning-and-building-control/Local-plan-and-cil/Local-Development-Scheme.pdf

Neighbourhood Plan Policies	National Policy: key statements (NPPF paragraph)	Local Plan: Strategic Policies (summary)
general conformity with Policy LN1. The latest SHMA remains the 2021 BCP and Dorset Local Housing Needs Assessment (November 2021) which is referenced in 3.3.1. The Council have not published any data on housing mix in their Annual Monitoring (https://www.bcpcouncil.gov.uk/planning-and-building-control/planning-policy/monitoring-and-information). This is a rural area (as established in KS2) and the NPPF is clear that planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs – and the prioritization of housing to meet the needs of the parish is therefore justified. The policy excludes the strategic development site in Roeshot from the policy requirements given its size, advanced stage and location across three parishes. **Policy 3** seeks to support new / expanded provision of small-scale offices / workshops and local services that would be compatible with the rural character of the area, taking into account the limited provision in the parish but also acknowledging the restrictions imposed through the Green Belt. The above policies are considered to avoid duplication with and do not undermine the	unless one or more of the circumstances (as set out) apply. **85.** Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. **NPPG ID: 41-040-20160211** Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.	encouraged where development is located in or on the edge of existing settlements where employment, housing, services and other facilities can be provided close together. Such proposals should be small scale to reflect the rural character.

Neighbourhood Plan Policies	National Policy: key statements (NPPF paragraph)	Local Plan: Strategic Policies (summary)
Local Plan policies, and have had regard to national planning policy.		
Section 4: Community facilities and other infrastructure – *Policy 4. Supporting Community Facilities and Local Services* *Conformity Assessment* **Policy 4** reflects national policy in terms of supporting community facilities. The emphasis within the policy is on the retention and improvement of existing facilities. It also supports the provision of new facilities but specifies that these should be of a modest scale and to meet a local need, but does not restrict this to being located in Burton village. The reference to the provision of a new burial site looks to refresh the relevance of saved policy CF 7 from the 2001 Christchurch Local Plan which simply refers land to the rear of St Luke's Cemetery, Burton as being allocated for future cemetery use. The Neighbourhood Plan policy takes into account the more recent planning history of the site and the fact that its development has stalled, and seeks to ensure that suitable provision can come forward.	**88.** Planning policies and decisions for rural areas 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. **94.** When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold. **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; 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. **154.** Development in the Green Belt is inappropriate unless one of the following exceptions applies – including the provision of appropriate facilities (in connection with the	**Policy LN7: Community Facilities and Services** Confirms that new facilities should be concentrated in the larger settlements (which includes Burton), as this is where access can be by public transport, bike and on foot. The loss of existing community facilities and services will be resisted unless it is clearly demonstrated there is insufficient demand and it is not feasible and viable to support their continued existence and the loss would not result in a substantial decline in the range and quality of facilities and services for local people. **Policy PC5: Shops and Community Facilities in Local Centres and Villages** In local shopping areas and villages planning applications which propose improvements to the provision of shops which provide for people's day to day needs, leisure uses including public houses and facilities for local communities will be supported in principle. The loss of existing retail premises, leisure and other local facilities will be resisted unless it is clearly demonstrated there is insufficient demand and it is not feasible and viable to support their continued existence and the loss

Neighbourhood Plan Policies	National Policy: key statements (NPPF paragraph)	Local Plan: Strategic Policies (summary)
	existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.	would not result in a substantial decline in the range and quality of services for local people.
Section 5. Walking, Cycling and Local Bus Services – *Policy 5. Creating safer roads and pedestrian / cycle / equestrian routes* *Conformity Assessment* **Policy 5** is based on a review of the issues and opportunities for encouraging / achieving more sustainable patterns of transport, from local knowledge and including reference to the more strategic Local Cycling and Walking Infrastructure Plan. The design issues that is highlights takes into account the experience of local residents and good practice contained in M2 of the National Design Guide. The policy aligns with the emphasis in both national policy and Policy KS11 regarding the need to promote well designed and sustainable travel choices.	**109.** Transport should be considered from the earliest stages of plan-making , using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve ensuring patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places; identifying and pursuing opportunities to promote walking, cycling and public transport use, taking into account the environmental impacts of traffic and transport infrastructure. **111.** Planning policies should be prepared with the active involvement of local highways authorities, and provide for attractive and well-designed walking and cycling networks	**Policy KS11: Transport and Development** Development must be designed to: provide safe, permeable layouts which provide access for all modes of transport, prioritizing direct, attractive routes for walking, cycling and public transport; provide safe access onto the existing transport network; allow safe movement of development related trips on the immediate network; and minimise the number of new accesses on the A338.
Section 6: The Rural Character of our Parish – *Policy 6. Local Green Spaces* – *Policy 7. Important Local Gap*	**96.** Planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other, and	**Policy HE3: Landscape Quality** Development will need to protect and seek to enhance the landscape character of the area.

Neighbourhood Plan Policies	National Policy: key statements (NPPF paragraph)	Local Plan: Strategic Policies (summary)
– *Policy 8. Reinforcing the area's green network* – *Policy 9. Dark Skies policy* *Conformity Assessment* **Policy 6** designates areas of Local Green Space. All of the spaces are considered to be local in character (the largest being 6ha relating to the recreation site known as Winkton Fields), well-related to existing settlements and the reason for designation (as set out in Table 2) explains why these spaces are both special to the local community and of local significance. The policy wording adopted is based on similar wording in other recently made NPs which has been considered to be consistent with Green Belt policy. Whilst a number of the sites are covered by other designations, it is considered that in terms of Green Belt, Policy HE5 on open space provision, and Conservation Area status, that the LGS designation confirms their wider importance and makes clear that, for example, the provisions relating to Grey Belt and infill within villages would be disapplied, and that the protection as important open spaces will continue beyond the end-date of the adopted Local Plan (2028). It is acknowledged that Burton Village Green has particularly strong protection as a registered village green (although the register and associated map are not published online), but the Parish Council	enable and support healthy lifestyles, especially where this would address identified local health and well-being needs. Examples of this include mixed use developments, the provision of high quality public spaces, sports facilities, allotments and designing layouts that encourage walking and cycling. **103 - 104.** 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. Existing open space, sports and recreation land, including playing fields and formal play spaces, should not be built unless they are either surplus or replaced. **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. **107.** 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; and c) local in character and is not an extensive tract of land. **108.** Policies for managing development within a Local Green Space should be consistent with national policy for Green Belts, excluding provisions relating to grey belt and previously developed land.	Proposals will need to demonstrate that the following factors have been taken into account: 1. The character of settlements and their landscape settings. 2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors. 3. Features of cultural, historical and heritage value. 4. Important views and visual amenity. 5. Tranquillity and the need to protect against intrusion from light pollution, noise and motion. **Policy HE4: Open Space Provision** Existing open spaces and leisure facilities identified on the Proposals Map will be protected and their loss will not be permitted unless their whole or partial redevelopment would result in greater benefits to the community than retaining that facility. On such occasions the replacement must be provided in close proximity, unless it can be shown that the open space, sport or recreational facility was not required. **Policy ME1: Safeguarding Biodiversity and Geodiversity** The Core Strategy aims to protect, maintain and enhance the condition of all types of nature conservation sites, habitats and species within

Neighbourhood Plan Policies	National Policy: key statements (NPPF paragraph)	Local Plan: Strategic Policies (summary)
are concerned that its exclusion may give rise to misunderstanding that the area is not valued and that attempts may be made to de-register it. **Policy 7** seeks to recognize the intrinsic importance of the section of Green Belt land separating Burton and Winkton. It highlights the local importance of safeguarding this gap, and is considered necessary given the introduction of Grey Belt and clarity that several of the purposes of the Green Belt no longer apply to villages. The importance of this gap was independently verified by AECOM in the 2022 Site Assessment and Options report for this area and 2023 Design Guidance and Codes. The gap does not cover such a large extent as to materially impact on the scope for sustainable development in the NP area. **Policy 8** provides design guidance on respecting and incorporating green infrastructure within proposed development, to achieve a range of benefits including reinforcing local character, supporting wildlife and creating a network of open spaces for recreation, health and well-being. It takes into account good practice contained in N1 and P1-3 of the National Design Guide.	**135.** Requires planning policies and decisions to ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, and sustain an appropriate amount and mix of development including green and other public space. **136.** Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. **187.** Planning policies and decisions should contribute to and enhance the natural and local environment. This includes by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services, and minimising impacts on and providing net gains for biodiversity. **198.** Planning policies and decisions should limit the impact of light pollution from artificial light on local	their ecological networks including: internationally designated sites (SPA, SAC, Ramsar), SSSI, SNCI, LNR, priority species and habitats, important geological and geomorphological sites, riverine and coastal habitats, and Suitable Alternative Natural Greenspace (SANG).

Neighbourhood Plan Policies	National Policy: key statements (NPPF paragraph)	Local Plan: Strategic Policies (summary)
Policy 9 relates to conserving the quality of the dark night skies through ensuring that new street lighting and other forms of external lighting are avoided outside of the main built-up areas (Burton village and Roeshot Hill extension) unless required for security or safety reasons, and (where used) lighting is designed to minimise its impact, both on the amenity of the occupants of neighbouring properties, and in terms of light spillage and glare. This provides additional detail to that included in Policy HE4 and is considered important in terms of reinforcing the rural character of the area and has had regard to NPPF 198 balanced with the recognitions that the National Design Guide (M1) considered the provision of lighting as a component of well-designed streets.	amenity, intrinsically dark landscapes and nature conservation. **NPPG ID: 37-010-20140306 and ID: 37-011-20140306** note that if land is already protected by Green Belt policy, or Conservation Area designation, then consideration should be given to whether any additional local benefit would be gained by its designation. One potential benefit would be where there could be exceptions to such policy and the Local Green Space designation helps to identify areas that are of particular importance to the local community. **NPPG ID: 26-001-20191001 and 26-004-20191001** notes that the National Design Guide can be used by all those involved in shaping places including in plan-making and decision making, and that neighbourhood plan-making is one of the key ways in which local character and design objectives can be understood.	
Section 7: General Design Principles and Codes – *Policy 10. The Character of Burton and Winkton* – *Policy 11. Heritage, Views, Landmarks and Legibility* – *Policy 12. People-friendly streets* – *Policy 13. Continuity, Enclosure and Boundary Treatments*	**109.** Transport issues should be considered from the earliest stages of plan-making. This should involve ensuring parking is integral to the design of schemes and contributes to making high quality places. **112.** If setting local parking standards for residential and non-residential development, policies should take into account: the accessibility of the development; the type, mix and use of development; the availability of and opportunities	**Policy HE1: Valuing and Conserving our Historic Environment** Heritage assets are an irreplaceable resource and will be conserved and where appropriate enhanced for their historic significance and importance locally to the wider social, cultural and economic environment. **Policy HE2: Design of New Development**

Neighbourhood Plan Policies	National Policy: key statements (NPPF paragraph)	Local Plan: Strategic Policies (summary)
– *Policy 14. Building Heights, Density and Layout* – *Policy 15. Built Forms, Materials and Architectural Details* – *Policy 16. Parking and Servicing* – *Policy 17. Sustainable Drainage Solutions* – *Policy 18. Conversions and Extensions* *Conformity Assessment* **Policy 10** seeks to ensure that development respects and reinforces the local character of the area, drawing on the appraisal work undertaken as part of the design guidance and coding. This has had regard to national planning policy and in general conformity with HE2, but based on more recent appraisal work. **Policy 11** highlights the importance of the visibility of historic buildings, and important views and vistas. It also provides design guidance on signage for wayfinding. It seeks to set out a positive strategy for the conservation and enjoyment of the historic environment through raising awareness of the area's unique heritage and potential for non-designated heritage assets, and seeks to ensure that new development makes a positive contribution to local character and distinctiveness, in line with national planning policy and complements Policy HE1 and HE3.	for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. **132.** 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 planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. **135.** Requires planning policies and decisions to 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, and sustain an appropriate amount and mix of development including green and other public space, and to create places that are safe, inclusive and accessible. **182.** Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce	The design of development must be of a high quality, reflecting and enhancing areas of recognised local distinctiveness. Notes that this is within the context of the Christchurch Borough Wide Character Assessment (2003) which specified the essential qualities which give each area in the former Borough its special character. **Policy HE3: Landscape Quality** Proposals will need to demonstrate that the character of settlements and their landscape settings, features of cultural, historical and heritage value, and important views and visual amenity. have been taken into account. **Policy ME3: Sustainable Development Standards for New Development** Developments will be required to incorporate carbon emissions reduction, water and energy efficiency measures and to demonstrate they have explored a range of sustainable and low carbon options, including water and energy efficiency; orientation and solar gain (natural lighting and heating); use of renewable and low impact materials; and minimising waste, pollution and water run-off, incorporating Sustainable Drainage where possible. **Policy ME6: Flood Management, Mitigation, and Defence**

Neighbourhood Plan Policies	National Policy: key statements (NPPF paragraph)	Local Plan: Strategic Policies (summary)
Policies 12 and 16 deal with elements of highway design. This has had regard to national policy and the Local Plan, in particular the desire to create attractive, safe, welcoming and distinctive places that are sympathetic to local character and history, drawing on the appraisal work undertaken as part of the design guidance and coding. The proposed parking standards vary from the non-strategic parking SPD, to take into account the data on local car ownership and known issues with on-street parking experienced in an area with more limited public transport options and a relatively older / less active age profile. **Policies 13 – 15 and 18** deal with elements of built form including plot / boundary treatment and guidance on conversions and extensions. These are all intended to ensure that new development makes a positive contribution to local character and distinctiveness, in line with national planning policy and Policy HE2 and HE3. These are based on the design guidance and coding work provided as part of the Government technical support package, which was informed by national and local policy (see Appendix A of that report). **Policy 17** sets out guidance on the design of sustainable drainage solutions to ensure that they are appropriate to the rural character of the area and take into account the local	volumes of runoff, and which are proportionate to the nature and scale of the proposal. **202-203.** 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. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. **210.** In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness. **216.** 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. **NPPG ID: 26-001-20191001 and 26-004-20191001** notes that the National Design Guide can be used by all those involved in shaping places including in plan-making and decision making, and that neighbourhood plan-making is one of the key ways	The design, construction, operation and maintenance of SUDS must meet national standards. Plans for new drainage systems will need to be approved by Dorset County Council (as SUDS approval body) before construction can start.

Neighbourhood Plan Policies	National Policy: key statements (NPPF paragraph)	Local Plan: Strategic Policies (summary)
geological and groundwater conditions. This has had regard to national planning policy and is in general conformity with Policy ME6.	in which local character and design objectives can be understood.	
Section 8: Site Allocations – *Policy 19. Land South of Burton* – *Policy 20. Land at 123 Salisbury Road (the former Burton Surgery site)* – *Policy 21. Barns at Hawthorn Farm and Dairy* *Conformity Assessment* **Policy 19** seeks to provide additional and more up-to-date parameters in relation to the land south of Burton that was allocated through the adopted Local Plan. As explained in the supporting text, given the detail already contained in CN2, the policy does not need / seek to replicate the Local Plan policy in its entirety. The site extent includes additional underused land east of Medlar Close that may be considered for development to ensure effective use of land, and also enables the inclusion of employment uses. It encourages the provision of a secondary access to provide greater permeability, and highlights features of the site that should be respected / retained in the design. It supports rather than undermines the delivery of this strategic site, which was indicated as suitable and available as part of the now withdrawn Local Plan.	**30.** Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. **61.** 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. The overall aim should be to meet an area's identified housing need. **74.** Neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites suitable for housing in their area. **83.** In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. **85.** Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any	**Policy KS2: Settlement Hierarchy** The location, scale and distribution of development should conform with the settlement hierarchy, which will also help to inform service providers about the provision of infrastructure, services and facilities. Burton is defined as a village - where only very limited development will be allowed that supports the role of the settlement as a provider of services to its home community. **Policy CN2: Land South of Burton village** Allocates land south of Burton village for "limited residential development to meet the local housing needs of Burton Village, including the provision of affordable housing", amending the Green Belt boundary to accommodate this. Anticipates the provision of about 45 houses. Establishes the following parameters: – Layout to be in accordance with the Council's SFRA and requiring a flood management strategy. – Up to 50% of all housing will be affordable in line with Policy LN3.

Neighbourhood Plan Policies	National Policy: key statements (NPPF paragraph)	Local Plan: Strategic Policies (summary)
Updates have also been incorporated with regard to flood risk in response to comments from the Environment Agency (see section 8), given the level of flood risk and climate change scenarios. **Policy 20** identifies a further potentially redundant brownfield site within the village which has been used as a GP and pharmacy, and seeks to guide its re-use / re-development based on the site constraints and opportunities. The site extends to just over 0.2ha and therefore falls within the category of small to medium sites. Given its location on the Green, which is where a number of local services are clustered, a continuing community / commercial use of the site is preferred, although the residential use of upper floors is supported in order to make efficient use of the site. There are no obvious conflicts arising from the policy in relation to the existing Local Plan policies and national planning policy. **Policy 21** supports the potential for re-use / replacement of several barns within the Green Belt for non-vulnerable uses (and which could provide an opportunity to reduce flood risk on the westernmost site which is prone to surface water flooding). The policy seeks to highlight the constraints and opportunities that apply in order to guide development, and has regard to national planning policy. Updates have also	weaknesses and address the challenges of the future. **88.** 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. **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). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. **181.** When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it	– Layout and design to be consistent in scale and character with Burton Village and the Conservation Area. – Retention of the Listed barn. – Open space provision in accordance with Policy HE4 and appropriate to the needs of the local area. – Protection of SANG in accordance with Policy ME2. – Compliance with policies ME3 and ME4 in relation to sustainable standards of construction and provision of renewable energy. – Funding toward the improvement of community facilities within the village. to be negotiated – The main access to the site to be from Salisbury Road, pedestrian and cycle access to integrate the site with the rest of the village, and appropriate mitigation of impacts on the transport network. **Policy LN7: Community Facilities and Services** States that the loss of existing community facilities and services will be resisted unless it is clearly demonstrated there is insufficient demand and it is not feasible and viable to support their continued existence and the loss would not result in a substantial decline in the

Neighbourhood Plan Policies	National Policy: key statements (NPPF paragraph)	Local Plan: Strategic Policies (summary)
been incorporated with regard to flood risk in response to comments from the Environment Agency (see section 8).	could be quickly brought back into use without significant refurbishment; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.	range and quality of facilities and services for local people. **Policy PC4: The Rural Economy** Supports proposals for the conversion and re-use of appropriately located and suitably constructed existing buildings in the countryside for economic development, including tourist related uses, subject to a number of specific criteria, including: – supporting the vitality and viability of the village – avoiding having a materially greater impact on the openness of the Green Belt and the purpose of including land within it. – ensuring the benefits outweigh the harm in terms of potential impact on countryside, landscapes and wildlife, displacement of local economic and social needs and opportunities, accessibility, and suitability of the building for conversion and preservation of buildings of historic or architectural importance/interest, or which otherwise contributes to local character.

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 as shown in the preceding tables, does not highlight any significant conformity issues. It is considered that the plan, as a whole, has had due regard to National Planning Policy and does not duplicate or undermine the strategic policies of the adopted Local Plan.

6. Consideration of the Plan's contribution to mitigating and adaption to climate change

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."

Climate change has been considered through the preparation of the Neighbourhood Plan, including the Strategic Environmental Assessment process. This 'scoped in' climate change as a consideration, having reviewed the various plans and strategic and data in relation to the Neighbourhood Plan Area. It concluded that:

"minor positive effects are considered likely through the Burton and Winkton Neighbourhood Plan. This reflects the support provided through the policy framework to climate change adaptation and mitigation objectives".

The assessment included the following observations relevant to plan policies:

- Policy 5 (Creating safer roads and pedestrian / cycle / equestrian routes) supports the creation of new accessible pedestrian and cycle routes, which will help to encourage a greater uptake in active and sustainable modes of transport
- Policy 16 (Parking and Servicing) provides for active and sustainable transportation by ensuring development incorporates covered and secured cycle parking and storage.
- Policy 17 (Sustainable Drainage Solutions) focuses on water management, outlining stipulations for incorporating sustainable drainage solutions and the use of permeable surfaces in development to help minimise surface water runoff.
- Policy 19 (Land South of Burton) seeks to manage flood risk and adopt sustainable urban drainage systems and reduce surface water flood risk, as well as incorporating existing mature deciduous trees within the site layout which will contribute to natural carbon capture and storage. The inclusion of an all-weather footpath to allow for active transportation to Salisbury Road and Sandy Plot / Stony Lane, and to Martin's Hill recreation ground will promote active travel opportunities and reduce private vehicle usage.
- Policy 21 (Barns at Hawthorn Farm and Dairy) supports the reuse / replacement of the barns and the inclusion of appropriate drainage to address any flood risks at these locations.

7. Consideration of the Local Nature Recovery Strategy

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.

The Local Nature Recovery Strategy does not specifically reference Burton and Winkton parish, but the three layers that comprise the mapped elements of the strategy (appended and linked here) indicate both existing designations (nature areas of national important), high opportunity nature areas and potential activities.

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

The Town Council's Neighbourhood Plan Consultant has been in liaison with the Local Nature Recovery Officer at Dorset Council, who has advised that they are looking to develop specific guidance for those preparing Neighbourhood Plans on how to meet the updated requirements and how they can use the LNRS as a tool to help prepare their plan. In the meantime, they would suggest the following reference is included in the plan:

"Dorset local nature recovery strategy has 13 nature recovery priorities which can be used to inform site design, and it's local habitat map identifies high opportunity nature areas, with mapped potential activities suggesting what type of habitat creation or enhancement could be most beneficial in an area, which can guide Biodiversity Net Gain (BNG) delivery."

Their 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).

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, there are no clear conflicts with the strategy. Policy 8 looks to reinforce the area's green networks, including:

- the retention of existing mature deciduous trees and trees subject to Tree Preservation Orders;
- the retention of native hedgerows or replacement where their removal is necessary to create an active street frontage or provide the necessary visibility splays;
- the retention and inclusion of green verges and street trees within the public realm, and provision of front gardens where appropriate to the character of the area;
- reinforcement and creation of links between existing green spaces and corridors, to provide a more robust and usable network for wildlife and, where appropriate, public use.

The high opportunity nature areas are primarily outside of the built-up area, such as land west of Bransgore around Barrett's Copse, land around the Clockhouse Stream east of Burton village, a substantial element of the local gap between Winkton and Burton (which is proposed to be protected from development under Policy 7) and land west of Stony Lane

butting up to the Avon Valley SSSI. Within the built-up area, Burton Hall Field and School Playing Fields is identified as a high opportunity area (and the Neighbourhood Plan proposes its protection as a Local Green Space under Policy 6), as well as the less developed northern part of the 'settlement fringe' character area, including the site allocated through the Local Plan and this Neighbourhood Plan. Policy 19 specifies that development should incorporate the mature, deciduous trees within the site layout, where feasible within a network of linked green corridors, and include further tree planting along the new settlement edge, as well as including a suitable buffer between any proposed development and the watercourse to provide access for maintenance, protect biodiversity and avoid impacts to flood defence infrastructure.

Further text could be included, if appropriate, to highlight the Local Nature Recovery Strategy within the Neighbourhood Plan as suggested by the Local Nature Recovery Officer at Dorset Council.

8. 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.

Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

The Plan is accompanied by both a Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA) prepared by AECOM. ***The former also covers the consideration of whether and how the Plan contributes to the achievement of sustainable development.***

The SEA was subject to consultation alongside the Regulation 14 Neighbourhood Plan. All three statutory consultees responded to the consultation. The Environment Agency did not make any specific comments on the SEA at that time, but advised on the need for a sequential test if necessary and liaison with the Lead Local Flood Authority in relation to areas at risk from surface water flood risk, but did not make any specific comments on the policies. Historic England noted that an SEA had been completed, and encouraged the liaison with BCP Council on heritage advice (and BCP Council have advised that the heritage team are consulted at Regulation 14 through their internal processes). Similarly Natural England made no specific comment on the content of the SEA, other than to note that advice should be sought from local experts given that Natural England does not hold information on the location of significant populations of protected species or routinely maintain locally specific data on all environmental assets.

Following the review of consultation responses, further changes were made to the draft Neighbourhood Plan prior to submission as detailed in the accompanying Consultation Statement. AECOM's view (provided by email 04 March) was that these changes were not likely to have any additional significant effects to those presented in the SEA Environmental Report which accompanied Regulation 14 consultation:

Sent: 04 March 2026 11:09
To: Jo Witherden (jo@dorsetplanning.co.uk) <jo@dorsetplanning.co.uk>
Subject: RE: Burton and Winkton NP SEA Environmental Report

Morning Jo,

Thanks for the context below. Upon reviewing the consultee responses and considering the scope of the policy amendments, our conclusion is that the submission version of the Neighbourhood Plan would not have any additional significant effects to those presented in the SEA Environmental Report which accompanied Regulation 14 consultation. The SEA makes no further recommendations for plan makers based on the updates which have been made to the Neighbourhood Plan following Regulation 14 consultation. In light of this, in association with the requirements of the SEA Regulations, further detailed assessment work is not required to explore the implications of the updates to the Neighbourhood Plan.

We recognise that the emerging BCP was withdrawn in 2025, and BCP Council have published an updated Local Development Scheme outlining their timetable for the new BCP Local Plan under the revised plan-making system. As the Council are at an early stage of updating their evidence, including an additional 'call for sites' process and potential revisions to the Green Belt Assessment and Housing Needs Assessment, an early review of the Neighbourhood Plan may be required. If the Parish Council choose to review the Neighbourhood Plan, we would anticipate a complete refresh of the SEA process (including screening) at this stage.

Kind regards,

Ryan

Ryan Putt MRTPI
He/They

Principal Environmental Planner

The statutory consultees were subsequently consulted on this view on 01 April 2026, and given a deadline of 01 May to respond. No response was received from Natural England. Historic England responded on 21 April to confirm that they had no objection to the view that there should be no need to update the SEA.

Subject: Burton and Winkton Neighbourhood Plan submission

Dear Jo

Thank you for your consultation on the review of the SEA associated with the submitted version of the Burton and Winkton Neighbourhood Plan.

I can confirm that based on the proposed modifications to the Plan provided we have no objection to the view that there is no need to update the SEA.

Kind regards

David

David Stuart | Historic Places Adviser

The Environment Agency's response, received on 01 May, is appended to this report. They raised the issue that, due to changes in fluvial flood risk to the sites being brought forward for allocation following NaFRA2, it may be necessary to update the SEA.

The comparable maps (pre and post 2025) are also appended, and show how the flood risk areas relating to two of the three site allocations have changed as a result of the new data, specifically:

- Land South of Burton (Policy 19) – the area currently at risk of flooding is now to the west (rather than east) of the main river, a much greater proportion of the site is subject to surface water flood risk, and a significant proportion of the site is now indicated as being at risk of fluvial flooding in the long-term (2070-2125). This long-term flood risk will also impact on other already built-up areas to the south and west side of the village, as well as significant parts of Christchurch, unless mitigation measures are implemented. BCP Council has been seeking to address this risk through the strategic improvement of flood risk measures around Christchurch Harbour, and the process for this was detailed in their emerging Local Plan.
- The easternmost set of Barns at Hawthorn Farm and Dairy (Policy 21) are now indicated as including areas at high risk of surface water flooding, and surface water flooding in general across the highways in the area is indicated as much more widespread. The entirety of the westernmost site and a significant proportion of eastern site is now indicated as being at risk of fluvial flooding.

Both policies seek to ensure that flood risk management measures are incorporated as part of the development. Policy 19 is already allocated for development through the adopted Local Plan, and Policy 21 is for the re-use and potential replacement of the existing buildings to accommodate small-scale offices / workshops (including ancillary retail). There are no reasonable alternative sites available for these uses within

the Neighbourhood Plan area, given the Green Belt status of the countryside in this location, and as demonstrated through the Site Assessment and Options Report which is a supporting document. As a result of the feedback, further changes have been incorporated:

- The updated Government flood risk information has been added to the supporting text and accompanying site maps.
- The policy wording for Land South of Burton (Policy 19) is caveated on the basis of addressing the current and projected long-term flood risk in line with national planning policy, and the number of homes refers to 'up to' rather than 'in the region of' in light of the need for further assessment of capacity through the planning application process. The fourth criteria on flooding makes clear that the sequential and exception test will be required, that the application should be supported by a site-specific flood-risk assessment, and the design and layout must ensure that the development will be safe for its lifetime (taking account of the vulnerability of its users) without increasing flood risk elsewhere, and, where possible, should reduce flood risk overall.
- The policy wording for Barns at Hawthorn Farm and Dairy (Policy 21) refers to the need for development to be appropriately flood resistant and resilient, and that safe access and escape routes are included as part of an agreed emergency plan.

Human Rights

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.

Appendix: Environment Agency advice (May 2026) and Flood Risk maps

Environment Agency response

Planning Policy Team
BCP Council
Planning Policy
PO BOX 9548
Bournemouth
BH1 9ET

Our ref: WX/2022/136113/OR-06/IS1-L01
Your ref: Burton and Winkton NP Revision

Date: 01 May 2026

Dear Jo,

Burton and Winkton Neighbourhood Plan Regulation 14 Resubmission

Thank you for re-consulting the Environment Agency on further policy updates for the Burton and Winkton Neighbourhood Plan.

We have provided comments on relevant policy changes, and general comments from our previous response to the Burton and Winkton Neighbourhood Plan below.

Flood Risk Changes

Following the updated Environment Agency's Flood Map for Planning (NaFRA2), Flood Zones post-March 2025 have changed. As a result, flood zone extents within Burton and Winkton Neighbourhood Plan area have changed, and therefore, we wish to revise our previously provided comments regarding flood risk.

See here for further information on updates to flood risk mapping: National assessment of flood and coastal erosion risk in England 2024 - GOV.UK.

Strategic Environmental Assessment (SEA)

Due to changes in fluvial flood risk to the sites being brought forward for allocation following NaFRA2, we believe an **updated SEA may be required**.

Policy Change Comments

Policy 19: Land South of Burton

We acknowledge the change from 40 to 45 dwellings, and the addition of a suitable buffer zone between development proposed and any watercourses for flood risk purposes.

We wish to highlight that there is a culverted main river cutting through the west of the site, with the western portion of the site now residing within Flood Zone 2 following NaFRA2. The aforementioned buffer zone should include avoiding development within 8m of this culvert to prevent risk to life and property. Any future development on this site may require site specific flood risk modelling, including a survey of the existing culvert to assess its integrity.

Much of the site area lies within the Climate Change 2070-2125 (Future Flood Zone). There is an area of Flood Zone 1, the lowest risk of flooding, in the north-east of the site area, where Burton Drain is not present.

Any future development at this site must follow a sequential approach to avoid development in the part of the site, which is in the identified flood zones, and ensure development takes place in areas of the lowest flood risk.

Although the existing main river running through the site is currently culverted, any development at this location should seek to enhance the watercourse where possible, this may include daylighting the main river and introducing natural flood risk management features.

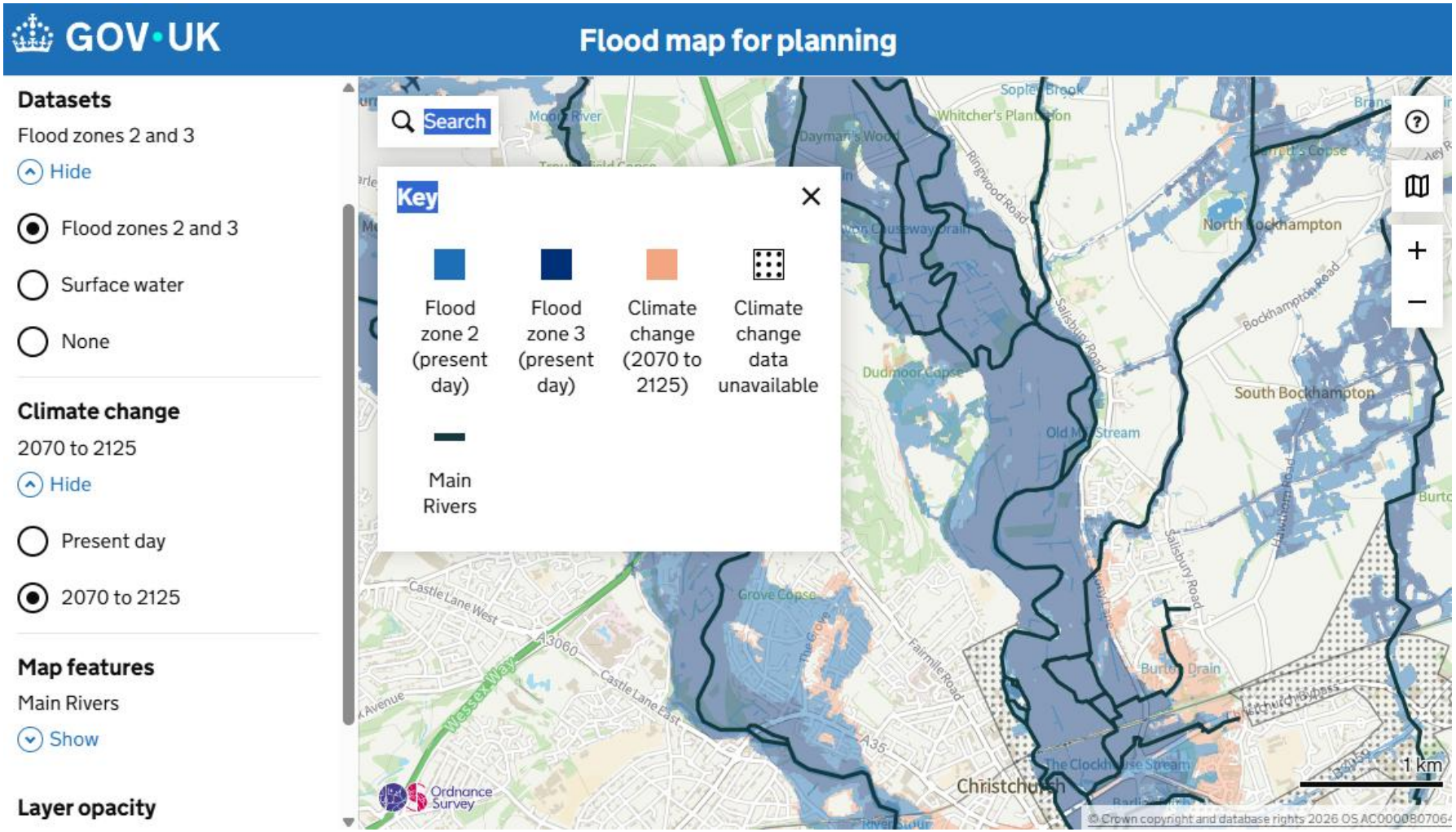
Policy 21: Barns at Hawthorn Farm and Dairy

It should be noted that due to the NaFRA2, the South Brockhampton area is now within Flood Zones 2 and 3. We recommend avoiding any new and/or more vulnerable development within this area, and will need to be consulted if a planning application to change the use from agricultural to office space is proposed.

Please note, if the Plan is seeking to potentially replace the existing building, the proposed development would be subject to the Sequential Test. In the first instance, the Plan should identify other available sites in the lowest areas of flood risk prior to proposing development at this location.

Fluvial flood risk as assessed through the SEA in 2024

As currently shown on https://flood-map-for-planning.service.gov.uk/, including climate change modelled scenario


GOV·UK
Flood map for planning
Datasets
Flood zones 2 and 3
Hide
Flood zones 2 and 3
Surface water
None
Climate change
2070 to 2125
Hide
Present day
2070 to 2125
Map features
Main Rivers
Show
Layer opacity
Search
Key
Flood zone 2 (present day)
Flood zone 3 (present day)
Climate change (2070 to 2125)
Climate change data unavailable
Main Rivers
North Bockhampton
South Bockhampton
Christchurch
Ringwood Road
Salisbury Road
Bockhampton Road
Castle Lane West
Castle Lane East
A3060
A35
Fairmile Road
Grove Copse
Dudmoor Copse
Ordnance Survey
1 km
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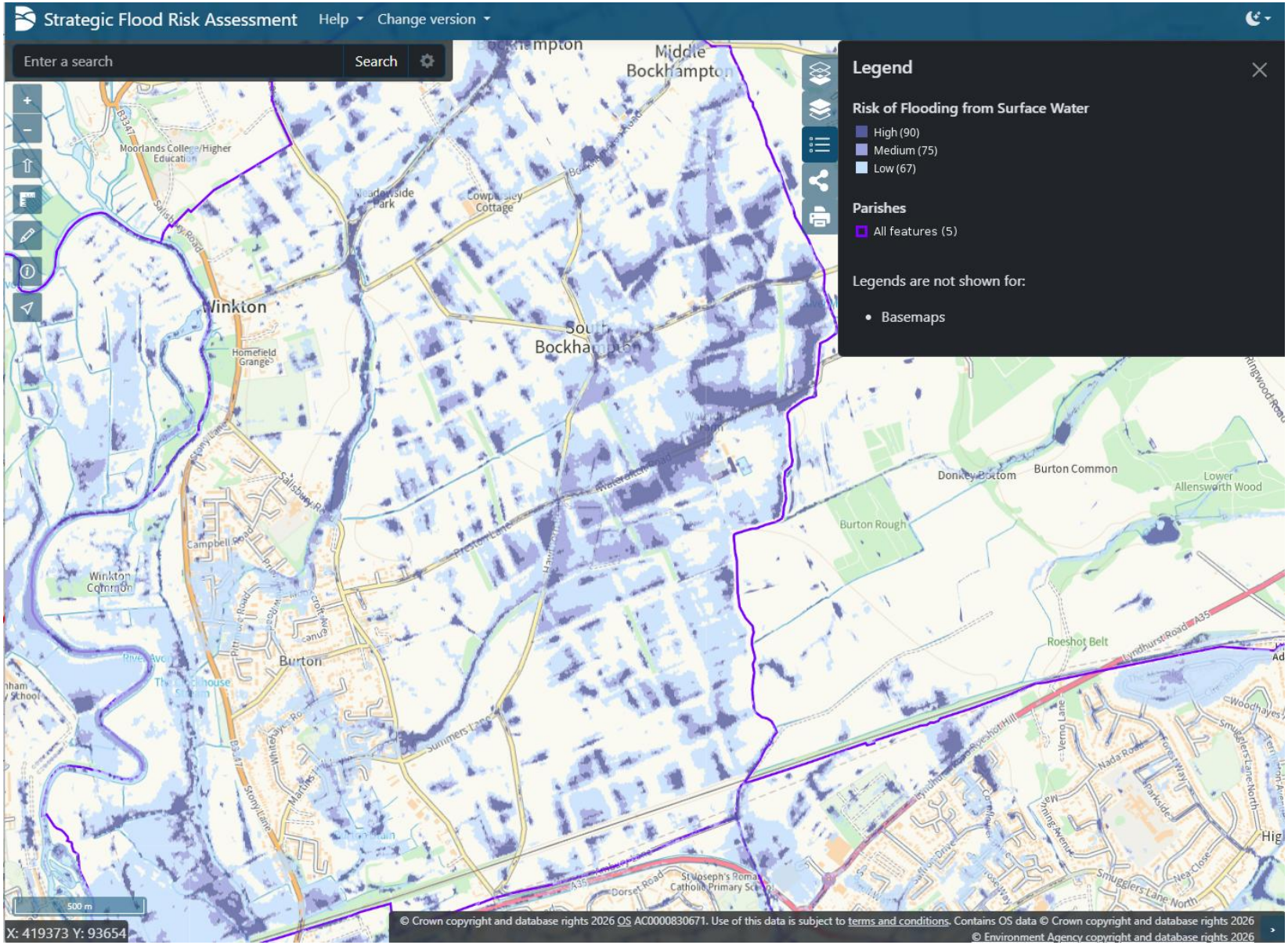
Surface water flood risk as assessed through the SEA in 2024

As currently published by the Environment Agency in 2026