LMPC Responses to Dorset Local Plan Consultation. 25.2.2021

(Responses in Roman type: larger font represents additional wording)

**Development**

**DEV1: The housing requirement and the need for employment land in Dorset**

In the period 2021 to 2038 provision is made for:

* a deliverable supply of housing land to accommodate a minimum of 30,481 dwellings, which will be delivered at a minimum average annual rate of 1,793 dwellings per annum; and
* a minimum of 131 hectares of employment land.

*Q: The housing requirement and the need for employment land in Dorset?*

*1: Do you agree with the suggested approach and whatit is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

LMPC is concerned that the number of dwellings quoted is without foundation: the Government has not so far set a target. This figure will therefore need revision in due course. The Dorset electorate should be given an opportunity for further consultation when new figures for housing numbers are published.

**Spatial Strategy**

(see figure 2.2 page 22 DLP)

*Q: Spatial strategy and settlement hierarchy*

*1: Do the boundaries of the four functional areas reflect how the area’s housing markets and economy function?*

*2: Is the distribution of housing between and within the functional areas appropriate?*

*3: Do you agree with the proposed hierarchy of settlements?*

*4: Do you agree that there is a need to amend the green belt to enable development?*

**Green belt Review**

We propose to release land in Dorset from the Green Belt at locations where there are exceptional circumstances and development would contribute toward sustainable growth. These include on the edge of the Bournemouth, Christchurch and Poole conurbation (i.e. at Corfe Mullen and Upton); at towns and other main settlements; and at two of the ‘larger villages’ (i.e. Lytchett Matravers and Sturminster Marshall). Other releases of land from the Green Belt are likely to be proposed within the Bournemouth, Christchurch and Poole Council area; these will be set out in the BCP local plan.

*Q: Green belt review*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

LMPC suggest a revision to the wording of the first line of this part of the policy to say ‘Green Belt land will **only** be released at locations where it can be shown that there are exceptional or very special circumstances and development would contribute toward sustainable growth.’

**DEV2: Growth in the south eastern Dorset functional area**

In the parts of the south eastern Dorset functional area covered by the south east Dorset Green Belt, housing growth will be delivered:

* through windfall and infilling within existing built-up areas excluded from the Green Belt and through the small-scale allocation of land within the existing settlement of Wareham;
* on the edge of the main built-up area of Bournemouth, Christchurch and Poole, through Green Belt release at Corfe Mullen and Upton;
* on the edge of towns and other main settlements, through Green Belt release at Ferndown / West Parley and Wimborne / Colehill and more limited Green Belt release at Verwood, Wareham and West Moors;
* on the edge of larger villages, through the small-scale Green Belt release at Lytchett Matravers and Sturminster Marshall.

In the parts of the south eastern Dorset functional area beyond the south east Dorset Green Belt, housing growth will be delivered:

* through windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries;
* on the edge of towns and other main settlements, through the larger-scale allocation of land at Blandford; and the smaller scale allocation of land at Swanage;
* on the edge of larger villages, through the larger-scale allocation of land at Crossways / Moreton Station and Wool, and the smaller-scale allocation of land at Bere Regis.

Across the south eastern Dorset functional area, employment growth will be delivered through:

* infilling and intensification within existing employment sites;
* significant high quality development at Dorset Innovation Park and the use of undeveloped employment land at Blunts Farm and Bailie Gate;
* the release of green belt land to the southwest of Ferndown; and
* sites identified at Blandford in the Neighbourhood Plan

*Q: Growth in the south eastern Dorset functional area*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns*

**DEV3: Growth in the central Dorset functional area**

In the central Dorset functional area housing growth will be delivered:

* at the county town of Dorchester, including through major urban extensions at Poundbury and North of Dorchester;
* at the major coastal resort of Weymouth, including through town centre regeneration and a major urban extension at Littlemoor
* through regeneration within the settlements on Portland;
* through the significant expansion of the town of Chickerell and the larger village of Crossways / Moreton Station and the smaller-scale expansion of the larger villages of Charminster and Puddletown; and
* through windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries.

Across the central Dorset functional area, employment growth will be delivered through:

* infilling and intensification within existing employment sites;
* further commercial development at Poundbury;
* the development of allocated sites at Littlemoor and Crossways / Moreton Station; and
* substantial new development at North of Dorchester.

*Q: Growth in the central Dorset functional area*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy /section / chapter be amended to reflect your concerns?*

**DEV4: Growth in the northern Dorset functional area**

In the northern Dorset functional area housing growth will be delivered:

* at the market towns of Gillingham and Sherborne, including through major urban extensions to the south of Gillingham and the west of Sherborne
* ;through the more modest expansion of Shaftesbury and the smaller market towns of Sturminster Newton and Stalbridge; and
* through windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries.

Across the northern Dorset functional area, employment growth will be delivered through:

* infilling and intensification within existing employment sites;
* the southern extension of Gillingham and existing undeveloped land at Shaftesbury and Sturminster Newton; and
* development of land within the west of Sherborne development.

*Q: Growth in the northern Dorset functional area*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**DEV5: Growth in the western Dorset functional area**

In the western Dorset functional area housing growth will be delivered:

* at the market town of Bridport, including through a major urban extension at Vearse Farm;
* through the small-scale expansion of the coastal town of Lyme Regis and the smaller market town of Beaminster; and
* through windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries.

Across the western Dorset functional area, employment growth will be delivered through:

* infilling and intensification within existing employment sites;
* the Vearse Farm extension to Bridport; and
* land at Beaminster

*Q: Growth in the western Dorset functional area*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**DEV6: Development at villages with development boundaries in rural Dorset**

In rural Dorset beyond the Green Belt and away from large built-up areas, towns and other main settlements, the ‘larger villages’ (in Tier 3 of the settlement hierarchy) will be the main focus for development.

Within local plan development boundaries at the ‘larger villages’ residential, employment and other development will normally be permitted provided that:

* it accords with any site-specific policies for the expansion of the village in this local plan; or
* it contributes to meeting the needs of the local area; and
* it is at an appropriate scale to the size of the settlement.

Within neighbourhood plan development boundaries, residential, employment and other development will only be permitted if it accords with the relevant policies in a neighbourhood plan.

*Q: Development at villages with development boundaries in rural Dorset*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be?*

**DEV7: Development outside local plan and neighbourhood plan development boundaries in rural Dorset**

In rural Dorset beyond the South East Dorset Green Belt and outside any local plan or neighbourhood plan development boundary, development will be strictly controlled, having particular regard to environmental constraints and to the need for the protection of the countryside. Development will be restricted to:

* agriculture, forestry or horticulture or related enterprises such as farm diversification and equestrian development;
* alterations and extensions to existing buildings in line with their current lawful use, including their subdivision or replacement;
* new employment, tourism, educational / training, recreational or leisure-related development;
* rural exception affordable housing;
* rural workers’ housing;
* the re-use of existing rural buildings;
* sites for gypsies, travellers and travelling showpeople;
* the replacement of properties affected by coastal change;
* proposals for the generation of renewable energy or other utility infrastructure;
* flood defence, land stability and coastal protection schemes;
* local facilities appropriate to a rural area or close to an existing settlement; and
* landscape and / or green infrastructure requirements associated with specific allocations in a development plan document

*Q: Development outside local plan and neighbourhood plan development boundaries in rural Dorset*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be?*

LMPC is concerned about the effect of development on already-overloaded infrastructure such as roads, doctors’ surgeries etc., particularly in rural areas with heavy tourist numbers. We therefore propose a revision to the first line of the policy to include an additional clause at the end of the first sentence: ‘….countryside, and needs to take account of existing infrastructure.’

**DEV8: Reuse of buildings outside settlement boundaries**

The reuse of existing buildings within the south east Dorset Green Belt and outside settlement boundaries elsewhere will be permitted provided that:

in relation to the existing building / site:

1. the existing building is permanent, of substantial construction and merits retention;
2. the continuation of any current user activity on the site, would not give rise to a future need for another building (or buildings) to accommodate that use or activity;
3. where residential reuse is proposed, the existing building would readily lend itself to residential conversion, in terms of its scale, height, depth and the number and location of existing openings;
4. where residential reuse is proposed and the existing building is in an isolated location, there are special circumstances, as set out in national policy, which would justify residential reuse in such a location;

the reuse is for one of the following uses:

1. housing;
2. affordable housing;
3. essential rural workers’ housing;
4. employment;
5. community uses;
6. built tourist accommodation;
7. other tourism uses, where there is a justifiable need fo ra rural location; and in relation to the scheme of reuse
8. the intended reuse can be achieved without the need for complete or substantial reconstruction of the existing building or any extension of the curtilage other than exceptionally, a small-scale extension;
9. any proposed extension to the existing building is modest in scale; ancillary in nature; subordinate to the main building; and necessary to meet the essential functional requirements of the intended reuse; and
10. the scheme for reuse should make a positive contribution to local character and include the retention of any features of historic or architectural importance on, or associated with, the existing building.

*Q: Reuse of buildings outside settlement boundaries*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

1) In the first sentence, after ‘elsewhere’, the policy should read ‘and outside AONB and SSSIs’

2)LMPC thinks that this policy, in common with some others proposed, is insufficiently precise to be used as guidance for planning – for example, item J: ‘Tourist accommodation’ might mean anything from a caravan park to the conversion of a small shed.

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

LMPC would like to see item J removed from the list.

**DEV9: Neighbourhood plans**

Neighbourhood plans should be prepared:

* to positively contribute to the local plan vision and strategic priorities and be in general conformity with its strategic policies;
* to identify the infrastructure needed to support development; and t
* o ensure that the policies and proposals are deliverable.

Where provision is made for housing, the housing requirement figure for a neighbourhood plan area, set out in appendix 2, should be met and where possible exceeded.

*Q: Neighbourhood Planning*

*1: Do you have any comments on the approach to establishing housing targets for Neighbourhood Plans?*

**Environment and Climate Change**

**LMPC Overall comment on Environmental Policies:**

The Council is concerned that the whole raft of environmental policies, while they sound good, will have no actual weight or effect, because they contain clauses about mitigation and compensation which negate any actual ability to conserve and enhance. Thus there will be no effective protection for the environment.

**ENV1: Green infrastructure: strategic approach**

1. The primary function of any element of the green infrastructure network will be protected from the adverse impacts of development and, where appropriate enhanced by relevant policies in the development plan.
2. Developers will be expected to incorporate enhancements to any element of the green infrastructure network which performs, or could perform, other functions to deliver multifunctional green infrastructure benefits in accordance with relevant Local Plan Policies.
3. Any strategic development site should include provision of sufficient green infrastructure to serve the site itself and, where suitable opportunities exist, strengthen the existing green infrastructure network for example by:

* enhancing and connecting cycling and walking provision between local facilities, local open spaces and where appropriate, the countryside;
* connecting together and enriching biodiversity and wildlife habitats; and 
* improving connections, green corridors and links between different components of the green infrastructure network.

1. Any new green infrastructure provided as part of a development scheme, or any new elements of green infrastructure identified in neighbourhood plans (including local green spaces), will form part of the green infrastructure network.
2. Development proposals must make adequate provision for the long-term management and maintenance of the green infrastructure network.

*Q: Green infrastructure: Strategic approach*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**ENV2: Habitats and species**

International and European sites

1. Proposals for development must not adversely affect the integrity of International or European sites either alone or in-combination with other plans and projects, unless the tests set out under the Conservation of Habitats and Species Regulations (2017) (as amended) aremet. Where adverse impacts are identified measures must be put in place to avoid, mitigate or compensate these impacts. Adverse impacts that cannot be avoided or adequately mitigated will not be permitted other than in exceptional circumstances. These circumstances only apply where:

* there are no suitable alternatives;
* there are Imperative Reasons of Overriding Public Interest; and
* necessary compensatory provision can be secured to ensure that the overall coherence of the National Site Network of SACs, SPAs and Ramsars is protected.

1. Where specific impacts have been identified in relation to particular sites, mitigation measures for these sites will include:

* In relation to Dorset Heaths SAC, Dorset Heaths (Purbeck and Wareham) and Studland Dunes) SAC and Dorset Heathlands SPA/Ramsar, contributions from development within 5km of the heathland designations towards the sustainable management of the heathland sites or contributions towards the provision of suitable alternative natural greenspace (SANG).
* In relation to the Poole Harbour SPA/Ramsar,
* contributions towards the effective management of the site to reduce eutrophication from additional nitrates arising from development,
* contributions towards the effective management of the site to reduce recreational pressure
* In relation to Chesil and the Fleet SAC and Chesil Beach and the Fleet SPA/Ramsar, contributions towards the effective management of the site to reduce recreational pressure or contributions towards the provision of suitable alternative natural greenspace.
* In relation to Fontmell and Melbury Downs SAC, Cerne and Sydling Downs SAC and Rooksmoor SAC, contributions towards measures to reduce aerial nutrient deposition arising from increased traffic linked to new development.
* In relation to Somerset Levels and Moors SPA/Ramsar, River Avon SAC, Avon Valley SPA/Ramsar and the River Axe SAC, contributions towards measures to reduce increased levels of phosphate arising from development.

1. National sites (SSSI and NNR) - Proposals for development which do not adversely affect the integrity of International or European sites or other internationally designated sites, but which are likely to have an adverse effect on a national site (whether the development is within or outside the site) will not normally be permitted. The only exception is where the benefits clearly outweigh both the impacts on the special features of the site and broader impacts on the national network of sites. In these circumstances, development will only be permitted where it can be shown that adverse impacts on biodiversity will be:

* Mitigated, or
* Where adverse impacts cannot be adequately mitigated, compensation will result in the maintenance or enhancement of biodiversity.

1. Local sites (SNCIs, LNRs) will be safeguarded from development through use of the mitigation hierarchy with avoidance as the preferred approach. This is in recognition of their intrinsic value for rare and threatened habitats and species, and their role in the wider ecological network where they function as wildlife corridors and stepping stones. Where impact is unavoidable, developers must provide mitigation or, as a last resort, compensation in the form of replacement habitat in a suitable alternative location to ensure there is no net loss of biodiversity, as set out in Policy ENV2. Where this last option is used, funding will be secured to enable management of the replacement site for at least 30 years.
2. Protected species - Adverse impacts on European Protected Species and UK protected species must be avoided wherever possible subject to the legal tests afforded to them and where applicable, unless the need for or benefits of development clearly outweigh the loss. In all cases the mitigation hierarchy must be applied.
3. Development that is likely to have an adverse effect on a European Protected Species will only be permitted if:

* there are reasons of overriding public interest why the development should proceed, and 
* there is no alternative acceptable solution, and 
* adequate provision can be made for the retention of the species or their safe relocation

1. Ancient woodland, ancient and veteran trees, and hedges. Development resulting in the loss or deterioration of ancient woodland, ancient or veteran trees (or other irreplaceable habitats) will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists. Proposals that would result in the loss of individual ancient or veteran trees located outside ancient woodlands will be refused on the same grounds.
2. The removal of large mature tree species and their replacement with smaller shorter lived species will not be permitted unless the removed trees are replaced somewhere on the development or alternative site by an equivalent number of mature indigenous trees.
3. Important hedgerows will be given consideration as set out in the Hedgerow Regulations, 1997, and development affecting an important hedge will be expected to avoid impacts in the first instance. If this is not possible then mitigation must be provided, or as a last resort compensation to include funding for management for at least 30 years.

Proposals where the primary purpose is to conserve or enhance biodiversity and deliver a net gain for such objectives will be supported in principle where this accords with other policies in the Local Plan.

*Q: Habitats and species*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?* See below re; II, Removal of mature trees.

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns*

LMPC’s has a policy regarding removal of mature trees as a result of development; we would ask that it is included at that section: replace II with ‘The removal of mature trees will not be permitted unless these trees are replaced somewhere else on the site or at an alternative site in the local area with mature indigenous trees and at a rate of 3 new to each one removed.’

**ENV3: Biodiversity and net gain**

1. Proposals for development should avoid harm to biodiversity. If significant harm cannot be avoided proposals must incorporate adequate mitigation or (as a last resort) compensation. Where harm cannot be avoided and adequate mitigation or compensation is not proposed, permission will be refused.
2. Development (other than that exempt under the terms of the Environment Bill) must deliver a minimum of 10% net gain in biodiversity through the restoration and re-creation of habitats forming part of the existing and proposed Ecological Network.
3. Wildlife enhancements will be secured where appropriate within the built environment for all scales of development.
4. Developments will provide for the long-term monitoring and management of biodiversity features retained and enhanced within the site and for features created off-site to compensate for development impacts or to enable delivery of net gain.
5. All new, enhanced and restored biodiversity provision should seek to be an exemplar of best practice and innovation in its design and on-going management.
6. Proposals where the primary purpose is to conserve or enhance biodiversity and deliver a net gain for such objectives will be supported in principle where this accords with other policies in the Local Plan.

*Q: Biodiversity and net gain*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect yourconcerns?*

**ENVV4: Landscape**

1. All development should conserve and enhance the landscape and seascape. Development should respond positively to the local and wider context of the proposal site and should avoid adverse impacts on existing features.
2. Where an adverse impact is unavoidable, mitigation measures should be incorporated into the development proposal in order to reduce this impact. Mitigation should result in no significant adverse impacts on the landscape or seascape.
3. Mitigation measures must be appropriate to and make a positive contribution to the character of the landscape / seascape setting of the area. Measures should be adequate and proportionate to mitigate:

* any adverse impacts on the existing landscape character and key landscape features; and
* any adverse impacts on visual amenity.

1. Development which significantly harms the visual quality or landscape / seascape character and / or fails to take opportunities to conserve and enhance these qualities will be refused.
2. AONB - Within an AONB, major development will be refused unless there are exceptional circumstances and it can be demonstrated to be in the public interest. Minor development within an AONB or affecting its setting, will only be permitted if:

* it does not harm the landscape and scenic beauty of the AONB and its setting; and
* it does not conflict with and contributes towards the aims and objectives of the relevant AONB Management Plan.

1. Heritage Coast and the AONB - Development within the section of the West Dorset Heritage Coast that lies outside the Dorset AONB will only be permitted if it does not harm the special character of the area. Major development will only be permitted if it is compatible with the special character of the Heritage Coast.
2. Other valued landscapes - Where development is proposed in an area either designated as a valued landscape in the development plan or that possesses the physical attributes that enable the area to qualify as valued landscape, the impacts of the development on that landscape will need to be weighed against the benefits of the proposal. Developments that have significant adverse impact on the identified qualities of the valued landscape will be refused.

*Q: Landscape1*

*: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

LMPC is concerned that there has already been far too much major development in the AONB. We therefore ask that, under section II, there be a full stop after ‘..refused.’ and that the rest of the sentence be deleted. Decisions about what will or will not harm landscape and scenic beauty are subjective and will be subject, ultimately, to the opinion of the Planning Inspector, a very expensive and time-consuming decision from somebody unlikely to be familiar with the area.

**ENV5: Heritage Assets**

The impact of development proposals affecting heritage assets will be assessed against the significance of the heritage assets being affected.

1. Development proposals should avoid or minimise harm to the significance of heritage assets, taking into account the contribution of their setting, and ensure that they are conserved in a manner consistent with their significance.
2. Where possible, opportunities to enhance or better reveal significance should be identified and these will be taken into account when assessing the impact of the development proposal.
3. When considering applications for development that would harm the significance of a non-designated heritage asset regard will be given to the scale of any harm or loss and the significance of the asset. Development will only be permitted if the scale of harm or loss is not outweighed by the significance of the asset.
4. Direct harm to locally important archaeological remains will not be permitted unless the public benefits demonstrably outweigh their significance. In such cases, a programme of recording, analysis and publication will be required.
5. Where harmto / loss ofa heritage asset can be justified, any lost features should be recorded and their significance assessed and these findings should be made publically available. Appropriate steps will be taken to ensure the new development will proceed after any justified loss has occurred and to safeguard the structural integrity of any retained or adjoining structures / features.
6. In exceptional circumstances, a proposal for enabling development may be supported if it would secure the long-term conservation and enhancement of a heritage asset considered to be at risk. Such development will only be permitted if:

* it can be demonstrated that it would not be possible to secure the long-term conservation and enhancement of the heritage asset in ways that are more consistent with relevant planning policies;
* it can be demonstrated that the enabling development is the minimum necessary to secure the long-term conservation and enhancement of the heritage asset; and
* the benefits of the enabling development outweigh the dis-benefits of departing from relevant planning policies.

*Q: Heritage assets*

*1: Do you agree with the suggestedapproach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**ENV6: Geodiversity**

1. Development within the World Heritage Site, or that which is likely to affect its setting, will only be permitted if it can be satisfactorily demonstrated that the ‘Outstanding Universal Value’ of the coastline and its geology will be preserved. Potential harm to the World Heritage Site will be evaluated with consideration of the following:

* its significance (including its setting);
* its attributes in relation to the ‘Outstanding Universal Value’ and
* the presentation, use and enjoyment of the site.

1. Development should maintain Regionally Important Geological and Geomorphological Sites (RIGS) for their scientific and educational value. Development that significantly adversely affects local geological features will not be permitted unless comparable sites can be identified or created elsewhere or the impact adequately mitigated through other measures.

*Q: Geodiversity*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?* No

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns*

The first sentence should be amended to read *‘*Development within the World Heritage Site, or that which is likely to affect its setting, will only be permitted if approved by UNESCO.’

**ENV7: Achieving high quality design**

1. Development proposals, excluding those without external alterations, should clearly demonstrate the design rationale of the scheme. This rationale should demonstrate how the principles of good design have been addressed through the consideration of the site and its wider setting.
2. Planning permission will only be granted for proposals that are of high quality and that follow the principles of good design and place making.
3. Permission will be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

*Q: Achieving high quality design*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?* No.

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

LMPC are concerned, as with comments on Env 4, about the use of subjective terminology (‘high quality’, ‘good design’). More particularly, LMPC asks that clause I be amended to say at the end ‘…wider setting, including the local vernacular style.’

**ENV8: The landscape and townscape context**

1. All development proposals should be based on a clear response to the context of a site, its immediate setting and the surrounding built environment and its landscape character and should respect and enhance the established townscape.
2. Provision should be made for the retention, enhancement and future maintenance of features that contribute to an area’s identity and distinctiveness.
3. The siting and design of buildings (in terms of scale, mass, density, architectural quality and materials) will respect and enhance the character of the surrounding area, reinforce a sense of place and actively improve legibility and character.
4. Developments should contribute positively to the creation of a successful and attractive places through the inclusion of appropriate hard and soft design features to integrate into the character of the surrounding area.

*Q: Landscape and townscape context*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**ENV9: Achieving high levels of environmental performance**

1. New buildings and alterations / extensions to existing buildings are expected to achieve high standards of environmental performance. and must make a significant contribution to zero carbon emissions.

*Q: Achieving high levels of environmental performance*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?* No

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

LMPC ask that Clause I, after ‘performance’ says: ‘and must make a significant contribution to zero carbon emissions. All buildings should conform to the emerging Future Homes Standard.’

**ENV10: Shop fronts and advertisements**

1. High quality design and materials in shop front development are expected. Proposals for new or replacement shop fronts, including associated features will normally be permitted if they are compatible with the character and heritage of the area and of the building.
2. Decisions controlling advertisements will be made in the interests of amenity and public safety

*Q: Shop fronts and advertisements*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2:Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**ENV11: Amenity**

1. Proposals for development should be designed to minimise their impact on the amenity and quiet enjoyment of existing and future residents or users within a development and close to it. Development proposals will only be permitted if:

* they do not have a significant adverse effect on the living conditions of occupiers of residential properties through loss of privacy;
* they do not have a significant adverse effect on the amenity of the occupiers of properties through inadequate daylight / sunlight or excessive overshadowing, overbearing impact or flicker;
* they do not generate a level of activity, noise or vibration that will detract significantly from the character and amenity of the area or the quiet enjoyment of residential properties; and
* they do not generate unpleasant odours unless it can be demonstrated that the effects on amenity, living conditions, health and the natural environment can be mitigated to the appropriate standard.

1. Development which is sensitive to noise, vibration or unpleasant odour emissions will not be permitted in close proximity to existing sources where it would adversely affect the amenity of future occupants.
2. Proposals for external lighting schemes (including illuminated advertisement schemes) should be clearly justified and designed to minimise potential pollution from glare or spillage of light. The intensity of lighting should be the minimum necessary to achieve its purpose, and the benefits of the lighting scheme must be shown to outweigh any adverse effects

*Q: Amenity*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**ENV12: Pollution control**

Development proposals which will cause unacceptable on-or off-site risk or harm to human health, the natural environment or living conditions, either individually or cumulatively, will not be permitted. Development should:

1. avoid harmful environmental impacts and health risks for both new and existing development arising from soil, air, water, or land pollution. In particular, impacts on the National Site Network must be avoided, satisfactorily mitigated and, if necessary, compensated in accordance with policy ENV2;
2. where impacting on an Air Quality Management Area, avoid or mitigate its impact through positively contributing towards the implementation of measures to address the air quality issue including through the provision of green infrastructure and through building design and layout;
3. prevent deterioration of and where appropriate, enhance water quality including in relation to the groundwater resource; and
4. where appropriate, remediate contaminated land to reduce risk to acceptable levels

*Q: Pollution control*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**ENV13: Flood risk**

1. Development should be located in areas of lowest risk from flooding. The council will use the sequential test to decide whether there are reasonable alternatives to development within areas at risk of flooding.
2. Where there are no reasonable alternatives arising out of the sequential test, development will only be approved where, through the application of the exception test, it can be demonstrated that the development will be safe for the lifetime of the development and that the proposal does not increase flood risk elsewhere. In applying the exception test, the wider sustainability benefits of the development proposal will be weighed against the flood risk.
3. Where opportunities exist, developments should deliver a reduction in flood risk.
4. Where residual flood risk is identified on a development site, measures must be incorporated into the proposal to minimise the risk. When making decisions, the inclusion of opportunities to minimise risk will be taken into account including:

* the layout of the development proposal with built form being located to avoid areas of flood risk within the site’s boundary;
* the location of the most vulnerable uses in areas with the lowest flood risk within the site’s boundaries;
* the provision of safe access and egress at times of flood;
* the inclusion of flood resilient and resistant measures within the development;
* the inclusion of SuDS to manage surface water flows

1. The council will support the relocation of existing highly vulnerable development and essential infrastructure on land at risk from flooding provided:

* the existing development is lawful;
* the site for relocation is at a lower flood risk ;
* the size of any replacement buildings or the application site are not materially larger than the existing buildings or site;
* the type, scale and location of the replacement development is consistent with relevant planning policies; and
* the applicant provides for the suitable restoration of the existing site.

1. Unless agreed with the Environment Agency, development will not be permitted within an 8 metre buffer around an existing flood alleviation scheme or main river.
2. The council will support planning applications for new flood defence and flood management schemes providing they accord with the relevant planning policies.

*Q: Flood risk*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**ENV14: Sustainable drainage systems (SuDs)**

1. Developments should incorporate appropriate viable and deliverable SuDS set out clearly in a Surface Water Drainage Strategy. These SuDS should be designed to:

* reduce the causes and impacts of flooding on site or elsewhere;
* provide opportunities to treat and clean surface water runoff to protect the receiving environment;
* ensure accessibility for maintenance and amenity;
* consider the characteristics of the site and its surroundings (including risks from flooding, geology, water table and surface features ofland) and use SuDS to enhance the character and nature of the proposed development; 
* respect the appearance and character of the surrounding area (taking particular note of protected landscapes and heritage assets); and
* contribute towards mitigating the impact of development and achieving net gains in biodiversity.

1. SuDS must not discharge surface water runoff directly to foul sewer systems but should follow the drainage hierarchy.
2. Where necessary, financial contributions will be sought for the maintenance and improvement of drainage infrastructure. Development should provide financial contributions as necessary to mitigate impacts on the sewer network and local drainage to ensure there are no adverse effects resulting from the development.

*Q: Sustainable drainage systems (SUDs)*

*1: Do you agree with the suggested approach and what it is tryingto achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**ENV15: Land instability**

1. New built development will be directed away from areas subject to land instability or potential land instability to avoid putting people at risk unless it can be demonstrated that the site is stable or could be made stable, and that the development is unlikely to trigger land sliding, subsidence, or exacerbate erosion within or beyond the boundaries of the site.
2. Proposals for built development in the Lyme Regis and Charmouth Land Instability Zones shown on the policies map will not be permitted unless the following criteria can be met:

* Proposals for development in zones 2, 3 and 4 are accompanied by an appropriate ground stability report prepared by a suitably qualified and experienced engineer demonstrating that the development can be carried out safely, including any mitigation and stabilisation measures necessary to ensure there would be no adverse effect on slope stability both on and surrounding the site;
* Development in Zone 3 comprising regularly occupied premises will not be permitted unless there are no suitable alternative sites in lower hazard Slope Instability Zones; and
* Development in Zone 4 willnot be permitted unless it is essential transport and/orutilities infrastructure that cannot be provided on suitable alternative sites in lower Slope Instability Zones.

*Q: Land instability*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**ENV16: New built development in Coastal Change Management Areas**

1. New residential development (including replacement dwellings and changes to residential use) will not be permitted in CCMAs. Any other development that is permitted within the CCMA may be subject to a time-limited permission. Extensions to existing residential properties may be appropriate.
2. Essential infrastructure and Ministry of Defence (MoD) installations may be permitted in CCMAs provided:

* there are clear plans to manage any impacts arising from proposed development on coastal change; and
* proposed essential infrastructure will not have an adverse impact on rates of coastal change elsewhere; and
* any adverse impacts on rates of coastal change elsewhere are minimised with suitable mitigation.

1. Other new development or changes of use may be permitted within a CCMA where it issupported by a vulnerability assessment which demonstrates that development will:

* be safe over its planned lifetime without increasing risk to life or property, or requiring new or improved coastal defences; and
* not prevent communities from sustainably responding to the impacts ofclimate change; and
* not restrict natural processes from responding to the impacts of climate change; and
* not affectthe natural balance and stability of the coastline, or the rate of change to the shoreline elsewhere.

*Q: New built development in Coastal Change Management Areas*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**ENV17: Replacement or relocation of existing development in Coastal Change Management Areas**

1. Proposals for the relocation of existing lawful development from within a CCMA to an area of reduced risk from coastal processes must meet the following criteria:

* the existing building must be at an immediate or medium term risk from coastal erosion (i.e. within the next 50 years); and
* the replacement building must be located outside the identified CCMAs; and
* the replacement building should be within or adjacent to a settlement listed in the settlement hierarchy unless there is a functional need for the building to be located elsewhere; and
* the use of the new building is not materially different to that of the building to be relocated; and
* the replacement building and hardstanding should be of a similar size to that being replaced.

1. The character, appearance and use of the replacement building should be appropriate to the new location.
2. In all instances, the replacement building should be safe for a period of at least 100 years
3. .The existing building must be demolished and the site restored within three months of the occupation of the replacement.

*Q: Coastal erosion*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**Housing**

**HOUS1: Housing Mix**

1. New residential developments of all tenures should contribute towards achieving sustainable and balanced communities through an appropriate mix of homes of different sizes, types and affordability.
2. On major residential development sites, at least 20% of all dwellings across all tenures should be provided at the Accessible and Adaptable Dwellings standard as established through building regulations unless robust justification is provided to explain why this cannot be achieved on site.
3. Where specific need for a certain mix of different sizes, types and affordability of homes has been identified through a neighbourhood plan, development proposals should look to meet this need

*Q: Housing mix*

*1. Do you agree that major residential development sites should provide at least 20% of the homes as accessible and adaptable homes to meet the needs of the elderly and less mobile?*

**HOUS2:Affordable housing**

1. Housing on major sites and sites of 5 to 9 net additional dwellings in ‘designated rural areas’ will contribute to the provision of affordable housing.
2. Such developments should contribute to the provision of affordable housing in the following proportions:

* 40% of the total number of dwellings on sites in Zone 1;
* 35% of the total number of dwellings on sites in Zone 2; and
* 25% of the total number of dwellings on sites in Zone 3.

1. In most cases, where one or more affordable homes are being provided, these should be provided on the open market site. Financial contributions towards the provision of affordable housing will be required for any shortfall that cannot be delivered on the site.
2. Applicants seeking to justify a lower level of affordable housing provision will be expected to provide an assessment of viability, which should adopt an ‘open book’ approach and take account of grant funding or any other subsidy. A lower level of provision will only be permitted if the assessment shows that it is not economically viable to make the minimum level of provision being sought and there are good reasons to bring the development forward.
3. The affordable homes should be provided at: 

* a maximum of 30% (but not less than 10%) affordable home ownership products; and
* a minimum of 30% social rent; and
* a minimum of 40% affordable rent.

1. The type, size and mix of affordable housing on a development site should help to address the identified and prioritised affordable housing needs in the local area, resulting in a balanced community of housing and/or flats that are ‘tenure blind’.

*Q: Affordable housing*

*1: Do you agree that affordable housing should be delivered by developments at different rates across Dorset?*

*2: Do you agree with the suggested tenure split?*

As Langton Matravers is in the Zone 1 area, the Council knows that the provision of affordable housing is an important tool in the maintenance of vibrant communities in Dorset. We ask that the following point is included somewhere in the policy:

‘The calculation of affordable and social rents should be based on average local earnings, rather than local market value of rental homes.’

**HOUS3: Affordable housing exception sites**

An affordable housing exception scheme will be permitted if:

1. it is adjoining an existing settlement;
2. the proposal is capable of meeting an identified local need for affordable housing within the settlement, parish or group of parishes where the scheme is located, including within the Green Belt,which cannot otherwise be met;
3. the character, scale and design of the scheme is appropriate to the location and size of the existing settlement; and
4. there are secure arrangements to ensure the homes remain affordable in perpetuity.

*Q: Affordable housing exception sites*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

1) The title of this policy should be changed to read ‘**Affordable housing on Rural Exception Sites’**

2) The first line of the policy should read: ‘Only Affordable Housing will be permitted on rural exception sites. Such a scheme may be permitted if….’

**Community integrated care hubs**

Community integrated care hubs are developments providing for the changing needs of residents through a range of accommodation types, from independent living accommodation with care available, to homes for complex care needs.A care hub would be integrated with a community and have good access to local facilities. It would provide on-site communal facilities that could sometimes be available to the wider community and would include communal gardens.Affordable homes for key workers and for older people or those with disabilities would form an important part of this type of development.

*Q: Community care hubs*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**HOUS4: Specialist purpose built accommodation**

1. Proposals for specialist purpose built accommodation will be supported where they:

* respond to an identified need in the immediate area; and
* provide a range of tenures.

*Q: Specialist purpose built accommodation*

*1: Do you agree that specialist purpose built accommodation as extra care should provide affordable housing?*

*2: Are there any practical limitations to this approach?*

*3: Are there other approaches that could be taken to deliver for those who cannot afford to pay market rates*

**HOUS5: Housing for complex dementia and nursing careI.**

1. Residential Care Homes will only be permitted where they respond to a specific evidenced need for residents who require round the clock care. Such facilities should be located within a town or on a public transport corridor. Developments of this type will provide:

* opportunities for day care available to the wider community;
* therapeutic equipment and space for therapy for complex needs that are also available for use on a day care basis;
* sufficient outdoor space to enable therapeutic recreation

*Q: Housing for complex dementia and nursing care*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**HOUS6: Self-build and custom-build housing**

1. Self-build and custom-build housing schemes may be permitted on sites within development boundaries or on strategic housing allocations.
2. Outside development boundaries self-build and custom housebuilding schemes may be permitted:

* on an affordable housing exception site, in accordance with Policy HOUS3;
* through the replacement of an existing dwelling, in accordance with Policy HOUS9;
* through the subdivision of an existing home, in accordance with Policy HOUS9;
* through the conversion of an existing building, in accordance with Policy DEV8; or
* as a rural workers’ dwelling, in accordance with Policy HOUS8.

1. A scheme for more than 5self-build or custom-build dwellings on any site should be developed in accordance with an agreed design code.

*Q: Self build and custom build housing*

*1: Do you think the council should identify sites for self / custom build housing?*

*2: Can you suggest any additional sites which could be allocated for this purpose?*

**Second Homes**

Given the positive and negative impacts of high levels of second home ownership and the localised nature of the issue, should the council:

* a.look to introduce a ‘principal residence’ policy in the local plan;
* b. suggest that where there is a specific issue in a location, the issue is tackled through neighbourhood plans; or
* c. use other means to try and address the issue.

*Q: Second homes*

*1: What approach do you think the Council should explore to address the pockets of high second home ownership?*

LMPC thinks that Dorset Council should adopt in full the emerging Purbeck Local Plan Principle Residence Policy in its plan.

**HOUS7: Isolated homes in the countryside**

1. Isolated homes in the countryside may be permitted where: 

* the scheme improves the setting and character o
* fthe immediate area and/or heritage asset;
* the scheme has particular regard to minimising its impact on the landscape; and
* the scheme is of exceptional quality with innovative design.

1. Isolated homes in the countryside suitable for rural workers may be permitted where:

* it provides for a rural worker either near to or at their place of work;
* it is essential for the economically viable rural business that one, or more, rural workers are readily available at most times;
* no other suitable accommodation exists; and
* the accommodation is well related to any existing building.

1. Within the Green Belt the replacement, extension or alteration of an existing building will be acceptable provided it is for residential purposes and not materially larger than the original.

*Q: Isolated homes in the countryside*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

In Clause I, the first sentence needs to be amended with the addition, after ‘the countryside’, to say : …’but outside AONBs/SSSIs/Heritage Coast,’

**HOUS8: Occupational Dwellings**

A new permanent dwelling for a worker in agriculture, forestry or other rural business will only be permitted outside defined development boundaries if:

* there is an essential existing functional need, which couldnot be fulfilled by any other means, for a full-time worker to live at or in the immediate vicinity of their place of work;
* the viability of the enterprise to which the proposed dwelling relates can be demonstrated by satisfying the ‘financial test’ applied by the council;
* it is of the minimum size and an appropriate design commensurate with the established functional requirement and reflective of the enterprise’s financial projections; and
* it is sited so as to meet the identified functional need and is well related to existing farm, forestry or rural business buildings, or other dwellings.

A new temporary dwelling for a worker in agriculture will only be permitted outside defined development boundaries if:

* it is essential to support a new farming activity for which there is a clearly established functional need, which could not be fulfilled by any other means, for a full-time worker to live on or in the vicinity of the holding;
* he viability of the enterprise to which the proposed dwelling relates can be demonstrated by satisfying the ‘financial test’ applied by the council; and
* it takes the form of a caravan, a wooden structure, or other temporary accommodation of the minimum size required to support the proposed new farming activity.

An agricultural, forestry or rural enterprise occupancy condition will only be lifted if it can be demonstrated that:

* a suitable sustained attempt has been made to advertise and market the occupational dwelling;
* the dwelling no longer serves a need in connection with the holding/rural enterprise site to which it relates; and
* in the case of agricultural and forestry occupancy conditions, there is no occupational need elsewhere that it could reasonably serve nor is it likely that any such needs will arise in the foreseeable future

*Q: Occupational dwellings*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**HOUS9: Other residential development outside development boundaries**

1. The replacement of an existing permanent dwelling outside defined development boundaries will be permitted, provided that:

* the existing dwelling will be replaced by a single new dwelling, which is of a size and design that respects the character and appearance of the development plot, its immediate setting and its wider surroundings;
* the new dwelling can be satisfactorily accommodated within the existing curtilage or an extended curtilage compliant with criterion iv); and
* the development would make a positive contribution to local character.

1. The extension of an existing permanent dwelling outside defined development boundaries will be permitted provided that:

* the extension would not create an additional separate dwelling (or dwellings);
* the extension is subordinate in scale and proportions to, and in character with, the original dwelling;
* the development would not require an extension of the existing residential curtilage, other than a small-scale extension compliant with criterion iv); and
* the development would make a positive contribution to local character.

1. An ancillary domestic building within an existing residential curtilage outside defined development boundaries will only be permitted exceptionally, if:

* the building is ancillary to an existing permanent dwelling and either would be used for purposes incidental to the enjoyment of the existing dwelling or would be a residential annex ancillary to the existing dwelling;
* the proposed use could not be accommodated in an extension to the main dwelling or through the conversion of an existing building within the existing residential curtilage
* the building would not require an extension of the existing residential curtilage, other than an extended curtilage compliant with criterion iv); and
* the building would be designed to be proportionately smaller in scale ands ubsidiary in form to the existing dwelling, designed not to detract from thecharacter of the existing dwelling and would make a positive contribution tolocal character. Wherever possible the building should be located anddesigned to be capable of being subsumed into the existing permanentdwelling in the event that the need for the ancillary use ceases.

1. The small-scale extension of an existing residential garden outside defineddevelopment boundaries will only be permitted exceptionally, where theextension:

* reflects and/or reinforces existing plot and boundary patterns in the locality;and
* includes a boundary treatment and landscape planting to successfullyintegrate the development with the local landscape and rural character.

1. The subdivision of an existing dwelling outsidedefined development boundaries will be permitted provided that:

* the development can be accommodated within the existing dwelling; and
* the resulting changes are compatible with local character.

*Q: Other residential development outside development boundaries*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**HOUS10: The requirement for traveller sites**

I. In theperiod 2021 to 2038 provision is made for land to accommodate at least: 

* 20 pitches for Gypsies and Travellers;
* 5 plots for Travelling Showpeople; 
* 31 pitches for ‘Travellerswho are excluded from the planning definition’; and 
* 25 pitches as a transit site

*Q: The requirement for traveller sites*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agreewith the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**THERE IS NO HOUS11**

**HOUS12: Gypsy, Traveller and Travelling Showpeople site allocations**

1. Sites, as shown on the polices map, are allocated to meet the needs of Gypsies, Travellers, Travelling Showpeople and ‘Travellers who are excluded from the planning definition’.
2. The site at Military Lane, Kingston is reserved for travelling showpeople.
3. The site at Piddlehinton Camp is provided as 25 transit pitches on a seasonal basis from 1st April to 31st August inclusive each year.
4. The sites allocated for occupation by Gypsies, Travellers and ‘Travellers who are excluded from the planning definition’ are:

* Wintergreen, Beaminster;
* Thornicombe, Blandford;
* Land North of Woodhouse Cross;
* Plant World, Gillingham;
* Land at Pleck;
* At King Stag, Sturminster Newton;
* Land at Moorcourt Farm, Marnhull;
* Site at Calves Lane, Shatesbury;
* Land at Enmore Green, Shatesbury;
* Land at Washpond Lane and Ulwell Road, Swanage;
* Knighton Lane, West Knighton;
* Higher South Buckland Farm, Nottington; and
* Blunts Farm, Wimborne

V. Planning applications will be permitted on the allocated sites provided that:

* any impact resulting from the proposal on the character and value of the landscape or the settlements adjacent to the site can be avoided or adequately mitigated; and 
* provision is made for safe vehicular and pedestrian access into the site along with adequate on-site parking, turning and storage of associated equipment and vehicles connected with the use of the site; and t
* the layout and design of the site ensures appropriate levels of privacy and amenity for the occupiers of the proposed caravans and neighbouring uses; and
* the use can be appropriately managed in accordance with a detailed management plan.

*Q: Gypsy, Traveller and Travelling Showpeople site allocations*

*1: Do you have any comments on the proposed site allocations for Gypsies, Travellers and Travelling showpeople?*

LMPC is concerned about the potential effects of sites to their immediate locations on tourism, transport and employment, and asks that the first bullet point at V. be changed to read: …’ any impact resulting from the proposal on employment, tourism or transport, and the character and value of the landscape or settlements adjacent to the site can be avoided.

**HOUS13: Sites for gypsies, travellers and travelling showpeople**

1. Planning applications for Gypsy, Traveller, Travelling Showpeople and ‘Travellers who are excluded from the planning definition’that are not allocated through this local plan will be supported where:

* the occupiers of the proposed sites meet the planning definitions of ‘Gypsies and Travellers’and‘Travelling Showpeople’ or are ‘Travellers who are excluded from the planning definition’;
* the site is adjacent to or a reasonable distance from a settlement listed within the settlement hierarchy;
* the site can be safely accessed and adequate on-site parking, turning and storage for equipment/vehicles associated with the proposed use can be provided;
* the use would not result in harmful overlooking, overshadowing or significant adverse effects from noise or light pollution for occupants of the site or neighbours;
* the proposed use would not demonstrably harm the appearance, character, and setting of the surrounding landscape and/or the historic environment nor have an adverse impact on local employment and/or toursim;and
* the use can be properly managed in accordance with a detailed management plan

*Q: Sites for Gypsy, Traveller and Travelling Showpeople*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Doyou agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

As HOUS 12, LMPC asks that bullet point 5 be adjusted to read: ‘the proposed use would not demonstrably harm the appearance, character, and setting of the surrounding landscape and/or the historic environment ‘nor have an adverse impact on local employment and/or tourism’.

**Economy**

**ECON1: Protection of key employment sites**

Within (existing and/or proposed) key employment sites (as identified on the policies map):

1. employment uses (defined in Figure 5.1) will be permitted providing they are appropriate to the location, would not prejudice the efficient and effective use of the remainder of the employment site, and are in accordance with other planning policies.
2. development which would lead to the loss of B2, B8or similar sui generis employment land and/or premises will only be permitted where it can be demonstrated that it would achieve substantial benefits that outweigh the loss.
3. other uses that do not provide direct, on-going local employment opportunities (including residential development) will not be permitted.

*Q: Protection of key employment sites*

*1: Should any sites be added or removed from the list of Key Employment Sites in Appendix 6?*

**ECON2: Protection of other employment sites**

1. Outside the key employment sites, proposals leading to the loss of B2, B8 or similar Sui Generis employment land and/or premises will be permitted in accordance with other planning policies where:

* Development comprises suitable alternative employment uses (defined in Figure 5.1); or
* the mixed use redevelopment of the site would deliver important benefits with no significant loss of jobs / potential jobs; ort
* he present (or where vacant or derelict, the previous) use causes significant harm to the character or amenities of the surrounding area and it has been demonstrated that alternative employment uses are not suitable or achievable; or
* it has been demonstrated that no viable employment use could be attracted to the site which has been actively and realistically marketed for re-use / redevelopment for employment use for a suitable period of time and reflecting the market value.

1. Redevelopment of employment sites must not adversely impact upon the amenity and operation of neighbouring properties/businesses and must be appropriate to the location

*Q: Protection of other employment sites*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your conc*erns?

**ECON3: Hierarchy of Centres and the sequential test**

1. Town, district and local centres (identified in Figure 4.2) are the focus for town centre uses. Their vitality and viability will be strongly supported and promoted through planning decisions.
2. New centres will be supported where they are of a scale and type to serve local needs and do not adversely affect the vitality and viability of any centres.
3. In order to sustain and enhance the vitality and viability of centres, new proposals for town centre uses will be permitted in accordance with the sequential approach as set out in Figure 4.3.Development will be directed firstly towards ‘in-centre’ locations, followed by ‘edge-of-centre’ locations. Only if no town centre or edge of centre locations are available, should ‘out-of-centre’ sites that are, or will be,well served by a choice of sustainable modes of transport be considered.
4. Applications for town centre uses that do not pass the sequential test will be refused.
5. The sequential approach will not be applied to applications for small-scale rural development (including offices), rural tourism, small-scale community facilities or trade-related uses on employment sites

*Q: Town Centre hierarchy*

*1: Do you agree with the classification of the centres in the proposed hierarchy?*

*2: Are there any additional centres that should be included?*

**ECON4: Town centre impact assessments**

1. Proposals for retail and leisure development above minimum local gross floorspace thresholds, in locations outside of the town centre areas shown on the policies map are required to submit an impact testto support the proposal.
2. Development likely to lead to a significant adverse impact on existing centres will be refused.

*Q: Town centre impact assessments*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**ECON5: Management of centres, primary shopping areas and markets**

1. The boundaries of town centre areas and primary shopping areas are defined on the Policies Map.
2. Development proposals for town centres uses will be supported if of a type and scale appropriate to the size, role and function of the centre.
3. Development proposals for retail and other town centre uses in primary shopping areas will be supported where:

* a positive contribution is made to the vitality, viability and diversity of the primary shopping area and centre; and
* an active ground floor use is maintained or provided.

1. New or relocated markets should be directed towards the primary shopping areas in prominent and accessible locations. Proposals that prejudice the future operation of existing markets should be refused.
2. Public realm improvement measures intended to enhance the vitality of centres and to increase footfall are encouraged.
3. The use of upper floors of premises in centres for residential or other uses will be encouraged subject to the ground floor use not being undermined and, where possible, separate access to the upper floors being provided.
4. Planning conditions and / or planning obligations will be used where necessary and justified to prevent town centre uses being located outside centres and to maintain the predominant retail function of primary shopping areas

*Q: Management of centres, primary shopping areas and markets*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**ECON6. Supporting vibrant and attractive tourism**

1. Tourism development should be focused at the most sustainable locations in accordance with the settlement hierarchy. Major development in the countryside within an Area of Outstanding Natural Beauty or the Heritage Coast is unlikely to be permitted.
2. Larger tourist attractions, facilities and built accommodation should locate within town centres, followed by edge of centre locations before out of centre sites are considered (in accordance with policy ECON3). Tourism development above the thresholds established in policy ECON4 should provide an impact statement and transport plan.
3. Outside development boundaries, tourism development will be required to: 

* demonstrate that the countryside location is essential, the development is viable in the long-term and would benefit the local economy; or
* comprise the reuse or replacement of a rural building(in accordance with policy DEV8); or
* comprise alteration or extension to improve existing tourism development andenhance the appearance of the site; or
* be part of a diversification scheme for land based rural businesses(in accordance with policy ECON10)

1. All proposals must be of a scale, type and appearance appropriate to the location.
2. Development needs to be sympathetic to the wider environment andmustnot result inan adverse impact, individually or cumulatively, upon designated landscapes and sites of biodiversity importance.
3. Development that results in harmful impacts on local services, roads and other infrastructure will not be permitted.
4. Development to enhance the visitor economy and increase the quality and diversity of the tourism offer in the local area will be supported. Proposals that deliver a wider environmental or community benefits will be encouraged

*Q: Supporting vibrant and attractive tourism*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

LMPC warmly supports Clause III relating to concerns about ‘harmful impacts on local services, roads and other infrastructure.’

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**ECON7: Loss of tourist accommodation**

Proposals that would lead to the loss or reduction in size of a hotel or other accommodation in Use Class C1 will only be permitted:

1. where the proposal would affect five or fewer lettable bedrooms or facilities available to residents, and the loss would not affect the ongoing viability, attractiveness or operation of the retained tourist accommodation or
2. where it has been demonstrated that the existing use is not viable and there is no market interest in acquisition or investment to allow the continued profitable operation of the business.

*Q: Loss of tourism accommodation*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

Clause 1 should be amended by the addition of the words ‘and in the case of tourist accommodation in Zone 1 the repurposing is limited to “primary residence” housing only; after the word ‘accommodation’.

**ECON8: Caravan and Camping Sites**

1. New caravan and camping sites should be well located in relation to existing facilities. The appropriate provision of facilities on existing sites may be permitted, to make them more self-sufficient.
2. Farm diversification projects (for agricultural and other land-based rural businesses) for new caravan and camping sites will be supported, provided the development would make an on-going contribution to the business that is diversifying and would be in keeping with the rural character.
3. Proposals for the expansion, intensification or reorganisation of existing sites must clearly demonstrate that development forms part of a long term management plan to improve the quality and appearance of the accommodation and site.
4. All development (including the change of use from touring to static units) must not, individually or cumulatively, have a significant adverse impact on the distinctive characteristics of the area’s landscape, important wildlife habitats, heritage or built environment.
5. New sites or extensions to sites for static or touring caravans, tents, chalets or cabins for holiday use will not be permitted within the green belt or within sites of biodiversity importance or within 400m of protected heathland sites. Proposals in the Heritage Coast and AONBs are unlikely to be supported and will only be permitted where they do not harm the special character of the area.
6. Development proposals must include an appropriate landscape scheme and provision for its ongoing maintenance.

*Q: Caravan and camping sites*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

Add ‘SSSIs’ in Clause V after the words ‘Heritage Coast’.

**ECON9. New agricultural buildings**

1. New agricultural buildings, or extensions to existing agricultural buildings, will be permitted where the development is necessary for the purposes of agriculture on the unit,or locally where facilities are to be shared, and there are no existing buildings on the unit which are capable of re-use for agricultural purposes.
2. The scale, siting, design and external appearance of any new agricultural building (or extension)should be designed to minimise adverse impact on the landscape character and residential amenity.
3. Permission will not be granted if a pre-existing agricultural building has been converted for residential housing, tourism or employment purposes.

*Q: New agricultural buildings*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

LMPC asks that the phrase ‘Permission will not be granted if pre-existing agricultural buildings on the site have previously been converted for housing, tourism or employment purposes’ be added at the end of Clause II.

**ECON10: Diversification of land-based rural businesses**

1. Diversification projects (for agricultural and other land-based rural businesses) for the use of land or buildings outside settlement boundaries for non-agricultural employment purposes will be supported, provided they are in keeping with the rural character and comprise:

* the use of land; or
* the reuse of an existing building, or the replacement of an existing building which does not make a positive contribution to the local character; or
* new ancillary development that relates well to existing development provided that there are no redundant buildings capable of reuse / suitable for replacement.

1. The proposed diversification project must make an on-going contribution to

*Q: Diversification of land based rural businesses*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**ECON11. Equestrian development**

Equine-related developments that respect the character of the countryside will be permitted provided that:

1. adequate provision has been made for the exercising ofhorses without causing harm to rights of way, other equestrian routes, habitats sites or other areas that will be used for exercise;
2. vehicular access to the site and the road network in the vicinity are capable of accommodating horse-related transport ina safe manner;
3. the cumulative impacts of concentrations of equine-related developments, for example on the character of the countryside, on habitats sites or on highway safety, have been considered.
4. In the case of a new field shelter or stable used for private recreation or leisure use:

* it will be for the exclusive use of and should be of a scale that reflects the number of horses to be kept or grazed on site; 
* it should be built of materials that are capable of being easily removed if the equine-related use ceases; and
* any ancillary use, such as a tack room or food storage structure, should be the minimum required to meet the functional needs of the horses on site and should not give rise to security issues.

1. In the case of commercial recreation, leisure, training or breeding enterprises, the development should re-use an existing building (or group of buildings) in the countryside. An element of new building or buildings may also be permitted alongside the reuse of an existing building (or group of buildings), provided that:

* it can be demonstrated that no other building (or group of buildings) is available that is capable of accommodating the proposed equine-related use; 
* the element of new building is the minimum required to accommodate the proposed equine-related use (over and above the requirement to re-use the existing building or group of buildings); and
* any new buildings and ancillary facilities would be erected to integrate with the existing building (or group of buildings) minimising impact on the landscape and local character.

1. In the case of a riding arena or other exercise facility:

* it is of a size and scale appropriate to the existing commercial enterprise, or the number of privately kept horses that will use the facility; and 
* it is located close to other buildings on the site and is not visually intrusive in the landscape

Proposals to re-use or adapt substantial purpose-built equestrian holdings for non-equestrian uses will only be permitted where it can be demonstrated that continued equestrian use is inappropriate or unviable. Proposed alternative uses must accord with other policies in the local plan.

*Q: Equestrian development*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**Community Infrastructure**

**COM1. Making sure new development makes suitable provision for community infrastructure**

1. Where new development will generate a need for new or improved community infrastructure, and this need is not met through the Community Infrastructure Levy, suitable provision should be made on-site in larger developments or, if not practicable to do so, by means of a financial contribution. The provision should be appropriate to the scale and needs of the development having regard to:

* existing facilities in the area, including the quantity and quality of provision;
* the economic viability and the need for the development;
* the ongoing maintenance requirements.

1. Community infrastructure will be phased to come forward in advance of, or at the same time as the development when negotiated through planning obligations. When delivered through the Community Infrastructure Levy, such provision will be expected to take place as soon as reasonably practicable after the funds are collected.
2. Contributions will not be sought from new community facilities or affordable housing, with the exception of site-specific measures necessary to make that development acceptable.

*Q: Making sure new development makes suitable provision for community infrastructure*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

This policy does not properly address the way in which the Purbeck peninsula, in particular, is being negatively impacted by increased development and increasing tourism numbers, putting a huge strain on an already-inadequate road system which has hardly changed in 30 years, to a point where roads in holiday season are often badly clogged with traffic and response times for eg ambulances to hospital are endangering life (well outside the ‘Golden Hour’ in many cases). Further development without regard for adequate infrastructure **must not be permitted**, and should be a strong element of policy, at least in Purbeck. We fully support the work done by the Purbeck Transport Action Group (PTAG) to develop a Transport strategy for the area, and recommend it to Dorset Council.

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

LMPC asks that the first sentence in Clause I be extended to say, after the words ‘community infrastructure’, ‘including roads, schools and surgeries’…

**COM2. New or improved local community buildings and structures**

1. Local community buildings or structures will be supported within or adjoining an existing settlement. Development in the countryside may be permitted on well related and accessible sites where the proposal meets an identified community need and:

* no suitable sites or premises exist within or adjoining the relevant settlement; or
* there are overriding community, amenity and environmental benefits derived from the proposed location.

1. Proposals for new, replacement or improved local community buildings or structures must:

* be of a scale and function compatible with the location and appropriate to its role within the settlement and retail hierarchy; and
* not have unacceptable impacts on local amenity, highway network, the natural or built environment; and
* be well-located in terms of accessibility to the main catchment population, enabling active travel, and not generate significant additional single purpose trips by private car.

1. The council will respond positively to applications for the improvement, expansion, appropriate multi-use or co-location of facilities where this would enhance their viability or ensure their continued use.
2. Where practicable, the design of community buildings should allow for a range of current and future uses

*Q: New or improved local community buildings and structures*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**COM3. Retention of local community buildings and structures**

1. Development, including change of use, which results in the permanent loss of local community buildings or structures(including where the most recent lawful use was as a community use), will not be permitted unless:

* in the case of facilities not run as commercial businesses, it can be demonstrated that there is no local need for the facility or it is no longer practical to continue the existing use; or
* in the case of commercial community facilities, such a facility is no longer viable; or
* a suitable replacement is provided in an equally accessible location to serve the local community.

Preference will be given to the change of use or redevelopment to appropriate alternative community uses. Uses other than community uses should be justified with consideration given to whether alternative community uses to meet local needs are not required, suitable or viable.

1. The council will look favourably on applications which would:

* diversify and support the continuation of the existing community use (for example the change of part of the site to maintain the original use in a viable form); or
* help meet identified development needs through the more effective use of sites / premises while maintaining or improving the existing community service provision (for example through a community hub).

*Q: Retention of community buildings and structures*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the* paragraph / policy / section / chapter be amended to reflect your concerns?

**COM4. Recreation, sports facilities and open space**

New or Improved Facilities

1. Residential development should make provision for formal and informal recreation, play, sports and/or open space facilities on-site. The provision should be appropriate to the scale and needs of the development, having regard to existing facilities in the area, including the quantity and quality of provision.
2. Where it can be evidenced that on-site provision would not be practicable, the council will consider financial contributions to provide and/or enhance existing facilities off site.
3. Proposals for new or improved recreation, sports and open space facilities will be permitted where:

* the proposal would be well-located to be accessible to its main catchment population enabling active travel and would not generate significant single purpose trips by private car; and
* the proposal would not undermine the commercial viability of nearby community facilities which may be better placed to service the needs of the surrounding community; and
* the proposal demonstrates a creative concept and high quality design, is deliverable and provides for ongoing maintenance.

1. Proposals for new or enhanced recreational facilities away from settlements at the coast (including marine based recreation) or in the countryside will only be permitted if they require a coastal or countryside location and their scale is in keeping with the surrounding environment. Such proposals must not:

* be intrusive in the landscape; 
* adversely affect land or marine conservation;
* cause unacceptable impacts to local amenity; or
* cause unacceptable increased vehicle movements.

Safeguarding Existing Facilities

1. Development on, or a change of use to, open spaces of public value and recreational facilities (including school playing fields), or proposals resulting in the loss of built sports and recreational facilities, will not be permitted unless:

* the development proposed is ancillary to the use of the site and the proposal will either support or improve the recreational and amenity value of the site, or does not adversely affect the number, size or quality of playing pitches or their use; or
* the proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the open spaces and recreational facilities (including school playing fields); or 
* alternative and/or suitable replacement outdoor or indoor provision of equal or better recreational quality or value is provided in a location which is suitable to meet any deficiency in provision, and/or better placed and accessible to the surrounding community it serves, and there is a clear community benefit; or
* it can be demonstrated that the open space, buildings or land are surplus to requirements, and there is no need for alternative open space of public value or recreational uses which could reasonably take place at the site.

*Q: Recreation, sports facilities and open space*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**COM5. Hot food takeaways**

1. Proposals for new hot food takeaway outlets will not be permitted within a 400m radius of a school; other educational establishment; play area; skate park; leisure centre or youth centre.

*Q: Hot food takeaway1: Should the council look to restrict hot food takeaways around areas where children and young people concregate?*

**COM6. The provision of education and training facilities**

1. Proposals for the provision of new/replacement facilities or the expansion of existing education and training facilities will be supported, provided that: 

* the location is well linked in terms of accessibility to the local catchment (taking into account how this may change through the development of strategic housing sites); and
* any loss of facilities consequential to the development is re-provided to the same or higher standard.

*Q: The provision of education and training facilities*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**COM7. Creating a safe, efficient and low carbon transport network**

1. New development should be located in accordance with the settlement hierarchy to facilitate the move away from car dependency and towards healthy, lower carbon travel choices and lifestyles. Significant new developments should therefore be located close enough to existing facilities or deliver viable new facilities to make walking and cycling a realistic choice.
2. If viable new facilities cannot be provided, high quality public transport connections should be provided as part of the development. All development should:

* be in the most accessible locations, reducing the need to travel by car and creating opportunities for healthy lifestyle choices; 
* support the provision of local services and facilities reducing reliance on the car;
* support active travel, building in high quality design principles which prioritise walking and cycling above other modes, and expand the strategic and local cycle and Public Rights of Way networks;
* be well connected in a safe manner to the strategic road and rail network ;s
* seek to reduce traffic impacts on the community, especially but not restricted to severance, air quality, and the efficiency of the transport network, particularly public transport. Development will not be permitted where impacts (individually or cumulatively)are likely to be severe

*Q: Creating a safe, efficient and low carbon transport network*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**COM8. Parking standards in new development**

Development will be permitted provided that:

1. provision for residential and non-residential vehicle and cycle parking is made in accordance with the council’s published local parking guidance, unless a different level of provision can be justified by local or site-specific circumstances;
2. provision for parking for people with impaired mobility is made in accordance with the council's published local parking guidance;
3. provision for motorcycle parking is made to a level appropriate for the size and location of the development, having regard to the council's published local parking guidance.

*Q: Parking standards in new development*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**COM9. Provision of infrastructure for electric and other low emission vehicles**

1. Development proposals which include parking facilities or which are likely to generate vehicle movements or vehicle ownership will be expected to integrate the provision of infrastructure to enable the charging of electric or other ultra-low emission vehicles into the design and layout of the development.

**Residential Developments**

1. Residential developments will be expected to include infrastructure suitable for charging electric or other ultra-low emission vehicles according to the following standards:

* for all residential development with communal off-street parking provision, at least 20% of car spaces will be expected to include active charging facilities and passive provision for all remaining spaces with the layout of the car park ensuring that all spaces can be activated as demand increases; and

1. for minor residential development (all developments of less than 10 dwellings):

* passive infrastructure provision for each dwelling.

1. for major residential development (all developments of 10 dwellings or more):

* at least 20% of dwellings will be expected to have active charging facilities, and the remaining 80% of dwellings will be expected to have passive provision; and
* at least one rapid charging point clustered with a fast charging point for every 10 car spaces provided, or in accordance with local published guidance; and
* where appropriate, the provision of an electric or ultra-low emission car club, with its own dedicated spaces including active charging facilities.

1. In circumstances where off street parking is not provided within a residential development proposal, the design and layout of the development will be expected to incorporate infrastructure to enable the on-street charging of electric or other ultra-low emission vehicles to occur safely.

**Non-residential Developments**

1. In all non-residential developments providing 1 or more car parking spaces, ducting should be installed to enable provision of charging facilities for electric or other ultra-low emission vehicles.
2. Where 10 or more car parking bays are provided, at least 20% of those bays are required to provide active charging facilities for electric or other ultra-low emission vehicles, and passive provision is required for all remaining bays.
3. In major non-residential development where provision is required for taxi waiting, the taxi spaces will be expected to include active charging facilities.

***Q: Provision of infrastructure for electric and other low emission vehicles1: Do you agree with this proposal***

**COM10. Low carbon and renewable energy development**

1. Proposals for generating heat or electricity from renewable energy sources (other than large scale wind energy) willbe allowed wherever possible providing that the benefits of the development, such as the contribution towards generating renewable energy, significantly outweigh any harm. In addition, permission will only be granted provided:

* any adverse impacts on the local landscape, townscape can be satisfactorily assimilated; 
* the proposal minimises harm to residential amenity by virtue of noise, vibration, overshadowing, flicker, or other detrimental emissions, during construction, operation and decommissioning;
* adverse impacts upon designated wildlife sites, nature conservation interests, and biodiversity are satisfactorily mitigated.
* any harm to the significance of a heritage asset(including its setting) is less than substantial

*Q: Low carbon and renewable energy development*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

*Q: Wind energy*

*1: The locations identified as opportunities for larger scale wind developments are shown on Figure 6.5 and Figure 6.6. Do you support the principle of allocating any of the areas for wind turbines?*

*2: Are there any planning issues that would need to be resolved to enable community backing to be secured?*

Wind Turbines should not be built if they negatively affect the local ecology.

**COM11. Small scale wind energy development**

1. Proposals for small-scale wind energy development up to a maximum of 15m to the hub will be supported where it can be demonstrated to be community-led or is set out within an area defined as being suitable for wind energy development within a made neighbourhood plan. In addition, permission will only be granted provided:

* any adverse impacts on the local landscape, townscape or areas of historical interest can be satisfactorily assimilated; 
* the proposal minimises harm to residential amenity by virtue of noise, vibration, overshadowing, flicker, or other detrimental emissions, during construction, its operation and decommissioning;
* adverse impacts upon designated wildlife sites, nature conservation interests, and biodiversity are satisfactorily mitigated; 
* all impacts on air trafficsafety, radar and telecommunications have been adequately mitigated;
* cumulative landscape character and visual impacts with any operational, consented and proposed development neither results in significantcoalescence nor becomes a defining characteristic of the wider fabric, character and quality of the landscape; and
* following public consultation all material planning impacts identified by affected local communities have been adequately addressed

*Q: Small scale wind energy development*

*1: Do you agree with the suggested approach and what it is trying to achieve?*

*2: Do you agree with the suggested wording?*

*3: How could the paragraph / policy / section / chapter be amended to reflect your concerns?*

**COM12. The provision of utilities service infrastructure**

1. Development will not be permitted where the problems associated with the lack of necessary utilities service infrastructure, including energy supplies, drainage, sewerage, sewage treatment and water supply, cannot be overcome.
2. Proposals for the development of telecommunications or radio equipment will be permitted provided that:

* the development will not be unduly detrimental to the appearance of the locality, particularly in sensitive areas of landscape, nature conservation or townscape importance; and
* the applicant has demonstrated that there is a need for the technology, that all technically feasible alternatives have been explored,and that the application proposal results in the least visual harm.

1. All new residential and commercial developments should provide the infrastructure required to enable connectivity to the high-speed electronic communications network unless it is not practical to do so. For major developments (10+ dwellings or sites of greater than 0.5 hectares) this should be through direct fibre to the premise (FTTP) access.

*Q: The provision of utilities service infrastructure*

*1: The plan requires the provision of full fibre broadband connections to each home on major development sites. Do you agree with this proposal?*

**Agreed by resolution of the Council 11.5.2021**