

**North Dorset District Council**

**Core Strategy and  
Development Management Policies  
Development Plan Document**

**Addendum to the  
Initial  
Sustainability Appraisal  
Report**

**October 2012**



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## **2.0 Introduction**

- 2.1 This document forms an addendum to the Initial Sustainability Appraisal (SA) Report, produced by the Council in March 2010, which assessed the alternative options for achieving the objectives of the draft Core Strategy. SA is an iterative process, which is carried out during the preparation of a plan to assess the economic, social and environmental impacts of implementing its policies and proposals.
- 2.2 This addendum includes the SA of two additional sites; one in Blandford and one in Gillingham plus the SA of the draft Development Management policies. The SA framework used was established in the SA Scoping Report (June 2009) and applied within the Initial Sustainability Appraisal Report. The draft Development Management policies and additional sites have therefore been assessed using the same methodology that was used in the Initial Sustainability Appraisal Report in order to ensure consistency. The Appraisal is based on officers' judgement and is subject to consultation alongside the Public Consultation on Key Issues during autumn 2012.
- 2.3 Having reviewed the Initial SA Report, it was decided to update the work undertaken so far in two respects:
- To undertake the SA of two additional alternative residential sites. The SA of Core Policy 15 examined options for the growth of Blandford, but did not assess the possible expansion of the town to the south, on land between the A354 and A350. The SA of Core Policy 16 examined options for the growth of Gillingham, but did not assess the possible expansion of the town to the north east;
  - To undertake the SA of the 13 draft Development Management (DM) policies. The Initial SA Report assessed all the draft 'core policies', but did not assess the draft 'Development Management' policies. The advice of the Planning Inspectorate has been that the draft DM policies also need to be the subject of an SA.
- 2.4 The current SA approach is the same as for the initial SA; however the topic areas – Residential Sites and draft Development Management Policies - are separate and very different in their attributes: the residential sites are spatial areas; whereas the draft DM policies are guiding text. They are therefore split into two individual "chapters" in order to achieve clarity. The residential sites are assessed on their inherent strengths and weaknesses against a group of sites which have already been subject to

SA (i.e. the results of the SA may alter an existing ranking or preference). In respect of the draft DM policies each is considered to be the best approach to the topic in the light of changing planning legislation, issues identified and evidence gathered. Each policy is therefore being examined for its practical effectiveness and ability to promote sustainability as well, in most cases, as being compared with existing policy.

### **3.0 Additional Site-based Assessments**

- 3.1 This section includes assessments of two additional options: one for the post-2016 growth of Blandford; the other for the post-2016 growth of Gillingham. These sites have been assessed using the same methodology that was used in the Initial Sustainability Appraisal (SA) Report produced by the Council in March 2010.

#### **Blandford Forum – land south of the A350 and A354 junction**

##### Introduction

- 3.2 The initial SA Report considered three options for the post-2016 expansion of Blandford (Options 15 (1) a, b and c). This assessment relates to an additional site: Option 15 (1) d. The site in question is the land to the south of the A350 and A354 junction to the south of Blandford, which lies beyond the town's by-pass. Further work is required to determine the capacity of the site but it is likely to be a minimum of 300 dwellings. The site lies outside the Dorset AONB and the Cranborne Chase and West Wiltshire Downs AONB.
- 3.3 The original SA of the three options for residential development in and around Blandford described the reasons for the need for development and the necessity for greenfield development in addition to infill development within the existing town. Two greenfield sites were proposed as development options, Option 15 (1) b: Expand the town to the north east and Option 15 (1) c: Expand the town to the south west. These were in addition to Option 15 (1) a: no post-2016 expansion of the town. At that time the 'southern site' was not an option, but by 2012 a change of policy background, particularly in relation to highways policy, has led to a reassessment of this area as a potential residential site. Circumstances of the policy change and its implications are set out below.

##### Background

- 3.4 Inset Map 2 of the North Dorset District Wide Local Plan, adopted in 2003, showed a large roundabout proposed in the field to the south of the A350 / A354 junction with various new links to existing highways. Policies 5.21 and 5.22 both sought to safeguard land from development that would prejudice the implementation of proposed highway schemes shown on the Proposals and Inset Maps, including the Charlton Marshall / Spetisbury / Sturminster Marshall Bypass. The table on page 87 of the adopted Local Plan also indicates that the A350 Charlton Marshall / Spetisbury /

Sturminster Marshall Bypass was both a 'Structure Plan Scheme' and '2<sup>nd</sup> priority in major scheme programme'. Transportation Policy X of the Structure Plan indicated that the A350 Charlton Marshall / Spetisbury / Sturminster Marshall Bypass "will be constructed by 2011" and the supporting text (paragraph 8.82) confirmed the intention to build the bypass. Given the policy position at the time, this field was not considered to be an option for housing development when the draft Core Strategy was produced in March 2010. Consequently, it was not assessed in the Initial SA Report.

- 3.5 Since then Local Transport Plan 3 (LTP 3) has been produced and the strategy for North and north East Dorset now recognises that a number of major road schemes will not now be constructed until after 2026. The text with paragraphs 2.13 and 2.14 of Appendix E2 states:

*"The Following Major Highway Schemes included in the last Structure Plan are retained as long term reservations in anticipation of their construction beyond 2026 and therefore outside the plan period of this LTP3: A350 Corridor Improvements (Structure Plan Transportation Policy X); A350 Spetisbury, Charlton Marshall and Sturminster Marshall Bypass (Structure Plan Transportation Policy X); Improvements to C13 between Blandford and Shaftesbury (Structure Plan Transportation Policy X); A350 Shaftesbury Bypass (Structure Plan Transportation Policy Y)."*

- 3.6 The status of the A350 Charlton Marshall / Spetisbury / Sturminster Marshall Bypass has therefore now changed considerably, from a firm proposal in an adopted Structure Plan with a clear priority for implementation and a timetable for delivery, to a much longer term aspiration with much less certainty about its provision and no firm arrangements for implementation and delivery. In these circumstances, this site has been examined as a potential option for housing development as part of the revision of the Core Strategy, especially in view of the limited options for housing development elsewhere around Blandford.

#### Site Assessment

- 3.7 The site sits to the south of the junction of the main roads: the A350 and A354. As such it is outside of the line of the bypass. In landscape terms the site is visible from the north, particularly from the bypass, although at some distance, as it rises to the south west and can be glimpsed from the highway as part of the partially treed view across the river valley. Nearer



views occur from the A350 looking to the west and from this point the whole site is visible.

- 3.8 The A350 passes through the built-up area of Charlton Marshall before running through a more rural / semi-rural landscape which extends up to the roundabout at the A350 / A354 junction. Development of this site would reduce the extent of the rural / semi-rural landscape between Charlton Marshall and Blandford and detract from the rural setting of the town by extending development beyond the by-pass.
- 3.9 There are no watercourses on the site but given the slope and general topography works onsite may be needed to slow or contain runoff from hard surfaces within the site. There are no problems associated with flooding.
- 3.10 The site is at present in agricultural use. Development of the site will therefore involve the permanent loss of agricultural land and a loss of any biodiversity in the area associated with the land's agricultural use. Development would negatively impact on the open, undeveloped character of the South Blandford Downs Landscape Character Area (especially higher up Dorchester Hill) and on the amenity of users of Wards Drove. In addition the unity of the field pattern in this part of the downland landscape would be infringed. Within the field there exist limited numbers of trees/copses while the hedges are mature and likely to hold a range of species.
- 3.11 The permanent loss of agricultural land involves land of grade 3. It is important that the site development does not result in pollution of neighbouring agricultural land or groundwater resources. These elements need further research and adequate measures need to be put in place to ensure any necessary mitigation occurs.
- 3.12 Overhead power lines (not utilising major pylons) cross the field from south to north and are also found on the northern boundary. The implications of these lines and the possible need for diversion need to be investigated.
- 3.13 There may be the opportunity for renewable energy schemes within the site to cater for some of the houses onsite as well as neighbouring facilities, particularly the primary school.
- 3.14 The limiting of the impact of the development is important, particularly the amount of travel miles generated by the normal use of the developed

site. The North and North East Dorset Transport Study (2010) ranked the site as the third best site in terms of proximity to facilities. Accessibility is limited however, by the position of the A354 which acts as a barrier and would, without the remediation of a bridge or an underpass, force residents to walk to the north east corner of the site (the existing roundabout) in order to cross the road and make the trip to the primary school and other facilities to the north. This situation needs further research to determine how it can be modified or overcome to reduce the trip distance to facilities situated on the other side of the A354.

- 3.15 In terms of the amount of travel involved to reach/leave the site it is well placed being close enough to walk to a primary school, shops (including a supermarket) and one of the town's main employment sites. It is also close to a public transport (bus) route. A long-distance footpath, the North Dorset Trailway, passes beside the A350 in the north-eastern part of the site. The line of the Trailway could easily be altered to run through the site and give access to residents wishing to walk out into the country areas or into town. Encouraging extra local walking use would be a factor beneficial to health and wellbeing.
- 3.16 The site scores well in terms of proximity to services, but there are issues of severance created by the by-pass and this extends actual distances to facilities. Suitable pedestrian and cycle links with the town are required with provision of facilities on-site if possible. The landscape assessment of the site identifies some issues with respect to the impact on the landscape and of natural elements which would need to be addressed as design and landscaping factors.

Figure 3.1 – Options for accommodating growth at Blandford

Policy 15(1)	Blandford	Option 15(1)a No post 2016 greenfield extension	Option 15(1)b Extension to the North East	Option 15(1)c Extension to the South West	Option 15(1)d Extension to the South	
<b>SA Objectives</b>						
<b>Social progress that recognises the needs of everyone</b>	1	Provide housing including affordable housing that meets the needs of the community	--	++	++	++
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	-	-	+	-
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	-	-	+	+
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	-	+	+	-
	5	Improve quality of life through well designed inclusive developments	o	o	o	o
<b>Effective protection of the environment</b>	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	o	-	-	o
	7	Protect and where opportunities arise, enhance habitats and biodiversity	o	-	--	?
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes and recognise opportunities that arise	-	-	-	-
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	+	--	-	--

Policy 15(1)		Blandford	Option 15(1)a No post 2016 greenfield extension	Option 15(1)b Extension to the North East	Option 15(1)c Extension to the South West	Option 15(1)d Extension to the South
SA Objectives						
<i>Prudent use of natural resources</i>	10	Reduce impacts on the environment	+	-	-	-
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	o	-	-	-
	12	Promote energy and resource efficiency, encouraging clean energy production	o	+	+	+
<i>Maintenance of Sustainable levels of Economic Growth and Employment</i>	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	o	o	o	o
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	+	-	+	+
	15	Encourage innovation, improve productivity, regenerate towns and villages creating a business environment in which new businesses start and existing businesses grow	o	o	o	o
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	?	+	+	+

## Conclusion

- 3.17 The potential of the land to the south of the A350 / A354 junction requires re-examination in the light of recent changes to transportation policies. Although there is now much less certainty in policy terms about the eventual delivery of the Charlton Marshall / Spetisbury / Sturminster Marshall By-pass, any development would still need to ensure that the long-term implementation of that scheme would not be prejudiced. An alternative alignment (to that shown in the 2003 adopted Local Plan) of the proposed by-pass could potentially enable housing to be provided on this site. However, the feasibility of satisfactorily accommodating an alternative route would need to be established and agreed with the Highway Authority.
- 3.18 The identification of a protected route corridor, the constraints and the issues associated with developing the site will all have an effect on the site's capacity to accommodate housing development. This will, in turn, have implications for the provision of on- and off-site facilities and infrastructure, in particular measures (i.e. a bridge or underpass) to overcome the 'severance' caused by the location of the site beyond Blandford's by-pass.
- 3.19 The updated SA assessment still shows development to the south west of the town as being the best strategic option for future growth, due to its lesser impact on the landscape and proximity to the town centre. As with the site to the north east, this site would breach the barrier of the town's by-pass and impact both on the landscape and the setting of the town.
- 3.20 The A350 / A354 junction site is located closer to jobs and facilities than the site to the north-east. However, the by-pass would act as a barrier to pedestrian and cycle movements and measures would need to be put in place to overcome this severance.

## **Gillingham – land to the north east of the town**

### Introduction

- 3.21 Dorset County Council and the District Council jointly commissioned consultants (Atkins) to examine the long-term growth potential of Gillingham. Their report: *Assessing the Growth Potential of Gillingham, Dorset* (the Atkins Report) was produced in December 2009. The Atkins Report underpins much of Draft Core Policy 16 (Gillingham) and also fed into the sustainability appraisal process.
- 3.22 The Atkins Report examined the north-east sector in the wider context of a 'northern focus' for development as an 'initial growth scenario'. However, following the more detailed assessment of individual land parcels, it was not included in the analysis of the Atkins Report's 'refined growth scenarios'. The Initial SA Report essentially adapted the assessment undertaken by Atkins of the 'refined growth scenarios' and did not include an assessment of the north-east sector as an option as it had been rejected at an earlier stage. The site is now assessed in this addendum to the Initial SA Report.

### Background

- 3.23 The Gillingham Study was commissioned with a view to examining the growth potential of Gillingham up to and beyond 2026. This very long term perspective was taken in the light of emerging regional policy at the time. The Secretary of State had produced 'proposed changes' to the emerging RSS and also suggested that a 'partial review' should be undertaken following adoption in order to refine housing requirements. Atkins examined the overall level of growth Gillingham may be able to accommodate sustainably through a six-stage scenario building process, which looked at developing and assessing 'initial' and 'refined' growth scenarios.
- 3.24 The four initial scenarios were: maximum growth; southern focus; northern focus (including both the north east sector and land to the north west of the town); and incremental growth. The initial scenarios were tested against an agreed set of sustainability principles and a more detailed analysis of individual land parcels was undertaken. This led to the identification of two refined scenarios: 'growth north and south' and 'southern focus'. The northern element of the 'growth north and south' option focused exclusively on land to the north and west of the town and included housing (and some limited employment) at Peacemarsh and a

larger employment site at Wyke. The land to the north east was excluded due to the poor performance of the land parcels concerned (ATK 5, 6, 7 and 15) in terms of the assessment undertaken by Atkins.

- 3.25 The Initial Sustainability Appraisal Report considered five options in relation to the growth of Gillingham in the period up to 2026. In the period up to 2016, two options were appraised, which were Option 16(1) a: restrict growth to within the existing settlement boundary up until 2016 and 16(1) b: allow some greenfield expansion before 2016. The conclusion of the Initial SA Report was that allowing limited greenfield land to be developed for residential purposes before 2016 was the more sustainable option.
- 3.26 The post-2016 options in the Initial SA Report recognise the longer-term potential for growth at Gillingham identified in the Atkins Report and its assertion that if the town is to realise its economic potential, then post-2016 housing growth would need to be delivered on greenfield sites as well as within the existing built-up area. The Initial SA Report assessed three options for post-2016 development, which had been developed from the refined scenarios developed by Atkins. These options were: Option 16(2) a: South and South East, Option 16(2) b: North and West, and Option 16(2) c: a combination of the two. Option 16(2) a, which concentrated development to the south and south east of the town was identified as the preferred option by the Council.
- 3.27 The option of developing land to the north east of Gillingham was assessed in the Atkins Report and because of its poor performance, it was rejected prior to 'refined scenarios' being developed. On the basis of this analysis, this option was not assessed in the Initial SA Report. It is now considered that an assessment of the site should be included in the addendum to the Initial SA Report to ensure that any final decision on the location of growth at Gillingham has been made on the basis of a consistent approach to the appraisal of the options.

#### Site Assessment

- 3.28 The site to the north east of Gillingham extends north and south of the rural settlement of Bay and includes land at Windyridge Farm (to the south of Bay) and land between Shreen Water and Bowridge Hill (to the north of Bay). The whole site is predominantly in agricultural use and it includes the floodplain of Shreen Water immediately to the east of the built-up area of the town and the western slopes of Bowridge Hill.

- 3.29 The available land could potentially have the capacity for up to 1,000 homes, subject to more detailed analysis on flooding and landscape impact. However, existing vehicular access is poor along narrow lanes, such as Bay Road and Colesbrook Lane and access to the south, along Harding's Lane has the additional problem of conflict with other uses, including Gillingham School and Riversmeet Leisure Centre. It is likely that improvement to the existing accesses would be difficult to achieve without having an adverse impact on the historic character of areas along Bay Road and Colesbrook Lane. Opportunities to form new links both for private and public transport are also limited, especially into the Peacemarsh area, which would require crossing the Shreen Water floodplain and probably the demolition of some existing properties. The land north of Bay is poorly located in terms of access to the town centre, facilities and employment sites. Land to the south of Bay is closer to schools and the town centre, but is poorly located in relation to employment sites.
- 3.30 The potential to develop the land to the north of Bay is limited by flooding and landscape constraints. The floodplain of Shreen Water runs along the western edge of the site. Given the slope and general topography, works onsite may be needed to slow or contain runoff from hard surfaces. The eastern part of the site is elevated on the slopes of Bowridge Hill. Development in this location on a prominent slope (and skyline) would have an adverse impact on the landscape and the setting of the town. Development within these constraints would create an elongated north / south ribbon of development, which would be isolated from the existing urban area of the town. In the light of the access issues, this severance may be difficult to overcome.
- 3.31 As the site is greenfield, development would be likely to result in some loss of biodiversity, especially wildlife interests associated with the Shreen Water and trees and hedgerows on the site. Existing habitats on site would need to be conserved and the creation of new habitats and wildlife corridors within the development site could help to offset the negative impacts of development.
- 3.32 Other environmental impacts could include pollutants entering the nearby watercourse or run-off from hard surfaces leading to flooding off-site. Measures would need to be put in place to address these issues. There may be the opportunity for renewable energy schemes within the site to cater for some of the houses onsite as well as neighbouring facilities.



3.33 The site scores poorly in terms of proximity to services, especially to the north of Bay. Vehicular access is poor and opportunities to improve existing accesses or form new accesses are limited. There are issues with flooding and landscape impact, which limit the potential for development. These constraints also mean that the potential developable area would be long and narrow making it difficult to integrate into the existing built-up area and create balanced communities. Other locations are considered to offer better options to accommodate new development in and around Gillingham.

#### Conclusion

3.34 The options considered in the Initial SA Report were based on the refined scenarios developed by Atkins in their study of the growth potential of Gillingham. The land to the north east of the town was rejected at an earlier stage of Atkins' assessment and did not form part of the refined scenarios. Consequently, development in this area was not assessed in the Initial SA Report. The site has now been assessed in this addendum to the Initial SA Report and the analysis clearly shows that it does not offer as favourable a location for development as the other Gillingham localities already assessed.

Policy 16(2)	Gillingham		Option 16(2)a Expand to the South and Southeast (Ham area)	Option 16(2)b Expand to the North and West (Peacemarsh area)	Option 16(2)c Combination of Options a and b on a smaller scale	Option 16(2)d Expand to the Northeast (Bay and Bowridge Hill area)
SA Objectives						
<b>Social progress that recognises the needs of everyone</b>	1	Provide housing including affordable housing that meets the needs of the community	+	+	+	+
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	++	+	-	0
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	?	?	?	?
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	?	?	?	?
	5	Improve quality of life through well designed inclusive developments	0	0	0	0
<b>Effective protection of the environment</b>	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	?	?	?	?
	7	Protect and where opportunities arise, enhance habitats and biodiversity	-	-	-	-
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes and recognise opportunities that arise	-	-	?	-
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	-	-	?	-

Policy 16(2)		Gillingham	Option 16(2)a Expand to the South and Southeast (Ham area)	Option 16(2)b Expand to the North and West (Peacemarsh area)	Option 16(2)c Combination of Options a and b on a smaller scale	Option 16(2)d Expand to the Northeast (Bay and Bowridge Hill area)
SA Objectives						
<i>Prudent use of natural resources</i>	10	Reduce impacts on the environment	+	+	?	-
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	-	-	--	-
	12	Promote energy and resource efficiency, encouraging clean energy production	o	o	o	-
<i>Maintenance of Sustainable levels of Economic Growth and Employment</i>	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	++	-	-	-
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	+	+	?	-
	15	Encourage innovation, improve productivity, regenerate towns and villages creating a business environment in which new businesses start and existing businesses grow	o	o	o	o
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	o	o	o	o

## **4.0 Appraisal of Development Management Policies**

### **Introduction**

- 4.1 The Appraisal sets out the potential options for each draft Development Management (DM) policy and where necessary identifies which option for each policy is preferred. The 'Core Policies' have already been assessed in the Initial Sustainability Appraisal Report which should be read in conjunction with this report.
- 4.2 In a number of cases both the existing Local Plan and the Development Management Policies make reference to the 'emerging' Regional Spatial Strategy (RSS) and draft policies or guidance contained therein as this was a major source of policy at the time of the original SA of the Core Policies. The Government has since made it clear that the 'emerging' RSS while still extant should not be given any degree of weight in decision making. As such all of the draft DM policies and the Local Plan policies are assessed for the purposes of this SA without consideration of 'emerging' RSS policies, guidance or wording.

### Appraisal methodology

- 4.3 The following approach has been used in the appraisal of each draft DM policy to enable the context, options and conclusions in relation to each policy to be displayed clearly.
- 4.4 The issue to be addressed by the draft DM policy is first outlined and the policy context is set out. This policy context outlines relevant national policies, followed by reference to the existing draft Core Policy and any other agreed County-wide strategy. In a few cases the relationship to other draft DM policies is also set out. Existing relevant Local Plan policies are then noted.
- 4.5 A wider discussion is set out to inform the reader of the wider context and how existing and proposed policies fit the context of the most up to date planning framework as well as how they reflect the Sustainability Appraisal objectives. This section also sets out which options have been assessed against the SA objectives.
- 4.6 The realistic options considered have been appraised using a set of SA objectives. This provides an assessment of the relevant options against the same SA objectives as were used in the Initial Sustainability Appraisal Report. This assessment is displayed in a matrix and is followed by a short

consideration of the assessment results and a recommendation for each draft DM policy.

#### Origin of the Development Management Policies

- 4.7 The Development Management policies support the Council's overall approach to achieving more sustainable development. It was considered that with regard to certain topics extra clarity was required and these DM policies act to provide this clarity both to Council officers and to prospective planning applicants.
- 4.8 All of the Policies being assessed provide support and guidance to planning officers when they are setting out the relative merits of certain types of planning application. The topics and areas which are to be dealt with by the draft DM policies have proven particularly difficult to assess in the past because there is little local or national guidance.

#### Why Use Development Management Policies

- 4.9 The policies contained in the Core Strategy set out a framework to guide development within the District. These policies deal with strategic district-wide issues and as such can be general in form. Certain proposals however need more detailed guidance not available at the national or local level. In addition there is sometimes a need to incorporate mitigation to offset the impact of the development that will take place through the Core Policies. Much of this mitigation can be achieved through general policies relating to specific topics.
- 4.10 Additional guidance and mitigation may need to take the form of criteria or may address types of development and issues which are more local in their nature and impact. These policies are normally referred to as Development Management policies as they most often deal with planning application and enforcement based issues.
- 4.11 The NPPF in promoting up to date and locally relevant plans supports the principle of DM policies which complement the Core Strategy framework. In these cases the extra control that DM policies can provide means that more sustainable and higher quality development can be produced while unwelcome aspects of development can be mitigated. Often these policies support development management decisions by setting thresholds or criteria which development must meet. They also serve as a checklist of elements which must be fulfilled by a development.

- 4.12 The draft DM policies for North Dorset have been developed in conjunction with the Development Management team and therefore reflect that team's specialist appreciation of the need for extra policies to meet local pressures or circumstances. For these reasons the draft DM policies do not provide a comprehensive set of policies covering all aspects of planning but rather address a local tableau of particular topics. On this basis, it is considered that the draft DM policies are the best approach to dealing with the locally specific issues identified, reflecting the evidence gathered and the changing national and local policy framework. The assessment below tests these policies against the established SA Framework to ensure that they are the most sustainable approach and that there are no gaps or cumulative impacts that may result from their implementation. The draft DM policies will also be amended in the light of comments received through consultation.
- 4.13 As an example while residential development targets can be reached in terms of numbers this does not necessarily imply good built design. Therefore a policy (draft DM Policy 3 – Design), setting out the LPA's expectations in terms of design will create more appropriate and harmonious buildings which can be recognised as being of visual benefit as well as being in scale with the surroundings. This in turn will improve the quality of life for residents within the completed development. In other cases, such as amenity, there is no guiding national policy to apply to a given circumstance but the LPA wishes to be able to indicate the nature of those actions which it considers would cause a loss of amenity. To this end draft DM Policy 4 has been produced in order to set out the various negative impacts that should be avoided.
- 4.14 Other draft DM Policies seek to retain elements which contribute to retaining a vital and viable community by setting out the Council's approach to the loss of community facilities and the various tests that it will apply to ensure that such facilities are retained where possible.
- 4.15 A number of draft DM policies deal with development in the countryside. Core Policies 3 and 20 permit development in the countryside only where a countryside location can be clearly justified as an exception or if a countryside location can be proved to be essential. The quality of the countryside throughout North Dorset is very high. The Council wishes to retain this quality and to deter development that does not recognise its setting or an appropriate scale of works. In addition there are issues to deal with in respect of re-use of buildings and retaining or making the

best use of employment sites in the countryside. All of these require a more specialist and directed policy in order to meet the complexities inherent within them. The DM policies meet this need, not only do they deter inappropriate development but also encourage developers to respect and enhance their sites and localities.

- 4.16 Another role for the DM policies is to provide guidance and direction where national guidance is not available and where the particular local circumstances in North Dorset merit an individual targeted policy. Draft policy DM 13 is one such policy and provides the framework for positively dealing with equine related countryside development in all of its forms be they commercial, non-commercial or residential based. Such a policy gives clarity to the process of decision making within development management and also gives an understandable set of criteria for a wide range of potential planning applicants.
- 4.17 In addition the DM policies clarify and reinforce the Council's approach to renewable energy, achieving reduced travel need, occupation of tourist accommodation, sites for Gypsies and Travellers, open space, trees, hedgerows and landscape.
- 4.18 It is clear that there is a "gap" at which standard Core Strategy policies fail to address some detailed issues within the locality. The NPPF is positive about the use of local policies and these draft DM policies represent one aspect of such local guiding principles. Others will emerge through neighbourhood plans and the impetus of localism. The draft DM policies add district wide positive benefits both in terms of their laying down of clear development requirements and their inclusion of detail on topics not specifically addressed in the Core Strategy policies.
- 4.19 Without the 13 draft DM policies proposed it would be far more difficult to deal adequately with certain proposals. The LPA and potential developers would need to be involved in lengthy discussions with regard to a range of applications and an opportunity to inject a degree of certainty, clarity and quick response into the decision making process would be lost. The ability to promote sustainability and to militate against mediocre design would be lost, as would the potential to generally improve the built form and landscape of the District.
- 4.20 It would be difficult to create an alternative mechanism to a range of DM policies in order to ensure a high standard of development. The policies are tailored to meet the particular requirements of the District while their

format complements that of the NPPF, as well as the Core Policies. In all the use of the DM policies in their present form is therefore justified.

<b>Without draft DM policies</b>	<b>With draft DM policies</b>
Specific development instances not dealt with	Particular topics receive management
Local circumstance not necessarily recognised/controlled	Local issues addressed
Broad guidance can result in wider interpretation	Broad guidance still extant, tighter assessment of proposals
Sustainability recognised and supported	Improved proofing of policies and decisions in relation to sustainability
Difficult to assess all related issues ie. design	Links all aspects of a particular issue into a single suite of criteria

Conclusion with regard to draft DM policies

4.21 The emphasis overall in particular topics such as renewable energy and the increased attention given to design, as well as the localism agenda and the strong support for sustainability means that the draft DM policies add extra body to the Core Strategy and the Core policies within it. The form and style of the draft DM policies fits in well with the approach of the NPPF. Each of the policies is justified in respect of local needs and where possible are linked back to Core policies. Overall the draft DM policies offer clarity, a firm basis for decision making, but also flexibility to adapt to changing circumstances and development pressures within the spatial framework of North Dorset. Without these policies in place it would be more difficult to respond to particular local development pressures, the work of the Development Management team would be more problematic and planning decision making less concise and more laboured.

**Assessment of Individual Development Management Policies**

4.22 The following assessment uses a rating system as set out below:

<b>++</b>	= Strong positive impact
<b>+</b>	= Positive impact
<b>o</b>	= Neutral or no impact
<b>-</b>	= Negative impact
<b>--</b>	= Strong negative impact
<b>?</b>	= Unknown or uncertain impact



The same approach was used to assess the Core Policies in the Initial SA Report.

- 4.23 In practice because of the generally positive wording and intent of the policies it is difficult to provide substitute wordings or different policies against which they can be assessed for robustness and effectiveness. Likewise it is difficult to assign negative properties to them within the scoring mechanism. In many cases these are policies designed to strengthen core policies already assessed within the Initial SA Report.
- 4.24 Most often the draft DM policies introduce more detailed criteria in respect of specific topics which require planning input. Each individual application in respect of that specialised topic and the decision thereon would normally only be significant in a very local context, however without a stronger policy background decisions could be ad-hoc and therefore not contribute effectively to achieving sustainable development. The role of the majority of the draft DM policies is therefore to provide a platform for assessing certain types of application in a standardised way. The consistency of decision making plus the inbuilt emphasis in the policies toward sustainability is therefore leading to decisions likely to bring about sustainable development in the future.

#### Existing Local Plan Policies

- 4.25 Having set out why DM policies are needed within the Core Strategy it remains to assess what policies are already in place or could form a part of a new framework and whether a new approach is needed.
- 4.26 The existing Local Plan (2003) forms the current policy framework, while the majority of the policies within it are still useable their effectiveness has been reduced and they now need updating to reflect more recent legislation and national policy; primarily the NPPF. The view of the Local Planning Authority is that modification of the policies would be less effective than producing a new set of DM policies to address particular issues to complement the Core Policies. For the draft DM policies assessed as part of this appraisal, the baseline position of the current Local Plan policy framework has also been considered. This baseline position gives justification (or not) of the need to revise the policy approach.
- 4.27 Existing Local Plan policies are also considered in the discussion section relating to each new draft DM policy, again to test the effectiveness of the new policy and to ensure that overall each new policy is robust and comprehensive.

## **Draft DM Policy 1 - Renewable Energy**

### Issue

- 4.28 To encourage proposals for generating heat or electricity from renewable sources, while setting up certain criteria to avoid unacceptable or adverse effects.
- 4.29 Certain constraints and opportunities occur within the District for individual technologies creating energy from renewable sources. Each application is different in terms of scale and siting. Acceptability is also dependent on local circumstances and the local environment. While there are some documents available to guide choices about the most suitable technology on individual sites the criteria in this policy set out more clearly the criteria that the Council will use in making decisions.

### Policy Background

- 4.30 The following is a summary of the policy background relevant to draft DM policy 1.
- National Planning Policy Framework (NPPF) supports actions to generate renewable energy from all sources - Section 10 paragraph 97 also adds comment about landscape protection and other constraints which may need to be considered.
  - Draft Core Policy 1 promotes the development of energy from renewable sources.
  - The Bournemouth, Dorset and Poole Renewable Energy Strategy and Action Plan 2005 has been updated and a Final Draft for Endorsement was published in 2012. Certain aspects of the Strategy are still being debated - primarily the validity and achievability of certain targets.
  - The following Local Plan policies relate to Draft Development Management Policy 1 (DDMP 1): 1.1 Sustainable Development Strategy; 3.12 Renewable Energy. The increasing role of renewable energy is reflected in the Local Plan text but references within it such as PPG 22 are now defunct and Energy Paper 62 (March 1994) has been superseded by other documents and in particular the NPPF.

### Draft DM Policy 1

- 4.31 Renewable heat and electricity projects will be approved where:
- a. the cumulative impact is acceptable
  - b. location has acceptable traffic impact

- c. will not cause interference on communications, noise, flicker or light, or harm to wildlife grounds
- d. there is an agreed restoration scheme

#### Current Local plan policy

4.32 Renewable energy projects will be approved where:

- a landscape quality is not detrimentally affected
- b noise, flicker and reflection do not affect amenity

#### Discussion

4.33 Renewable Energy is an expanding field; the technical aspects are covered by a growing body of non-planning legislation and standards. Its encouragement is strongly supported by the NPPF (para 97). The NPPF is based upon the ethos of sustainability and regards renewable energy as an important constituent to be included within development. Arguments with regard to general good design, setting and amenity are dealt with within other policies which are lodged within the main Core Strategy document.

4.34 The General Permitted Development Order sets out criteria defining which structures or works involved in sustainable development projects require planning permission and which do not. Even so the installation of renewable power generation is still controversial sometimes because of its scale in terms of height or mass or because of its siting and spatial scale. A body of case law is building up in relation to installations in rural areas. The policy makes it much clearer how the Council will approach such proposals.

4.35 It is considered that this policy will add clarity and certainty to decisions which will allow this type of development to be positively incorporated into its surroundings. Other additional criteria within the policy add further sustainable elements by making clear what should occur when such apparatus ceases to be used or to be operational, as well as controlling traffic to renewable sites which could be in remote or sensitive locations. Neither of these aspects was addressed by the relevant Local Plan policy. As such the Core Strategy policy is more comprehensive in its approach than the Local Plan policy.

DM Policy in light of other realistic alternatives

- 4.36 Draft DM policy 1 is comprehensive but relies on emerging regional policy (which is not now being taken forward) to justify some elements (e.g. on-site energy requirements from renewable sources).
- 4.37 Local Plan Policy 3.12 is similar to draft DM policy 1 but lacks 2 further clauses which add additional sustainable factors. No further elements are considered necessary to assess.

POLICY DM1		RENEWABLE ENERGY	OPTION 1(1) – Current Local Plan policies	OPTION 1(2) – draft DM policy
SA Objectives				
<i>Social progress that recognises the needs of everyone</i>	1	Provide housing that is affordable and that meets the needs of the community	?	?
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	?	?
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	?	?
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	?	?
	5	Improve quality of life through well designed developments	+	+
<i>Effective protection of the environment</i>	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	+	++
	7	Protect and where opportunities arise, enhance habitats and biodiversity	+	++
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes	+	++
	9	Recognise the Importance of the district's distinct rural landscapes beyond just the aesthetic value	++	++

POLICY DM1		RENEWABLE ENERGY	OPTION 1(1) – Current Local Plan policies	OPTION 1(2) – draft DM policy
SA Objectives				
<i>Prudent use of natural resources</i>	10	Reduce impacts on the environment	++	++
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	+	+
	12	Promote energy and resource efficiency, encouraging clean energy production	++	++
<i>Maintenance of Sustainable levels of Economic Growth and Employment</i>	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	+	+
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	o	o
	15	Encourage innovation, improve productivity, regenerate towns and rural areas creating a business environment in which new businesses start and existing businesses grow	o	o
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	?	?

4.38 The draft policy builds on the existing Local Plan policy. It scores well against the SA objectives. In general terms it promotes sustainability.

Conclusions and recommendation

4.39 The reference to the Regional Spatial Strategy in draft DM Policy 1 will have to be removed as the RSS now has negligible weight in respect of policy. A general reference to the potential for renewable energy sources combined with larger housing developments is still appropriate however the wording of the Policy will need to be altered to reflect the appropriate wording or paragraph in the NPPF (96, 97 and 98).

4.40 It is not considered that there are further outstanding aspects which are needed to be dealt with by expanding the policy further. Detailed design can be dealt with through the use of other Core Policies.

4.41 The draft policy where applicable, scored well against the Sustainability Objectives and better than the Local Plan policies. The extra criteria relating to transport and agreed restoration of sites ensure that sites are more easily assimilated into and better respect their surroundings. In this case no other option or alternative has been considered necessary.

4.42 Retain Draft DM Policy 1 in its current form with the exception of the paragraph relating to provision of on-site energy requirements for larger developments which should be revised.

## **Draft DM Policy 2 - Transport Assessments, Travel Plans and Parking**

### Issue

- 4.43 This policy provides more detail than that in Core Policies 2 and 11 on specific mechanisms that can assist in delivering more sustainable transport and the type of information required and criteria to be applied by the Council in respect of these mechanisms.

### Policy Background

- 4.44 The following is a summary of the policy background relevant to draft DM policy 2.
- The NPPF seeks to promote sustainable transport (Section 4).
  - Draft Core Policies 2 and 11 set out the Council's overall view on travel and transport.
  - The following Local Plan policies relate to DDMP2: 5.17 Parking Standards; 5.18 Parking for the Disabled; and text within paragraphs 5.66 and 5.67 on Transport Assessments. Local Plan 1.1 Sustainable Development Strategy also mentions encouragement of initiatives to reduce the need for travel by motor car.
  - Draft Core Policies 2 and 11 set out means to achieve modal shift to achieve more sustainable transport use and demand management and a more strategic approach to parking, public transport, walking and cycling. Draft DM policy 2 has been created to provide more detail regarding mechanisms to achieve the delivery of more sustainable transport. There is no comparable text in the existing Local Plan and comparison of the two plans is therefore not required.

### Draft DM Policy 2

- 4.45 Developments are required to provide:
- a a Transport Assessment or Transport Statement or a statement of why these are not required
  - b where necessary a Travel Plan
  - c residential car parking as per standards
  - d other parking to current standards
  - e provision for residential cycle parking
  - f cycle parking within non-residential development
  - g disabled persons parking



### Current Local Plan policy

- 4.46 Developments are required to provide:
- a parking provision as set out in PPG13 and table of guidelines
  - b disabled parking will be made available
  - c where appropriate Traffic Impact Assessments shall be made to guide highway factors
  - d major development initiatives should incorporate initiatives to reduce reliance on private transport

### Discussion

- 4.47 Draft DM policy 2 seeks to achieve more sustainable transport usage by requiring specific mechanisms which bring about the delivery of more sustainable transport to be a part of appropriate applications. Normally this would apply to larger applications or ones that will involve the movement of significant numbers of people. Transport Assessments (TAs) and Travel Plans (TPs) are introduced in the supporting text and required through the wording of the policy as appropriate. The net result should be to reduce the car dependency within larger developments of either residential or employment uses which are likely to have significant transport implications.
- 4.48 The second part of the policy relates to parking standards for cars and cycles within residential areas, for employment, retail and commercial developments and also for community, leisure and recreation facilities. Parking standards for different types of development are set out along with standards for cycle parking. Overall this part of the policy clarifies and details the Council's approach to parking in new development.
- 4.49 The sustainable ethos of the policy is therefore clear and it is supported by the NPPF (paragraphs 29 – 41). Overall opinion is that such modal change is necessary and that sustainable credentials should be encouraged wherever possible.

### DM Policy in light of other realistic alternatives

- 4.50 Draft DM policy 2 specifies a range of studies that are required prior to development taking place and guidance for provision of cycle and disabled parking.
- 4.51 The existing Local Plan indicates general issues to be researched and assessed and lacks detailed guidance on topics to be addressed. It does not reflect more recent standards and requirements.

POLICY DM2		TRANSPORT ASSESSMENTS, TRAVEL PLANS AND PARKING	OPTION 2(1) – Current Local Plan policies	OPTION 2(2) – Draft DM Policy
<b>SA Objectives</b>				
<b>Social progress that recognises the needs of everyone</b>	1	Provide housing that is affordable and that meets the needs of the community	?	?
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	o	+
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	o	+
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	o	o
	5	Improve quality of life through well designed developments	o	+
<b>Effective protection of the environment</b>	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	o	+
	7	Protect and where opportunities arise, enhance habitats and biodiversity	o	o
	8	Improve the quality of the built environment, protecting the district’s heritage assets and distinct townscapes	o	+
	9	Recognise the Importance of the district’s distinct rural landscapes beyond just the aesthetic value	?	?

POLICY DM2		TRANSPORT ASSESSMENTS, TRAVEL PLANS AND PARKING	OPTION 2(1) – Current Local Plan policies	OPTION 2(2) – Draft DM Policy
SA Objectives				
Prudent use of natural resources	10	Reduce impacts on the environment	+	++
	11	Reduce pressure on the district’s natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	+	++
	12	Promote energy and resource efficiency, encouraging clean energy production	+	++
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district’s economy through provision of the necessary infrastructure for a more sustainable economy	+	++
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	+	++
	15	Encourage innovation, improve productivity, regenerate towns and rural areas creating a business environment in which new businesses start and existing businesses grow	o	o
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	?	?

- 4.52 Against the sustainability objectives draft DM policy 2 performs very well. It performs better against the SA objectives than the existing Local Plan policies by requiring a more comprehensive assessment of a wider range of the factors that cause impacts.

Conclusions and recommendation

- 4.53 The draft DM policy combines a range of measures into a single cohesive approach/policy. TAs, TPs and Transport Statements are all mentioned in the policy. There are already County-wide criteria in place to assess when these studies or statements are needed. Parking standards in draft DM policy 2 refer clearly to the now universally accepted 'maximum' standards. These standards have been jointly developed by the Dorset LPAs.
- 4.54 Overall the Policy reflects the modern approach to these transport issues while allowing for an assessment to be made in a clear and balanced way of the various individual elements in each proposal. The draft DM policy 2 therefore supports a sustainable approach towards transport issues and reflects the NPPF's Section 4 - Promoting Sustainable Transport. There are no obvious deficiencies in draft DM policy 2 or its approach and as such it should be retained in its draft form. It provides a comprehensive base of criteria to set against development in order to achieve a high degree of sustainability in new development.
- 4.55 There is no need for the addition, alteration or reduction of the text of draft DM policy 2.

## **Draft DM Policy 3 - Design**

### Issue

- 4.56 To explain in more detail the key principles of design which the Council will expect to be reflected in all development.

### Policy Background

- 4.57 The following is a summary of the policy background relevant to draft DM policy 3.
- NPPF requires good design to be incorporated in all development: Section 7 - Requiring Good Design.
  - By Design – Commission for Architecture and the Built Environment and the Department of the Environment, Transport and the Regions (May 2000)
  - Relevant Local Plan Policies are: 1.9 Important Open or Wooded Areas; 2.5 Form of Major Housing Development, 2.6 Infill/Windfall Development Within Defined Settlement Boundaries; 2.11 Extension to Dwellings; and 3.20 Design of Shop-fronts.
  - Core Policy 2 sets out the Council’s strategic approach to design, however to achieve this developments need to reflect a number of key principles.

### Draft DM Policy 3

- 4.58 Development will be permitted provided
- a Design Principles and Aspects of Development Form set out in the supporting text are adhered to
  - b Development within a settlement would not detract from open areas, woodland or landscape features within that settlement

### The current Local Plan

- a Designated Open or Wooded areas will be protected from development
- b Major new housing to provide high quality living environments and open space
- c In settlements infilling and small scale (re)development should be allowed if of appropriate scale and character
- d Extensions to dwellings to be in scale and character to surroundings

## Discussion

- 4.59 The role of draft DM policy 3 is to explain and develop a set of design principles so that developers are well informed as to the Council's design requirements. This means that all new development shall be built to a high standard of design, which in turn encourages sustainability in construction and layout. Such sustainable construction is regarded as an important element of good modern construction practices. The policy sets out each principle separately in order to better explain them. This in turn ensures that they are understood and positively applied.
- 4.60 Within the existing Local Plan the approach is different and less detailed. The statements and policies relating to design are positive but scattered through the plan document. Their emphasis is limited both in content and by this scattered approach. At the time of the Local Plan production and publication in 2003, design was seen as a positive element but its importance was not greatly supported within national guidance while its influence overall was much less than at present. The policies in the Local Plan therefore do not give sufficient analysis to the issue of design and are considered inappropriate within the modern context. In particular, although being in the spirit of the NPPF, the Local Plan does not bring together the key principles of design and sustainability.
- 4.61 Draft DM policy 3 takes a very different approach to the Local Plan in seeking to ensure good design and continuing high design standards. 'Design principles' and 'Aspects of Development Form' are set out in a clear tabular form. These two aspects are strengthened by relating them back to other draft Core Policies. Developers are required to make assessments of the site and the locality and relate proposals to an understanding of local context. The NPPF lays great emphasis on achieving good design (paras 56-68) and the draft DM policy 3 gives a strong framework for this and importantly pulls all aspects of design into a single policy which in turn means that developers, planning officers and other users of the Core Strategy have a single point of reference. There are clear positive results in the short, medium and long term. The adoption of higher design standards is likely to encourage better design in a range of non-planning situations throughout the District.
- 4.62 In addition the second element of the Policy sets out the way in which open areas, woodland and landscape features within settlements should be considered. Broadly it protects woodland and open green features

within settlements; by doing so it seeks to improve the environment and residents' quality of life and is therefore clearly promotes sustainability objectives. When considered in conjunction with other policies, the policy framework provides for the promotion of good design. Some changes may however be required to reflect the concept of 'local green space' as established in the NPPF (paragraphs 76 to 78).

- 4.63 The draft DM Policy is therefore a superior tool in achieving high standards of sustainable design when compared against the current Local Plan policy framework. While it is comprehensive, reference to other documents leading towards good design in development, means that it does not need additional sections to be fully effective.

DM Policy in light of other realistic alternatives

- 4.64 Draft DM policy 3 refers to a wide and comprehensive set of criteria in relation to Aspects of Development and Design Criteria which are set out in adjoining text. It also sets criteria for development in settlements with affected open or landscape features.
- 4.65 Current Local Plan policies seek quality of design and respect of surrounding scale and character of development. There are unclear criteria and aspirationally worded proposals which could hamper the achievement of consistent improvements in design.

POLICY DM3		DESIGN	OPTION 3(1) – Current Local Plan policies	OPTION 3(2) – draft DM policy
SA Objectives				
Social progress that recognises the needs of everyone	1	Provide housing that is affordable and that meets the needs of the community	+	+
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	++	++
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	+	++
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	0	0
	5	Improve quality of life through well designed developments	+	++
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	+	+
	7	Protect and where opportunities arise, enhance habitats and biodiversity	+	++
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes	++	++
	9	Recognise the Importance of the district's distinct rural landscapes beyond just the aesthetic value	+	+



POLICY DM3		DESIGN	OPTION 3(1) – Current Local Plan policies	OPTION 3(2) – draft DM policy
SA Objectives				
Prudent use of natural resources	10	Reduce impacts on the environment	+	++
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	o	+
	12	Promote energy and resource efficiency, encouraging clean energy production	o	+
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	?	?
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	?	?
	15	Encourage innovation, improve productivity, regenerate towns and rural areas creating a business environment in which new businesses start and existing businesses grow	o	+
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	?	?

4.66 In relation to the SA Objectives, draft DM policy 3 appears to promote sustainability. In terms of sustainability it has more positive wording than that used within the existing Local Plan and scores more highly against the SA Objectives. Draft DM policy 3 as written is a clear statement of the way in which improved design can be achieved. It offers a full and rounded approach to design matters. It is considered that it deals succinctly and effectively with all of the essential elements of design within development.

Conclusions and recommendation

4.67 Design matters are by their nature complex and difficult to pin down and explain/defend. Draft DM policy 3 sets out an approachable format which is considered comprehensive especially when there is strong support from the NPPF. Good design has a part to play in the creation of more sustainable settlements and in this policy design is clearly given a strong role in promoting quality design and quality of life. There is no identified extra element or criteria that the Local Planning Authority consider necessary for addition to the policy and therefore no additions or alternatives to the wording are proposed, other than some minor changes to reflect the concept of 'local green space'.

4.68 The Policy is considered appropriate for retention in its present form.

## **Draft DM Policy 4 - Amenity**

### Issue

- 4.69 There is no national guidance on amenity issues. Draft DM policy 4 is an attempt to set out to developers the type of adverse amenity impacts the Local Planning Authority seeks to avoid and which may give grounds for refusal of permission.

### Policy Background

- 4.70 The following is a summary of the policy background relevant to draft DM policy 4.
- No national guidance, some environmental health legislation.
  - Draft Core Policy 2 seeks to ensure that the amenity of residents is safeguarded.
  - Relevant Local Plan Policies are: 1.1(iv) Sustainable Development Strategy (criterion iv deals with the issue of harm to areas of high amenity interest); 1.8 (iii) – Standard Assessment Criteria (criterion iii deals with the issue of safeguarding the amenity of neighbouring land users); 1.24 Character of Conservation Areas; 3.13 Advertisements (which may have an impact on amenity or public safety).

### Draft DM Policy 4

- 4.71 Development will be permitted if it provides:
- a Neighbour privacy
  - b Appropriate private open space
  - c Adequate levels of daylight and sunlight for neighbours and sufficient open space levels
  - d Minimum external light effect and respects local character
  - e Minimal unpleasant emissions and where these will occur they will be reduced by mitigation to an acceptable degree

### Current Local Plan policy

- 4.72 Development will be assessed against
- a Harm caused to areas of high amenity, ecological or historic interest
  - b The amenity of neighbouring land users
  - c The effect on the character and appearance of the locality or area

## Discussion

- 4.73 The term 'amenity' should be well defined when it is used in a planning sense. The Local Plan notes areas of "high amenity", Conservation Areas and, that with regard to advertising that there are amenity issues. A single further policy relates to amenity of neighbouring land users. While the term "amenity" is used frequently in Development Management the Local Plan uses the term sparingly, it also often uses the term "normally" in conjunction with amenity within particular circumstances indicating that the term is not a concise definition.
- 4.74 Draft DM policy 3 clarifies particular aspects of amenity which the Local Planning Authority considers important and which can have a bearing on planning decisions including privacy and private open space, sunlight and daylight, artificial light intrusion and unpleasant emissions (such as odour, fumes etc). The policy while not attempting to set standards brings to the attention of the reader the fact that these elements are valid aspects in respect of development and can be used as a part of the reasons relating to planning decisions.
- 4.75 The Local Plan does not provide a single, easily referenced policy with regard to many aspects of amenity. Draft DM policy 3 does offer this however it could be further improved by the addition of a criterion regarding noise which was previously dealt with in detail in Planning Policy Guidance Note 24 – Planning and Noise (PPG24).
- 4.76 The Draft DM policy and text describe a number of situations and attempt to set out what is likely to cause a loss of amenity in terms of the particular element that gives rise to that potential loss of amenity. In this it is clearer than the Local Plan and is consistent with the NPPF which itself recognises the need for local standards (para 174). In terms of the policy itself it is possible to improve its scope by adding a further criterion having regard to noise now that PPG 24 has been superseded by the NPPF.
- 4.77 The policy does offer officers the resource of a policy which acknowledges certain categories where amenity can be prejudiced. In using the policy amenity will therefore be protected, wellbeing increased and impacts on the environment reduced. In this way the draft DM Policy promotes sustainability and seeks to improve quality of life.

#### DM Policy in light of other realistic alternatives

- 4.78 Draft DM policy 4 sets out the Council's view of the elements which need to be satisfied to ensure amenity. These as a group are useful as general criteria.
- 4.79 The existing Local Plan refers to amenity, harm and effect without specifying what can cause these. While helpful it is not entirely appropriate or easy to use.
- 4.80 Draft DM policy 4 is a more precise policy tool than the Local Plan policy. However due to changes in national policy and to make the policy more comprehensive, the addition of noise as a further amenity factor is recommended.

POLICY DM4		AMENITY	OPTION 4(1) – Current Local Plan policies	OPTION4(2) – draft DM policy	OPTION 4(3) – draft DM policy with reference to noise
SA Objectives					
Social progress that recognises the needs of everyone	1	Provide housing that is affordable and that meets the needs of the community	?	?	?
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	o	o	o
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	+	+	+
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	o	o	o
	5	Improve quality of life through well designed developments	++	++	++
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	o	o	o
	7	Protect and where opportunities arise, enhance habitats and biodiversity	+	+	+
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes	+	++	++
	9	Recognise the Importance of the district's distinct rural landscapes beyond just the aesthetic value	+	+	++

POLICY DM4		AMENITY	OPTION 4(1) – Current Local Plan policies	OPTION4(2) – draft DM policy	OPTION 4(3) – draft DM policy with reference to noise
SA Objectives					
Prudent use of natural resources	10	Reduce impacts on the environment	+	+	++
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	o	o	o
	12	Promote energy and resource efficiency, encouraging clean energy production	o	o	o
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	?	?	?
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	?	?	?
	15	Encourage innovation, improve productivity, regenerate towns and rural areas creating a business environment in which new businesses start and existing businesses grow	o	o	o
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	o	?	?

### Conclusions and recommendation

- 4.81 Draft DM policy 4 scores positively in relation to relevant objectives and it is clearly appropriate to set them out as a single policy. The policy performs better against the SA objectives if the additional element related to noise is considered. The assessment shows that all of the options are considered appropriate however the revised draft DM policy (including references to noise) provide a more coherent and useable approach which is more likely to achieve wide ranging amenity improvement and therefore improved sustainability.
- 4.82 Retain policy with additional wording to reflect consideration for noise.



## **Draft DM Policy 5 - Tourist Accommodation**

### Issue

- 4.83 To support and safeguard appropriate tourist accommodation and to resist existing tourist accommodation being changed to be a part of the local housing stock.

### Policy Background

- 4.84 The following is a summary of the policy background relevant to draft DM policy 5.
- Good Practice Guide on Planning for Tourism DCLG (2006)
  - NPPF - paragraph 27 – Supporting a Prosperous Rural Economy.
  - Core Strategy – Core Policy 6 supporting text and draft DM Policy 12 re-use of existing buildings in the countryside.
  - Relevant Local Plan Policies are: 3.29 Development of Built Holiday Accommodation; and 3.30 Development of Chalet, Caravan and Camping Sites. There may also be issues regarding countryside character and views (1.8) and re-use and adaption of Rural Buildings (1.10).

### Draft DM Policy 5

- 4.85 A range of tourist accommodation will be permitted and the occupancy of unserviced holiday accommodation controlled subject to criteria –
- a it should be in scale, character and design with its locality
  - b visual intrusion mitigated
  - c create no detrimental effect on amenity
  - d have adequate road connections
  - e used only for tourism
  - f adhere to timing and occupancy restriction in the policy

### Existing Local Plan

- 4.86 Built holiday accommodation and other types of holiday accommodation will be permitted subject to:
- a the criteria for development inside settlements or in rural areas as set out in other LP policies being satisfied
  - b chalet, caravans and camping sites being compatible in character, design and scale
  - c having sufficient site capacity

- d respecting local amenity, having adequate highway capacity, and being capable of adequate screening

#### Discussion

- 4.87 The Local Plan policies are well framed and form a clear set of criteria for judging proposals for a full range of various types of tourism and holiday accommodation.
- 4.88 Likewise the criteria in draft DM policy 5 set out clearly the requirements of the Council. Using the draft DM policy however decisions can be made which balance sustainable development with the positive growth of the tourism industry as a local employer. These policies are therefore broadly in line with the aspirations and vision of the NPPF which seeks a vibrant and resilient local economy both in rural and more built-up areas. In terms of sustainability the policy will improve design, potentially protect habitats, reflect the importance of the District's landscape and help to protect the environment.
- 4.89 With regard to the second part of draft DM policy 5, there is clarity and guidance to be found with regard to acceptable occupancy and accommodation periods and the definition of the types of property coming under these potential controls. This latter section of guidance is not to be found in the existing Local Plan.
- 4.90 The holiday occupancy conditions for new un-serviced holiday accommodation are local criteria clarifying the acceptable length of occupancy thereby ensuring holiday tenanted properties do not become a part of the local housing stock. These criteria have the effect of controlling this type of development. In stopping this type of development from becoming permanent accommodation the policy safeguards the countryside; maintains quality of life (by preventing permanent residential use of potentially unsuitable buildings); and supports the rural economy.

#### DM Policy in light of other realistic alternatives

- 4.91 Draft DM policy 5 is wide ranging. It includes built as well as more transient forms of accommodation. Guidelines are provided without relying on other policies.
- 4.92 The existing Local Plan sets a baseline for development but does not include occupational criteria.

POLICY DM5		TOURIST ACCOMMODATION	OPTION 5(1) – current Local Plan policies	OPTION 5(2) – draft DM Policy
SA Objectives				
Social progress that recognises the needs of everyone	1	Provide housing that is affordable and that meets the needs of the community	?	?
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	?	?
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	?	?
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	?	?
	5	Improve quality of life through well designed developments	+	+
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	o	o
	7	Protect and where opportunities arise, enhance habitats and biodiversity	+	+
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes	+	+
	9	Recognise the Importance of the district's distinct rural landscapes beyond just the aesthetic value	+	++

POLICY DM5		TOURIST ACCOMMODATION	OPTION 5(1) – current Local Plan policies	OPTION 5(2) – draft DM Policy
SA Objectives				
Prudent use of natural resources	10	Reduce impacts on the environment	++	++
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	o	+
	12	Promote energy and resource efficiency, encouraging clean energy production	o	o
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	+	+
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	+	+
	15	Encourage innovation, improve productivity, regenerate towns and rural areas creating a business environment in which new businesses start and existing businesses grow	+	+
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	+	+

4.93 Both existing Local Plan and draft DM policies score positively in relation to the SA objectives. The Local Plan is weak in respect of initial guidance and signposts other policies in certain cases. This is not considered to promote sustainable development effectively and in a coherent manner. The assessment reflects to a small degree the extra elements of draft DM policy 5, which seek to control occupancy. The Local Plan contains direct reference to public transport provision, which is not included in draft DM policy 5 however, the draft Core Strategy has general overarching policies encouraging new development to relate to public transport and directing development to sustainable locations. This aspect would therefore be considered in any tourism proposal.

#### Conclusions and recommendation

4.94 It is considered appropriate to include as many forms of accommodation in this over-arching policy together with occupancy criteria in order to offer a comprehensive view. It is considered that the draft DM policy 5 is more appropriate and better accords with the SA Objectives. It scores positively in its present form and promotes several aspects of sustainability.

4.95 Retain draft DM policy 5 in its current form.

## **Draft DM Policy 6 - Sites for Gypsies, Travellers and Travelling Showpeople**

### Issue

- 4.96 To set out specific criteria for the location of sites for Gypsies, Travellers and Travelling Showpeople in North Dorset.

### Policy Background

- 4.97 The following is a summary of the policy background relevant to draft DM policy 6.
- NPPF – no specific reference.
  - Planning Policy for Traveller Sites – CLG (March 2012)
  - Draft Core Strategy – The supporting text to Core Policy 20 establishes that it may be appropriate to locate sites for Gypsies, Travellers or Travelling Showpeople in the countryside (page 181).
  - The Local Plan contains one Policy - 2.21, directly relating to Gypsy sites. The accompanying text offers a discussion of provision for Gypsies and sets out the general requirements that should be addressed. There is a single mention of “Travellers” and no mention of Travelling Showpeople. Overall the criteria in the policy are valid, however it is considered that they are now outdated and as such need to be reworked or replaced with a new policy which reflects the present situation.
- 4.98 All local authorities in Dorset are working together to produce a Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint DPD. This work is explained in more detail in paragraphs 2.5.51 to 2.5.54 of the Draft Core Strategy.
- 4.99 The Issues and Options Consultation Document for the Joint Site Allocations DPD was produced in November 2011. A separate Sustainability Appraisal Report will be produced for this DPD. Responses to the County-wide consultation on the Joint Site Allocations DPD are presently being considered by the consultants preparing the document. The next step is to consult on any additional sites submitted as part of the Issues and Options consultation and then to work towards the production of a revised DPD for submission to the Secretary of State.
- 4.100 Although Draft Core Policy 20 recognises that such sites may be acceptable in countryside locations, regard must also be had to other planning considerations, such as access to essential services and potential

impact on the environment. Draft DM Policy 6 sets out how such issues should be taken into account in any decision.

#### Draft DM Policy 6

- 4.101 Permanent, transit, and emergency sites for gypsies, travellers and travelling show-people will be permitted subject to a range of criteria:
- a restricted occupancy
  - b demonstrable need and no other available North Dorset sites
  - c within reasonable distance of services
  - d safe highway access and space for onsite vehicle movement
  - e site is responsibly managed
  - f site has adequate facilities amenity and storage

#### Existing Local Plan

- 4.102 General site requirements are
- a restricted occupancy
  - b harm to sensitive environments would preclude development
  - c no nuisance from vehicles
  - d site to be adequately serviced, with no highway problems and cause no amenity problems to adjacent properties
  - e site reasonably close to schools and community facilities

#### Discussion

- 4.103 Draft DM policy 6 has a wider scope in terms of its recognition of the various separate groups which previously were banded together under a general title. It places emphasis on the practicalities of site provision and site management. Greater written discussion in the main body of the document creates a framework for the policy. The policy is important in order to establish the conditions for successful site development and for their continuing utilisation. The policy also requires satisfactory arrangements for site management to be in place which means that sites should be operated and organised in as sustainable a way as possible. There is also a criterion which requires sites to be within, on the outskirts of, or within a reasonable distance of a settlement which offers local services and community facilities, again ensuring that new sites shall have improved sustainability credentials and potentially a reduced carbon footprint.
- 4.104 The Draft Policy text does not however make any reference to a 5 year supply of pitches and sites and this will need to be added as a criterion.

The policy document "Planning Policy for Travellers Sites" (DCLG 2012) sets out the following requirements:

- a) identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets
- b) identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15.

4.105 References to the RSS in the supporting text should be deleted and the text modified to reflect current national planning policy.

4.106 The draft DM policy is likely to better meet the needs of this part of the community and encourage healthier lifestyles and better use of land; although in the latter case the land areas involved would be minimal.

4.107 Given the changes in legislation and the work already and currently being undertaken to make provision for sites, it is considered that the retention of the existing Local Plan policy may be inappropriate.

#### DM Policy in light of other realistic alternatives

4.108 Draft DM policy 6 guides site development as well as internal site configuration and longer term management as an overall concept. This allows for sustainability to be encouraged throughout the process of setting up and maintaining the site. The assessment of the baseline situation of the existing Local Plan policy has been appraised to allow direct comparison with the draft DM policy. It clearly highlights the existing Local Plan policy's deficiencies.



POLICY DM6		CARAVAN SITES FOR GYPSIES TRAVELLERS AND TRAVELLING SHOWPEOPLE	OPTION 6(1) – current Local Plan policies	OPTION 6(2) – draft DM policy
<b>SA Objectives</b>				
<b>Social progress that recognises the needs of everyone</b>	<b>1</b>	Provide housing that is affordable and that meets the needs of the community	+	++
	<b>2</b>	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	+	++
	<b>3</b>	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	+	++
	<b>4</b>	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	+	++
	<b>5</b>	Improve quality of life through well designed developments	+	++
<b>Effective protection of the environment</b>	<b>6</b>	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	o	o
	<b>7</b>	Protect and where opportunities arise, enhance habitats and biodiversity	?	?
	<b>8</b>	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes	?	?
	<b>9</b>	Recognise the Importance of the district's distinct rural landscapes beyond just the aesthetic value	o	o

POLICY DM6		CARAVAN SITES FOR GYPSIES TRAVELLERS AND TRAVELLING SHOWPEOPLE	OPTION 6(1) – current Local Plan policies	OPTION 6(2) – draft DM policy
<b>SA Objectives</b>				
<b>Prudent use of natural resources</b>	<b>10</b>	Reduce impacts on the environment	o	o
	<b>11</b>	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	o	o
	<b>12</b>	Promote energy and resource efficiency, encouraging clean energy production	o	o
<b>Maintenance of Sustainable levels of Economic Growth and Employment</b>	<b>13</b>	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	o	o
	<b>14</b>	Enable local needs to be met locally, encouraging more sustainable forms of travel	?	?
	<b>15</b>	Encourage innovation, improve productivity, regenerate towns and rural areas creating a business environment in which new businesses start and existing businesses grow	?	?
	<b>16</b>	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	?	?

- 4.109 Draft DM policy 6 scores highly in respect of inclusivity and social progress; in terms of protection for the environment there is little effect; however better designed sites would reduce the possibility of visual intrusion.
- 4.110 Well-run sites would provide for greater social stability and offer better long-term opportunities for schooling and jobs. The draft DM Policy also recognises the various component groups found on sites. The approach recognises existing good practice and encourages decisions made with regard to further development to be consistent. It also has the potential to be more inclusive over the range of groups which fall within this category.
- 4.111 The existing Local Plan offers a limited amount of guidance and controls. It could be retained in a slightly modified form however it does not reflect recent changes on this topic and its basis does not promote sustainability in terms of social progress and environmental protection.

#### Conclusions and recommendation

- 4.112 It is considered that draft DM policy 6 is appropriate and accords with the SA Objectives. It promotes sustainability in its present form but should be altered to refer to a 5+ year supply of sites and pitches being available to be in line with national policy. Draft DM policy 6 offers an up to date approach and clearly promotes a more sustainable approach to development. It is however necessary for the final policy to cover site supply issues and refer to the approach to identifying sites.
- 4.113 Retain existing wording of draft DM policy 6 but add a further section in relation to future site supply.

## **Draft DM Policy 7 - Retention of Community Facilities**

### Issue

4.115 To ensure that where possible commercial and public community facilities are retained or improved and where the loss of a facility is proposed, the proposal is subject to testing against established criteria and evidence.

### Policy Background

4.116 The following is a summary of the policy background relevant to draft DM policy 7.

- NPPF (Para 28, 69 and 70) supports the retention or expansion of the full range of community facilities in urban and rural areas.
- The supporting text to Core Policy 12 – Social Infrastructure relates to Public Community Facilities and Commercial Community Facilities. The following Draft Core Policies are also relevant: 15 Blandford, 16 Gillingham, 17 Shaftesbury, 18 Sturminster Newton, 19 Stalbridge and the Larger villages and the supporting text to 20 The Countryside (including Smaller Villages).
- The following Local Plan policies relate to DDMP7 and this issue - 3.21 The Retention of Village Facilities and 4.3 New Community Buildings, Village Halls and Libraries.

### Draft DM Policy 7

4.117 Criteria that would allow for loss of Community Facilities

- a Robust demonstration that facility is not commercially viable
- b Robust demonstration that it is no longer practicable or desirable to use for existing or other community use

### Existing Local Plan

4.118 Change of use of village facilities not permitted where this would cause

- a significant harm to local community
- b where mixed use could retain the village facility

### Discussion

4.119 Separate chapters in the NPPF give support for a prosperous rural economy and an overall strong competitive economy. The present Local Plan policies seek to retain village facilities and in some cases to offer the potential to develop neighbourhood community buildings in the larger

settlements. There is however no link to community facilities in other larger rural towns or the District's larger settlements.

- 4.120 An added factor which is now important is the Internet; the growth of which has altered the way in which we use our shops and community facilities. There are some aspects of this type of use which are clearly more sustainable and of benefit to communities; however decline in traditional community facilities is still seen as reducing sustainability and quality of life within many areas.
- 4.121 The Local Plan states that loss of facilities would be resisted but it is not explicit when setting at what point the Council would accept a new use or a loss of a facility. Draft DM policy 7 and its supporting text makes it much clearer what evidence the Council would expect to be provided before it would consider any loss. In addition, it establishes different criteria for assessing the acceptability of the loss of private commercial facilities as well as the loss of public community facilities.
- 4.122 In the supporting text there is a list of the evidence that would be expected to be provided by developers in making a case. All of this gives a greater clarity to the process and enables the Council to fully understand the situation and whether a facility is viable and /or needed. It also avoids the loss of potentially viable community facilities whether these are privately or non-privately operated. In this way facilities can be retained for local use and sustainability improved by keeping local assets while potentially reducing the local transport footprint.
- 4.123 Overall draft DM policy 7 will therefore encourage prudent use of natural and local resources, with a benefit to the environment and to community strength and cohesion as an added result.

#### DM Policy in light of other realistic alternatives

- 4.124 Draft DM policy 7 aims to emphasise the importance of all community facilities. There is strong supporting text which clarifies the intention. It addresses commercial and non-commercial buildings and the need for strong cohesive communities. Access to services is a key issue in North Dorset and this policy makes that priority clear.
- 4.125 The existing Local Plan's intention is clear but the mechanics and the assessment process are unclear. The Local Plan policy 3.21 applies only to villages and the distinction between private and public and commercial and non-commercial properties is not raised.

POLICY DM7		RETENTION OF COMMUNITY FACILITIES	OPTION 7(1) – Current Local Plan policies	OPTION 7(2) – draft DM policy
SA Objectives				
Social progress that recognises the needs of everyone	1	Provide housing that is affordable and that meets the needs of the community	?	?
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	+	++
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	o	+
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	++	++
	5	Improve quality of life through well designed developments	+	+
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	o	o
	7	Protect and where opportunities arise, enhance habitats and biodiversity	o	o
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes	+	+
	9	Recognise the Importance of the district's distinct rural landscapes beyond just the aesthetic value	o	o

POLICY DM7		RETENTION OF COMMUNITY FACILITIES	OPTION 7(1) – Current Local Plan policies	OPTION 7(2) – draft DM policy
SA Objectives				
Prudent use of natural resources	10	Reduce impacts on the environment	+	+
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	+	++
	12	Promote energy and resource efficiency, encouraging clean energy production	?	?
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	?	?
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	+	++
	15	Encourage innovation, improve productivity, regenerate towns and rural areas creating a business environment in which new businesses start and existing businesses grow	o	o
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	o	o

### Conclusions and recommendation

- 4.126 The draft DM policy 7 and the Local Plan policies both address similar issues however draft DM policy 7 is more comprehensive in its approach and is therefore likely to be more effective. It offers clarity to developers and to Planning Officers and ensures that local sustainability is recognised within the overall issue. Access to services is seen as a key issue within North Dorset and retaining access or improving it is recognised as one of the driving sustainable objectives. Draft DM policy 7 therefore scores highly against the SA Objectives and is considered to offer a more sustainable and robust approach to the issue than the existing Local Plan policies.
- 4.127 The wording of draft DM policy 7 should be retained as it offers a more sustainable alternative to existing policy and a practical approach to achieving more sustainable decisions for the District.



## **Draft DM Policy 8 – Open Space**

### Issue

4.128 To set out the Council’s planning position with regard to the provision or loss of open space and how it will assess the need for such land. It also deals with the protection, enhancement and maintenance of open space within development proposals.

### Policy Background

4.129 The following is a summary of the policy background relevant to draft DM policy 8.

- NPPF - Section 8 Promoting Healthy Communities and to a degree Section 7 Requiring Good Design both relate to the issue of open space.
- The Allotments Act (1950)
- The following Draft Core Policies are relevant: 13 Green Infrastructure, 15 Blandford, 16 Gillingham, 17 Shaftesbury, 18 Sturminster Newton, 19 Stalbridge and the Larger Villages, supporting text relating to 20 The Countryside (including Smaller Villages) Open Space Audit and Assessment of Local Need (2006).
- The following Local Plan policies relate to Draft DM Policy 8 – 4.5 Provision of Outdoor Sports Pitches and Other Recreational Space, 4.6 Loss of Outdoor Sports Pitches and Other Recreational Space, 4.8 Play Areas and Amenity Open Space for Residential Estates.

### Draft DM Policy 8

4.130 Development will be permitted which

- a retains, protects and enhances all types of recreational open space
- b secures necessary open space
- c requires new development to provide necessary open space or an alternative provision in its place
- d is set out to an agreed quality standard with long term maintenance agreements in place

4.131 Development will not be permitted resulting in loss of open space unless

- e it can be demonstrated it is not needed now or in the future
- f the development offers appropriate better quality or quantity of open space as an alternative

### Existing Local Plan

4.132 Development leading to loss of outdoor open space will not be permitted unless

- a other limited on site redevelopment could retain it
- b alternative open space is made available
- c there is an excess of open space in the area

Open Space will be required at a stated ratio per 1000 population

Countryside recreation proposals will be permitted subject to

- d compatibility of overall facility to site and surroundings
- e the location having capacity and a nearby public transport access point
- f amenity is respected for visitors and local residents
- g where possible existing buildings are re-used

### Discussion

4.133 Open space in some form is found in all the settlements of North Dorset. It takes many forms and areas vary greatly in size. They all however contribute to the local quality of life and encourage healthy lifestyles. It is essential that open space in all of its forms is retained. What has been lacking in the Council's planning policy approach to this issue has been a cohesive appreciation of all of the separate issues with an explanation of how the Council would base the assessment of proposals. This is achieved by draft DM policy 8 and its supporting text. Community need, healthy lifestyle, inclusivity, good design, environmental benefits, better use of land and facilities are all included in the aims of the policy and therefore its sustainability credentials are very sound.

4.134 Since the publication of the Local Plan in 2003 the Council has undertaken an Open Space Audit and Assessment of Local Need (Feb 2006). As a result local standards of provision are being developed. Planning Policy Guidance 17 (PPG 17) Planning for Open Space, Sport and Recreation has now been replaced by the NPPF which retains the presumption in favour of retaining open space and making the best use of it. There have also been many changes in guidance as well as detailed research input into local open space issues. As such it is not considered appropriate to retain the existing separate Local Plan policies as they do not adequately reflect present circumstances.

- 4.135 The draft DM Policy discusses open space within its supporting text under five headings: Open Space Standards; Application of Open Space Standards; Assessment of Need and Level of Contributions; Quality of Open Space; and Loss of Open Space. It seeks to protect, retain and enhance open space and as such contains a strong social element. It also deals with the provision of new open space and its future maintenance; in its essence therefore it is sustainability driven, as it protects and enhances the environment and embraces the prudent use of resources.
- 4.136 Since the original writing of draft DM policy 8 in 2010 the Council has agreed to take forward the Community Infrastructure Levy (CIL). The existing policy wording can be used in working practice as a prompt to refer to CIL as long as this is cross referenced to some supporting text detailing the outline of the CIL regime. At the same time reference to PPG17 needs to be omitted from the supporting text and further reference made to local standards. In this way the policy and the supporting text will be broadly in line with the NPPF. No other additional issues have arisen to create a need to alter the policy wording.

DM Policy in light of other realistic alternatives

- 4.137 Draft DM policy 8 aims to establish an up to date decision framework based on the new information gathered since the Local Plan was produced.
- 4.138 The existing Local Plan approach is divided into a number of categories, and it has a patchwork approach.

POLICY DM8		OPEN SPACE	OPTION 8(1) – Current Local Plan policies	OPTION 8(2) – draft DM policy
SA Objectives				
Social progress that recognises the needs of everyone	1	Provide housing that is affordable and that meets the needs of the community	o	o
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	o	+
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	++	++
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	+	++
	5	Improve quality of life through well designed developments	+	++
++Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	o	+
	7	Protect and where opportunities arise, enhance habitats and biodiversity	+	++
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes	+	+
	9	Recognise the Importance of the district's distinct rural landscapes beyond just the aesthetic value	?	?

POLICY DM8		OPEN SPACE	OPTION 8(1) – Current Local Plan policies	OPTION 8(2) – draft DM policy
SA Objectives				
Prudent use of natural resources	10	Reduce impacts on the environment	o	+
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	o	+
	12	Promote energy and resource efficiency, encouraging clean energy production	o	o
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	?	?
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	?	?
	15	Encourage innovation, improve productivity, regenerate towns and rural areas creating a business environment in which new businesses start and existing businesses grow	?	?
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	?	?

4.139 Draft DM policy 8 brings three previous policies together within a single cohesive policy. In doing this the sustainability aspects of the policy are strengthened and a more unified approach is achieved. Any strengthening of policies relating to the provision or protection of open space is likely to promote several SA Objectives. It means that health and wellbeing are improved and quality of life through well designed developments heightened.

4.140 The existing Local Plan does not have the benefit of the more recent local research that has been established. The existing policies would need to be significantly rewritten to reflect current circumstances such as the Community Infrastructure Levy. It would therefore not be reasonable to continue to use the policy into the future.

#### Conclusions and recommendation

4.141 The coordinated approach of the draft DM policy 8 provides a strong base line from which to protect, enhance and add to the open space within the District. As such it is considered to encourage sustainability. However the synergies between this draft DM policy and Core Policy 13 – Green Infrastructure need to be explored to ensure the approach being proposed does not cause duplication or conflict. It may be more appropriate to consider combining draft DM policy 8 with Core Policy 13.

## **Draft DM Policy 9 – Trees, Hedgerows and Landscape Design**

### Issue

4.142 The need to ensure a sufficiently strong and explicit policy with regard to landscaping matters within development. The Policy sets out four general development criteria to ensure that all aspects of landscaping and the value of trees and hedgerows are recognised in future development schemes.

### Policy Background

4.143 The following is a summary of the policy background relevant to draft DM policy 9.

- NPPF Section 7 – Requiring good design sets out the benefit of and need for landscaping in towns and within other locations and the social and aesthetic benefits associated with it.
- Trees and Development Guidelines NDDC (2006)
- Draft Core Policy 2 includes reference to the need for Green Infrastructure and the need to improve the character and quality of the area within which development is proposed. Core Policy 13 Green Infrastructure also highlights the importance of green spaces and corridors.
- The following Local Plan policies relate to DDMP 9: 1.37 Other Landscape Features of Nature Conservation Importance, 1.39 Tree Preservation Orders, 1.40 Landscaping of New Development, 1.41 Amenity Tree Planting.

### Draft DM Policy 9

4.144 Development will be permitted provided that

- a amenity or landscape value would not be lost
- b the health and future retention of tree(s), woodlands or hedgerows with amenity or landscape value would not be prejudiced
- c features of landscape amenity and wildlife should be retained and incorporated and integrated into development taking account of the potential effects of climate change

### Existing Local Plan

- a Regard will be given to the need to protect and enhance the continuity and integrity of landscape features.

- b Within development woodland, hedgerows and landscape and similar features should be subject to long term maintenance and landscaping arrangements.

#### Discussion

- 4.145 The existing Local Plan devotes almost three pages to Tree Preservation, Landscaping of New Development and Amenity Trees and deals with each topic separately. This approach, while being relatively comprehensive tends to make little of the links between these matters. The NPPF bases its main thrust on sustainability and links all aspects of development to this. In many ways the Core Policies take this approach with draft Core Policy 13 dealing with Green Infrastructure.
- 4.146 Draft DM policy 9 builds on CP 13 to emphasise the special role of trees and hedgerows together with landscaping within the District. This is considered especially important because of the very high environmental quality found within the District. All parts of the District require a best practice approach to trees and hedgerows, integrating development into the local surroundings through landscaping. Encouragement for improved green infrastructure would additionally have a contribution to offsetting the effects of climate change and improve the quality of the built environment.
- 4.147 It is considered that the approach in draft DM Policy 9 is far more positive in terms of sustainability and much better reflects the NPPF. It also better reflects the heightened awareness of the requirements for landscape provision, now considered a necessary part of the planning and development process, than the existing Local Plan. It clearly places a responsibility on developers to provide a green package of provisions as a part of their proposals. Draft DM policy 9 sets out a stronger and more demanding approach with results that are truly integrated and which have been drawn up to specifically mesh with the development and not as an afterthought or as a bolt-on to the finished product.
- 4.148 In addition draft DM policy 9 specifically mentions hedgerows and overall landscape value in its wording therefore increasing its scope and tying in existing and valued features that are not within the Local Plan policies.

#### DM Policy in light of other realistic alternatives

- 4.149 Draft DM policy 9 has the intention of firmly putting trees and landscape, their retention and management, high on the considerations associated with development. This is because of their potential to enhance



development. The existing Local Plan also emphasises the importance of trees and landscaping within development however it is divided into 4 separate policies, making it more difficult and unwieldy in its use.

POLICY DM9		TREES HEDGEROWS AND LANDSCAPE DESIGN	OPTION 9(1) – Current Local Plan Policies	OPTION 9(2) – draft DM Policy
SA Objectives				
Social progress that recognises the needs of everyone	1	Provide housing that is affordable and that meets the needs of the community	?	?
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	?	?
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	o	o
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	o	+
	5	Improve quality of life through well designed developments	+	++
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	+	++
	7	Protect and where opportunities arise, enhance habitats and biodiversity	+	++
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes	++	++
	9	Recognise the Importance of the district's distinct rural landscapes beyond just the aesthetic value	+	++

POLICY DM9		TREES HEDGEROWS AND LANDSCAPE DESIGN	OPTION 9(1) – Current Local Plan Policies	OPTION 9(2) – draft DM Policy
SA Objectives				
Prudent use of natural resources	10	Reduce impacts on the environment	+	++
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	+	+
	12	Promote energy and resource efficiency, encouraging clean energy production	o	o
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	o	o
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	o	o
	15	Encourage innovation, improve productivity, regenerate towns and rural areas creating a business environment in which new businesses start and existing businesses grow	+	+
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	?	?

### Conclusions and recommendation

- 4.150 Draft DM policy 9 is a policy aimed at setting out a specific requirement in the development process in relation to trees, hedgerows and landscape. The results of the assessment show that the draft policy is considered to be a stronger, more comprehensive and likely to be more effective policy than the present Local Plan policies. It scores more highly in respect of a number of SA Objectives than the Local Plan policies. The draft policy should help to tackle the effects of global warming as well as strengthening the ability of officers to create more attractive and better functioning development in the future.
- 4.151 Draft DM policy 9 should be retained in its present form to help protect the landscape and biodiversity and enhance the built environment. It is likely to ensure that decisions and developments create the conditions for a greener approach and involve consideration of trees, hedgerows and landscape planting from the outset of a proposals development. It is considered to be a more comprehensive and joined up approach to that contained within the Local Plan policies.
- 4.152 Draft DM Policy 9 should be retained in its present form of wording.

## **Draft DM Policy 10 - Existing Dwellings in the Countryside**

### Issue

4.153 Draft DM policy 10 sets out in detail the approach to various development possibilities related to existing dwellings in the countryside. It adds detail to the general policy of restraint within the countryside set out in Draft Core Policy 20. The policy is one of a suite of four pertaining to various types of development in the countryside. This policy relates specifically to existing dwellings in a countryside location.

### Policy Background

4.154 The following is a summary of the policy background relevant to draft DM policy 10

- NPPF Section 7 Requiring Good Design supports, in general terms, the detailed criteria in draft DM policy 10.
- Core Policy 20 establishes a general policy of restraint in relation to development in the countryside. This policy mentions and links to a large number of specific core and development management policies.
- The following Local Plan policies relate to existing dwellings in the countryside: 2.11 Extension to Dwellings, 2.15 Replacement Dwellings in the Countryside.

### Draft DM Policy 10

- a Six criteria which need to be satisfied if a replacement of an existing dwelling in the countryside is to be permitted
- b Five criteria which need to be satisfied if an extension of an existing dwelling in the countryside is to be permitted
- c Six criteria which need to be satisfied if an ancillary domestic building within an existing residential curtilage in the countryside is to be permitted

### Existing Local Plan

- a Three criteria to be met relating to extensions to dwellings in any location, not only the countryside
- b Three criteria which need to be satisfied in relation to a replacement of an existing dwelling in the countryside

### Discussion

- 4.155 A rural District such as North Dorset contains a large number of dwellings outside settlement boundaries many of which were built to provide accommodation for people working on the land in the surrounding rural areas. Further development in the countryside can reduce its visual and environmental resource and in most cases is unsustainable, creating more vehicle trips of some distance and being unable to share social and economic resource as efficiently as dwellings in more urban locations. The Council's strategic approach is therefore to permit development in the countryside only if a countryside location is essential or if there is a clear justification for an exception to the overall policy of restraint. Core Policy 20 and the above Local Plan policies all follow this rationale.
- 4.156 Draft DM policy 10 seeks to manage 3 separate but often interlinked situations all relating to existing buildings: Replacement of Existing Dwellings; Alteration or Extension of Existing Dwellings; and Ancillary Domestic Buildings within Residential Curtilages, all in the countryside context. By drawing these 3 issues together into a specifically countryside related Policy, draft DM policy 10 creates a clear context to its wording which the existing Local Plan fails to achieve.
- 4.157 The NPPF has sustainability at its core and draft DM policy 10 clearly seeks to increase environmental benefits and to ensure that small scale development such as extensions is set within its immediate and wider surroundings. Additionally the policy allows for justified development related to existing dwellings, an aspect which could help to support the rural economy.
- 4.158 The draft DM policy examines in some detail the requirements of mass and scale therefore emphasising the importance of good design. Again this factor is clearly stated in the NPPF. The policy highlights the need for good, robust yet sympathetic schemes, and requires schemes to relate back to the existing dwelling and its characteristics, rather than imposing overlarge and out of character development. This strongly supports the heritage aspects of sustainability in both the built and landscape situations.
- 4.159 The policy itself is long and detailed; while it does not specifically mention sustainability many of its criteria have implications for improved sustainability to be incorporated into proposals (i.e. relating to scale, design, being in character and not detracting from the surrounding landscape).

### DM Policy in light of other realistic alternatives

- 4.160 Draft DM policy 10 is a very extensive policy which has been drawn up to deal with a specific type of development assessing three differing development scenarios within one overarching policy text. This deals with the majority of circumstances likely to arise.
- 4.161 Existing Local Plan Policies contain three criteria providing a basis for a decision relating to proposals in a countryside location with another policy being District Wide in its scope adding a further three criteria. It is not considered that there are other elements which need to be assessed.

POLICY DM10		EXISTING DWELLINGS IN THE COUNTRYSIDE	OPTION 10(1) – Current Local Plan policies	OPTION 10(2) – draft DM Policy
SA Objectives				
Social progress that recognises the needs of everyone	1	Provide housing that is affordable and that meets the needs of the community	o	o
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	o	o
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	o	o
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	o	o
	5	Improve quality of life through well designed developments	+	++
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	o	+
	7	Protect and where opportunities arise, enhance habitats and biodiversity	o	++
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes	+	++
	9	Recognise the Importance of the district's distinct rural landscapes beyond just the aesthetic value	+	++



POLICY DM10		EXISTING DWELLINGS IN THE COUNTRYSIDE	OPTION 10(1) – Current Local Plan policies	OPTION 10(2) – draft DM Policy
SA Objectives				
Prudent use of natural resources	10	Reduce impacts on the environment	+	++
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	o	++
	12	Promote energy and resource efficiency, encouraging clean energy production	o	+
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	o	o
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	o	o
	15	Encourage innovation, improve productivity, regenerate towns and rural areas creating a business environment in which new businesses start and existing businesses grow	o	+
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	?	?

### Conclusions and recommendation

- 4.162 Design, scale, reducing impact, and encouragement to assess the development in relation to the environment and the landscape mean that the draft DM Policy supports the SA Objectives, in particular objectives 5 and 7 to 11. It is clearer and more thorough in its approach than the existing Local Plan policies and is based on sustainability principles. The Local Plan policies do less in helping to achieve sustainability objectives than the draft DM policy
- 4.163 Wording of the draft DM policy is appropriate and supports sustainability aspirations. Within the existing Local Plan policies there are some development scenarios which are not fully considered. In some ways this advocates a specialist approach such as that included in draft DM policy 10.
- 4.164 The wording contained in draft DM policy 10 should be retained in full.

## **Draft DM Policy 11 - The Re-use of Existing Buildings in the Countryside**

### Issue

4.165 To set out in detail the Council's approach to various development possibilities related to the re-use of existing buildings in the countryside. There is a general policy of restraint within the countryside set out in draft Core Policy 20. draft DM Policy 11 is one of a suite of four pertaining to various types of development in the countryside.

### Policy Background

4.166 The following is a summary of the policy background relevant to draft DM policy 11.

- Section 3 of the NPPF Supporting a Prosperous Rural Economy and Section 7 Requiring Good Design are relevant to this policy.
- Draft Core Policy 20 establishes a general policy of restraint in relation to development in the countryside. This policy mentions and links to a large number of specific Core and Development Management policies.
- The following Local Plan policies, 1.10 Re-use or Adaption of Buildings in the Countryside, 1.11 Farmyards in Settlement Boundaries all relate to draft DM policy 11.

### Draft DM Policy 11

- a Four Criteria relating to Building Characteristics that need to be satisfied if the re-use of a building in the countryside is to be permitted
- b Three criteria relating to proposed uses that need to be satisfied if the re-use of a building in the countryside is to be permitted.
- c Five criteria relating to assessment criteria that need to be satisfied if the re-use of a building in the countryside is to be permitted
- d Three criteria relating to a situation where there is no essential need for re-use as an occupational dwelling in the countryside that need to be satisfied if the re-use of the building is to be permitted.

### Local Plan Policy

- a Three criteria relating to change of use and adaption of buildings in the countryside that require to be satisfied if permission is to be given

- b Four criteria relating to residential use in the countryside that require to be satisfied if permission is to be given
- c Seven criteria relating specifically to farmyard re-use, redevelopment or residential use if within village settlement boundaries which need to be satisfied if permission is to be granted

### Discussion

- 4.167 Re-use of existing buildings is a normally less intrusive change within the countryside than new buildings and often better respects the landscape. The draft DM policy deals with a range of scenarios by assessing re-use under four categories: Building Characteristics; Proposed Uses; Assessment Criteria; and Non-occupational Residential Re-use. These provide a detailed and clear set of criteria to be applied in order to allow a decision to be made in respect of almost any situation with regard to the re-use of buildings in the countryside. As such clear and consistent advice can be offered on development proposals.
- 4.168 There is an emphasis on minimizing local impact by keeping to the original footprint, scale of building, and operation. It is acknowledged that reuse will occur but the worst impacts should be avoided and extensive extra use or additional construction is not encouraged. In particular the policy sets out that new economic, community or recreational uses are broadly acceptable and appropriate types of use.
- 4.169 The aim of the policy is clearly to encourage a vital and viable countryside. The rural economy is therefore supported, balanced communities encouraged, as well as the retention of heritage assets, landscape character and local amenity. It also sets out the requirements needed to justify re-use for occupational dwellings and the exceptional circumstances when non-occupational dwellings may be permitted. It thus helps local people to make best use of existing buildings within the countryside and to meet their essential rural needs locally. The Policy therefore fits well with the SA Objectives and the objectives of the NPPF.
- 4.170 The Local Plan policies have the same direction and aspirations as the draft DM policy; however they are individual policies addressing specifics and do not offer the range and breadth of criteria included in draft DM policy 11. In addition the draft DM policy criteria are brought together in a single policy allowing for ease of use as well as explaining to the user the whole picture within the countryside context. This in itself adds to the ability of the policy to support sustainability objectives.

4.171 The draft DM policy goes further than the Local Plan policy by its non-referral to specific categories and therefore recognises the changing shape of rural activities and employment. It offers a more flexible but also more rigorous set of requirements for re-use of existing buildings in the countryside.

4.172 Existing Local Plan policy 2.16 specifically discusses Agriculture and Forestry workers and their need for additional dwellings. Draft DM policy 11 omits such specific references, although it does permit the re-use of existing buildings for occupational workers, which could include agricultural or forestry workers. The introductory text to Section 3.4 states that the Council will rely on national policy to determine applications for agricultural, forestry and other occupational dwellings in the countryside. However, since national policy dealing with that specific issue has now been withdrawn, this text will need to be amended and possibly a new DM policy added.

#### DM Policy in light of other realistic alternatives

4.173 Draft DM policy 11 is a very extensively worded policy, assessing four differing elements within one overarching policy.

4.174 Existing Local Plan policies contain seven criteria providing a basis for a decision relating to countryside proposals with another seven relating to farmyards.

POLICY DM11		THE RE-USE OF EXISTING BUILDINGS IN THE COUNTRYSIDE	OPTION 11(1) – Current Local Plan policies	OPTION 11(2) – draft DM policy
SA Objectives				
Social progress that recognises the needs of everyone	1	Provide housing that is affordable and that meets the needs of the community	+	+
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	+	++
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	+	+
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	+	++
	5	Improve quality of life through well designed developments	+	++
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	o	o
	7	Protect and where opportunities arise, enhance habitats and biodiversity	+	+
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes	o	o
	9	Recognise the Importance of the district's distinct rural landscapes beyond just the aesthetic value	+	++

POLICY DM11		THE RE-USE OF EXISTING BUILDINGS IN THE COUNTRYSIDE	OPTION 11(1) – Current Local Plan policies	OPTION 11(2) – draft DM policy
SA Objectives				
Prudent use of natural resources	10	Reduce impacts on the environment	+	++
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	o	+
	12	Promote energy and resource efficiency, encouraging clean energy production	o	o
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	o	o
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	+	+
	15	Encourage innovation, improve productivity, regenerate towns and rural areas creating a business environment in which new businesses start and existing businesses grow	+	++
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	++	++

4.175 The draft DM policy wording was assessed to perform significantly better against a number of SA Objectives than the Local plan policies and was not considered to have any significant negative impacts. It is clear that the wording is strongly positive in relation to sustainability and therefore supports the SA Objectives. The comprehensive range of criteria means that there is no reason to alter or add to this particular policy however, the withdrawal of PPS 7 – Sustainable Development in Rural Areas, means that additional text on the issue of agricultural (or other occupational) workers’ dwellings is likely to be required.

#### Conclusions and recommendation

4.176 Draft DM policy 11 deals with the majority of circumstances likely to arise in this specific development situation and allows for a consistent approach to be provided to relevant applications. Wording of the draft Policy is appropriate and should be retained. There are no obvious requirements to add wording and assembling all the criteria in one policy is considered to strengthen its sustainability credentials. The wording of the draft policy should therefore be unchanged, although it should also be noted that an additional text is likely to be required to deal with the issue of agricultural (or other occupational) workers’ dwellings.

4.177 In relation to the existing Local Plan policies there are some development scenarios which are not fully considered and some of the assessment criteria are not as precise as could be. This is to be expected given the specialist nature of draft DM policy 11 in meeting recognised local circumstances while existing policies are more general in their nature.

4.178 Draft DM Policy 11 should be retained in its current form. There is however the need to investigate the need for additional text related to agricultural (or other occupational) workers dwellings.



## **Draft DM Policy 12 - Existing Employment Sites in the Countryside**

### Issue

4.179 Sustainable economic growth and diversification of existing businesses in rural areas is promoted by the Government. This in turn requires the Local Planning Authority to produce detailed policy to ensure that any such development, whether the redevelopment of existing employment sites or limited expansion of existing businesses in the countryside is on appropriate sites and not detrimental to nearby and more distant residents or the surroundings generally.

### Policy Background

4.180 The following is a summary of the policy background relevant to draft DM policy 12.

- Section 1 of the NPPF Core Planning Principles includes promotion of the effective reuse of brownfield/previously developed land; whilst Section 3 deals with supporting a prosperous rural economy, including business expansion.
- Draft Core Policy 20 establishes a general policy of restraint in relation to development in the countryside, but recognises that the sensitive small-scale redevelopment or expansion of existing employment sites may be appropriate. This policy mentions and links to a large number of other specific Core and Development Management policies.
- The following existing Local Plan policies relate to employment sites in the countryside: 1.10 Re-use and Adaption of Buildings in the Countryside, 1.11 Farmyards within Settlement Boundaries, 3.3 Retention of Employment Areas and Uses, 3.5 Employment Development within the Countryside.

### Draft DM Policy 12

- a Six Criteria are provided that require to be satisfied, these deal with, existing lawful use, extent of site, control of ancillary uses, the design ,character and scale of building works, the need for a comprehensive approach to site development and the need for clear overall benefit.

### Existing Local Plan

- a Change of Use from employment to non-employment will not be permitted

- b Small scale expansion possible subject to scale, re-use of buildings, only use of land within curtilage or a small scale extension, no adverse effect re access, scale, character and appearance. There is also a reference to another LP Policy which has 7 development criteria
- c Criteria for development within farmyards inside settlement boundaries

#### Discussion

- 4.181 Four policies are used in the existing Local Plan as set out above. They are connected but deal with separate topics. There is no element in the Local Plan policies that discusses the lawfulness of the existing development or use, neither does it deal with expansion of the site in any way.
- 4.182 Draft DM policy 12 sets out 15 criteria which can be used to assess proposals relating to existing employment sites in the countryside. As well as involving the principles of sustainability and conserving and enhancing the natural environment draft DM policy 12 seeks to ensure that rural employment sites continue to operate but in ways that are compatible with their surroundings and lawful with regard to what and how land is utilised. It aims to ensure that site redevelopment is achieved which will retain employment potential, benefit the users, and respect its surroundings and setting. It discusses Lawful Development and Use, the Extent of the Existing Employment Use, Ancillary Uses, Size and Design, Use and Occupancy in order to set the context of the draft DM policy and combines criteria for extension of buildings, new construction and redevelopment of buildings or site within one policy.
- 4.183 The main thrust of the policy is not aimed at the potential for residential or non-employment use but of retention of employment and how this is to occur in terms of development within the site. In this way it reflects the Government's aims to ensure the conditions for "supporting a prosperous rural economy" occur as sought in the NPPF(para 28).
- 4.184 Redevelopment of such sites for new and inappropriate and more intensive uses can degrade large surrounding areas in various ways. This new policy sets out a process which would lead to the assessment of new uses or extensions and the means to hold back those which while maybe offering economic benefit would conversely be to some degree unsustainable or to the detriment of local amenity for example harm to

the environment, to the landscape, cause congestion or cause loss of amenity.

4.185 The proposed new policy emphasises sustainability principles in site redevelopment or reuse/extension of buildings on countryside employment sites, issues not previously sufficiently covered in Local Plan policies. The draft DM policy allows a fair and cohesive approach to be applied to countryside employment sites and should bring in time, a wide range of benefits to rural residents while retaining a prosperous rural economy.

DM Policy in light of other realistic alternatives

4.186 DM Policy 12 is an extensive policy which allows for an assessment of a wide range of development scenarios within one overarching policy text. This deals with the majority of circumstances likely to arise where construction of new building or other construction works need to be assessed. It also allows for a consistent approach to be provided on relevant applications.

4.187 Existing Local Plan Policy contains a large number of criteria providing a basis for decisions.

4.188 Draft DM policy 12 is considered appropriate and comprehensive in dealing with the great majority of applications related to this specialised topic.

POLICY DM12		EXISTING EMPLOYMENT SITES IN THE COUNTRYSIDE	OPTION 12 (1) – Current Local Plan policies	OPTION 12(2) – draft DM policy
SA Objectives				
Social progress that recognises the needs of everyone	1	Provide housing that is affordable and that meets the needs of the community	?	?
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	o	o
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	o	o
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	o	+
	5	Improve quality of life through well designed developments	+	++
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	+	++
	7	Protect and where opportunities arise, enhance habitats and biodiversity	o	++
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes	+	++
	9	Recognise the Importance of the district's distinct rural landscapes beyond just the aesthetic value	+	++

POLICY DM12		EXISTING EMPLOYMENT SITES IN THE COUNTRYSIDE	OPTION 12 (1) – Current Local Plan policies	OPTION 12(2) – draft DM policy
SA Objectives				
Prudent use of natural resources	10	Reduce impacts on the environment	+	++
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	+	++
	12	Promote energy and resource efficiency, encouraging clean energy production	+	++
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	+	++
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	+	+
	15	Encourage innovation, improve productivity, regenerate towns and rural areas creating a business environment in which new businesses start and existing businesses grow	+	++
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	+	+

### Conclusions and recommendation

- 4.189 The draft DM policy wording is assessed to perform well against a number of SA Objectives and better than existing Local Plan policies. The draft DM policy was not considered to have any significant negative impacts.
- 4.190 Wording of the draft DM policy is much more precise when dealing with development requiring new building or building works in the countryside than the less cohesive Local Plan policies. There are no obvious requirements to add extra wording and the assembling of all the criteria in one policy is considered to strengthen its ability to help achieve more sustainable developments.
- 4.191 Draft DM policy 12 is considered the most appropriate approach and should be retained in its current form.

## **Draft DM Policy 13 - Equine-Related Developments in the Countryside**

### Issue

4.192 In a rural authority such as North Dorset commercial and private equine-related developments are common. There is however no current planning guidance for this subject. In order to clarify the situation for residents and commercial operations this policy has been developed to ensure a cohesive, comprehensive and sustainable approach to equine-related development, where planning permission is necessary.

### Policy Background

4.193 The following is a summary of the policy background relevant to draft DM policy 13.

- Section 3 of the NPPF Supporting a prosperous rural economy relates to commercial operations.
- The NPPF Core Planning Principles support economic activity and thriving rural communities in rural areas, Section 7 seeks good design, and Section 11 seeks to retain the intrinsic character and beauty of the countryside.
- Core Policy 20 establishes a general policy of restraint in relation to development in the countryside which allows development in the countryside under certain limited circumstances.
- No Local Plan policies directly relate to equine related developments however; policies 1.10 Re-use and Adaption of Buildings in the Countryside and 3.5 Employment Development within the Countryside are considered to have a limited relationship to draft DM policy 13.

### Draft DM Policy 13

- a 3 General criteria which require to be satisfied re suitability of site, provision for exercise and suitable vehicular access
- b Criteria relating to scale and use of equine related buildings for private recreation and leisure uses
- c Criteria related to commercial recreation, leisure, training or breeding uses.
- d Criteria related to ancillary uses
- e Criteria and further guidance in relation to the failure of an equine related commercial enterprise

### Existing Local Plan

4.194 The Local Plan did not include a policy on equine related developments.

### Discussion

- 4.195 Equine-related development can be commercial or domestic and can vary greatly in scale. The two relatively consistent factors are that it occurs in rural areas and is extensive by nature. While much development relating to equines is acceptable and reasonable there is always potential for such uses to cause nuisance, disturbance, or to adversely affect environmental quality and countryside character. There are no specific equine related policies in the Local Plan and very little other advice in relation to planning and equine matters generally.
- 4.196 Many buildings which relate to equine matters require planning permission and as such there is a need for local specialist planning advice and guidance relating to equine development. The crux of the policy is to ensure that principles of site suitability, good design, amenity, access, siting and overall appropriateness are clearly set out. In turn this will in the longer term promote better and more sustainable development which respects its site and nearer and further surroundings.
- 4.197 The introductory text to the policy discusses issue by issue the factors pertinent to equine related development and how the Council views each of these and justifies its stance. The Policy provides wording under several sections and bringing all of these elements together in one policy allows for greater cohesion of approach while repeating in a number of ways the underlying requirement for sustainability in all of the various aspects of development.
- 4.198 In respect of the NPPF the policy supports the idea of a prosperous rural economy, good design, and conservation of the natural and historic environment. The stated purpose of the NPPF is to ensure sustainability in all aspects of development and this policy is a local solution to a set of factors which if unguided could result in a degradation of the high quality landscape and quality of life found in the District's rural areas.
- 4.199 The supporting text offers a very limited opportunity for the development of occupational dwellings related to equine development of a major commercial nature. This again relates to supporting the local economy. Any proposal for a new dwelling requirement concerned with equine related business would always be rigorously tested in its own right.



4.200 One impact that the policy tackles is that of site suitability and management to ensure that there is no degradation of the site and potentially even improvements in quality. The policy ties in the need for owners or commercial operators to have a duty of stewardship, implying an understanding of and a working towards managing the impacts of their operations.

4.201 There is no directly corresponding policy in the Local Plan but some aspects of the Local Plan do touch on draft DM policy 13, as such a comparison in SA terms has been made.

DM Policy in light of other realistic alternatives

4.202 Draft DM policy 13 is an extensive policy allowing for an assessment of a wide range of development scenarios within one overarching policy text. It deals with the majority of circumstances likely to arise where equine related development is proposed and works or uses need to be assessed.

4.203 There are no specific policies in the current Local Plan that deal with this topic.

4.204 It is not considered that there are other elements which need to be assessed in relation to draft DM policy 13.

POLICY DM13		EQUINE RELATED DEVELOPMENTS IN THE COUNTRYSIDE	OPTION13(1) – Current Local Plan policies	OPTION13(2) – draft DM policy
SA Objectives				
Social progress that recognises the needs of everyone	1	Provide housing that is affordable and that meets the needs of the community	o	o
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	o	+
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	o	o
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	o	+
	5	Improve quality of life through well designed developments	+	++
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	o	o
	7	Protect and where opportunities arise, enhance habitats and biodiversity	o	+
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes	?	+
	9	Recognise the Importance of the district's distinct rural landscapes beyond just the aesthetic value	o	++

POLICY DM13		EQUINE RELATED DEVELOPMENTS IN THE COUNTRYSIDE	OPTION13(1) – Current Local Plan policies	OPTION13(2) – draft DM policy
SA Objectives				
Prudent use of natural resources	10	Reduce impacts on the environment	o	+
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	o	+
	12	Promote energy and resource efficiency, encouraging clean energy production	?	?
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	o	+
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	o	o
	15	Encourage innovation, improve productivity, regenerate towns and rural areas creating a business environment in which new businesses start and existing businesses grow	o	o
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	o	o

### Conclusions and recommendation

- 4.205 The draft DM policy wording was assessed to perform well against a number of SA Objectives and was not considered to have any significant negative impacts. It is clear that the draft DM policy wording positively seeks to achieve the SA Objectives. As no specifically equine related policies occur in the existing Local Plan. The existing policy framework is lacking in detail in this area.
- 4.206 The wording of draft DM policy 13 is appropriate and should be retained to allow a consistent approach to be applied. The policy is specific to the type of development often proposed in rural North Dorset. The assembling of all the criteria in one policy is considered to strengthen its sustainability credentials. Draft DM Policy 13 is considered appropriate in its current form to deal with proposals related to equine developments.

## **5.0 Cumulative Impact of the Draft Policy Framework**

- 5.1 Section 7.0 of the Initial SA made an analysis of the Preferred Policy Options. Most of the SA objectives scored positively when compared against the preferred Core Policy approach while others scored negatively. As an example Objectives 7, 9, and 10 and 12 scored poorly (Figure 5.1).
- 5.2 It is necessary as a part of the overall process to also assess how the SA Objectives score against the draft DM Policies. Further it is required to bring together the overall cumulative impact of the Core Strategy Policies and the draft DM Policies on the SA Objectives. Figure 7.3 of the Initial Sustainability Report sets out a table view of the impact of each policy.
- 5.3 This form of table analysis is now set out below in respect of the results for each draft DM Policy and how each impacts against the 16 Objectives.

**Figure 5.1: Cumulative impact of draft Core Policies <sup>1</sup>**

SA Objectives			draft Core Policy 1	draft Core Policy 2	draft Core Policy 3	draft Core Policy 4	draft Core Policy 5	draft Core Policy 6	draft Core Policy 7	draft Core Policy 8	draft Core Policy 9	draft Core Policy 10	draft Core Policy 11	draft Core Policy 12	draft Core Policy 13	draft Core Policy 14	
Social progress that recognises the needs of everyone	1	Provide housing that is affordable and that meets the needs of the community	o	o	+	++	-	o	o	++	++	++	o	o	o	-	
	2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services	o	++	++	++	++	+	++	+	+	o	+	++	+	-	
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	+	+	o	+	o	+	+	+	+	++	+	+	+	++	+
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	o	o	+	+	o	o	o	+	+	++	+	+	+	+	o
	5	Improve quality of life through well designed developments	+	++	o	o	o	o	o	o	+	o	o	o	o	+	+

<sup>1</sup> Extract from Initial Sustainability Appraisal Report, March 2010  
<http://www.dorsetforyou.com/396661>

SA Objectives		draft Core Policy 1	draft Core Policy 2	draft Core Policy 3	draft Core Policy 4	draft Core Policy 5	draft Core Policy 6	draft Core Policy 7	draft Core Policy 8	draft Core Policy 9	draft Core Policy 10	draft Core Policy 11	draft Core Policy 12	draft Core Policy 13	draft Core Policy 14	
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	+	+	o	o	o	o	o	o	o	o	o	+	+	
	7	Protect and where opportunities arise, enhance habitats and biodiversity	o	o	o	--	o	--	o	o	o	--	-	-	++	++
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes	o	+	?	+	o	+	-	-	o	o	-	?	+	++
	9	Recognise the Importance of the district's distinct rural landscapes beyond just the aesthetic value	o	o	o	--	o	--	o	o	o	--	-	-	+	++
Prudent use of natural resources	10	Reduce impacts on the environment	-	+	+	--	+	--	o	o	o	--	+	-	+	+
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	+	+	o	-	+	-	++	+	o	?	?	o	+	+
	12	Promote energy and resource efficiency, encouraging clean energy production	o	o	o	o	o	o	o	o	+	o	o	o	o	o

SA Objectives			draft Core Policy 1	draft Core Policy 2	draft Core Policy 3	draft Core Policy 4	draft Core Policy 5	draft Core Policy 6	draft Core Policy 7	draft Core Policy 8	draft Core Policy 9	draft Core Policy 10	draft Core Policy 11	draft Core Policy 12	draft Core Policy 13	draft Core Policy 14	
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	o	+	o	o	o	+	+	o	o	o	++	+	o	-	
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	o	++	+	+	+	+	++	o	o	-	++	+	+	o	
	15	Encourage innovation, improve productivity, regenerate towns and rural areas creating a business environment in which new businesses start and existing businesses grow	o	o	+	o	o	+	+	o	o	o	o	+	o	o	o
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	o	o	o	o	o	o	++	++	o	o	o	o	+	o	o

5.4 In respect of the Draft Core Policies impact from the Initial SA the negative effect was most strongly shown in respect of SA Objectives 7, 9, 10, and 12.



**Figure 5.2: Cumulative impact of Development Management Policies**

SA Objectives		draft DM Policy 1	draft DM Policy 2	draft DM Policy 3	draft DM Policy 4	draft DM Policy 5	draft DM Policy 6	draft DM Policy 7	draft DM Policy 8	draft DM Policy 9	draft DM Policy 10	draft DM Policy 11	draft DM Policy 12	draft DM Policy 13		
		Social progress that recognises the needs of everyone	1	Provide housing that is affordable and that meets the needs of the community	?	?	+	?	?	++	?	o	?	o	+	?
2	Create balanced communities where housing, employment and community facilities are delivered to meet needs, improving access to essential services		?	+	++	o	?	?	++	++	+	?	o	++	o	+
3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles		?	+	++	+	?	?	++	+	++	o	o	+	o	o
4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life		?	o	o	o	?	?	++	++	++	++	+	o	o	+
5	Improve quality of life through well designed developments		+	+	++	++	+	?	++	+	++	++	++	++	++	++

SA Objectives			draft DM Policy 1	draft DM Policy 2	draft DM Policy 3	draft DM Policy 4	draft DM Policy 5	draft DM Policy 6	draft DM Policy 7	draft DM Policy 8	draft DM Policy 9	draft DM Policy 10	draft DM Policy 11	draft DM Policy 12	draft DM Policy 13
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	++	+	+	o	o	o	o	+	++	+	o	++	o
	7	Protect and where opportunities arise, enhance habitats and biodiversity	++	o	++	+	+	?	o	++	++	++	+	++	+
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes	++	+	++	++	+	?	+	+	++	++	o	++	+
	9	Recognise the Importance of the district's distinct rural landscapes beyond just the aesthetic value	++	?	+	++	++	o	o	o	?	++	++	++	++
Prudent use of natural resources	10	Reduce impacts on the environment	++	++	++	++	++	o	+	+	++	++	++	++	+
	11	Reduce pressure on the district's natural resources, reducing waste and promoting the wise use, reuse and recycling of land and resources	+	++	+	o	+	o	++	+	+	++	+	++	+
	12	Promote energy and resource efficiency, encouraging clean energy production	++	++	+	o	o	o	?	o	o	+	o	++	?

SA Objectives			draft DM Policy 1	draft DM Policy 2	draft DM Policy 3	draft DM Policy 4	draft DM Policy 5	draft DM Policy 6	draft DM Policy 7	draft DM Policy 8	draft DM Policy 9	draft DM Policy 10	draft DM Policy 11	draft DM Policy 12	draft DM Policy 13
Maintenance of Sustainable levels of Economic Growth and Employment	13	Improve the competitiveness of the district's economy through provision of the necessary infrastructure for a more sustainable economy	+	++	?	?	+	o	?	?	o	o	o	++	+
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	o	++	?	?	+	?	++	?	o	o	+	+	o
	15	Encourage innovation, improve productivity, regenerate towns and rural areas creating a business environment in which new businesses start and existing businesses grow	o	o	+	o	+	?	o	?	+	+	++	++	o
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	?	?	?	?	+	?	o	?	?	?	?	++	+

5.5 The overall effect of the draft DM policies on the SA Objectives reveals a strongly negative impact in respect of Objectives 1 and 16 also a lesser negative impact on SA Objectives 12, 13, 14, and 15.

Cumulative impact of preferred Core and Development Management policies

- 5.6 By comparing the results of the Core Strategy policies in relation to the objectives with the results of the draft DM policies in relation to the objectives it is possible to achieve an appreciation of the overall cumulative impact on the SA objectives of the 2 sets of policies. The conclusion of using this process is set out below.
- 5.7 Objectives 1 and 16 had strongly negative aspects in respect of the draft DM policies which were offset by the more positive Core Policy impact. Objectives 12, 13, 14, and 15 had lesser negative results in respect of the draft DM policies but these again were offset by the impact of the Core Policies. The same effect was seen where strongly negative impacts in respect of CP policies on SA Objectives 7, 9, 10 and 12 were offset by the more positive impacts of the draft DM policies. The end result is that no SA Objective showed a strongly negative result in relation to the overall impact of the joint draft CP and draft DM policies.

## **6.0 Conclusions**

- 6.1 The Sustainability Appraisal process has now examined, in a similar manner, both sets of draft policies within the Draft Core Strategy and Development Management Policies Development Plan Document. These 2 sets of policies have all been assessed by a similar methodology in respect of their impact on the achievability of the 16 SA Objectives, while the objectives have also been tested in order to assess their effectiveness in relation to achieving sustainability. Additionally the draft DM policies have also been compared with existing policies in order to gauge their effectiveness and from this a most appropriate form of wording selected.
- 6.2 The conclusion is that the SA Objectives are best and most positively achieved and supported when both sets of policies, Core policies and Development Management policies, as relevant, are applied. From this potential dual application of sets of policies the greatest potential for sustainable development and for the inclusion of sustainable elements such as economic, social and environmental impacts within development is likely to be achieved. The conclusion of the Sustainability Appraisal is therefore that overall the policy wordings within the draft DM and Core Strategy policies should be taken forward and used within a Final Sustainability Appraisal Report to accompany the final version of the DPD prior to its adoption.