

Decision Statement

On behalf of Dorset Council, 27 November 2019

Dorset Council is satisfied that the Bridport Area Neighbourhood Plan as modified meets the basic conditions, is compatible with the Convention rights, and complies with the definition of a neighbourhood development plan.

A referendum will therefore be held on 27th February 2020.

Background

The Bridport Area Neighbourhood Area was designated on the 20th May 2014 in accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012 (the 'Regulations'). The relevant body is confirmed as the Bridport Town Council representing the communities of Allington, Bothenhampton & Walditch, Bradpole, Bridport & West Bay and Symondsburry. The designated Neighbourhood Area covers the same area as Allington, Bothenhampton & Walditch, Bradpole, Bridport and Symondsburry parishes.

In April 2019 Bridport Town Council on behalf of the Joint Council Committee submitted the draft Bridport Area neighbourhood plan and supporting material to Dorset Council. Dorset Council were satisfied that the documents submitted met the requirements of Regulation 15 of the 'Regulations'. The Joint Council Committee were notified of the Councils conclusion and informed that the plan could proceed to examination.

The submitted documents were made available for consultation from 17 May 2019 until 28 June 2019, and independent examiner Mrs Deborah McCann, was appointed. The examiner's report was received on 8 October 2019.

In summary, the examiner's report concluded that the Bridport Area Neighbourhood Plan would meet the Basic Conditions and other legal requirements, subject to the modifications as set out in **Appendix A** of this decision statement.

The neighbourhood plan has been amended to include the modifications recommended by the examiner and minor formatting amendments. Two further modifications were made to Policy H3 in agreement with the Joint Councils Committee.

Dorset Council considered each of the recommendations and modifications contained in the examiner's report and agreed the amendments in an Executive Decision Statement 27 November 2019. In considering the conclusions of the independent examiner, the Council agreed that the legal requirements and basic conditions had been met.

The council is therefore satisfied that the plan as amended...

- (i) meets the basic conditions (as set out in Schedule 4B to the Town & Country planning Act 1990); and

- (ii) is compatible with the Convention rights (within the meaning of the Human Rights act 1998); and
- (iii) complies with the provision concerning Neighbourhood Development Plans made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004, and

...can now proceed to a referendum.

The area covered by the Bridport Area Neighbourhood Plan

The neighbourhood plan area covers the parishes of Allington, Bothenhampton & Walditch, Bradpole, Bridport and Symondsburry only.

Details of the Neighbourhood Plan Referendum

The independent examiner considered that it was appropriate for the referendum to be held over the neighbourhood area.

The referendum will therefore be held over the neighbourhood area; the same area as the parishes of Allington, Bothenhampton & Walditch, Bradpole, Bridport and Symondsburry. The referendum for the Bridport Area Neighbourhood Plan will be held on 27th February 2020.

Where to find more information...

Copies of this decision statement, the Examiner's Report and the Bridport Area Neighbourhood Plan (as proposed) can be viewed online at

<https://www.dorsetcouncil.gov.uk/bridport-area-neighbourhood-plan>

or at Council Offices:

- **Dorset Council offices**, South Walks House, South Walks Road, Dorchester DT1 1UZ which is open 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.30pm on Fridays.
- **Bridport Town Council offices**, Mountfield, Bridport, Dorset, DT6 3JP
- **Bridport Library**, South Street, Bridport DT6 3NY

The Joint Council Committee also intends to ensure copies of these documents are available locally.

A copy of this statement is automatically sent to the Town Council who submitted the plan and anyone who has asked to be notified of this decision.

Appendix A: Modifications / Recommendations from Examiner’s report

Dorset Council has agreed to accept all of the Examiners recommendations made within her report but with the exception of two modifications to Policy H3. These modifications are with the agreement of the Joint Councils Committee (JCC).

Policy H3 has been re-titled ‘Affordable Housing Exceptions Sites’ rather than ‘Rural Exceptions Sites and Entry Level Exception sites’.

1. The title of Policy H3 has been modified to remove reference to ‘Rural Exception Sites’ to ensures Policy H3 remains in general conformity with the strategic polices of the Adopted West Dorset, Weymouth & Portland Local Plan 2015; Policy HOUS2: Affordable Housing Exception Sites.
2. The title of Policy H3 has also been modified to remove reference to ‘Entry Level Exception Sites’ to ensure Policy H3 has regard to National Policy and advice. NPPF, Paragraph 71 (b), footnote 34 clarifies that Entry-level exception sites should not be permitted in Area of Outstanding Natural Beauty (AONB), such as the Bridport Area.

Appendix: Modifications

Below are the recommendations and modifications taken from the Examiner’s report with the exception of Policy H3 which has been modified in agreement with the Joint Councils Committee.

Examiner’s Report (page no)	Modification
1. ER pg 22	POLICY CC1 Publicising Carbon Footprint Applicants should seek to minimise the carbon footprint of development proposals and are encouraged to submit a statement setting out the anticipated carbon emissions of the proposed development.
2 ER Pg 23	Policy CC2 Energy and Carbon Emissions New development should aim to meet a high level of energy efficiency where achievable, by: a) exceeding the target emission rate of Building Regulations Part L 2013 for dwellings. b) meeting the relevant design category of Buildings Research Establishment BREEAM building standard “excellent” for non-residential development.
3 ER Pg 23	POLICY CC3 Energy Generation to Offset Predicted Carbon Emissions New development, both commercial and residential, is encouraged where possible to secure at least 10% of its total unregulated energy from decentralised and renewable or low carbon sources.
4 ER Pg 23/4	POLICY CC4 Neighbourhood Renewable Energy Schemes Proposals for individual and community scale renewable energy will be supported subject to the considerations outlined in national policy and guidance.

5 ER Pg 24	DELETE Policy CC5 Add the following to the supporting text for Managing Flood Risk pg 29: All developments, especially those required to submit a flood risk assessment should make every effort to be informed and take account of the most up-to-date predictions of flood risk and the probable impacts of climate change.
6 ER Pg 25	POLICY AM1 Promotion of Active Travel Modes Amend first sentence to read: Proposals for new development which are likely to generate increased pedestrian and/or vehicular traffic movement should:
7. ER Pg 25/6	POLICY AM2 Managing Vehicular Traffic Amend first sentence to read: Proposals for new development which are likely to generate increased vehicular movement should:
8. ER Pg 26	DELETE POLICY AM4 <i>Add following text as a new BANP project:</i> Developer contributions will be sought towards the costs of maintaining and improving the network of footpaths and cycle paths within the neighbourhood plan area.
9. ER Pg 28	POLICY AM5 Car Parking Strategy Proposals for the redevelopment of public car park sites in the neighbourhood plan area should be informed by a comprehensive Transport Assessment. A broadly equivalent amount of public car parking should be provided within walking distance of the existing car park, unless it can be demonstrated that the level of car parking is no longer required due to the provision of alternative modes of transport/access.
10 ER Pg 29	POLICY AM6 Connections to Sustainable Transport Developments proposals should, where achievable include provisions to enable access to public and community transport and provide easy connections to the social, community and retail facilities of the neighbourhood plan area.
11 ER Pg 30	POLICY AM7 Transport Hub Proposal Any proposals for the redevelopment of Bridport bus station and the land immediately around should retain and enhance its primary use as a transport hub and a) Demonstrate how they will relate to the wider Bridport context, with specific reference to clear and convenient connections with the town centre and with surrounding adjacent areas and b) Make the most efficient use of land and be developed to seek optimum use resulting from a design led approach to determine the capacity of the site and c) Enable the successful integration of the bus station and any new buildings within its surrounding area, and deliver wider benefits to residents and visitors, such as access to shared amenity space and a high-

	<p>quality public realm.</p> <p>Development proposals for the Bus Station site that do not accord with this policy will not be supported.</p>
12 ER Pg 31	<p>POLICY EE1 Protection of existing employment sites</p> <p>The Old Laundry and East Road trading estates in Bridport are important employment sites (see Map 3 for their location and extent). Applications for B1, B2, B8 and similar uses will be supported subject to proposals not having a significant adverse impact on surrounding land uses. Retail uses will generally be supported at these two important employment sites if they have trade links with employment uses or if they are unneighbourly in character (such as tyre and exhaust centres, car showrooms and trade counters). Other uses which do not provide direct, on-going local employment opportunities will not be supported at these two sites.</p>
13 ER Pg 31	<p>The Crepe Farm Business Park annotation on Map 3 is should be checked and revised as necessary.</p>
14 ER Pg 32	<p>POLICY EE2 Provision for New & Small Businesses</p> <p>DELETE 2b) Businesses to operate from integrated home/ work locations, as long as they do not require a change of use.</p>
15. ER Pg 33	<p>POLICY EE3 Sustainable Tourism</p> <p>Proposals for the development of tourist related accommodation and facilities will be supported and encouraged in the neighbourhood plan area where they are in conformity with the relevant policies in the Development Plan.</p>
16. ER Pg 35	<p>Supporting text page 41 para 5:</p> <p>DELETE</p> <p>Whilst it is the local authority who must assess any claim of nonviability through the planning process and ultimately decide on its validity, Policies H1.2 and H1.3 require that they will now involve Town and Parish Councils in any viability assessment carried out in the neighbourhood plan area, and the developer will need to show how they have tried to avoid any loss of affordable home quota. Town and Parish Councils will thereby be fully informed and can consult with the community about it.”</p>
17. ER Pg 35	<p>Supporting text page 41 para 6:</p> <p>DELETE & REPLACE with:</p> <p>Policy H1.4 explains how proposals for the distribution of different sizes of affordable homes should be assessed. The affordable housing mix will be guided by the latest Bridport Area Housing Needs Assessment.</p>
18. ER Pg 36	<p>POLICY H1 General Affordable Housing Policy</p> <p>1. For residential housing proposals affordable housing should be provided in accordance with the provisions of the relevant policy in the Development Plan.</p> <p>2. The affordable housing mix will be guided by the latest Bridport Area</p>

	<p>Housing Needs Assessment, and any subsequent change in demand for priorities of different sizes as recorded on the local authority's Housing Register.</p> <p>3. The subdivision of sites to avoid the provision of affordable housing will not be permitted.</p>
19. ER Pg 36	<p>POLICY H2 Placement of Affordable Housing</p> <p>Affordable housing and open market housing will be fully integrated and evenly distributed across sites in such a way that once completed any quality and location differences are indiscernible.</p>
20. ER Pg 38 (Modification Not accepted)	<p>Modified in agreement with the Joint Councils Committee (JCC).</p> <p>Policy H3 Affordable Housing Exception Sites</p> <ol style="list-style-type: none"> 1. Such exception sites will be supported where the preferred mix of housing is guided by the latest Bridport Area Housing Needs Assessment and any subsequent changes to trends in household composition identified by the local planning authority. (Small numbers of open-market homes may be included where cross subsidy is required for delivery of the affordable housing element). 2. If the development is phased, then the approved proportion of open market to affordable homes will apply for each phase
21. ER Pg 39	<p>Supporting text page 44 para 5</p> <p>DELETE & REPLACE:</p> <p>A policy ensuring that new housing developments deliver the preferred mix of sizes and types must take into account that this cannot be made to work on very small sites, and sites where there are other practical constraints such as the character of its surroundings. The requirement to adopt the preferred mix therefore applies to major housing developments and takes into account the overall housing need within the neighbourhood plan area.</p>
22. ER Pg 39	<p>POLICY H4 Housing Mix & Balanced Community</p> <p>To ensure a balanced community, major housing applications will contain a mix of housing types and sizes to meet a range of needs. The preferred mix will be guided by the latest Bridport Area Housing Needs Assessment, and any subsequent changes to trends in household composition identified by the local planning authority.</p>
23. ER Pg 42	<p>Supporting text page 46 para 2</p> <p>DELETE & REPLACE:</p> <p>Policy H6 seeks to ensure that even a small-scale new development fits in with and benefits the neighbourhood, that larger developments ensure that affordable housing provision is met in step with completing other homes and encourages development of any size to make a provision for self-build.</p>
24. ER Pg 42	<p>POLICY H6 Housing Development Requirements</p> <ol style="list-style-type: none"> 1. At outline, major housing applications should demonstrate that they comply with all of the following requirements: <ol style="list-style-type: none"> a) The proposed development will integrate and connect with neighbouring communities.

	<p>b) The variety of size, form, tenure, and type of homes will meet a range of needs and will help create a balanced and mixed community as described in Policy H4.</p> <p>c) where a proposal involves the provision of public amenities (e.g. schools, health-care etc.), the phasing and schedule of these amenities will be such that they are commissioned in step with the demand created by the overall (or phased, where applicable) development completion.</p> <p>2. For a phased development each development phase should include no less than the % of affordable housing agreed with the Council for the whole site (unless substantiated by viability assessment).</p> <p>At the Reserved Matters stage of a planning application, where the provision of serviced plots for self-build is included, the location of such plots will be agreed.</p>
25. ER Pg 43	<p>POLICY H7 Custom-Build and Self-Build Homes</p> <p>The provision of Custom Build and Self Build Homes is supported. For major applications the inclusion of 4% of serviced plots is encouraged.</p>
26. ER Pg 44	<p>Supporting text page 48 para 1</p> <p>DELETE & REPLACE:</p> <p>“Policy H8 supports the principle that Community-Led Housing development is supported in the neighbourhood plan area. Any such housing will be in conformance with expected CLT practice.</p>
27. ER Pg 44	<p>POLICY H8 Community-Led Housing</p> <p>Community-led housing will be supported.</p>
28. ER Pg 49	<p>Supporting text page 48/9 para 2 -6</p> <p>DELETE & REPLACE:</p> <p>Control of Second Homes</p> <p>The community has raised concerns about the number and the impact of second homes (including holiday homes), particularly when there are local people in need of housing. Homes standing empty for much of the time have a depressing effect on a community’s economic and social well-being. The latest national census (in 2011) showed that across the neighbourhood plan area more than 1 in 10 homes were normally unoccupied, with much higher concentrations in some localities within the plan area. 1 in 4 property sale transactions across the neighbourhood plan area in 2017-18 were as second homes suggesting a rising trend.</p> <p>Current evidence does not support a policy which says new housing development may be used only as the occupants’ main homes (a “Primary Residence restriction”). This is because the current level of second and holiday home ownership has been judged insufficiently intrusive and the consequences of such a policy insufficiently researched.</p> <p>The extent and potential impact of introducing a second and holiday home policy will now be made the subject of a Project, to assess the situation with a view to introducing an appropriate policy, if justified, in a future</p>

	revision of this neighbourhood plan.”
29. ER Pg 49	DELETE Policy H9
30.	Add to Project & Action Monitor the levels of second and holiday homes across the neighbourhood plan area and review the justification for a ‘Primary Residence restriction’ as part of the plan review process.
31. ER Pg 50	Third paragraph in the second column on page 58 There are 3 Scheduled Monuments within the neighbourhood plan area; - a bowl barrow 200m north east of Holy Trinity Church, Bradpole – - a bowl barrow on Eype Down 275m east of Frogmore Farm - - Three bowl barrows north east of Thorncombe Beacon, and south west of Down House
32. ER Pg 51	POLICY HT1 Non-Designated Heritage Assets The Joint Councils Committee has prepared (and will maintain) a list of buildings, features and structures in the neighbourhood plan area which are considered to be ‘non-designated heritage assets’ and should be treated as such for the purpose of applying national and Local Plan policies including Policy ENV4 of the Adopted Local Plan (2015). The list of non-designated heritage assets is available at: https://www.bridport-tc.gov.uk/bridport-area-neighbourhood-planevidence/
33. ER Pg 52	POLICY HT2 Public Realm Proposals that have a negative impact or “harm” the qualities of the public realm as identified in the Neighbourhood Characteristics of this plan will not be supported.
34. ER Pg 54	POLICY L1 green Corridors, Footpaths, Surrounding Hills & Skylines 1. Proposals must preserve and enhance the natural beauty of the Dorset AONB by: a. Being located on sites that do not adversely affect the wider landscape setting. b. Being designed in such a way as to positively exploit the site features using form, scale, materials and an architectural approach appropriate to the site context. 2. Proposals that do not preserve and enhance the AONB will be refused. 3. Where development may be visually prominent or adversely affect landscape character, production of a Landscape and Visual Impact Assessment (LVIA) will be required.
35. ER Pg 55	Map 7 land east of Bridport at Dogholes should be omitted from Map Woodland and Grassland Area
36. ER Pg 56	POLICY L2 Biodiversity 1. Development proposals will be expected to demonstrate how they will provide a net gain in biodiversity and, where feasible, habitats and

	<p>species, on the site, over and above the existing biodiversity situation.</p> <p>2. If significant harm to biodiversity resulting from a development cannot be avoided (For example through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then planning permission will not be supported.</p> <p>3. Wildlife corridors and important habitats have been identified on Maps 6, 7, 8 and proposals that would result in their loss or harm to their character, setting, accessibility, appearance, quality, or amenity value should be avoided.</p> <p>NB check Map numbering in this policy in case of changes due to extra map being added to BANP</p>
<p>37. ER Pg 59</p>	<p>Policy L3. Supporting text to be added:</p> <p>Local Green Spaces</p> <p>The National Planning Policy Framework introduces Local Green Space designation to provide special protection against development for green areas of importance to communities.</p> <p>The designation can be used:</p> <ul style="list-style-type: none"> — where the green space is in reasonably proximity to the community it serves — where the green area is demonstrably special to a local community and holds a local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife. — where the green area is local in character and is not an extensive tract of land. <p>The designation of land as Local Green Space through the neighbourhood plan allows communities to identify and protect green areas of particular importance to them</p> <p>In developing the list of sites to be designated Local Green Space were assessed using the following criteria:</p> <ul style="list-style-type: none"> — Beauty: A place of aesthetic beauty that adds to the visual qualities of the neighbourhood plan area. — History: A place with significant historical importance for the town. — Recreation: A place which offers formal or informal recreation and sporting opportunities for residents and visitors. — Tranquillity: A place that offers an escape from everyday urban noise and activity. — Wildlife: A place that provides a haven for wildlife, both animals and plants. (see Local Green Spaces –Reasons for Designation <p>A full explanation of the methodology, evidence and justification to support the designation of the nominated Local Green Spaces can be found in the neighbourhood plan evidence base: https://www.bridport-</p>

	tc.gov.uk/projects/bridport-area-neighbourhood-plan-evidence/
38. ER Pg 60	<p>POLICY L3 Local Green Spaces (LGS)</p> <p>The following sites, identified on map 9 are designated as Local Green Spaces:</p> <p>A Allington Hill B Asker Meadows C Borough Gardens D Community Orchard E Coneygar Hill F Cooper’s Wood and Field G Court Orchard Play Area H Flaxhayes Play Area I Happy Island J Jellyfields Nature Reserve K Jubilee Green M Pageants Field N Peter Foote Play Area O Railway Gardens P Riverside Gardens Q Skilling Oval Play Area R The Gore S Walditch Village Green T Wanderwell Nature Reserve U Wellfields Drive Green Area</p> <p>Inappropriate development within any designated LGS will only be permitted in very special circumstances. NB check Map numbering in this policy in case of changes due to extra map being added to BANP</p>
39. ER Pg 61	Map 9 to be amended to remove Watton Hill
40.	Page 67 rename as Table 1 not Policy L4
41. ER Pg 62	<p>POLICY L4 green gaps (Anti-Coalescence Measures)</p> <p>1. The distinctive identities of existing individual settlements within the parishes of Allington, Bradpole, Bothenhampton & Walditch, Symondsbury, Bridport and West Bay should be retained. Proposals within the green gaps identified on Map 10 must demonstrate through appropriate Landscape Visual Impact Assessment (LVIA) that the proposal would not diminish the visual gaps between settlements.</p> <p>2. Proposals for development across the neighbourhood area will be required to retain the character and setting of the area and should seek to avoid coalescence between the settlements of Pymore, Allington, Bradpole, Bothenhampton, Bridport, Eype, Symondsbury, Walditch and West Bay.</p>

<p>42. ER Pg 63</p>	<p>POLICY L5 enhancement of the environment Appropriate to the scale of development, proposals for new housing development should: 1. include good quality outdoor space, both private and community gardens, and contribute to providing tree cover and improving biodiversity and 2. make provision for green infrastructure.</p>
<p>43. ER Pg 65</p>	<p>POLICY COB2 Ropewalks Car Park & Bus Station Car Park 1. Redevelopment of the car park sites for a mix of town centre uses will be supported subject to the following provisions: a) A broadly equivalent amount of public car parking is provided within Bridport Town Centre, or within reasonable walking distance of the Centre of Bridport. 2. The proposed redevelopment of these sites should be described and illustrated through a Design & Access Statement and applicants are encouraged to undertake consultation with residents and businesses in the Bridport area; and a) Demonstrate compliance with Appendix A of this Plan (Shopfront Design Guidance); and b) Have detailed regard to the Bridport Conservation Area Appraisal and relevant West Dorset Local Plan design policies; and c) In its approach to replacement car parking, have appropriate regard to best practice design guidance such as ‘Car Parking: What Works Where’ (English Partnerships, 2006); and d) Demonstrate how any relevant planning issues identified through community engagement and consultation have been satisfactorily addressed. 3. Any redevelopment proposals should comply with Policies CoB3 and AM5.</p>
<p>44. ER Pg 66</p>	<p>Add Map showing Bridport Town Centre as defined in the West Dorset Local Plan</p>
<p>45. ER Pg 66</p>	<p>POLICY COB3 Retail Development Bridport Town Centre 1. Due to the impact on the appearance and character of the town centre and where planning permission is required, proposals for the significant enlargement of A1 to A5 retail units, or the merging of multiple units will be resisted within the defined Bridport Town Centre. 2. Redevelopment proposals will be supported where, through the design of the ground floor retail units, they encourage small, local, and/or independent traders to locate in the town centre. Smaller retail floorplates (< 280sq m) can often be more attractive to small, local, and/or independent retailers than large format units and therefore redevelopment proposals should include a significant proportion (a minimum of 80%) of such units.</p>
<p>46. ER</p>	<p>Page 77 para 2 DELETE & REPLACE</p>

Pg 69	<p>Who is consulted and how will depend upon the type and scale of the development and developers should identify all stakeholders and potentially impacted parties as the first step in establishing a consultation programme.</p> <p>In addition to the requirements of the local validation list, it is good practice for a statement setting out who was consulted, the findings and how these have influenced the design to be submitted for developments appropriate to the scale of that development.”</p>
47. ER Pg 69	<p>POLICY D2 Programme of Consultation</p> <p>Applicants are encouraged to enter into a meaningful programme of community consultation appropriate to the scale of development.</p>
48. ER Pg 71	<p>POLICY D4 Mix of uses</p> <p>Clause 2</p> <p>DELETE & REPLACE</p> <p>2. For developments of 100 or more homes a masterplan for the site will be required.</p>
49. ER pg	<p>POLICY D6 Definition of streets and spaces</p> <p>Proposals for new residential development in the plan area should create a sense of place through:</p> <ul style="list-style-type: none"> a) A strong sense of enclosure, considering building lines and appropriate building height to street width ratio. b) The use of street trees or appropriate boundary features (walls or hedges) in areas where a sense of enclosure is needed but cannot be achieved through strong building lines. c) The provision of parking to the required standard so that it does not dominate the street scene.
50. ER Pg 76	<p>Policy D8 Contributing to the local character</p> <p>Proposals for new development (residential and commercial) in the Plan area should demonstrate high quality architecture and seek to maintain and enhance local character as follows:</p> <ul style="list-style-type: none"> a) New development should reflect the local building forms and traditions, materials and architectural detailing that are significant in the local area, and maintain or, where appropriate, enhance local character. Exceptions may be the use of modern design and materials that contrast with yet complement local character. b) New developments should enhance the local character, although this does not imply simply duplicating existing developments which, in themselves, may not be of good quality. c) Where a development is proposed in or on the edge of an existing settlement, any new routes will respect their place in the hierarchy within the overall network, and the design of the development should be influenced by the need to define or soften the transition between areas of different character. d) Where new plots are being formed, these should reflect the existing grain and pattern of development where these form a significant

	<p>characteristic in the street scene, unless this would conflict with other policies.</p> <p>e) New developments should not be disproportionate in scale to adjoining buildings in the locality, unless warranted by its proposed use and position on the street.</p> <p>f) Innovation in building design and materials in a way that supports local distinctiveness and the other objectives for good design and sustainable development will be supported.</p> <p>g) Buildings should normally be no more than two storeys in height, (with use of the roof space with dormer windows as a useable living space being accepted), unless heights of neighbouring buildings dictate the appropriate height for a new or extended building and the proposed design causes no impairment of light or visual impact.</p>
51. ER Pg 77	DELETE Policy D9
52. ER Pg 78	<p>POLICY D10 environmental performance (see also Policies CC2, CC3)</p> <p>Applicants are encouraged to design buildings to last, employing modern innovative technologies and methods of construction to, for instance, reduce construction costs, speed up construction, and minimise energy consumption and carbon emissions during the building’s lifetime, such as:</p> <p>a) Adopting energy conservation in the construction phase of new buildings (including the use of local materials to avoid transport impacts)</p> <p>b) Avoiding using those materials most harmful to the environment (those given a ‘D’ or ‘E’ rating in the Green Guide to Specification).</p> <p>c) Using southerly facing roof slopes for solar thermal and/or photovoltaic installations, where possible integrated into the roof design, subject to the appropriate level of heritage and conservation assessment.</p> <p>d) Maximising opportunities for natural lighting and ventilation to buildings</p> <p>e) In areas with known flooding issues, or where extensive areas (greater than 5 square metres) of hard surfacing are required, using permeable materials.</p> <p>f) including systems to collect rainwater for use, also the use of grey water</p> <p>g) designing homes to Lifetime Homes Standards.</p>
53. ER Pg 79	<p>Policy D11 clause b)</p> <p>DELETE & REPLACE</p> <p>b) External lighting should be arranged to avoid shining into the windows of nearby homes.</p>
54. ER Pg 80	<p>POLICY D12 Building for Life</p> <p>Applicants for new housing developments are encouraged to assess their proposals against the 12 objectives in the guidance published in the latest edition of “Building for Life” published by the Design Council.</p> <p>Proposals for large scale residential development should obtain the Building for Life quality mark and the achievement of nine “green” levels is</p>

	encouraged.
55. ER Pg 81	<p>POLICY D13 HAPPI (Housing our Ageing Population: Panel for Innovation) Principles</p> <p>Proposals for new housing schemes which make provision for elderly persons' accommodation, such as housing for over 55s or sheltered housing, are encouraged to demonstrate how they meet Housing our Ageing Population: Panel for Innovation (HAPPI) principles as part of the planning applications.</p>