

Policy E3: Renewable energy

The Council encourages the use and supply of renewable and low carbon energy provided any adverse impacts can be satisfactorily addressed. Proposals for development which supplies renewable, or low carbon, energy will be permitted provided that:

- a. the technology is suitable for the location and the scale, siting, layout, design and colour of development would not cause significant harm to landscape character or visual amenity;
- b. development would not harmfully interfere with radar, telecommunications, air traffic, railways, or highway safety;
- c. development would not cause significant harm to the amenity of existing neighbours because of its scale, position, noise, vibration, overshadowing, flicker (associated with wind turbines), or other emissions;
- d. development would not harm the significance and setting of the heritage assets;
- e. details of suitable mitigation measures and a site restoration plan are submitted as part of a planning application; and
- f. development can be safely accessed (both during construction and whilst operating).

Assessing flood risk

76. The policies in this part of the Purbeck Local Plan, together with national planning policy, the Purbeck Level 1 Strategic Flood Risk Assessment (SFRA) (January 2018) and Level 2 SFRA for Swanage (October 2016) provide the basis for assessing, avoiding, and where necessary addressing, the risks from flooding.
77. The Council published its Level 1 SFRA in January 2018. The SFRA will be periodically updated to take account of new evidence relating to the risks from flooding. The Level 1 SFRA includes combined maps showing the risks of flooding from main rivers, the sea, surface water, groundwater, future risks from tidal flooding around Poole Harbour and sewer flooding. The Level 2 SFRA undertaken to inform the Swanage Local Plan provides more specific guidance on current and expected future risks from river and tidal flooding in Swanage.
78. The Council's Level 1 SFRA is not a fully comprehensive or detailed record of flood risk across Purbeck. While taking account of the Level 1 SFRA, together with the level 2 SFRA for Swanage where appropriate, applicants may need to gather detailed information through a sitespecific flood risk assessment (FRA)

to guide the process of assessing the risks from flooding on specific sites.