



Sustainability Appraisal - Appendix F

Incorporating the Strategic Environmental Assessment
of the

North Dorset Local Plan Part 1: Pre-submission Document

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Appendix F: Development Management Policies

F.1 The draft New Plan contained a number of Development Management (DM) policies which added detail for a number of specific types of development. These policies have been updated to reflect the changes to national policy, comments received as a result of consultation and the results of the SA of these policies as included in the Addendum to the Initial SA Report. For each of these revised Development Management policies a report has been produced (included in this Appendix) detailing the results of the latest iteration of the SA.

Policy 22 – Renewable and Low Carbon Energy

The draft Core Strategy 2010

- F.2 Draft Development Management Policy 1 (draft DM 1) sought to set out the Council's approach to considering planning applications for renewable energy schemes. This was in the context of draft Core Policy 1, which set out the Council's strategic approach to tackling climate change.
- F.3 Draft DM 1 identified the range of technologies that may be appropriate in North Dorset and set out how the Council would assess: large-scale schemes; smaller-scale stand-alone schemes; and proposals for micro-renewable technologies integrated into new or existing buildings.
- F.4 Key options assessed in the Addendum to the Initial Sustainability Appraisal Report were whether to take forward:
- the relevant parts of Policy 1.1 Sustainable Development Strategy and Policy 3.12 Renewable Energy from the existing Local Plan (2003); or
 - the draft DM Policy 1.
- F.5 Policy 3.12 from the 2003 Local Plan only deals with issues of landscape impact and noise, shadow flicker and reflection from wind turbines. The Addendum to the Initial Sustainability Appraisal Report noted that legislation and national policy relating to renewable energy schemes were continually changing and developing. Consequently, draft DM 1 is much more up-to-date as it discusses the topic in a more structured way and tries to consider the effects of different types of renewable power generation at different scales.

- F.6 The Addendum to the Initial Sustainability Appraisal Report considered draft DM 1 to be more comprehensive and more sustainable than the relevant policies in the 2003 Local Plan.

Explanation of Changes

- F.7 National policy has continued to evolve since the draft Core Strategy was written and key climate change issues are now covered by Section 10 of the NPPF. Draft DM 1 has been re-written to reflect the changes in national policy. The policy now sets out how the Council will assess the likely benefits of any scheme for renewables or low carbon energy against the likely impacts.
- F.8 Much of the commentary on integrated micro-renewable technology has been removed in the light of the Government's zero carbon buildings policy and the enforcement of these measures through Building Regulations. Changes have also been made to reflect the fact that the revised RSS for the South West is no longer being taken forward and the approved RSS (RPG 10) has been revoked. The emerging RSS required at least 10% of on-site energy in new developments to come from decentralised and renewable or low carbon sources. This has been removed in the light of the abolition of regional planning.

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- F.9 The policy has been rewritten to reflect national policy, setting out how the Council will assess the likely benefits of any scheme for renewables or low carbon energy against the likely impacts, having regard to any mitigation measures.
- F.10 Key impacts that developers will be expected to consider are impacts on the landscape, biodiversity, the historic environment, and water resources. They will also need to show how they will mitigate issues related to transport and access, the effects of shadow flicker (from wind turbines), noise and vibration, potential interference to radar and other telecommunications, legitimate concerns of local communities, and site restoration. When considering benefits the policy considers not only the levels of heat or electricity likely to be generated, but also benefits to local communities.
- F.11 Evidence will need to be supplied to support proposals for renewable energy schemes to demonstrate that the impacts of the development have satisfactorily been addressed enabling the Council to assess the benefits against the likely impacts.
- F.12 In summary, the policy changed from a 'scale-based' to a 'theme-based' approach to assessing all types of renewable and low carbon energy schemes.

Policy 22 Renewable and Low Carbon Energy			Assessment
SA Objectives			Assessment
Social progress that recognises the needs of everyone	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	+
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 and recognise opportunities that arise	++
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	++

Policy 22 – Renewable and Low Carbon Energy			
SA Objectives			Assessment
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 villages creating a business environment in which new businesses start and existing businesses grow	0
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	?

Assessment Conclusions

- F.13 Most of the changes to the policy have been made to ensure that it reflects current national policy, which has changed considerably from the national / emerging regional policy framework that existed in 2010, when the draft Core Strategy was produced.
- F.14 Policy 22 takes a more balanced approach to the consideration of proposals for renewable energy schemes by establishing a framework within which the likely benefits and impacts can be weighed against each other enabling the Council to form a balanced view on the acceptability of any proposals. This approach will enable stronger and more fully justified decisions to be made, bringing about more sustainable outcomes that have regard to all relevant economic, social and environmental issues.
- F.15 Whilst draft DM 1 was equally strong on the benefits of renewable energy generation and environmental impacts, it was less strong on taking account of the legitimate concerns raised by local communities regarding potential impacts and the potential benefits to local communities of community ownership or shareholding in such schemes. Consequently, the policy is likely to aid in bringing communities together to benefit, jointly own or share renewable energy schemes. However, the policy needs to be applied carefully to ensure that only legitimate concerns are considered.

Policy 23 – Parking

The draft Core Strategy 2010

- F.16 Draft Core Policy 2 sought to reduce the need to travel and to encourage modal shift as a means of delivering more sustainable forms of development. The draft policy set out how that could be achieved through demand management, managing transport movements, developing a more strategic approach to parking and encouraging the use of more public transport, walking and cycling. The draft policy provided more detail on specific mechanisms that could assist in delivering more sustainable transport, namely:
- Transport Assessments and Transport Statements;
 - Travel Plans; and
 - Parking standards and guidance.
- F.17 The parking standards were based on the jointly developed Dorset Councils residential car parking study¹⁶ which reflected the advice in the former Planning Policy Guidance 13 - Transport and Planning Policy Statement 3 - Housing as well as the Manual for Streets (2007)¹⁷, together with national guidance on non-residential parking.
- F.18 Cycle storage reflected elements of the Code for Sustainable Homes while parking for disabled people was based on Department of Transport guidance, Traffic Advisory Leaflet 5/95 (1995).
- F.19 Key options explored in the Addendum to the Initial Sustainability Appraisal Report were whether to take forward:
- policies in the current (2003) Local Plan; or
 - draft DM Policy 2 (2012).
- F.20 From the Initial SA Addendum it was concluded that the existing Local Plan lacked detailed guidance on topics that needed to be addressed. As such, the draft DM policy performed better than the existing Local Plan in terms of addressing issues of sustainability as well as requiring a more comprehensive assessment of a wider range of the factors that cause impacts. Also, Draft DM Policy 2

¹⁶ The Bournemouth, Poole and Dorset Residential Car Parking Study, Dorset County Council (May 2011)

¹⁷ Manual for Streets - Department of Communities and Local Government and Department for Transport (2007)

combined a range of measures into a single cohesive approach which was likely to achieve a high degree of sustainability in new development. Consequently, it better reflected Section 4 of the NPPF - Promoting Sustainable Transport.

- F.21 In addition, Draft DM Policy 2 specified a range of studies required prior to development taking place as well as guidance for the provision of cycle and disabled parking.

Explanation of Changes

- F.22 Policy 23 deals specifically with parking issues. Other matters such as Transport Assessments and Travel Plans are dealt with in Policy 13 Grey Infrastructure. National policy is now set out in the NPPF and Policy 23 has been amended to reflect this.
- F.23 Locally, additional work has been carried out in respect of particular types of parking (motorcycle parking, for example) and policy amendments reflect this further work.

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- F.24 As it now stands, Policy 23 addresses parking on a more comprehensive basis than previously. It requires provision for residential and non-residential parking relating to various types of vehicle and specifically addresses the needs of those with impaired mobility. The Council will seek parking provision to be made in accordance with the Council's parking standards, unless a different level of provision can be justified by local or site-specific circumstances.
- F.25 In particular, the Council will use the residential car parking standards developed in the Dorset-wide Residential Car Parking Study (DRCPS), taking account of the NPPF and 'Manual for Streets'. However, as stated in Dorset County Council's non-residential parking standards, 'the figures should be interpreted as an initial, pragmatic, County-wide guide. The specific level of parking provision included in any development proposal should be agreed through joint discussions between the Local Highway Authority, the Local Planning Authority, the developer and his/her consultants'. As these are based on detailed research into this aspect of parking, however, their inclusion gives a strong indication to developers and businesses of what the Council is likely to require.

Policy 23 Parking			Assessment
SA Objectives			Assessment
Social progress that recognises the needs of everyone	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	+
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	0
	7	Protect and where opportunities arise, enhance habitats and biodiversity	0
	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	0

Policy 23 Parking			
SA Objectives			Assessment
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 villages creating a business environment in which new businesses start and existing businesses grow	0
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	0

Assessment Conclusions

- F.26 The provision of appropriate and sufficient parking helps ensure the efficient management of traffic and contributes to highway safety. The provision of standards within the policy will set out up front what is required which will help development schemes to incorporate sufficient spaces to help deliver on the overall approach to transport.
- F.27 The policy is appraised as having a positive impact on the built environment as it enables parking to be considered from the outset, facilitating good design. As an important part of the wider transport policy framework, the policy is considered to encourage more sustainable modes of travel such as walking and cycling, therefore helping to build strong communities.
- F.28 Through the appropriate delivery of parking, the policy is assessed to help deliver the infrastructure to enable the economy to grow by giving clear guidance to developers of the parking requirements for developments.
- F.29 It is therefore considered that Policy 23 has an increased and positive impact on sustainability over and above the previous draft DM Policy 2 (Transport Assessments, Travel Plans and Parking) by giving clear indications to prospective developers of the Council's requirements.

Policy 24 – Design

The draft Core Strategy 2010

- F.30 Draft Development Management Policy 3 sought to set out the Council’s strategic approach to design, which was to ensure that development improved the character and quality of the area in which it was located. In order to do this the policy required relevant ‘aspects of development form’ to reflect a number of ‘key design principles’ based on the objectives in “By Design”.
- F.31 Each aspect of development form (layout, density and mix, scale, and appearance) was required to reflect the relevant design principles (character, continuity and enclosure, ease of movement, quality of the public realm, legibility, adaptability, diversity, safety and security, and energy efficiency).
- F.32 This approach provided a consistent policy framework for the Council to assess the design quality of development proposals. The policy also encouraged developers to understand the local context when designing new developments by referring to available information, such as Conservation Area appraisals and site specific design and development briefs. The policy made it clear that the Council would use the national “Building for Life” criteria to assess the design quality of selected larger housing schemes.
- F.33 The draft policy incorporated guidance on how the Council would assess proposals for development that could affect an open area, woodland or other landscape feature within a settlement. Such development may be permitted provided it didn’t detract from the importance of that feature.
- F.34 The options considered in the Addendum to the Initial Sustainability Appraisal Report were whether:
- to continue to use the design elements of a number of policies in the current (2003) Local Plan (including those relating to the protection of designated Important Open or Wooded Areas; the provision of high quality living environments in new housing developments and infilling within settlements); or
 - to use Draft DM Policy 3 (2010) updated with reference to the requirements of the NPPF.
- F.35 From the Addendum to the Initial Sustainability Appraisal Report it was concluded that:
- the Council’s approach to design clearly set out the requirements that development would need to meet;
 - the high standard of design created would encourage sustainability in built construction and layout;

- draft DM Policy 3 protected woodland and open green features more effectively than the existing Local Plan, but needed to be updated to reflect the concept of ‘local green space’ established through the NPPF;
- draft DM Policy 3 was a superior tool in guiding developers towards achieving high standards of design when compared with the current Local Plan, which lacked detailed guidance on certain topics.

Explanation of Changes

- F.36 Although the Addendum to the Initial Sustainability Appraisal Report suggested that the policy should be reworded to incorporate the concept of Local Green Space, it was decided subsequently that it would be more appropriate to deal with this issue in Policy 15 – Green Infrastructure. However, the policy has been expanded to deal with the issue of trees, hedgerows and landscape planting, formally dealt with by draft Development Management Policy 9.
- F.37 There was general support for the policy as a result of the 2010 consultation. Comments sought the incorporation of bird and bat boxes into developments; the inclusion of references to CABE’s “Planning for Places” guidance; the inclusion of references to landscape character assessments; and clarification on the position in relation to “Building for Life” criteria.

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- F.38 The revised policy on Design takes forward the approach in the draft Core Strategy with a number of changes. The main changes are:
- the inclusion of space standards for cycle storage, clothes drying space and bin storage;
 - consideration of the impact of developments on neighbouring properties;
 - the need for community engagement;
 - the need to reflect locally produced design guidance, such guidance in town or village design statements or neighbourhood plans in developments; and
 - the need for trees and hedgerows to be retained within developments and for landscape planting to be provided.

Policy 24		Design	
SA Objectives			Assessment
Social progress that recognises the needs of everyone	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	++
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 and recognise opportunities that arise	++
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	++

Policy 24		Design	
SA Objectives			Assessment
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	0
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	0
	15	Encourage innovation, improve productivity, regenerate towns and villages 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	0

Assessment Conclusions

- F.39 Good design creates attractive environments in which people live and in which businesses want to locate. A positive and attractive urban environment improves people's quality of life and helps to make residents feel more secure and happier, improving their health generally. In the 2003 Local Plan, design issues were spread across a number of different policies, but by bringing all these issues together into a single policy on design, a more coherent and consistent framework for dealing with the issue has been created.
- F.40 Whilst the policy in the draft Core Strategy 2010 provided such a framework, there was some scope for improvement. The updated policy makes it clear that consideration of potential impacts on neighbouring properties and engagement with local communities can help developers to understand the local context and improve design quality.
- F.41 Through the inclusion of more detail on trees, hedgerows and landscape planting and space standards for clothes drying, bin storage and cycle storage the policy has also been made more comprehensive. In addition, greater emphasis has been placed on elements of passive design to reduce reliance on active heating and ventilation as methods of improving the energy performance of new buildings.
- F.42 Overall the policy is assessed as having a positive impact on the social aspects of sustainability through the creation of desirable neighbourhoods and workplaces. The approach is also appraised as having a positive impact on the environment through the creation of attractive places which reflect the character of the area and through the incorporation of passive design features in development.

Policy 25 – Amenity

The draft Core Strategy 2010

- F.43 Draft Development Management Policy 4 (draft DM 4) sought to set out the Council’s strategic approach to amenity, which was to ensure that any new development would not have an adverse impact on the enjoyment of publicly or privately owned land. The policy dealt with four main aspects of amenity, which were privacy and private open space, sunlight and daylight, artificial light intrusion, and unpleasant emissions (such as odour, fumes etc.).
- F.44 Key options assessed in the Addendum to the Initial Sustainability Appraisal Report were whether to take forward:
- the policies framework in the current Local Plan (2003);
 - the draft DM 4 Amenity; or
 - the draft DM 4 Amenity supplemented in relation to noise and vibration.
- F.45 The Addendum to the Initial Sustainability Appraisal noted that there was a degree of policy control provided by the current Local Plan policies. However, it did not fully explain the issue of amenity, which was dealt with under several policies rather than being addressed in a single easily-referenced, easy to use policy.
- F.46 Draft DM 4 was considered to be more sustainable than the policies in the existing Local Plan (2003), but the Addendum also noted that a criterion relating to noise and vibration needed to be added to draft DM 4 following the replacement of PPG 24: Planning and Noise by the National Planning Policy Framework (NPPF).

Explanation of Changes

- F.47 National policy has changed and the NPPF only provides limited national guidance on the issue of noise. The policy has been expanded to include additional detail relating to noise and vibration, which address the issues of both noise / vibration sensitive and noise / vibration generating developments. Some further detail has also been added outlining potential sources of artificial light pollution.

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- F.48 The revised policy now deals with five main aspects of amenity. These are:
- privacy and private open space;
 - sunlight and daylight;
 - artificial light intrusion;
 - noise and vibration; and
 - unpleasant emissions (such as odour, fumes etc.).
- F.49 The policy establishes that amenity should not be adversely affected by development below certain levels. Where amenity may be affected, mitigation measures are required to minimise the impact. The additional text outlining potential sources of light pollution gives more clarity to the type of issues that may arise in relation to the provision of artificial sources of light.

Policy 25		Amenity	
SA Objectives			Assessment
Social progress that recognises the needs of everyone	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	0
	5	Improve quality of life through well designed inclusive 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	0
	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 25 Amenity			
SA Objectives			Assessment
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	0
	12	Promote energy and resource efficiency, encouraging clean energy production	0
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 villages creating a business environment in which new businesses start and existing businesses grow	0
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	?

Assessment Conclusions

- F.50 A single easily-referenced, easy to use policy on amenity provides much greater clarity in relation to this issue than the references to amenity spread across several policies in the existing Local Plan (2003). In addition Policy 25 is more comprehensive than draft DM 4 with the addition of detail relating to noise and vibration and further text on potential sources of light pollution.
- F.51 The protection of amenity is likely to result in attractive places where people want to live, creating healthy places to live. In addition, the policy will achieve an improved local environment by reducing the effects of light and noise pollution. Overall the policy is thought to offer social and environmental sustainability benefits.

Policy 26 – Sites for Gypsies, Travellers and Travelling Showpeople

The draft Core Strategy 2010

- F.52 Draft Development Management Policy 6 set out the specific criteria that the Council intended to use when considering the creation of sites for Gypsies, Travellers and Travelling Showpeople in North Dorset. The policy dealt with criteria for each particular site and did not purport to influence or be part of the wider on-going discussion and research concerning the County-wide assessment of need and the distribution of sites to match the identified need throughout Dorset.
- F.53 The Policy embraced matters such as restricting occupancy of the site to Gypsies, Travellers or Travelling Showpeople and requiring evidence of a demonstrable need for the site. Also included were locational and highway safety criteria.
- F.54 Key options explored in the Addendum to the Initial SA Report were whether to take forward:
- policies in the current (2003) Local Plan; or
 - the draft Development Management Policy DM6: Sites for Gypsies, Travellers and Travelling Showpeople.
- F.55 From the Addendum to the Initial SA Report it was concluded that draft DM Policy 6 had a wider scope in terms of recognising the existence and needs of various separate groups whereas the Local Plan banded them together. It was also concluded that draft DM Policy 6 placed emphasis on the practicalities of site provision and on arrangements for site management as well as making clear which community facilities and services need to be nearby. Draft DM Policy 6 was likely to better meet the needs of these parts of the community, encourage healthier lifestyles and better and more sustainable use and management of any land involved and was clearly aligned with the NPPF.

Explanation of Changes

- F.56 The national policy background currently constitutes the NPPF, which needs to be read in conjunction with the associated Planning Policy for Traveller Sites CLG (March 2012). Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites has been cancelled although Designing Gypsy and Traveller Sites - Good Practice Guide¹⁸ is still relevant.

¹⁸ Published by the Department of Communities and Local Government in May 2008

F.57 As well as being revised to conform with national policy, Policy 26 recognises that the various individual groups (for example Roma and Romani Gypsies, Irish Travellers and 'New Age' Travellers) have differing needs. Further it:

- recognises the potential need for grazing and shelter for animals;
- includes the necessity for need based on local circumstances; and
- draws out the requirement for different types of site such as permanent, residential, transit and emergency stopping places.

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F.58 Policy 26 aims not at wider issues of site allocation (addressed in Policy 10 - Gypsies, Travellers and Travelling Showpeople which relates to wider strategic issues) but rather to local and site specific issues to be addressed when a site is put forward by applicants.

F.59 In its revised form, the policy indicates that the Council will grant permission for Gypsy, Traveller and Travelling Showpeople sites against the background of certain key considerations. These include:

- the overall level of need in North Dorset, the need for different types of sites and the needs of different groups within the traveling community;
- allocation of the site or that no allocated sites are suitable for reasons which will need to be elaborated;
- the provision of facilities to meet the needs of the intended occupants including, if necessary, the servicing of vehicles and the keeping of horses that are used as a means of transport and other animals;
- location within, on the outskirts of, or within reasonable distance of, a settlement that offers local services and community facilities; and
- safe access to the highway network and adequate space within the site for the parking and turning of vehicles.

Policy 26 Gypsies, Travellers and Travelling Showpeople			
SA Objectives		Assessment	
Social progress that recognises the needs of everyone	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	++
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	0
	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 26 Gypsies, Travellers and Travelling Showpeople			
SA Objectives			Assessment
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	0
	12	Promote energy and resource efficiency, encouraging clean energy production	0
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	0
	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	?
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	?

Assessment Conclusions

- F.60 Policy 26 adds to the previous draft Development Management Policy 6 by adding clarity and following national policy in recognising and then better catering for site design and the needs of specifically identified groups.
- F.61 In respect of the above, it is considered that Policy 26 will be more encouraging to potential site developers and future residents by clarifying what the Council will require in terms of local factors, setting out site specific guidance for the creation of better places to live and adopting a robust approach to future site management.
- F.62 In respect of the overall local objectives, although the policy has a sustainable approach, it is fair to comment that the land areas and numbers of people involved are very limited. In sustainability terms, the policy is thought to reduce the impact on the environment through closer site management and the inclusion of specific local criteria in assessing the suitability of a site. In addition, by encouraging sites to be associated with existing settlements, it is likely to reduce the need for residents to travel to meet every day needs.

Policy 27 – Retention of Community Facilities

The draft Core Strategy 2010

- F.63 Draft Development Management Policy 7 (DM7) dealt with those situations where the Council may permit the loss of a community facility including those facilities that were private commercial business or other community facilities. The key issue for commercial facilities was whether the facility was financially viable or could be made viable and for other facilities the main issues were whether there was a need for the current use, if not, whether the facility could be used for an alternative community use. For each scenario the policy outlined the evidence the Council would expect prior to a decision being made.
- F.64 Key options explored in the Addendum to the Initial SA Report were whether to take forward:
- the policies found in the existing Local Plan (2003); or
 - the draft Development Management Policy 7: Retention of Community Facilities
- F.65 From the Addendum to the Initial Sustainability Appraisal Report it was concluded that the Local Plan was not explicit regarding when the Council would accept a new use or the loss of a facility and although it sought to retain village facilities and to develop neighbourhood community buildings it made no reference to community facilities in the larger rural towns or the District's larger settlements.
- F.66 In comparison draft DM7 was more comprehensive in its approach to the loss or retention of a wide range of community facilities and for these reasons it was considered that the policy offered substantial sustainability benefits over the existing Local Plan policy.

Explanation of Changes

- F.67 National policy has now changed and the NPPF, in particular paragraphs 28 and 70, require planning policies to promote the retention and diversification of local services and community facilities. The Government has also made changes to Permitted Development rights that allow temporary changes of use and have introduced the Localism Act that enables communities to identify 'assets of community value' under the Community Right to Bid.

F.68 DM7 has been revised to be in conformity with national policy and elements of former PPS4, in particular the importance or value of local facilities and the development of facilities to make them more viable or maintain their use, have been incorporated into the revised policy.

The Local Plan Part 1 2013

F.69 The revised Development Management policy for the retention of community facilities seeks to ensure community facilities (both commercial and non-commercial) are retained. The policy states that the Council will:

- respond positively to applications where facilities need to be extended to improve their viability or to ensure their continued use
- look favourably on diversification to support the continuation of the existing use for example the change of use of part of the site to support the original use.

F.70 In relation to commercial facilities the policy states that development, including the change of use of an existing premises, which involves the loss of a commercial community facility such as a local shop or a public house, will only be permitted if it can be demonstrated that the use is no longer commercially viable, or cannot be made commercially viable.

F.71 In relation to other community facilities the policy states that development, including the change of use of an existing premises, which results in the loss of a local community facility which is not run as a private business, will only be permitted if it can be demonstrated that it is no longer practical or desirable to use the facility for its existing use, or another use likely to benefit the local community.

F.72 For all applications for development the Council will take into account the importance of the facility to the local community and the area it serves, but greater weight will be given to those facilities listed as an 'asset of community value'.

Policy 27 Retention of Community Facilities			Assessment
SA Objectives			
Social progress that recognises the needs of everyone	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	+
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	0
	7	Protect and where opportunities arise, enhance habitats and biodiversity	0
	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	0

Policy 27 Retention of Community Facilities			
SA Objectives			Assessment
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 villages 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	0

Assessment Conclusions

- F.73 The retention of community facilities continues to be the focus of the development management policy, but to ensure community facilities (both commercial and non-commercial) are retained the Council will now respond positively to applications where facilities need to be extended to improve their viability or to ensure their continued use and will look favourably on diversification to support the continuation of the existing use (such as the change of use of part of the site to support the original use).
- F.74 These improvements to the policy encourage innovation and will help to support local businesses (such as village shops and pubs), enabling them to grow. The retention of community facilities helps to maintain the sustainability of settlements and reduce the need to travel for everyday needs. Overall the policy has significant social, environmental and economic benefits.

Policy 28 – Existing Dwellings in the Countryside

The draft Core Strategy 2010

- F.75 Draft Development Management Policy 10 (DM10) detailed the approach to replacement, alteration and extension of existing dwellings in the countryside and the issues surrounding such development. It set out the overarching principles that the policy of restraint in the countryside exists to support the overall spatial strategy. It recognised however that the countryside is a living, working place that also needs to change and grow and that development needed to support this should not harm the surroundings. It set out the Council’s approach to:
- replacement dwellings;
 - the extension or alterations of existing dwellings;
 - ancillary domestic buildings within residential curtilages;
- F.76 In relation to these different forms of development, the policy considered issues such as the siting, size occupancy and design of new or replacement dwellings and to alterations and extensions to existing dwellings.
- F.77 Key options were explored in the Addendum to the Initial Sustainability Report that compared DM10 against the relevant policies or elements in the existing Local Plan. It concluded that both plans contained a similar strategic approach, permitting development in the countryside only if a countryside location is essential or there is clear justification for an exception to the overall policy of restraint. However, draft DM10 drew together the three development scenarios of replacement dwellings, alterations and extensions to existing dwellings and ancillary dwellings within residential curtilages into a single policy. This resulted in an approach that was clearly worded and dealt with more development scenarios in detail than the adopted Local Plan.

Explanation of Changes

- F.78 Although national policy has changed with the introduction of the NPPF and neighbourhood planning there has been little change to national policy guiding development of existing dwellings in the countryside. Reference has been made to the recent changes to permitted development that allow larger residential extensions outside AONBs and Conservation Areas, and Paragraph 115 of the NPPF that seeks to conserve the landscape and scenic beauty of AONBs.

The Local Plan Part 1 2013

- F.79 The policy for existing dwellings in the countryside is similar to draft DM10 as outlined above. It sets out the Council's approach to replacement dwellings, alterations or extensions to existing dwellings and ancillary buildings within residential curtilages in the countryside. The criteria based policy outlines what is or is not acceptable but is not overly restrictive. It provides guidance where national policy is absent and ensures a consistent approach to local decision making.

Policy 28 Existing Dwellings in the Countryside			Assessment
SA Objectives			
Social progress that recognises the needs of everyone	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	0
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	0
	5	Improve quality of life through well designed inclusive 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 and recognise opportunities that arise	++
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	++

Policy 28 Existing dwellings in the countryside			
SA Objectives			Assessment
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	0
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	0
	15	Encourage innovation, improve productivity, regenerate towns and villages 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	?

Assessment Conclusions

- F.80 The approach to existing dwellings in the countryside seeks to restrict development but recognises that there are circumstances where development will be necessary. It seeks to minimise the impact of essential development by including criteria which closely control development related to existing dwellings in a countryside location.
- F.81 The overall approach has been assessed as having significant positive impact on the District's heritage assets and built environment through the restrictions that are applied to replacement dwellings, alternations and extensions. The policy is also likely to have a positive impact on the landscape as it restricts the scale and siting of replacement dwellings to reduce the environmental impact and encourages quality design of extensions or ancillary buildings. In addition, by replacing an old or inefficient dwelling with one of a more modern construction would offer benefits in terms of energy efficiency. Overall the approach would offer sustainability benefits in relation to dwellings in the countryside.

Policy 29 – The Re-use of Existing Buildings in the Countryside

The draft Core Strategy 2010

- F.82 Draft Development Management Policy 11 (DM11) set out in detail the Council’s approach to the various development possibilities related to the re-use of existing buildings in the countryside. The policy set out:
- that existing buildings need to meet certain basic characteristics before they are considered appropriate for re-use;
 - the restrictions placed on types of re-uses;
 - the approach the Council would use to assess re-use proposals; and
 - the exception when a non-occupational residential re-use may be acceptable
- F.83 In establishing the acceptability of a building for re-use, the criteria that would be taken into account included:
- the permanency of the existing building;
 - the location of the existing building;
 - whether the building is of importance for its character, history or its contribution to the local area.
- F.84 In addition the policy set out that the proposed re-use should be realistic, be able to be accommodated by the original building and in character with the buildings and the surroundings. The acceptability of the proposed use was to be assessed based on:
- the scale of proposal for re-use;
 - whether the proposed re-use was for economic development or community purposes with economic development being the Council’s preferred re-use;
 - whether the re-use as an occupational dwellings was justifiably needed for agricultural or economic development purposes in that location.
- F.85 In rare instances, where all other long-term and comprehensive attempts to find occupational, community or economic uses fail, the Council may permit a non-occupational residential use. Sufficient evidence would be required to support such an application, demonstrating that economic, community or occupational re-uses were not appropriate.

F.86 Options considered in the Addendum to the Initial Sustainability Report compared DM11 against the relevant policies or elements in the existing Local Plan. The Addendum to the Initial Sustainability Appraisal Report concluded that DM11 dealt with the majority of circumstances likely to arise in this specific development situation and allowed for a consistent approach in the decision making process. However, it did identify the need for additional text in relation to agricultural (or other occupational) workers dwellings and re-use.

Explanation of Changes

F.87 The recommendations from the Addendum to the Initial Sustainability Appraisal Report, changing national policy and new legislation in relation to Permitted Development Rights have resulted in some changes to policy. The policy has been revised to be in conformity with the NPPF and in particular it now considers re-use for non-occupational dwellings. The location of the building is considered alongside its characteristics to give a broader assessment of the desirability of re-use.

The Local Plan Part 1 2013

F.88 The policy approach within Policy 29 is broadly similar to that of draft DM Policy 11 above. It sets out:

- the characteristics existing buildings should exhibit to make them acceptable for re-use;
- The Council's approach to different types of use (prioritizing economic development and community uses); and
- How the Council will assess the acceptability of any scheme for re-use.

F.89 In addition to the above, the policy has included the potential re-use for non-occupational dwellings in special circumstances. These special circumstances include where the re-use would:

- involve a redundant or disused building and lead to an enhancement to the immediate setting;
- represent the optimal viable re-use of a heritage asset; or
- constitute enabling development to secure the future of a heritage asset.

Policy 29 The Re-Use of Existing Buildings in the Countryside			Assessment
SA Objectives			
Social progress that recognises the needs of everyone	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	0
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	0
	5	Improve quality of life through well designed inclusive 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	0
	7	Protect and where opportunities arise, enhance habitats and biodiversity	0
	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 29 The Re-Use of Existing Buildings in the Countryside			
SA Objectives			Assessment
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	0
	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	+
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	0

Assessment Conclusions

- F.90 This policy seeks to secure viable re-use of existing buildings in a countryside location where the building is worthy of retention. It sets out a series of criteria to assess merits of the proposal and seeks economic or community uses above residential uses. In this sense the policy makes a positive contribution to a number of sustainability objectives in particular the efficient use of resources and the support for the rural economy.
- F.91 However, due to the often isolated location of buildings that may be suitable for re-use, the re-use of them may result in unsustainable patterns of development. This will result in reliance on car based travel to meet every day needs. Although the numbers of this type of re-use will be limited, cumulatively they have potential to result in negative impacts.
- F.92 On balance, the policy is thought to offer sustainability benefits that outweigh the negative impacts.

Policy 30 – Existing Employment Sites in the Countryside

The draft Core Strategy 2010

- F.93 Draft Development Management Policy 12 (DM12) set out the Council’s approach to the redevelopment or expansion of existing employment sites in the countryside. The policy sought to control this expansion to minimise the impact on rural landscapes and the character of the area. The primary restriction related to the visual intrusiveness of the proposal and sought to secure environmental benefit. The policy also sought to direct existing uses that do not need a countryside location and are too large for their existing location to more suitable locations on the edge of towns or larger villages. All existing uses would have to establish the lawful use of the development and of the land.
- F.94 Comments from the consultation in 2010 on the draft New Plan were generally positive and the policy had a high level of support. The key issues from the consultation referred to the promotion of solar energy, and expanding the policy to become a general policy covering all existing employment sites, as opposed to covering those solely in the countryside. These issues were dealt with already in other Draft Core Strategy policies, including DM Policy 1 Renewable Energy with employment sites in the towns being covered in each town policy.
- F.95 The options considered as part of the Addendum to the Initial SA Report were whether to take forward:
- the policy framework established in the existing Local Plan (2003); or
 - draft DM Policy 12.
- F.96 The results of the appraisal included in the Addendum to the Initial SA Report suggested that:
- draft DM policy 12 performed better than the existing Local Plan policies against the SA objectives; and
 - the policy was comprehensive, covering the majority of development scenarios that may relate to this type of development.

Explanation of Changes

- F.97 The policy has been amended in the light of the introduction of the NPPF. In particular reference has been made to the need to support sustainable economic growth whilst not compromising the intrinsic character and beauty of the countryside. In addition, the policy takes on board the changes to permitted development rights and the abolition of regional planning.

The Local Plan Part 1 2013

- F.98 The main thrust of the policy is as in the 2010 draft where it seeks to facilitate small scale employment expansion to support the rural economy whilst having regard to the need to integrate such developments into their rural setting. It sets out the scale and design of developments that would be considered appropriate.
- F.99 In addition a section has been added to reflect recent changes in permitted development rights.

Policy 30 Existing Employment Sites in the Countryside			Assessment
SA Objectives			Assessment
Social progress that recognises the needs of everyone	1	Provide housing including affordable housing that meets the needs of the community	0
	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	0
	4	Reduce barriers to individuals participating fully in their community promoting a strong, vibrant and inclusive way of life	0
	5	Improve quality of life through well designed inclusive 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	0
	7	Protect and where opportunities arise, enhance habitats and biodiversity	0
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes and recognise opportunities that arise	0
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	+

Policy 30 Existing Employment Sites in the Countryside			Assessment
SA Objectives			
Prudent use of natural resources	10	Reduce impacts on the environment	0
	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	0
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	0
	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	++
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	+

Assessment Conclusions

- F.100 Through permitting the small scale extension of employment units in the countryside and enabling the redevelopment of employment sites to make better use of them, the policy helps to encourage business growth and innovation. Through this approach, the policy will help to provide jobs in rural areas and help the rural economy grow. In addition, the policy is likely to have a positive impact on the landscape through the encouragement of good design and the removal of unsightly buildings.
- F.101 However, due to the rural location of some of these buildings and employment sites, there is the potential to create unsustainable travel patterns, increasing reliance on the car. It will be essential to monitor the impact of this and encourage businesses to relocate to more sustainable locations where possible.

Policy 31 – Tourist Accommodation in the Countryside

The draft Core Strategy 2010

- F.102 Draft DM Policy 5 recognised the economic benefits of tourist accommodation within the District. It also highlighted the importance of protecting the high quality landscape and environment as one of the key reasons for tourist accommodation’s existence. For this reason it seeks to minimise and mitigate the impacts of tourist accommodation on the environment. The policy then sets out that occupancy conditions related to tourist accommodation may be used.
- F.103 Consultation on the draft New Plan took place in March 2010. In relation to draft DM Policy 5, there was general support for the policy approach however responses highlighted: the potential for impacts on biodiversity; the need to assess the permanency of certain types of static caravan development; and the impact of these on the landscape.
- F.104 Options appraised and reported on in the Addendum to the Initial Sustainability Appraisal Report were whether to take forward:
- the existing Local Plan (2003) policy framework; or
 - draft DM Policy 5.
- F.105 The result of the appraisal, as set out in the Addendum to the Initial SA Report suggested that the adopted Local Plan Policies gave clear criteria for assessing tourist accommodation proposals. However, the draft policy through the highlighting of the importance of tourist accommodation to the local economy was a more positive approach which still balanced the economic considerations against that of the environment.
- F.106 The draft policy also included reference to occupancy conditions that may be applied to tourist accommodation, further strengthening the policy over the adopted Local Plan approach.

Explanation of Changes

- F.107 Since the draft New Plan was produced in 2010, the NPPF has been produced, regional planning has been abolished and neighbourhood planning introduced. The policy has been amended to reflect these changes. In addition consultation responses and the results of the SA have been considered in the redrafting of the policy.

F.108 Draft DM Policy 5 considered all tourist accommodation whether in an urban or rural setting. The approach in Policy 31 specifically deals with tourist accommodation in a countryside location. This means that it is outside of one of the four main towns in line with the spatial strategy contained in policy 2 and hence a policy of restraint would normally apply. However, certain types of tourist accommodation, such as camping sites are more suited to a rural location and can aid farm diversification. They can however have a significant impact on the landscape and environment hence the need for the policy.

The Local Plan Part 1 2013

F.109 Policy 31 relates to Tourist Accommodation outside of the four main towns. This countryside location would normally fall under the policy of restraint however the policy recognises the need for certain types of tourist accommodation to have a rural location.

F.110 The policy cross-refers to Policy 11 – The Economy, which sets out the Council’s approach to built accommodation such as hotels, with such developments being primarily focused within the four main towns. In rural areas, built accommodation would only be permitted if it reused a redundant building.

F.111 Due to the potential for certain types of tourist accommodation to have adverse local impacts particularly on the landscape, several criteria have been included in the policy: to guide development to sustainable locations such as those close to existing facilities; to support small scale farm diversification; and to minimise the impact on the landscape. These restrictions apply to all types of temporary structures such as caravans and tents. The policy also includes reference to occupancy conditions to restrict the occupancy to tourists rather than the unit becoming part of the local housing stock.

Policy 31 Tourist Accommodation in the Countryside			Assessment
SA Objectives			Assessment
Social progress that recognises the needs of everyone	1	Provide housing including affordable housing that meets the needs of the community	0
	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	0
	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
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	0
	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 31 Tourist Accommodation in the Countryside			
SA Objectives			Assessment
Prudent use of natural resources	10	Reduce impacts on the environment	0
	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	0
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	0
	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	+
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	0

Assessment Conclusions

- F.112 Through permitting certain types of tourist accommodation in countryside locations, the policy helps to support the rural economy particularly through farm diversification. These economic benefits can also help to support rural businesses such as local shops and pubs, making the rural areas more sustainable as a result. The provision of tourist accommodation could also provide jobs for local people as cleaners or to run campsites. This again supports the local economy, bringing money into the area.
- F.113 The policy specifically mentions the potential for landscape impact in relation to tourist accommodation. This will help to minimise the impact on the local environment offering environmental benefits. Similarly the reuse of existing buildings for tourist accommodation also has environmental benefits.

Policy 32 – Equine-related Developments in the Countryside

The draft Core Strategy 2010

- F.114 Draft Development Management Policy 13 (DM13) recognised the importance of equine-related development and the benefits to the rural economy. It does however also highlight the negative effects such development could have on the environment and countryside character.
- F.115 The draft policy set out what constituted equine development and therefore required planning permission. It set out the requirements in terms of the suitability of a site and its subsequent management and sought to minimise the impacts on biodiversity interests and landscape as well as on the rights of way network, including the public highway.
- F.116 In relation to buildings related to equine uses, the policy set out that they should be constructed in a way and use materials which are sympathetic to their surroundings. Occupational dwellings necessary to support commercial equine related enterprises were permitted by the draft policy but were to be “tied” to the enterprise.
- F.117 As the adopted Local Plan did not include a policy on equine related developments, the overarching policies from this plan were used as the basis of an alternative option against which to assess draft DM13. The results of this appraisal as reported in the Addendum to the Initial Sustainability Appraisal Report concluded that DM13 was a comprehensive policy which pulled together the differing elements of equine related developments, setting out the issues in a clear form.

Explanation of Changes

- F.118 The introduction of the NPPF removes some of the detail previously included in national policy on occupational dwellings and hence the detail from draft DM policy 13 has been moved into a new policy (Policy 33 Occupational Dwellings in the Countryside) which covers all types of occupational dwellings.

The Local Plan Part 1 2013

- F.119 Policy 32 establishes what constitutes an equine related development and hence what would require planning permission. It highlights the importance of such developments to the rural economy but also indicates the negative impacts on the local environment that can result. To reduce such impacts, the policy establishes the Council’s position in relation to equine developments

in a similar way to the draft DM policy 13. The main change relates to Occupational Dwellings to support equine developments with the detail on this aspect being moved into Policy 33 Occupational Dwellings in the Countryside.

Policy 32 Equine-related Developments in the Countryside			Assessment
SA Objectives			
Social progress that recognises the needs of everyone	1	Provide housing including affordable housing that meets the needs of the community	0
	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	0
	5	Improve quality of life through well designed inclusive 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	0
	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	0
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	+

Policy 32 Equine-related Developments in the Countryside			
SA Objectives			Assessment
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	0
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	0
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	0
	15	Encourage innovation, improve productivity, regenerate towns and villages 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	+

Assessment Conclusions

- F.120 This policy seeks to balance the economic benefits of providing jobs and commercial activity in the countryside through equine-related developments with the landscape and other environmental impacts that may result. In this respect the policy performs well against the SA objectives. There is however the potential for cumulative impacts to result from multiple equine developments in close proximity to each other and the potential for harm to result particularly on bridleways and to local biodiversity. This potential cumulative impact will need to be considered in applications.

Policy 33 – Occupational Dwellings in the Countryside

The draft Core Strategy 2010

F.121 The draft Core Strategy did not include a specific policy on occupational dwellings in the countryside although draft DM Policy 13 contained some detail on those related to equine developments. The supporting text relating to the development management policies for the countryside made it clear that the Council would make planning decisions relating to occupational dwellings in accordance with national policy¹⁹.

Explanation of Changes

F.122 In 2010 national policy (Annex A of PPS 7) provided a detailed framework for assessing proposals for new occupational dwellings in the countryside and it was felt that there was no need to repeat this framework in local planning policy. Since 2010, the NPPF has been introduced which included very limited guidance on how local planning authorities should determine planning applications for occupational dwellings. The NPPF continues to support occupational dwellings in rural areas but provides little detail on how proposals should be assessed. The NPPF states that “local planning authorities should avoid new isolated homes in the countryside, unless there are special circumstances such as: ... the essential need for a rural worker to live permanently at or near their place of work in the countryside”²⁰.

F.123 In the light of the change in national policy, the Council proposed to include a new policy on occupational dwellings in the countryside in the new Local Plan. This approach was consulted on with the majority of respondents supporting the approach.

F.124 One of the recommendations of the Addendum to the Initial Sustainability Appraisal was the need for additional guidance on occupational dwellings for agricultural and other occupational dwellings. As a result of this, a new policy was introduced to set out the Council’s approach to occupational dwellings in the countryside.

¹⁹ Annex A of PPS 7: Sustainable Development in Rural Areas, DCLG (2004)

²⁰ Paragraph 55, National Planning Policy Framework, DCLG (March 2012)

The Local Plan Part 1 2013

- F.125 Policy 33 recognises that it may be appropriate to permit dwellings for agricultural, forestry or other workers in the countryside where there is an essential need for them to live at or near their place of work. The policy establishes that occupational workers should be full-time (rather than part-time) and that proposals should be justified on a functional and financial basis. In addition, the identified accommodation need should not be capable of being met in any other way with the proposed dwelling being of an appropriate size, design and location to meet the functional requirement of the unit rather than those of the occupier.
- F.126 In relation to occupancy, the Council will restrict the occupancy of a dwelling to meeting the needs of the enterprise for as long as that need exists. Occupancy conditions would only be removed if it could be demonstrated that there was no longer a business need for the dwelling. In addition, permitted development rights for the dwelling may be restricted to maintain it at a size that meets the functional requirements of the rural enterprise.
- F.127 As this is a new policy, the option of continuing with the adopted Local Plan policies has been appraised against the new policy approach proposed in Policy 33. The results of this appraisal suggested that Policy 33 was more appropriate than the continued use of the adopted Local Plan policies as it was more comprehensive.

Policy 33 Occupational Dwellings in the Countryside			Policy 33	Local Plan 2003
SA Objectives			Policy 33	Local Plan 2003
Social progress that recognises the needs of everyone	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	0
	3	Improve the health and wellbeing of the population through reducing poverty and encouraging healthy lifestyles	0	0
	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 inclusive developments	0	0
Effective protection of the environment	6	Reduce the impact of climate change, including flood risk and make best use of the opportunities that arise	0	0
	7	Protect and where opportunities arise, enhance habitats and biodiversity	0	0
	8	Improve the quality of the built environment, protecting the district's heritage assets and distinct townscapes and recognise opportunities that arise	0	0
	9	Recognise the importance of the district's distinct rural landscapes beyond just the aesthetic value	+	0

Policy 33 Occupational Dwellings in the Countryside			Policy 33	Local Plan 2003
SA Objectives			Policy 33	Local Plan 2003
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	0	0
	12	Promote energy and resource efficiency, encouraging clean energy production	0	0
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	+	0
	14	Enable local needs to be met locally, encouraging more sustainable forms of travel	0	0
	15	Encourage innovation, improve productivity, regenerate towns and villages creating a business environment in which new businesses start and existing businesses grow	+	0
	16	Improve skills and incomes of the lowest paid and provide satisfying work opportunities for all so that people can realise their full potential	+	+

Assessment Conclusions

- F.128 Due to the fact that the policy covers a wider range of occupancy conditions than those contained in the Local Plan policies, Policy 33 performs better against the SA objectives.
- F.129 The policies in the Local Plan deal with dwellings for agricultural and forestry workers only whereas Policy 33 deals more comprehensively with all occupational dwellings in the countryside, including those for essential rural businesses. Policy 33 also sets out a clearer framework for considering proposals for temporary occupational dwellings.
- F.130 The inclusion of restrictions on the size, design and location of proposed dwellings help to reduce the impacts on the District's rural landscape. In addition, the broader remit of the policy is more likely to help support the rural economy and enable rural businesses to grow.
- F.131 The overall approach in Policy 33 is thought to offer benefits to the rural economy whilst offering protection of the districts natural environment and landscape.



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