



Dorchester Town Council

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23 December 2020

Agenda for the meeting of the **Planning and Environment Committee** which will be held via the ZOOM VIDEO CONFERENCING PLATFORM on Monday, 4 January 2021 commencing at 7.00pm.

Adrian Stuart
Town Clerk

You will be able to join the meeting by using the link: <https://us02web.zoom.us/j/87415397457>

Public Speaking at the Meeting

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to speak please contact the Clerk by 9.00am on the morning of the meeting. We ask speakers to confine their comments to the matter in hand and to be as brief as is reasonably possible.

Member Code of Conduct: Declaration of Interests

Members are reminded that it is their responsibility to disclose pecuniary or non-pecuniary interests where appropriate. A Member who declares a pecuniary interest must leave the room unless a suitable dispensation has been granted. A Member who declares a non-pecuniary interest may take part in the meeting and vote.

Membership of the Committee

Councillors R. Biggs (the Mayor ex-officio), A. Canning, L. Fry, T. Harries (Vice- Chairman), J. Hewitt, S. Hosford, G. Jones, S. Jones, F. Kent-Ledger, R. Major, R. Potter (Chairman), M. Rennie and R. Ricardo

1. Apologies and Declarations of Interest

It is recommended that twin hatted Councillors make a statement regarding their participation in the consideration of planning applications at this agenda item.

2. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 7 December 2020.

Pages 3 - 8

3. Dorset Council Local Plan Consultation

To note the attached Local Plan Consultation document by the Town Clerk and the attached summary of the Local Plan policies and questions.

Pages 9 -57

5. Dorset Council Climate and Ecological Emergency strategy Consultation

To consider the attached response to the Dorset Council's Climate and Ecological Emergency strategy Consultation (which can be found at

<https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-and-ecological-emergency.aspx>) and to authorise the Committee Clerk, in consultation with the Chair to make response.

The closing date for the consultation is 20 January 2021.

Pages 58 - 80

6. The Ramblers' Charter for Walking Neighbourhoods

Dorchester Town Council have received a request to consider that the Town Council sign up to the Ramblers' Charter for Walking Neighbourhoods.

The Committee are asked to consider if it would be suitable for Dorchester Town Council to join the scheme.

Pages 81 -83

7. Planning Applications for Comment

To receive and comment on the planning applications received from Dorset Council (attached).

Pages 83 -83

8. Minute Update Report

To receive and consider the minute updates reported.

9. Planning Issues to Note

To note any planning related issues including decisions made by Dorset Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others.

Dorchester Town Council

Minutes of the Planning and Environment Committee held via the Zoom Video Conferencing Platform

7 December 2020

Present: The Mayor, Councillor R Biggs, and Councillors L. Fry, J. Hewitt, S. Hosford, E.S. Jones, G. Jones, , R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

Apologies: Councillors A. Canning, F. Kent-Ledger and T Harries.

Also in attendance: Councillors S. Biles, F. Hogwood and D Leaper.

49. **Declarations of Interest**

Councillor L. Fry stated that as a member of Dorset Council's Area Planning Committee, he would keep an open mind on the planning applications and consider all information available at each stage of the decision process. He would take part in the debate but not vote on planning applications at this meeting.

Councillors R. Biggs, J. Hewitt, S. Hosford and M.E Rennie as trustees of Dorchester Alms Houses declared an interest in application WD/D/20/002176 9 WHETSTONES, WEST WALKS, DORCHESTER, DT1 1AW and did not vote on this application.

Councillors R. Biggs, Councillors L. Fry, E.S. Jones and M.E. Rennie as Dorset Council Councillors declared an interest in application WD/D/20/002457 COUNTY HALL, COLLITON PARK, DORCHESTER, DT1 1XJ and did not vote on this application.

50. **Minutes**

The minutes of the meeting of the Committee held on 7 December 2020 were confirmed and approved to be signed by the Chairman.

51. **Dorset Council Local Plan Consultation**

The Committee noted the Dorset Council's Local Plan Options Consultation document that set out proposals for the policy framework of the new plan as well as a full range of potential development sites in order to meet the needs for housing, employment and other uses over the period from 2021 to 2038.

The Committee noted that a public consultation would take place for eight weeks, starting in mid-January 2021.

The Committee considered a report from the Town Clerk and approved the recommendations.

The Committee expressed concerns about the Dorset Council's approach due to the Covid 19 Pandemic to consult with the public. The Committee requested that information about the consultation be included in a Dorchester Town Council newsletter to be distributed to every household in Dorchester to encourage members of the public to engage with the consultation.

The Committee requested that the Dorset Council be asked to appoint an independent body to assess the responses to the consultation.

A Councillor made a request to the members of public in attendance to take part in the consultation and inform others of the consultation.

Resolved

- I. The Council restates its fundamental opposition to Policy DOR13 and engages professional advice to help develop the Council's previous objection to WDDC DOR15.
- II. That a more detailed report is provided to a future meeting covering all other aspects of the Local Plan consultation.
- III. That the Dorset Council be asked to appoint an independent body to assess the responses to the consultation.

52. Change of Use, Retail to Residential

The Committee received a presentation from Peter W Noble MBE regarding the possible change of use of retail outlets within the Town Centre to residential use. Peter Noble MBE informed the Committee that he had a further report

The Committee requested that Peter Noble MBE circulate a report that he had completed on the proposal to the Committee.

Resolved

- I. That the report composed by Peter Noble MBE be circulated to all members of the Committee.

53. Dorset Council Climate and Ecological Emergency strategy Consultation

The Committee noted the Dorset Council's Climate and Ecological Emergency strategy Consultation which required a response by 20 January 2021.

The Committee agreed to appoint a sub group consisting of the Chairman and Councillors J Hewitt and F Hogwood to make a suggested response to be brought before the January 2021 Planning and Environment Committee meeting.

Resolved

- I. That a sub group consisting of the Chairman and Councillors J Hewitt and F Hogwood to make a suggested response to be brought before the January 2021 Planning and Environment Committee meeting be appointed.

54. Planning Applications for Comment

The Committee considered the planning applications referred to the Council for comment by Dorset Council (Appendix 1).

55. Minute Update Report

The Committee noted the Minute Update Report.

1. Minute 37, 2 (5 October 2020) Planning Issues to Note

The Committee heard that Highways England had carried out a study of the drainage problems on the A35 and had identified a single scheme to improve the long-term drainage and reduce the occurrence of flooding incidents. The Committee heard that works would commence in 2022.

The Committee heard that Highways England were exploring potential short-term options to reduce the scale of the current flooding which would include carrying out significant silt-clearing works on the drains on the Dorchester by-pass to help the outdated drainage deal with any heavy rain fall over the winter period which would commence in December 2020.

56. Planning Issues to Note

The Committee noted the Planning Issues reported.

Dorchester Town Council
 Planning and Environment Committee 7 December 2020

East Ward (Councillors T. Harries, S. Jones, F. Kent-Ledger and R. Major)

- E1.** [WD/D/20/002321 6 ST GEORGES CLOSE, DORCHESTER, DT1 1PG](#)
 Erection of Flat roofed extensions , internal and external remodel.

No objection in principle.

The Committee supported the comments of the Tree Officer and requested that an arboricultural impact assessment in relation to the trees in the nearby footpath and the proposed development be carried out taking into consideration the full constraints posed by the trees.

- E2.** [WD/D/20/002287 33 EDDISON AVENUE, DORCHESTER, DT1 1NX](#)
 A single storey pitched roof rear extension.

Objection.

The Committee were concerned that the extension would impact negatively on the daylight enjoyed by the habitable room windows of the neighbouring properties, contravening ENV16 of the adopted local plan and requested that sunlight tests be completed to find if the proposed extension would adversely affect the amount of sunlight into neighbouring gardens in accordance to the Building Research Establishment's Best Practice Guidelines.

North Ward (Councillor A. Canning)

- N1.** [WD/D/20/002176 9 WHETSTONES, WEST WALKS, DORCHESTER, DT1 1AW](#)

Remove window and brickwork below and fit upvc door including alterations to external paving.

No objection.

- N2.** [WD/D/20/002457 COUNTY HALL, COLLITON PARK, DORCHESTER, DT1 1XJ](#)

Various Flags at certain times of the year to be flown on 3 existing flag poles (6m x2 and 7.5m) on the roof of County Hall. This is an ongoing activity, there is no end date as such.

No objection.

- N3.** [WD/D/20/002488 24 HIGH EAST STREET, DORCHESTER, DT1 1EZ – Variation of condition](#)

Proposed Conversion of 9 No Dwellings and Alterations – Variation of Condition 12 of planning approval WD/D/19/002927 – Alteration to wording of condition to read: Prior to commencement of any roof works, samples of the proposed roofing slate to be submitted to and approved in writing by the Local Planning Authority. The developer shall thereafter ensure that the approved roofing slates shall be fitted with nails and not hooks.

No objection.

- N4.** [WD/D/20/002788 24 HIGH EAST STREET, DORCHESTER, DT1 1EZ – Variation of condition](#)

Proposed Conversion of 9 No Dwellings and Alterations – Variation of Condition 10 of planning approval WD/D/19/002928 – Alteration to wording of condition to read: Prior to commencement

of any roof works, samples of the proposed roofing slate to be submitted to and approved in writing by the Local Planning Authority. The developer shall thereafter ensure that the approved roofing slates shall be fitted with nails and not hooks.

No objection.

- N5.** [WD/D/20/001963 5A WEST WALKS, DORCHESTER, DT1 1RE Listed Building Consent](#)
Replace existing aluminium sash windows with UPVC sash windows.

Objection.

Due to the property's positioning within the Conservation Area and its listing, the Committee were concerned that the proposal to replace the existing windows with UPVC windows would harm the building's historical character.

The Committee supported the comments of the Conservation & Design Officer.

- N6.** [WD/D/19/002470 37 - 38 HIGH WEST STREET, DORCHESTER, DT1 1UP \(Amended Scheme\)](#)
Demolition of existing buildings and erect 1.no A1 retail unit and 9.no dwellings (Amended Scheme).

No objection although the Committee were disappointed that the amended scheme could potentially reduce any opportunities for affordable housing.

- N7.** [WD/D/20/002554 THE QUARTERMASTER STORES, BARRACK ROAD, DORCHESTER](#)
Erection of Extensions and External Alterations – (Variation of Condition 1 of planning approval WD/D/17/002554): Amended plans.

No objection.

West Ward (Councillors L. Fry, J. Hewitt and R. Ricardo)

- W1.** [WD/D/20/002361 2 BARROW CLOSE, DORCHESTER, DT1 2HG](#)
Demolish existing conservatory and replace with single storey rear extension.

No objection.

- W2.** [WD/D/20/002410 47 ALEXANDRA ROAD, DORCHESTER, DT1 2LZ](#)
Erection of Flat roof rear extension and internal alterations.

No objection.

South Ward (Councillors G. Jones, R. Potter and M. Rennie)

- S1.** [WD/D/20/002427 ST OSMUNDS CHURCH OF ENGLAND MIDDLE SCHOOL, BARNES WAY, DORCHESTER, DT1 2DZ](#)
Replace existing boundary in wire with associated access gates and widening of footpaths.

Objection.

The Committee recognised the School's need for fencing but felt that the proposed fencing was too high and would be visually too dominant. The Committee felt that it would have a negative impact on the adjacent properties (in particular in Standfast Walk) (Contravening ENV 16). and would not successfully integrate with the character of the site and its surrounding area, contravening ENV 10 of the adopted local plan.

The Committee requested that hedgehog holes be incorporated in the design of any fencing erected.

S2. [WD/D/20/002346 68 MELLSTOCK AVENUE, DORCHESTER, DT1 2BQ](#)

Erection of Rear, first floor flat roof extension.

No objection.

Poundbury Ward (Councillors R. Biggs and S. Hosford)

P1. [WD/D/20/002292 UNIT 3, PARKWAY FARM BUSINESS PARK, MIDDLE FARM WAY, POUNDBURY, DORCHESTER, DT1 3AR](#)

Change of use from B2 (industrial) to B2 (Industrial) ,B8 (storage and distribution) and E (shop).
External works to building, add 113.5sm to first floor.

No objection.

P2. [WD/D/20/002292 UNIT 3, PARKWAY FARM BUSINESS PARK, MIDDLE FARM WAY, POUNDBURY, DORCHESTER, DT1 3AR – Amended Plan / Description](#)

Change of use from B2 (industrial) to B2 (Industrial) ,B8 (storage and distribution) and E (shop).
External works to building, add 113.5sm to first floor.

No objection.

P3. [WD/D/20/002108 UNIT 1 AND UNIT 2 , PARKWAY FARM BUSINESS PARK, MIDDLE FARM WAY, POUNDBURY, DORCHESTER, DT1 3AR - Amended Plan/ Description](#)

Change of use of building 1 from D1 (non-residential institutions) to E (Commercial, Business and Service),B2 (General Industrial) and B8 (Storage or distribution) and change of use of building 2 from B2 (General Industrial) to E (Commercial, Business and Service),B2 (General Industrial) and B8 (Storage or distribution).

No objection.

DORSET COUNCIL LOCAL PLAN: CONSULTATION

Background

1. At the 7 December meeting of the Committee it was recommended to Council that
 - IV. The Council restates its fundamental opposition to Policy DOR13 and engages professional advice to help develop the Council's previous objection to WDDC DOR15
 - V. That a more detailed report is provided to a future meeting covering all other aspects of the Local Plan consultation

It should be noted that these recommendations have not yet been considered by Council, but given the timing of the Local Plan Options consultation it has been necessary to progress the recommendations and commit resources ahead of formal consideration by Council.

DOR13 Proposal

2. This proposal was previously known as DOR15 and relates to proposed development of 3,500 homes plus employment space and other infrastructure in an area to the north of the town. While the land is currently in Stinsford/Charminster Parish Council areas the thrust of the DOR13 proposal is that it will become another extension to the town (pgs 539 – 549 of the document).
3. The Town Clerk, supported by the Planning Clerk and Chairs of Planning and Environment and Policy Committee, commenced a process of identifying and considering suitable providers of professional advice. Advice was sought, and received, from both Dorchester Civic Society and CPRE Dorset about possible providers. The exercise has resulted in the appointment of Jo Witherden of Dorset Planning Consultant Ltd to provide specialist advice regarding the phrasing of the Council's response solely for the DOR13 proposal.
4. It is **RECOMMENDED** that a DOR13 Liaison Group, consisting of the Chairs of the Planning and Environment and Policy Committees, supported by the Town Clerk and Planning & Environment Clerk, work with DPC Ltd to develop the Council's response to a stage where it can be considered by the Committee and subsequently Full Council during the March cycle.
5. As part of that process the Liaison Group intends to engage directly with the following parties in order to gather material which might assist our case and discuss how we can collectively communicate the impact of DOR13 to the wider community in order to encourage comment:
 - Dorchester Civic Society
 - STAND
 - Charminster and Stinsford Parish Councils
 - Dorset Council Ward Members for Dorchester and the areas directly affected by DOR13

Other Aspects of the Local Plan

6. While DOR13 is the headline item on which the Council is likely to wish to respond, there are a whole range of other issues that the Town Council will wish to comment on including:
 - The overall Development Strategy (pgs 141 – 155 of the document) and in particular the housing target (DEV1, pg 147, explained in more detail at pgs 170-177) and the plan for the central functional area (DEV3, pg 158)
 - The mismatch between employment allocations (pgs 177-179), statements regarding sustainability, and housing allocations
 - Discrete policies relating to the Environment and Climate Change (pgs 185 – 264)
 - Discrete policies relating to Housing (pgs 265-307)
 - Policies relating to the Economy, in particular town centre retail (policy at pg 330)
 - Discrete policies relating to the Community, a catchall section covering a range of issues (pgs 349 – 384)
 - The overall vision for Dorchester (pgs 526-528, with a plan at pg 553)
 - The strategy for the town centre, including retail, Brewery Square, DTEP, the Prison site and Dorset County Hospital (pgs 528 – 538)
 - Poundbury and other housing and employment sites at St Georges Road and Alington Avenue, and to the South of Castle Park (pgs 533 – 538)
7. The above involves a significant amount of work at both Member and officer level. It may be possible to provide a preliminary draft response for all or some of the above for your February Committee.

Public Information Provision

8. The Council is obviously concerned about the apparent lack of a consultation process consistent with the importance of irreparable decisions being taken about the future of the town and county. Specifically Members were concerned about the lack of face to face opportunities where the public might gain a better understanding of the proposals and encourage comment.
9. At your last Committee you considered how the wider Dorchester community might become better informed, including options for a newsletter and a face to face information event. In the time available the Town Council would struggle to deliver much of significance, especially as much of our available resource will be spent writing our own response. Part of the discussion with community partners will focus on how we might jointly share work on any information provision process. The Clerk is planning to bring forward publication of the Spring newsletter to share the Council's thoughts on the Local Plan options with residents.

Adrian Stuart
Town Clerk

DORSET COUNCIL LOCAL PLAN: SUMMARY OF CONSULTATION QUESTIONS AND POLICIES

Section 2: Development strategy (Document Pages 141 – 184 PDF Viewer Pages 15 – 58)

Q: Spatial strategy

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

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

In the period 2021 to 2038 provision is made for:

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

Q: Sustainable hierarchy

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

Q: Green belt review

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

DEV2: Growth in the south eastern Dorset functional area

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

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

IV. on the edge of larger villages, through the small-scale Green Belt release at Lytchett Matravers and Sturminster Marshall.

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

V. through windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries;

VI. on the edge of towns and other main settlements, through the larger-scale allocation of land at Blandford; and the smaller scale allocation of land at Swanage;

VII. on the edge of larger villages, through the larger-scale allocation of land at Crossways / Moreton Station and Wool, and the smaller-scale allocation of land at Bere Regis.

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

VIII. infilling and intensification within existing employment sites;

IX. significant high quality development at Dorset Innovation Park and the use of undeveloped employment land at Blunts Farm and Bailie Gate;

X. the release of green belt land to the southwest of Ferndown; and

XI. sites identified at Blandford in the Neighbourhood Plan

DEV3: Growth in the central Dorset functional area

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

I. at the county town of Dorchester, including through major urban extensions at Poundbury and North of Dorchester;

II. at the major coastal resort of Weymouth, including through town centre regeneration and a major urban extension at Littlemoor;

III. through regeneration within the settlements on Portland;

IV. through the significant expansion of the town of Chickerell and the larger village of Crossways / Moreton Station and the smaller-scale expansion of the larger villages of Charminster and Puddletown; and

V. through windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries.

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

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

DEV4: Growth in the northern Dorset functional area

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

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

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

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

DEV5: Growth in the western Dorset functional area

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

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

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

- IV. infilling and intensification within existing employment sites;
- V. the Vearse Farm extension to Bridport; and

VI. land at Beaminster

DEV6: Development at villages with development boundaries in rural Dorset

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

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

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

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

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

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

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

DEV8: Reuse of buildings outside settlement boundaries

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

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

- II. the reuse is for one of the following uses:
 - e) housing;
 - f) affordable housing;
 - g) essential rural workers' housing;
 - h) employment;
 - i) community uses;
 - j) built tourist accommodation;
 - k) other tourism uses, where there is a justifiable need for a rural location;

- III. in relation to the scheme for reuse;
 - l. the intended reuse can be achieved without the need for complete or substantial reconstruction of the existing building or any extension of the curtilage other than, exceptionally, a small-scale extension;
 - m. any proposed extension to the existing building is modest in scale; ancillary in nature; subordinate to the main building; and necessary to meet the essential functional requirements of the intended reuse; and

 - n. the scheme for reuse should make a positive contribution to local character and include the retention of any features of historic or architectural importance on, or associated with, the existing building.

Q: Spatial strategy

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

Q: Meeting the housing need

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

Q: Meeting the employment need

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

- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

DEV9: Neighbourhood plans

Neighbourhood plans should be prepared:

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

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

Q: Neighbourhood planning

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

Section 3: The Environment and Climate Change (Document Pages 185 – 264 PDF Viewer Pages 59 – 138)

ENV1: Green infrastructure: strategic approach

- I. The primary function of any element of the green infrastructure network will be protected from the adverse impacts of development and, where appropriate enhanced by relevant policies in the development plan.
- II. Developers will be expected to incorporate enhancements to any element of the green infrastructure network which performs, or could perform, other functions to deliver multifunctional green infrastructure benefits in accordance with relevant Local Plan Policies.
- III. Any strategic development site should include provision of sufficient green infrastructure to serve the site itself and, where suitable opportunities exist, strengthen the existing green infrastructure network for example by:
 - enhancing and connecting cycling and walking provision between local facilities, local open spaces and where appropriate, the countryside;
 - connecting together and enriching biodiversity and wildlife habitats; and
 - improving connections, green corridors and links between different components of the green infrastructure network.
- IV. Any new green infrastructure provided as part of a development scheme, or any new elements of green infrastructure identified in neighbourhood plans (including local green spaces), will form part of the green infrastructure network.

- V. Development proposals must make adequate provision for the long-term management and maintenance of the green infrastructure network.

Q: Green infrastructure: strategic approach

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

ENV2: Habitats and species

International and European sites

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

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

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

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

National sites (SSSI and NNR)

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

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

Local sites (SNCIs, LNRs)

IV. Local sites will be safeguarded from development through use of the mitigation hierarchy with avoidance as the preferred approach. This is in recognition of their intrinsic value for rare and threatened habitats and species, and their role in the wider ecological network where they function as wildlife corridors and stepping stones. Where impact is unavoidable, developers must provide mitigation or, as a last resort, compensation in the form of replacement habitat in a suitable alternative location to ensure there is no net loss of biodiversity, as set out in Policy ENV2. Where this last option is used, funding will be secured to enable management of the replacement site for at least 30 years.

Protected species

V. Adverse impacts on European Protected Species and UK protected species must be avoided wherever possible subject to the legal tests afforded to them and where applicable, unless the need for or benefits of development clearly outweigh the loss. In all cases the mitigation hierarchy must be applied.

VI. Development that is likely to have an adverse effect on a European Protected Species will only be permitted if:

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

Ancient woodland, ancient and veteran trees, and hedges

VII. Development resulting in the loss or deterioration of ancient woodland, ancient or veteran trees (or other irreplaceable habitats) will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists. Proposals that would result in the loss of individual ancient or veteran trees located outside ancient woodlands will be refused on the same grounds

VIII. The removal of large mature tree species and their replacement with smaller shorter lived species will be resisted.

- IX. Important hedgerows will be given consideration as set out in the Hedgerow Regulations, 1997, and development affecting an important hedge will be expected to avoid impacts in the first instance. If this is not possible then mitigation must be provided, or as a last resort compensation to include funding for management for at least 30 years.

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

Q: Habitats and species

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

ENV3: Biodiversity and net gain

Proposals for development should avoid harm to biodiversity. If significant harm cannot be avoided proposals must incorporate adequate mitigation or (as a last resort) compensation. Where harm cannot be avoided and adequate mitigation or compensation is not proposed, permission will be refused.

- I. Development (other than that exempt under the terms of the Environment Bill) must deliver a minimum of 10% net gain in biodiversity through the restoration and recreation of habitats forming part of the existing and proposed Ecological Network.
- II. Wildlife enhancements will be secured where appropriate within the built environment for all scales of development.
- III. Developments will provide for the long-term monitoring and management of biodiversity features retained and enhanced within the site and for features created off-site to compensate for development impacts or to enable delivery of net gain.
- IV. All new, enhanced and restored biodiversity provision should seek to be an exemplar of best practice and innovation in its design and on-going management.
- V. Proposals where the primary purpose is to conserve or enhance biodiversity and deliver a net gain for such objectives will be supported in principle where this accords with other policies in the Local Plan.

Q: Biodiversity and net gain

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

ENNV4: Landscape

- I. All development should conserve and enhance the landscape and seascape. Development should respond positively to the local and wider context of the proposal site and should avoid adverse impacts on existing features.

- II. Where an adverse impact is unavoidable, mitigation measures should be incorporated into the development proposal in order to reduce this impact. Mitigation should result in no significant adverse impacts on the landscape or seascape.
- III. Mitigation measures must be appropriate to and make a positive contribution to the character of the landscape / seascape setting of the area. Measures should be adequate and proportionate to mitigate:
 - any adverse impacts on the existing landscape character and key landscape features; and
 - any adverse impacts on visual amenity.
- IV. Development which significantly harms the visual quality or landscape / seascape character and / or fails to take opportunities to conserve and enhance these qualities will be refused.

AONB

- V. Within an AONB, major development will be refused unless there are exceptional circumstances and it can be demonstrated to be in the public interest. Minor development within an AONB or affecting its setting, will only be permitted if:
 - it does not harm the landscape and scenic beauty of the AONB and its setting; and
 - It does not conflict with and contributes towards the aims and objectives of the relevant AONB Management Plan.

Heritage Coast and the AONB

- VI. Development within the section of the West Dorset Heritage Coast that lies outside the Dorset AONB will only be permitted if it does not harm the special character of the area. Major development will only be permitted if it is compatible with the special character of the Heritage Coast.

Other valued landscapes

- VII. Where development is proposed in an area designated as a valued landscape in the development plan or that possesses the physical attributes that enable the area to qualify as valued landscape, the impacts of the development on that landscape will need to be weighed against the benefits of the proposal. Developments that have significant adverse impact on the identified qualities of the valued landscape will be refused.

Q: Landscape

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

ENV5: Heritage Assets

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

- I. Development proposals should avoid or minimise harm to the significance of heritage assets, taking into account the contribution of their setting, and ensure that they are conserved in a

manner consistent with their significance. Where possible, opportunities to enhance or better reveal significance should be identified and these will be taken into account when assessing the impact of the development proposal.

- II. When considering applications for development that would harm the significance of a non-designated heritage asset regard will be given to the scale of any harm or loss and the significance of the asset. Development will only be permitted if the scale of harm or loss is not outweighed by the significance of the asset.
- III. Direct harm to locally important archaeological remains will not be permitted unless the public benefits demonstrably outweigh their significance. In such cases, a programme of recording, analysis and publication will be required.
- IV. Where harm to / loss of a heritage asset can be justified, any lost features should be recorded and their significance assessed and these findings should be made publicly available. Appropriate steps will be taken to ensure the new development will proceed after any justified loss has occurred and to safeguard the structural integrity of any retained or adjoining structures / features.
- V. In exceptional circumstances, a proposal for enabling development may be supported if it would secure the long-term conservation and enhancement of a heritage asset considered to be at risk. Such development will only be permitted if:
 - it can be demonstrated that it would not be possible to secure the long-term conservation and enhancement of the heritage asset in ways that are more consistent with relevant planning policies;
 - it can be demonstrated that the enabling development is the minimum necessary to secure the long-term conservation and enhancement of the heritage asset; and
 - the benefits of the enabling development outweigh the dis-benefits of departing from relevant planning policies.

Q: Heritage assets

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

ENV6: Geodiversity

- I. Development within the World Heritage Site, or that which is likely to affect its setting, will only be permitted if it can be satisfactorily demonstrated that the 'Outstanding Universal Value' of the coastline and its geology will be preserved. Potential harm to the World Heritage Site will be evaluated with consideration of the following:
 - its significance (including its setting);
 - its attributes in relation to the 'Outstanding Universal Value' and
 - the presentation, use and enjoyment of the site.

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

Q: Geodiversity

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

ENV7: Achieving high quality design

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

Q: Achieving high quality design

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

ENV8: The landscape and townscape context

- I. All development proposals should be based on a clear response to the context of a site, its immediate setting and the surrounding built environment and its landscape character and should respect and enhance the established townscape.
- II. Provision should be made for the retention, enhancement and future maintenance of features that contribute to an area's identity and distinctiveness.
- III. The siting and design of buildings (in terms of scale, mass, density, architectural quality and materials) will respect and enhance the character of the surrounding area, reinforce a sense of place and actively improve legibility and character.

- IV. Developments should contribute positively to the creation of a successful and attractive places through the inclusion of appropriate hard and soft design features to integrate into the character of the surrounding area.

Q: The landscape and townscape context

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

ENV9: Achieving high levels of environmental performance

- I. New buildings and alterations / extensions to existing buildings are expected to achieve high standards of environmental performance.

Q: Achieving high levels of environmental performance

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

ENV10: Shop fronts and advertisements

- I. High quality design and materials in shop front development are expected. Proposals for new or replacement shop fronts, including associated features will normally be permitted if they are compatible with the character and heritage of the area and of the building.

- II. Decisions controlling advertisements will be made in the interests of amenity and public safety.

Q: Shop fronts and advertisements

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

ENV11: Amenity

- I. Proposals for development should be designed to minimise their impact on the amenity and quiet enjoyment of existing and future residents or users within a development and close to it. Development proposals will only be permitted if:
 - they do not have a significant adverse effect on the living conditions of occupiers of residential properties through loss of privacy;

- they do not have a significant adverse effect on the amenity of the occupiers of properties through inadequate daylight / sunlight or excessive overshadowing, overbearing impact or flicker
 - they do not generate a level of activity, noise or vibration that will detract significantly from the character and amenity of the area or the quiet enjoyment of residential properties; and
 - they do not generate unpleasant odours unless it can be demonstrated that the effects on amenity, living conditions, health and the natural environment can be mitigated to the appropriate standard.
- II. Development which is sensitive to noise, vibration or unpleasant odour emissions will not be permitted in close proximity to existing sources where it would adversely affect the amenity of future occupants.
- III. Proposals for external lighting schemes (including illuminated advertisement schemes) should be clearly justified and designed to minimise potential pollution from glare or spillage of light. The intensity of lighting should be the minimum necessary to achieve its purpose, and the benefits of the lighting scheme must be shown to outweigh any adverse effects.

Q: Amenity

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

ENV12: Pollution control

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

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

IV. where appropriate, remediate contaminated land to reduce risk to acceptable levels

Q: Pollution control

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

2: What about the suggested policy wording?

3: Could any amendments improve the policy or its strategy?

ENV13: Flood risk

- I. Development should be located in areas of lowest risk from flooding. The council will use the sequential test to decide whether there are reasonable alternatives to development within areas at risk of flooding.

- II. Where there are no reasonable alternatives arising out of the sequential test, development will only be approved where, through the application of the exception test, it can be demonstrated that the development will be safe for the lifetime of the development and that the proposal does not increase flood risk elsewhere. In applying the exception test, the wider sustainability benefits of the development proposal will be weighed against the flood risk.

- III. Where opportunities exist, developments should deliver a reduction in flood risk.

- IV. Where residual flood risk is identified on a development site, measures must be incorporated into the proposal to minimise the risk. When making decisions, the inclusion of opportunities to minimise risk will be taken into account including:
 - the layout of the development proposal with built form being located to avoid areas of flood risk within the site's boundary;
 - the location of the most vulnerable uses in areas with the lowest flood risk within the site's boundaries;
 - the provision of safe access and egress at times of flood;
 - the inclusion of flood resilient and resistant measures within the development;
 - the inclusion of SuDS to manage surface water flows The council will support the relocation of existing highly vulnerable development and essential infrastructure on land at risk from flooding provided:

- V. The council will support the relocation of existing highly vulnerable development and essential infrastructure on land at risk from flooding provided:
 - the existing development is lawful;
 - the site for relocation is at a lower flood risk ;
 - the size of any replacement buildings or the application site are not

- materially larger than the existing buildings or site;
 - the type, scale and location of the replacement development is consistent with relevant planning policies; and the applicant provides for the suitable restoration of the existing site.
- VI. Unless agreed with the Environment Agency, development will not be permitted within an 8 metre buffer around an existing flood alleviation scheme or main river.
- VII. The council will support planning applications for new flood defence and flood management schemes providing they accord with the relevant planning policies.

Q: Flood risk

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

ENV14: Sustainable drainage systems (SuDS)

- I. Developments should incorporate appropriate viable and deliverable SuDS set out clearly in a Surface Water Drainage Strategy. These SuDS should be designed to:
 - reduce the causes and impacts of flooding on site or elsewhere;
 - provide opportunities to treat and clean surface water runoff to protect the receiving environment; ensure accessibility for maintenance and amenity;
 - consider the characteristics of the site and its surroundings (including risks from flooding, geology, water table and surface features of land) and use SuDS to enhance the character and nature of the proposed development; respect the appearance and character of the surrounding area (taking particular note of protected landscapes and heritage assets); and
 - contribute towards mitigating the impact of development and achieving net gains in biodiversity.

- II. SuDS must not discharge surface water runoff directly to foul sewer systems but should follow the drainage hierarchy.

- III. Where necessary, financial contributions will be sought for the maintenance and improvement of drainage infrastructure. Development should provide financial contributions as necessary to mitigate impacts on the sewer network and local drainage to ensure there are no adverse effects resulting from the development.

Q: Sustainable drainage systems (SuDS)

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

ENV15: Land instability

- I. New built development will be directed away from areas subject to land instability or potential land instability to avoid putting people at risk unless it can be demonstrated that the site is stable or could be made stable, and that the development is unlikely to trigger land sliding, subsidence, or exacerbate erosion within or beyond the boundaries of the site.
- II. Proposals for built development in the Lyme Regis and Charmouth Land Instability Zones shown on the policies map will not be permitted unless the following criteria can be met:
 - Proposals for development in zones 2, 3 and 4 are accompanied by an appropriate ground stability report prepared by a suitably qualified and experienced engineer demonstrating that the development can be carried out safely, including any mitigation and stabilisation measures necessary to ensure there would be no adverse effect on slope stability both on and surrounding the site;
 - Development in Zone 3 comprising regularly occupied premises will not be permitted unless there are no suitable alternative sites in lower hazard Slope Instability Zones; and
 - Development in Zone 4 will not be permitted unless it is essential transport and/or utilities infrastructure that cannot be provided on suitable alternative sites in lower Slope Instability Zones.

Q: Land instability

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

ENV16: New built development in Coastal Change Management Areas

- I. New residential development (including replacement dwellings and changes to residential use) will not be permitted in CCMA. Any other development that is permitted within the CCMA may be subject to a time-limited permission. Extensions to existing residential properties may be appropriate.
- II. Essential infrastructure and Ministry of Defence (MoD) installations may be permitted in CCMA provided:
 - there are clear plans to manage any impacts arising from proposed development on coastal change; and
 - proposed essential infrastructure will not have an adverse impact on rates of coastal change elsewhere; and
 - any adverse impacts on rates of coastal change elsewhere are minimised with suitable mitigation.

Other new development or changes of use may be permitted within a CCMA where it is supported by a vulnerability assessment which demonstrates that development will:

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

ENV17: Replacement or relocation of existing development in Coastal Change

Management Areas

- I. Proposals for the relocation of existing lawful development from within a CCMA to an area of reduced risk from coastal processes must meet the following criteria:
 - the existing building must be at an immediate or medium term risk from coastal erosion (i.e. within the next 50 years); and
 - the replacement building must be located outside the identified CCMA; and
 - the replacement building should be within or adjacent to a settlement listed in the settlement hierarchy unless there is a functional need for the building to be located elsewhere; and
 - the use of the new building is not materially different to that of the building to be relocated; and
 - the replacement building and hardstanding should be of a similar size to that being replaced.
- II. The character, appearance and use of the replacement building should be appropriate to the new location.
- III. In all instances, the replacement building should be safe for a period of at least 100 years.
- IV. The existing building must be demolished and the site restored within three months of the occupation of the replacement.

Q: Coastal erosion

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

Section 4: Housing (Document Pages 265 – 307 PDF Viewer Pages 139 – 181)

HOUS1: Housing Mix

- I. New residential developments of all tenures should contribute towards achieving sustainable and balanced communities through an appropriate mix of homes of different sizes, types and affordability.
- II. On major residential development sites, at least 20% of all dwellings across all tenures should be provided at the Accessible and Adaptable Dwellings standard as established through building regulations unless robust justification is provided to explain why this cannot be achieved on site.

- III. Where specific need for a certain mix of different sizes, types and affordability of homes has been identified through a neighbourhood plan, development proposals should look to meet this need.

Q. Housing mix

Does the proposed housing mix policy provide the right balance between meeting the overall housing needs of the area while offering sufficient flexibility for each site?

HOUS2: Affordable housing

- I. Housing on major sites and sites of 5 to 9 net additional dwellings in 'designated rural areas' will contribute to the provision of affordable housing.
- II. Such developments should contribute to the provision of affordable housing in the following proportions:
 - 40% of the total number of dwellings on sites in Zone 1;
 - 35% of the total number of dwellings on sites in Zone 2; and
 - 25% of the total number of dwellings on sites in Zone 3.
- III. In most cases, where one or more affordable homes are being provided, these should be provided on the open market site. Financial contributions towards the provision of affordable housing will be required for any shortfall that cannot be delivered on the site.
- IV. Applicants seeking to justify a lower level of affordable housing provision will be expected to provide an assessment of viability, which should adopt an 'open book' approach and take account of grant funding or any other subsidy. A lower level of provision will only be permitted if the assessment shows that it is not economically viable to make the minimum level of provision being sought and there are good reasons to bring the development forward.
- V. The affordable homes should be provided at:
 - a maximum of 30% (but not less than 10%) affordable home ownership products; and
 - a minimum of 30% social rent; and
 - a minimum of 40% affordable rent.
- VI. The type, size and mix of affordable housing on a development site should help to address the identified and prioritised affordable housing needs in the local area, resulting in a balanced community of housing and/or flats that are 'tenure blind'.

Q: Affordable housing

1. Do you agree with the overall percentage requirement for affordable housing?
2. Do you agree with the required tenure split?

HOUS3: Affordable housing exception sites

- I. An affordable housing exception scheme will be permitted if:
 - I it is adjoining an existing settlement;
 - II. the proposal is capable of meeting an identified local need for affordable housing within the settlement, parish or group of parishes where the scheme is located, including within the Green Belt, which cannot otherwise be met;
 - III. the character, scale and design of the scheme is appropriate to the location and size of the existing settlement; and
 - IV. there are secure arrangements to ensure the homes remain affordable in perpetuity.

Q: Affordable housing

Do you agree with the Council's approach to rural exception sites?

Q: Community care hubs

- 1: Do you agree with the approach to delivering care through to community integrated care hubs?
- 2: Do you agree that affordable housing should be delivered on site for both residents and key workers?

HOUS4: Specialist purpose built accommodation

- I. Proposals for specialist purpose built accommodation will be supported where they:
 - respond to an identified need in the immediate area; and
 - provide a range of tenures.

HOUS5: Housing for complex dementia and nursing care

- I. Residential Care Homes will only be permitted where they respond to a specific evidenced need for residents who require round the clock care. Such facilities should be located within a town or on a public transport corridor. Developments of this type will provide:
 - opportunities for day care available to the wider community;
 - therapeutic equipment and space for therapy for complex needs that are also available for use on a day care basis;
 - sufficient outdoor space to enable therapeutic recreation.

Q: Residential care homes

- 1: Do you agree with the specialist purpose built accommodation policy?
- 2: Do you agree that specialist purpose built accommodation (use class C3) should provide affordable care units?

3: Do you agree that Residential Care Homes should be classified as use class C2?

4: What other approaches could be taken to deliver care for those who cannot afford to pay market rates?

HOUS6: Self-build and custom-build housing

- I. Self-build and custom-build housing schemes may be permitted on sites within development boundaries or on strategic housing allocations.
- II. Outside development boundaries self-build and custom housebuilding schemes may be permitted:
 - on an affordable housing exception site, in accordance with Policy H5;
 - through the replacement of an existing dwelling, in accordance with Policy HOUS9;
 - through the subdivision of an existing home, in accordance with Policy HOUS9;
 - through the conversion of an existing building, in accordance with Policy DEV8; or
 - as a rural workers' dwelling, in accordance with Policy HOUS8.
- III. A scheme for more than 5 self-build or custom-build dwellings on any site should be developed in accordance with an agreed design code.

Q: It is likely that the council will be able to meet the current identified need for self-build and custom-build housing through the mechanisms identified above. However another option would be for the council to allocate specific sites solely for self/custom build. Views are welcomed on whether the council should pursue this approach. Views are also sought on any specific sites which could be allocated for this purpose.

Q: What approach do you think the Council should look to develop to address the pockets of high second home ownership?

HOUS7: Isolated homes in the countryside

- I. Isolated homes in the countryside may be permitted where:
 - the scheme improves the setting and character of the immediate area and/or heritage asset;
 - the scheme has particular regard to minimising its impact on the landscape; and
 - the scheme is of exceptional quality with innovative design.
- II. Isolated homes in the countryside suitable for rural workers may be permitted where:
 - it provides for a rural worker either near to or at their place of work;
 - it is essential for the economically viable rural business that one, or more, rural workers are readily available at most times;
 - no other suitable accommodation exists; and
 - the accommodation is well related to any existing building.

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

HOUS8: Occupational Dwellings

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

- I. there is an essential existing functional need, which could not be fulfilled by any other means, for a full-time worker to live at or in the immediate vicinity of their place of work;
- II. the viability of the enterprise to which the proposed dwelling relates can be demonstrated by satisfying the 'financial test' applied by the council;
- III. it is of the minimum size and an appropriate design commensurate with the established functional requirement and reflective of the enterprise's financial projections; and
- IV. it is sited so as to meet the identified functional need and is well related to existing farm, forestry or rural business buildings, or other dwellings.

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

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

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

- VIII. a suitable sustained attempt has been made to advertise and market the occupational dwelling;
- IX. the dwelling no longer serves a need in connection with the holding/rural enterprise site to which it relates; and

- X. in the case of agricultural and forestry occupancy conditions, there is no occupational need elsewhere that it could reasonably serve nor is it likely that any such needs will arise in the foreseeable future.

HOUS9: Other residential development outside development boundaries

- I. The replacement of an existing permanent dwelling outside defined development boundaries will be permitted, provided that:
- the existing dwelling will be replaced by a single new dwelling, which is of a size and design that respects the character and appearance of the development plot, its immediate setting and its wider surroundings;
 - the new dwelling can be satisfactorily accommodated within the existing curtilage or an extended curtilage compliant with criterion iv); and
 - the development would make a positive contribution to local character.
- II. The extension of an existing permanent dwelling outside defined development boundaries will be permitted provided that:
- the extension would not create an additional separate dwelling (or dwellings);
 - the extension is subordinate in scale and proportions to, and in character with, the original dwelling;
 - the development would not require an extension of the existing residential curtilage, other than a small-scale extension compliant with criterion iv); and
 - the development would make a positive contribution to local character.
- III. An ancillary domestic building within an existing residential curtilage outside defined development boundaries will only be permitted exceptionally, if:
- the building is ancillary to an existing permanent dwelling and either would be used for purposes incidental to the enjoyment of the existing dwelling or would be a residential annex ancillary to the existing dwelling;
 - the proposed use could not be accommodated in an extension to the main dwelling or through the conversion of an existing building within the existing residential curtilage;
 - the building would not require an extension of the existing residential curtilage, other than an extended curtilage compliant with criterion iv); and
 - the building would be designed to be proportionately smaller in scale and subsidiary in form to the existing dwelling, designed not to detract from the character of the existing dwelling and would make a positive contribution to local character. Wherever possible the building should be located and designed to be capable of being subsumed into the existing permanent dwelling in the event that the need for the ancillary use ceases.
- IV. The small-scale extension of an existing residential garden outside defined development boundaries will only be permitted exceptionally, where the extension:

- reflects and/or reinforces existing plot and boundary patterns in the locality; and
 - includes a boundary treatment and landscape planting to successfully integrate the development with the local landscape and rural character.
- V. The subdivision of an existing dwelling outside defined development boundaries will be permitted provided that:
- the development can be accommodated within the existing dwelling; and
 - the resulting changes are compatible with local character.

HOUS10: The requirement for traveller sites

In the period 2021 to 2038 provision is made for land to accommodate at least:

- 20 pitches for Gypsies and Travellers;
- 5 plots for Travelling Showpeople;
- 31 pitches for 'Travellers who are excluded from the planning definition'; and
- 25 pitches as a transit site.

HOUS11: Gypsy, Traveller and Travelling Showpeople site allocations

- I. Sites allocated to meet the needs of Gypsies, Travellers, Travelling Showpeople and 'Travellers who are excluded from the planning definition' are shown on the policies map. The sites are allocated for the following purposes:
- The site at Military Lane, Kingston is reserved for travelling showpeople.
 - The site at Piddlehinton Camp is provided as 25 transit pitches on a seasonal basis from 1st April to 31st August inclusive each year.
 - All other pitches are allocated for occupation by Gypsies, Travellers and 'Travellers who are excluded from the planning definition'.
- II. Planning applications will be permitted on the allocated sites provided that:
- any impact resulting from the proposal on the character and value of the landscape or the settlements adjacent to the site can be avoided or adequately mitigated; and
 - provision is made for safe vehicular and pedestrian access into the site along with adequate on-site parking, turning and storage of associated equipment and vehicles connected with the use of the site; and
 - the layout and design of the site ensures appropriate levels of privacy and amenity for the occupiers of the proposed caravans and neighbouring uses; and
 - the use can be appropriately managed in accordance with a detailed management plan.

HOUS12: Sites for gypsies, travellers and travelling showpeople

- I. Planning applications for Gypsy, Traveller, Travelling Showpeople and 'Travellers who are excluded from the planning definition' that are not allocated through this local plan will be supported where:
 - the occupiers of the proposed sites meet the planning definitions of 'Gypsies and Travellers' and 'Travelling Showpeople' or are 'Travellers who are excluded from the planning definition';
 - the site is adjacent to or a reasonable distance from a settlement listed within the settlement hierarchy;
 - the site can be safely accessed and adequate on-site parking, turning and storage for equipment/vehicles associated with the proposed use can be provided;
 - the use would not result in harmful overlooking, overshadowing or significant adverse effects from noise or light pollution for occupants of the site or neighbours;
 - the proposed use would not demonstrably harm the appearance, character, and setting of the surrounding landscape and/or the historic environment; and
 - the use can be properly managed in accordance with a detailed management plan.

HOUS13: Gypsy, Traveller and Travelling Showpeople site allocations

- I. Sites, as shown on the polices map, are allocated to meet the needs of Gypsies, Travellers, Travelling Showpeople and 'Travellers who are excluded from the planning definition'.
- II. The site at Military Lane, Kingston is reserved for travelling showpeople.
- III. The site at Piddlehinton Camp is provided as 25 transit pitches on a seasonal basis from 1st April to 31st August inclusive each year.
- IV. The sites allocated for occupation by Gypsies, Travellers and 'Travellers who are excluded from the planning definition' are:
 - Wintergreen, Beaminster;
 - Thornicombe, Blandford;
 - Land North of Woodhouse Cross;
 - Plant World, Gillingham;
 - Land at Pleck;
 - At King Stag, Sturminster Newton;
 - Land at Moorcourt Farm, Marnhull;
 - Site at Calves Lane, Shatesbury;
 - Blighted Land at Enmore Green, Shatesbury;
 - Land at Washpond Lane and Ulwell Road, Swanage;
 - Knighton Lane, West Knighton;
 - Higher South Buckland Farm, Nottingham; and
 - Blunts Farm, Wimborne (GT/WIMI/002).

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

Section 5: Economy (Document Pages 309 – 347 PDF Viewer Pages 183 – 221)

ECON1: Protection of key employment sites

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

- I. employment uses (defined in Figure 4.1) will be permitted providing they are appropriate to the location, would not prejudice the efficient and effective use of the remainder of the employment site, and are in accordance with other planning policies.
- II. development which would lead to the loss of B2, B8 or similar sui generis employment land and/or premises will only be permitted where it can be demonstrated that it would achieve substantial benefits that outweigh the loss.
- III. other uses that do not provide direct, on-going local employment opportunities (including residential development) will not be permitted.

Q: Do you have any comments on the approach taken by policy ECON1, or the sites that have been identified as 'key'?

ECON2: Protection of other employment sites

- I. Outside the key employment sites, proposals leading to the loss of B2, B8 or similar Sui Generis employment land and/or premises will be permitted in accordance with other planning policies where:
 - Development comprises suitable alternative employment uses (defined in Figure 4.1); or
 - the mixed use redevelopment of the site would deliver important benefits with no significant loss of jobs / potential jobs; or
 - the present (or where vacant or derelict, the previous) use causes significant harm to the character or amenities of the surrounding area and it has been demonstrated that alternative employment uses are not suitable or achievable; or

- it has been demonstrated that no viable employment use could be attracted to the site which has been actively and realistically marketed for re-use / redevelopment for employment use for a suitable period of time and reflecting the market value.

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

Q: Do you have any comments on the approach to the protection of non-key employment taken by policy ECON2? Should the scope of the policy be extended beyond B Class uses to also safeguard 'employment' development as defined in figure 4.1?

Q: Do you agree with the classification of the centres in the proposed hierarchy? Should any be reclassified or deleted? Are there any additional centres that should be included?

ECON3: Hierarchy of Centres and the sequential test

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

ECON4: Town centre impact assessments

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

Q: Do you have any comments to make on Policy ECON4?

Q: In view of the recent creation of Use Class E with the increase in flexibility of changes of use to take place without the need for planning permission, should primary and/or secondary retail frontages still be defined?

ECON5: Management of centres, primary shopping areas and markets

- I. The boundaries of town centre areas and primary shopping areas are defined on the Policies Map.
- II. Development proposals for town centres uses will be supported if of a type and scale appropriate to the size, role and function of the centre.
- III. Development proposals for retail and other town centre uses in primary shopping areas will be supported where:
 - a positive contribution is made to the vitality, viability and diversity of the primary shopping area and centre; and
 - an active ground floor use is maintained or provided.
- IV. New or relocated markets should be directed towards the primary shopping areas in prominent and accessible locations. Proposals that prejudice the future operation of existing markets should be refused.
- V. Public realm improvement measures intended to enhance the vitality of centres and to increase footfall are encouraged.
- VI. The use of upper floors of premises in centres for residential or other uses will be encouraged subject to the ground floor use not being undermined and, where possible, separate access to the upper floors being provided.
- VII. Planning conditions and / or planning obligations will be used where necessary and justified to prevent town centre uses being located outside centres and to maintain the predominant retail function of primary shopping areas.

Q: Retail

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

ECON6. Supporting vibrant and attractive tourism

- I. Tourism development should be focused at the most sustainable locations in accordance with the settlement hierarchy. Major development in the countryside within an Area of Outstanding Natural Beauty or the Heritage Coast is unlikely to be permitted.

ECON7: Loss of tourist accommodation

- I. Proposals that would lead to the loss or reduction in size of a hotel or other accommodation in Use Class C1 will only be permitted:
- II. where the proposal would affect five or fewer lettable bedrooms or facilities available to residents, and the loss would not affect the ongoing viability, attractiveness or operation of the retained tourist accommodation; or where it has been demonstrated that the existing use is not viable and there is no market interest in acquisition or investment to allow the continued profitable operation of the business.
- III. Larger tourist attractions, facilities and built accommodation should locate within town centres, followed by edge of centre locations before out of centre sites are considered (in accordance with policy ECON3). Tourism development above the thresholds established in policy ECON4 should provide an impact statement and transport plan.
- IV. Outside development boundaries, tourism development will be required to:
 - demonstrate that the countryside location is essential, the development is viable in the long-term and would benefit the local economy; or
 - comprise the reuse or replacement of a rural building (in accordance with policy HOUS9); or
 - comprise alteration or extension to improve existing tourism development and enhance the appearance of the site; or
 - be part of a diversification scheme for land based rural businesses (in accordance with policy ECON10)
- V. All proposals must be of a scale, type and appearance appropriate to the location.
- VI. Development needs to be sympathetic to the wider environment and must not result in an adverse impact, individually or cumulatively, upon designated landscapes and sites of biodiversity importance.
- VII. Development that results in harmful impacts on local services, roads and other infrastructure will not be permitted.

- VIII. Development to enhance the visitor economy and increase the quality and diversity of the tourism offer in the local area will be supported. Proposals that deliver a wider environmental or community benefits will be encouraged.

Q: Do you have any comments on the approach taken by policy ECON7 to the loss of tourist accommodation?

Q: Do you think important areas of highly concentrated serviced tourist accommodation should be designated and afforded additional protection?

ECON8: Caravan and Camping Sites

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

Q: Do you have any comments on the approach taken by policy ECON8 on caravan and camping sites?

Q: Should larger (0.1ha+) caravan and camping sites in less accessible locations provide a transport assessment and additional amenities?

ECON9. New agricultural buildings

- I. New agricultural buildings, or extensions to existing agricultural buildings, will be permitted where the development is necessary for the purposes of agriculture on the unit, or locally where facilities are to be shared, and there are no existing buildings on the unit which are capable of re-use for agricultural purposes.
- II. The scale, siting, design and external appearance of any new agricultural building (or extension) should be designed to minimise adverse impact on the landscape character and residential amenity.

ECON10: Diversification of land-based rural businesses

- I. Diversification projects (for agricultural and other land-based rural businesses) for the use of land or buildings outside settlement boundaries for non-agricultural employment purposes will be supported, provided they are in keeping with the rural character and comprise:
 - the use of land; or
 - the reuse of an existing building, or the replacement of an existing building which does not make a positive contribution to the local character; or
 - new ancillary development that relates well to existing development provided that there are no redundant buildings capable of reuse / suitable for replacement.
- II. The proposed diversification project must make an on-going contribution to sustaining the existing enterprise.

ECON11. Equestrian development

- I. Equine-related developments that respect the character of the countryside will be permitted provided that: adequate provision has been made for the exercising of horses without causing harm to rights of way, other equestrian routes, habitats sites or other areas that will be used for exercise;
- II. vehicular access to the site and the road network in the vicinity are capable of accommodating horse-related transport in a safe manner;

- III. the cumulative impacts of concentrations of equine-related developments, for example on the character of the countryside, on habitats sites or on highway safety, have been considered.

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

- V. In the case of commercial recreation, leisure, training or breeding enterprises, the development should re-use an existing building (or group of buildings) in the countryside. An element of new building or buildings may also be permitted alongside the reuse of an existing building (or group of buildings), provided that:
 - it can be demonstrated that no other building (or group of buildings) is available that is capable of accommodating the proposed equine-related use;
 - the element of new building is the minimum required to accommodate the proposed equine-related use (over and above the requirement to re-use the existing building or group of buildings); and
 - any new buildings and ancillary facilities would be erected to integrate with the existing building (or group of buildings) minimising impact on the landscape and local character.

- VI. In the case of a riding arena or other exercise facility:
 - it is of a size and scale appropriate to the existing commercial enterprise, or the number of privately kept horses that will use the facility; and
 - it is located close to other buildings on the site and is not visually intrusive in the landscape.

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

Q: Equestrian development

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy

Section 6: Community Infrastructure (Document Pages 349 – 384 PDF Viewer Pages 223 – 258)

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

- I. Where new development will generate a need for new or improved community infrastructure, and this need is not met through the Community Infrastructure Levy, suitable provision should be made on-site in larger developments or, if not practicable to do so, by means of a financial contribution. The provision should be appropriate to the scale and needs of the development having regard to:
 - existing facilities in the area, including the quantity and quality of provision;
 - the economic viability and the need for the development;
 - the ongoing maintenance requirements.
- II. Community infrastructure will be phased to come forward in advance of, or at the same time as the development when negotiated through planning obligations. When delivered through the Community Infrastructure Levy, such provision will be expected to take place as soon as reasonably practicable after the funds are collected.
- III. Contributions will not be sought from new community facilities or affordable housing, with the exception of site-specific measures necessary to make that development acceptable.

Q: Policy COM1 sets out the approach that the council will take to ensure that new development meets its infrastructure needs through planning agreements and the Community Infrastructure Levy (CIL). Do you have any comments on this policy?

COM2. New or improved local community buildings and structures

- I. Local community buildings or structures will be supported within or adjoining an existing settlement. Development in the countryside may be permitted on well related and accessible sites where the proposal meets an identified community need and:
 - no suitable sites or premises exist within or adjoining the relevant settlement; or
 - there are overriding community, amenity and environmental benefits derived from the proposed location.
- II. Proposals for new, replacement or improved local community buildings or structures must:
 - be of a scale and function compatible with the location and appropriate to its role within the settlement and retail hierarchy; and
 - not have unacceptable impacts on local amenity, highway network, the natural or built environment; and
 - be well-located in terms of accessibility to their main catchment population, enabling active travel, and not generate significant additional single purpose trips by private car.

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

COM3. Retention of local community buildings and structures

- I. Development, including change of use, which results in the permanent loss of local community buildings or structures (including where the most recent lawful use was as a community use), will not be permitted unless:
 - in the case of facilities not run as commercial businesses, it can be demonstrated that there is no local need for the facility or it is no longer practical to continue the existing use; or
 - in the case of commercial community facilities, such a facility is no longer viable; or
 - a suitable replacement is provided in an equally accessible location to serve the local community.

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

- II. The council will look favourably on applications which would:
 - diversify and support the continuation of the existing community use (for example the change of part of the site to maintain the original use in a viable form); or
 - help meet identified development needs through the more effective use of sites / premises while maintaining or improving the existing community service provision (for example through a community hub).

Q: Policies COM2 and COM3 deal with the provision and retention of community buildings and structures. Do you have any comments on these policies?

COM4. Recreation, sports facilities and open space

New or Improved Facilities

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

- III. Proposals for new or improved recreation, sports and open space facilities will be permitted where:
- the proposal would be well-located to be accessible to its main catchment population enabling active travel and would not generate significant single purpose trips by private car; and
 - the proposal would not undermine the commercial viability of nearby community facilities which may be better placed to service the needs of the surrounding community; and
 - the proposal demonstrates a creative concept and high quality design, is deliverable and provides for ongoing maintenance.
- IV. Proposals for new or enhanced recreational facilities away from settlements at the coast (including marine based recreation) or in the countryside will only be permitted if they require a coastal or countryside location and their scale is in keeping with the surrounding environment. Such proposals must not:
- be intrusive in the landscape;
 - adversely affect land or marine conservation;
 - cause unacceptable impacts to local amenity; or
 - cause unacceptable increased vehicle movements.

Safeguarding Existing Facilities

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

Q: Policy COM4 sets out requirements for provision of recreation and sports facilities and open space provision. Do you have any comments on policy COM4?

COM5. Hot food takeaways

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

Q: A policy is being proposed to restrict hot food takeaways within easy walking distance of schools and other places where young children congregate. Do you have any comments on Policy COM5?

COM6. The provision of education and training facilities

- I. Proposals for the provision of new / replacement facilities or the expansion of existing education and training facilities will be supported, provided that:
 - the location is well linked in terms of accessibility to the local catchment (taking into account how this may change through the development of strategic housing sites); and
 - any loss of facilities consequential to the development is re-provided to the same or higher standard.

Q: Policy COM6 supports provision of education and training facilities subject to a few criterion. Do you have any comments on Policy COM6?

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

- I. New development should be located in accordance with the settlement hierarchy to facilitate the move away from car dependency and towards healthy, lower carbon travel choices and lifestyles. Significant new developments should therefore be located close enough to existing facilities or deliver viable new facilities to make walking and cycling a realistic choice.

- II. If viable new facilities cannot be provided, high quality public transport connections should be provided as part of the development. All development should:
 - be in the most accessible locations, reducing the need to travel by car and creating opportunities for healthy lifestyle choices;
 - support the provision of local services and facilities reducing reliance on the car;
 - support active travel, building in high quality design principles which prioritise walking and cycling above other modes, and expand the strategic and local cycle and Public Rights of Way networks;
 - be well connected in a safe manner to the strategic road and rail network ;
 - seek to reduce traffic impacts on the community, especially but not restricted to severance, air quality, and the efficiency of the transport network, particularly public transport.

Development will not be permitted where impacts (individually or cumulatively) are likely to be severe.

COM8. Parking standards in new development

Development will be permitted provided that:

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

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

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

Residential Developments

- II. Residential developments will be expected to include infrastructure suitable for charging electric or other ultra-low emission vehicles according to the following standards:
 - for all residential development with communal off-street parking provision, at least 20% of car spaces will be expected to include active charging facilities and passive provision for all remaining spaces with the layout of the car park ensuring that all spaces can be activated as demand increases; and
- III. for minor residential development (all developments of less than 10 dwellings):
 - passive infrastructure provision for each dwelling.
- IV. for major residential development (all developments of 10 dwellings or more):
 - at least 20% of dwellings will be expected to have active charging facilities, and the remaining 80% of dwellings will be expected to have passive provision; and
 - at least one rapid charging point clustered with a fast charging point for every 10 car spaces provided, or in accordance with local published guidance; and
 - where appropriate, the provision of an electric or ultra-low emission car club, with its own dedicated spaces including active charging facilities.

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

Non-residential Developments

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

Q: Policy COM9 sets out criteria for provision of infrastructure for electric vehicles at new development. Do you have any comments on Policy COM9?

COM10. Low carbon and renewable energy development

- I. Proposals for generating heat or electricity from renewable energy sources (other than large scale wind energy) will be allowed wherever possible providing that the benefits of the development, such as the contribution towards generating renewable energy, significantly outweigh any harm. In addition, permission will only be granted provided:
- any adverse impacts on the local landscape, townscape can be satisfactorily assimilated;
 - the proposal minimises harm to residential amenity by virtue of noise, vibration, overshadowing, flicker, or other detrimental emissions, during construction, operation and decommissioning;
 - adverse impacts upon designated wildlife sites, nature conservation interests, and biodiversity are satisfactorily mitigated.
 - any harm to the significance of a heritage asset (including its setting) is less than substantial.

Q: Policy COM10 sets out criteria for provision of infrastructure for low carbon and renewable energy development. Do you have any comments on Policy COM10?

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

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

COM11. Small scale wind energy development

- I. Proposals for small-scale wind energy development up to a maximum of 15m to the hub will be supported where it can be demonstrated to be community-led or is set out within an area defined as being suitable for wind energy development within a made neighbourhood plan. In addition, permission will only be granted provided:
 - any adverse impacts on the local landscape, townscape or areas of historical interest can be satisfactorily assimilated;
 - the proposal minimises harm to residential amenity by virtue of noise, vibration, overshadowing, flicker, or other detrimental emissions, during construction, its operation and decommissioning;
 - adverse impacts upon designated wildlife sites, nature conservation interests, and biodiversity are satisfactorily mitigated;
 - all impacts on air traffic safety, radar and telecommunications have been adequately mitigated;
 - cumulative landscape character and visual impacts with any operational, consented and proposed development neither results in significant coalescence nor becomes a defining characteristic of the wider fabric, character and quality of the landscape; and
 - following public consultation all material planning impacts identified by affected local communities have been adequately addressed.

Q: Policy COM11 deals specifically with small scale wind energy developments. Do you have any comments on Policy COM11?

COM12. The provision of utilities service infrastructure

- I. Development will not be permitted where the problems associated with the lack of necessary utilities service infrastructure, including energy supplies, drainage, sewerage, sewage treatment and water supply, cannot be overcome.
- II. Proposals for the development of telecommunications or radio equipment will be permitted provided that:
 - the development will not be unduly detrimental to the appearance of the locality, particularly in sensitive areas of landscape, nature conservation or townscape importance; and
 - the applicant has demonstrated that there is a need for the technology, that all technically feasible alternatives have been explored, and that the application proposal results in the least visual harm.
- III. All new residential and commercial developments should provide the infrastructure required to enable connectivity to the high-speed electronic communications network

unless it is not practical to do so. For major developments (10+ dwellings or sites of greater than 0.5 hectares) this should be through direct fibre to the premise (FTTP) access.

Q: Policy COM12 supports the need for higher quality broadband provision. Do you have any comments on this?

Section 23: Dorchester (Document Pages 526 – 553 PDF Viewer Pages 400 – 427)

DOR1: Dorchester Roman Town Area

- I. Any development within the Roman Town area, as shown on the policies map, should help reinforce the historic character and layout of the area.
- II. Development sites shall be subject to appropriate levels of archaeological investigation.

DOR2: Future town centre expansion

- I. Land at Charles Street, as identified on the policies map, is a key town centre site for the delivery of new retail development with ancillary mixed uses. The development of the site will provide improved pedestrian links to South Street.
- II. Land off Trinity Street, as identified on the policies map, is an additional opportunity site within the town centre for retail expansion.
- III. Any proposal for the development of either or both of these sites will need to include an appropriate amount of public car parking
- IV. On completion, the development of either of these sites will form part of the primary shopping area.

DOR3: Brewery Square, Weymouth Avenue

- I. The former Brewery site and adjoining land at Weymouth Avenue (as shown on the policies map) is an important area linking the town centre to Dorchester South Railway Station. The continued development of the site will be guided by the Weymouth Avenue Development Brief (2004) and will include the delivery of:
 - a mix of homes, businesses and community facilities, hotel and limited retail appropriate to its location outside of the primary shopping area;
 - a transport interchange facility to enhance the use of the railway station; and
 - effective open spaces and pedestrian and cycling links through the site and connecting with adjoining areas, including from the railway station to the primary shopping area along South Street.

DOR4: High East Street/High West Street Area

- I. The attractive historic environment along High West Street and High East Street will be enhanced for pedestrians including routes from the existing town centre to the museums and north to the Frome Valley.
- II. Measures to reduce traffic flows along High East Street/High West Street to enhance the public enjoyment of the area, will be supported.

DOR5: Dorchester Transport and Environment Plan

- I. Improvements to the transport and parking environment of Dorchester will be implemented as proposed through the Dorchester Transport and Environment Plan and subsequent master planning work. Any development that would significantly undermine their delivery will not be permitted.
- II. A park and ride site is allocated to the south of the town at the Stadium Roundabout as shown on the policies map.

DOR6: Poundbury mixed-use development

- I. Land at Poundbury (as shown on the policies map) will provide for the immediate strategic growth needs of the town through a comprehensive mixed-use development of homes and businesses and associated community facilities.
- II. The development of the site will be in accordance with the Poundbury Development Brief (2006) and subject to:
 - the provision of pedestrian and cycle links within Poundbury and to the centre of Dorchester and to the surrounding areas including the countryside;
 - highway improvements identified as necessary for the development to go ahead, following a full transport assessment; and
 - the provision of affordable housing and necessary education, community, leisure and recreation facilities (including both built facilities and public open space).
- III. The district centre at Queen Mother Square will be the focus for main town centre uses within the development.

DOR7: Poundbury Parkway Farm business site

- I. Approximately 3.3 hectares of land at Parkway Farm Business site (as shown on the policies map) is designated for B2 and similar employment uses, subject to the provision of satisfactory design, landscaping and mitigation measures to reduce any adverse impacts to an acceptable level.

DOR8: Land south of St George's Road and Land off Alington Avenue

- I. Land south of St George's Road and Land off Alington Avenue, as shown on the policies map, are allocated for development. Any development should not have a significant impact on the amenity of nearby residential properties.
- II. A landscape strategy will be required to ensure that there is no significant adverse impact on wider landscape views, and that public rights of way linking to the wider green infrastructure network are retained.
- III. The relationship with nearby Max Gate will need to be reflected within any development proposals.

DOR9: Former Dorchester Prison

- I. The former Dorchester Prison complex will be redeveloped for residential uses including a mix of conversion of the historic buildings and additional new build units.

DOR11: Kingston Maurward College

- I. The future development and expansion of Kingston Maurward College within the college estate¹ will be supported in accordance with a masterplan agreed by Historic England and Dorset Council.

DOR12: Dorset County Hospital

- I. The expansion and reconfiguration of facilities within the Dorset County Hospital site, including the adjacent former Damers School site, forming a new health campus for the town, will be supported.
- II. Any development should be master planned and shown to help meet the long-term needs of the hospital.
- III. Development may include an element of residential use, with the inclusion of extracare, supported living, and key worker housing being particularly appropriate.
- IV. Retail development will not be supported.

DOR10: Land south of Castle Park

- I. Land south of Castle Park, as shown on the policies map, is allocated for housing. Development of the site will need to incorporate:

- provision of cycle and pedestrian access onto Weymouth Avenue, linking in with existing cycle routes;
- appropriate noise assessment and mitigation related to the nearby A35(T);

- mitigation of surface water and ground water drainage issues in the area through a strategic approach to delivering flood risk mitigation; and
- appropriate screening to minimise any impact on both landscapes and on Maiden Castle.

DOR13: Land north of Dorchester

- II. Land to the north of Dorchester will be developed in accordance with a masterplan produced for the site, which will reflect garden community principles.
- III. The development will form a mixed-use extension to the town delivering around 3,500 new homes, at least 10 ha of employment land, and additional school provision for 4 forms of entry across the three tiers of first, middle and high schooling.
- IV. A road link between the A35(T) at Stinsford Hill to the A37 (via the B3147 between Weirs Roundabout and The Grove) will be provided as part of the development together with a package of measures for improvements to the strategic and local road networks.
- V. The homes provided should meet the needs of the town with a focus on the size of homes that meet the needs of families and younger people of working age with a view to supporting the local economy. This should include at least 35% of the homes as affordable housing.
- VI. Between the new development area and the historic town, at least 3 pedestrian and cycle links will need to be provided to facilitate ease of access between the existing town and the newly developed area.
- VII. A local centre will also be provided containing small-scale retail units including a small supermarket, to meet the day-to-day needs of local residents. Minimal impact on the vitality and viability of the existing town centre will need to be demonstrated.
- VIII. The development should offer opportunities for additional healthcare provision on site in a form that meets the needs of Dorset Clinical Commissioning Group.
- IX. The development should also include land for a cemetery to meet the needs of the Dorchester area.
- X. The development will contain significant copse planting to break up the built form in views from the AONB. Streets will be tree-lined to create a softer urban form.
- XI. The special historic environment within which the site sits will help to deliver local character to the development. Harm to the significance of designated and nondesignated heritage assets, including any contribution made by their settings, should be avoided or

minimised. Opportunities exist to enhance and better reveal significance of the heritage assets adjacent to the developable area, including experiences of the literary connections with 'Hardy's Landscape', and these should be utilised within the development.

- XII. Areas at risk of flooding from all sources will be avoided. The development will deliver a flood mitigation strategy which makes best use of the opportunities on the site with a viable and deliverable flood mitigation strategy being implemented.
- XIII. Proposals will be accompanied by a hydrogeological risk assessment to demonstrate that development will not compromise groundwater quality or its abstraction.
- XIV. The development should be at least nitrogen neutral. Opportunities for biodiversity enhancement on the site should be capitalised upon.
- XV. A local nature reserve should be provided at the water meadows as a key part of the green infrastructure network for the development. This should incorporate improved recreational access, opportunities for greater appreciation of the areas rich heritage and for heritage-led tourism, biodiversity enhancement and wetland features.
- XVI. Key design requirements for the site will be established through the masterplan. The development should however be grounded in its local context taking design cues from Dorchester and the surrounding villages and make the most of the landmark buildings and features that exist in the area.

DOR14: Land to the west of Charminster

- I. Land to the west of Charminster is allocated for residential development to complement the growth at North of Dorchester. The priority should be to meet the needs of families and the working age population.
- II. Development to the west of Charminster should be served via improved access off the A37. Appropriate highway linkages should be developed which prevent increased use of East Hill and West Hill in Charminster minimising impact on the Conservation Area.
- III. Links between the development and nearby cycle routes must be established to facilitate ease of travel to Dorchester by alternatives to the car. Enhancements to the Frome Valley Trail will be required including removing the route from the highway where possible.
- IV. The development will contain measures to soften the western edge of Charminster in views from the AONB.

- V. Impacts on nearby heritage assets will need to be minimised including any impact on Charminster Conservation Area and the setting of Poundbury Camp. Any residual impact would need to be clearly justified.

DOR15: Forston Clinic, Charlton Down

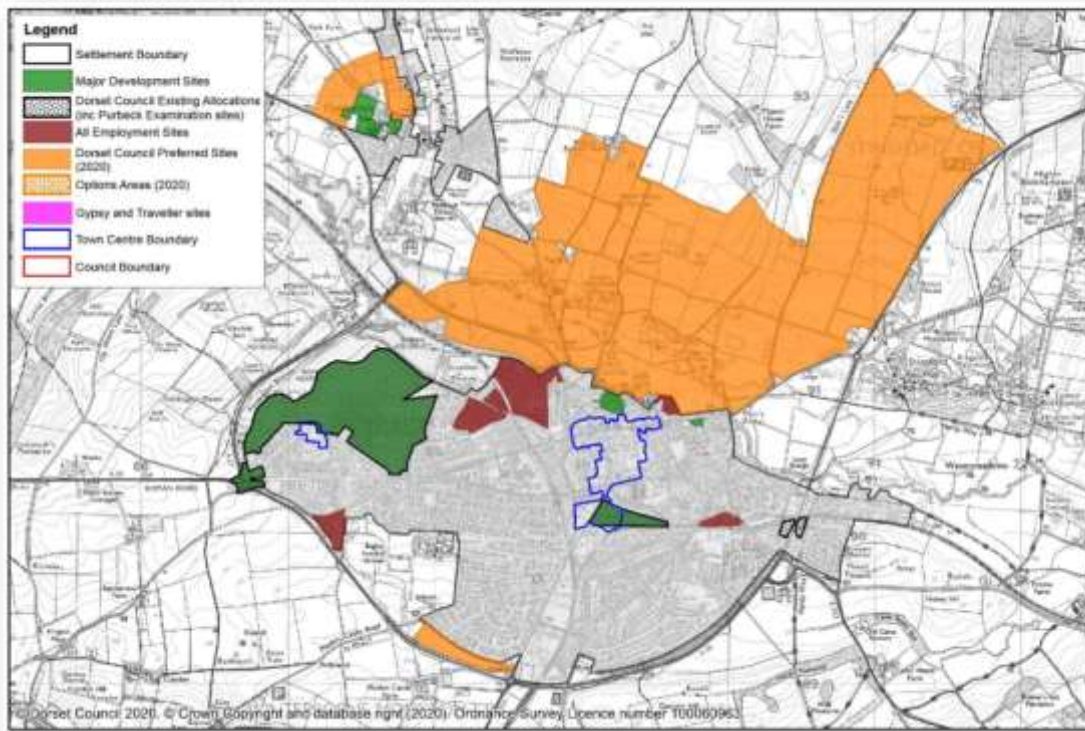
- I. Land at Forston Clinic, Charlton Down is allocated for residential development, subject to the relocation of the current healthcare facilities.
- II. The development will deliver about 90 new homes offering a mix of tenures including affordable homes and may include a care home. The priority (other than for a care home) should be to meet the needs of families and the workingage population.
- III. The main access to the development should be via the existing access to Forston Clinic from Herrison Road with Foxbrake House being served by its own existing access. Any improvements to the accesses should respect the character of the Charlton Down Conservation Area.
- IV. The development will contain measures, including the retention of trees and areas of woodland, to soften the northern and north-eastern edges of Charlton Down in views from the Dorset AONB. Trees of amenity value within the site particularly trees on the edge of the site adjoining existing areas of residential development, should be retained.
- V. The development should be designed: to minimise the impacts on Charlton Down Conservation Area, including any non-designated heritage assets, such as Important Local Buildings; and to respect the character of the existing Charlton Down development. Foxbrake House should be retained as part of any development scheme.

Q: Dorchester

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

2: What about the suggested policy wording? 3: Could any amendments improve the policy or its strategy?

Figure 23.1 Map of proposed development sites in Dorchester.



**Agenda Item 5
Dorchester Town Council
Planning and Environment Committee 4 January 2021**

Proposed Response to the Dorset Council Climate & Ecological Emergency Strategy Consultation

At the Planning and Environment Committee meeting held on 7 December 2020 a Sub Group was appointed to respond to the Dorset Council's Climate & Ecological Emergency Strategy Consultation.

Due to the Covid 19 restrictions, the Sub Group discussed the proposed response via email.

It was felt that both the consultation and Action plan was very disappointing; lacking in substantial actions and targets and was much too unambitious.

Concerns were raised that there were only 2 to 3 years to make the changes needed to avert irreversible climate change and the proposed strategy and action plan appeared insubstantial and unlikely to achieve the results that the Dorset Council desire by 2040.

The Sub Group appointed to make response to the consultation questioned how the Dorset Council intended to use the responses to the consultation and how the public had been consulted in a meaningful way.

The first question in the consultation *'Dorset Council provides a huge variety of services supporting residents in their daily lives. Which of the following areas of the council's work matter most to you and your family? Please select up to five.'* caused concern to the Sub Group as it was strongly felt that as a Local Council each of the suggested responses should be considered as a priority.

The Dorset Council's Climate & Ecological Emergency Strategy Consultation

Dorset Council provides a huge variety of services supporting residents in their daily lives. Which of the following areas of the council's work matter most to you and your family? Please select up to five.

- Protecting Dorset's natural environment
- Tackling climate change X
- Helping people have healthy lifestyles
- Keeping vulnerable children and adults safe from harm
- Supporting people to live fulfilling and independent lives
- Providing rural buses and transport
- Collecting household waste (bins), recycling and cleaning streets
- Making sure roads and highways are in a good condition
- Increasing the availability of affordable housing
- Supporting economic growth and good quality jobs X
- Providing libraries, museums, arts and culture
- Supporting schools so children have a good education X
- Improving digital connectivity (such as access to fast broadband)
- Providing an effective planning process to manage development X

- Working closely with communities and the voluntary sector X

Doing your bit

Climate change is an issue for everyone, not just Dorset Council. We cannot deal with this issue on our own.

In order to achieve a zero carbon Dorset by 2050, all the residents of Dorset will need to do their bit.

1) What are you already doing to reduce your carbon emissions? (Select all that apply)

- Using or generating more renewable energy X
- Reducing the energy you use at home X
- Making changes to your diet, buy more local food or growing your own food
- Buying from companies with green credentials X
- Reducing your waste and recycling more X
- Using less water X
- Making your garden wildlife friendly X
- Traveling less, walking or cycling more or buying an electric car X

• Do you think you can do more to reduce your carbon emissions in the future?

- Yes
- Possibly
- No

2) Is anything stopping you from taking action to reduce your carbon footprint?

- Cost
- Not sure what to do
- Facilities not available
- Regulations (e.g. Listed building)
- Other

3) Please give more details about what is stopping you taking action to reduce your carbon footprint (optional):

Planning restrictions prevent us from using solar panels on a number of our facilities. The cost of electric vehicles prevents us from increasing our fleet of existing electric vehicles. Insulation is also not suitable for our older listed buildings.

You can find out more about our approach in the strategy at

<https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-emergency/climate-ecological-emergency-strategy/climate-ecological-emergency-strategy-our-approach.aspx>

We are committed to achieving a Carbon Neutral Council by at least 2040 and must help facilitate the changes required to work towards the whole of Dorset becoming carbon neutral by 2050.

However, we recognise that Dorset Council has only limited powers and responsibilities in many of the areas where action is required. Therefore, Dorset organisations and individuals will all need to act collectively to achieve this wider ambition.

The council has three key roles in facilitating the change required and the strategy document is framed into these three areas...

DIRECT

- Take DIRECT action to reduce our own carbon footprint in order to become a carbon-neutral Council by 2040, showing leadership as a large public sector organisation.
- As a large organisation, we directly account for at least 1% of Dorset's footprint from our use of energy and water in our buildings and assets, staff travel, and the waste we produce.

INDIRECT (through services)

- Take INDIRECT action to facilitate change by ensuring the range of services we provide across the County are delivered in a way that supports our journey towards a Carbon Neutral County.
- Dorset Council is responsible for the delivery of many key services, such as planning, housing, economic development, waste and transport, etc.

INFLUENCE AND PARTNERSHIP

- Work in PARTNERSHIP with other organisations and communities to drive change across the County and put in place larger programmes and projects to support fundamental change required.

For example - Working with Town and Parishes, community engagement, behaviour change, regional transport policy. This is as well as working with key partners and existing partnerships (LNP, LEP, AONB, Coast Forum etc.), therefore influencing key and sustainable energy strategies.

This above explains our approach in this strategy and helps you understand the following questions. Our approach is about understanding what actions Dorset Council can directly influence, indirectly influence [such as through our services or use of our assets] and what we can only influence as part of a wider partnership.

- 4) Do you agree with our approach?
- Strongly agree
 - **Agree**
 - Neither agree nor disagree
 - Disagree
 - Strongly disagree

Targets

Carbon Targets

The strategy sets two targets: a more ambitious target of 2040 for Dorset Council itself and 2050 for the wider Dorset area (in-line with the government's national target).

(1) Dorset Council ITSELF to become carbon neutral by 2040, ten years earlier than the national target.

(2) The whole Dorset Council AREA to become carbon neutral by 2050, which will require support of central government and everyone in Dorset taking action

5) Do you agree with the target set for Dorset Council ITSELF as an organisation of 2040?

- Strongly agree
- Agree
- Neither agree or disagree
- **Disagree**
- Strongly disagree

6) Do you agree with the target set for the Dorset Council AREA of 2050?

- Strongly agree
- Agree
- Neither agree or disagree
- **Disagree**
- Strongly disagree

7) Please explain your answers (optional)

Should be aiming for an earlier date such as 2030 for Dorset Council itself and 2040 or even 2035 for the AREA

Topic Area - Renewable Energy

Areas for Action...

See the details on Renewable Energy from our strategy:

<https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-emergency/climate-ecological-emergency-strategy/climate-ecological-emergency-strategy-renewable-energy.aspx>

To achieve a carbon neutral county by 2050, all energy currently provided by fossil fuels for heating, transport and electricity in Dorset will need to come from a low-carbon source. This will require an enormous increase in renewable electricity generation in the County.

Dorset Council cannot itself do this, and does not have control of national planning policy or the money to put into renewable energy sources on its own. But there are many things the council can do to.

DIRECT

- Maximise renewable energy opportunities of all DC buildings; convert all off-grid buildings to heat pumps or biomass, convert heating of all on-grid buildings to hydrogen-ready hybrid heat pumps, install max capacity solar arrays on every building
- Construct large renewable energy installation (around 60 MW of solar PV or 30 MW of wind turbines) on Council owned land to meet Council's demand
- Commission study to identify opportunities for renewable energy in County Farms and Council carparks

- Work with renewable energy developers in Dorset to secure new renewable energy generation to meet (and exceed) needs of the Council

INDIRECT (through services)

- As Local Planning Authority – actively encourage renewable energy deployment
- Undertake detailed resource mapping to confirm Dorset has the technical resources to be self-sufficient. Potential sites can then be identified in the Local Plan
- Establish a positive planning policy framework and toolkit for maximising the use of renewable energy within new developments

INFLUENCE & PARTNERSHIP

- Lobby central government over the major hurdles to renewable energy deployment, the Navitus Bay decision, investment needed on grid infrastructure, and future of heat
- Work in partnership with BCP to plan a zero-carbon energy system for Dorset
- Dedicated resources to promote renewable heat in cases where it is financially viable
- Extend Low Carbon Dorset programme
- Dedicated resources to assisting with the expansion and awareness building of the Energy Local project in Dorset
- A review of whether Council run fuel-poverty schemes could install low-carbon heating systems over gas boilers

8) Renewable Energy - The above is taken from the strategy and identifies the areas for action where we see Dorset Council can either directly impact, indirectly impact or only influence outcomes. Do you agree with what we have proposed?

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Don't know
What we can directly impact		✓				
What we can indirectly impact	✓					
What we can influence and partnership				✓		

9) Please explain why you think this and if there is anything fundamental that you feel we have missed in our "renewable energy" area for action? (optional)

DIRECT impact targets are good as a start, BUT there is so much more that could be done sooner.

INDIRECT targets are good - as long as they are translated into real actions and not just words!

INFLUENCE targets are weak! You should insist on low or zero-carbon heating,

Action Plan

We have identified a number of initial targets and specific actions that Dorset Council can take to address the areas above. Our summary action plan for Renewable Energy can be found here
 Renewable Energy - The above action plan identifies where we see Dorset Council can take

10) Do you agree with what we have proposed?

- Strongly agree
- Agree
- Neither agree/disagree
- **Disagree**
- Strongly disagree

11) Please explain why you think this (optional)

It will be important for Dorset Council as the lead planning authority to direct more resources to the promotion of renewable heat in all cases, to assist in the realisation of plans initiated by others and to encourage more plans to come forward. This is what central government should be doing, but Dorset Council should be at the forefront of progress.

Topic Area – Buildings

Areas for Action...

See the details on Buildings from our strategy <https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-emergency/climate-ecological-emergency-strategy/climate-ecological-emergency-strategy-buildings.aspx>

In order to create a carbon neutral Dorset, all carbon emissions from Dorset buildings will need to stop. All energy used for power will need to come from renewable sources.

Dorset Council has limited powers to achieve this. It will require everyone to take action in their homes and businesses. However we do have control of our own current buildings and any future buildings that are constructed on our land. We are also able to work with partners.

DIRECT

- Lead by example by ensuring Dorset Council's estate becomes zero carbon by 2040
- Ensure climate change is a central consideration throughout the asset review, and in the development of Dorset Council's Asset Management plan
- Develop and promote case studies and examples of best practice on our own estate to encourage replication by others
- Establish policies to ensure that any of the Council's new build projects are designed to be zero carbon from the outset
- Continue upgrade off all Dorset streetlights to LEDs

INDIRECT (through services)

- Encourage designs and layouts which lend themselves to low-carbon energy solutions, and provide guidance and advice for developers to achieve zero carbon standards
- Ensure the Dorset Housing Strategy incorporates the reduction of carbon emissions and increased risk to climate impacts
- Develop local plan policies to ensure climate risks are identified and avoided in new developments, such as flood risks and overheating
- Secure funding to expand and extend the Low Carbon Dorset Programme. If this is successful, seek funding to extend it further, both in time and scope

INFLUENCE & PARTNERSHIP

- Lobby government for clarity on national strategy for heat and national policy framework
- Work in partnership to deliver programmes to improve energy efficiency of housing stock (e.g further expand Healthy Homes Scheme)
- Decarbonise heating by investigating largescale installation of low carbon heating and undertaking heat mapping to identify opportunities
- Educate residential and non-residential sectors on low carbon technologies, energy efficiency, and sources of funding to encourage behaviour change & greater uptake of low-carbon technology
- Work with partners to increase climate change resilience of communities & buildings by understanding the future climate risks within Dorset

Buildings - The above is taken from the strategy and identifies the areas for action where we see Dorset Council can either directly impact, indirectly impact or only influence outcomes.

12) Do you agree with what we have proposed?

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Don't know
What we can directly impact				✓		
What we can indirectly impact			✓			
What we can influence and partnership		✓				

13) Please explain why you think this and if there is anything fundamental that you feel we have missed in "buildings" area for action? (optional)

DIRECT targets should aim for 2030. It should read "Ensure climate change is the central ...".

Signposting of grants available would help those businesses who are struggling to survive, let alone improve.

INDIRECT target should ensure that design and layout are energy efficient and achieve zero carbon standards. ..

INFLUENCING reads well. Make sure these are not just words by dedicating a good level of resource to bring them to fruition as early as practicable.

Action Plan

We have identified a number of initial targets and specific actions that Dorset Council can take to address the areas above. Our summary action plan for Buildings can be found here

<https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-emergency/climate-ecological-emergency-strategy/climate-economical-emergency-action-plans/buildings-action-plan.aspx>

14) Buildings - The above action plan identifies where we see Dorset Council can take action. Do you agree with what we have proposed?

- Strongly agree
- Agree

- Neither agree/disagree
- Disagree
- Strongly disagree

15) Please explain why you think this (optional)

Topic Area - Food & Drink

Areas for Action...

See the details on Food and Drink in our strategy <https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-emergency/climate-ecological-emergency-strategy/climate-ecological-emergency-strategy-food-and-drink.aspx>

To reduce the environmental impacts of food production, but still meet the rising demands, more food will need to be produced using less land and emitting fewer greenhouse gases. This will mean farming practices within Dorset will need to change. There will also need to be a significant shift in the behaviour of consumers here in Dorset.

Dorset Council must work towards reducing our carbon emissions, food poverty and the level of waste produced, all while meeting the increasing demand for food. To do so, we must help by establishing the following initiatives.

DIRECT

- Work with Council tenants and concessions to reduce food waste and promote less packaging
- Continued adoption of the Council's single use plastic policy throughout its estate, operations, tenants and concessions
- Increase range of edible fruits, flowers, and vegetables in Council owned parks, rooftops, and open spaces
- Reduce use of fertilizers on Council land by increased use of locally produced compost

INDIRECT (through services)

- Work to develop opportunities for enhancing Dorset's ecological networks
- Work with partners to reduce meat and increase plant-based meals in care homes and schools
- Work with Council tenants and concessionaires to reduce the sale of products with high GHG emissions
- Develop funding scheme to improve the efficiency of Council (Tricuro sites / other care homes) and schools' catering equipment, and switch to electric sources to allow for carbon neutral catering
- Work with County Farm tenants to encourage the adoption of more climate and wildlife friendly practices

INFLUENCE & PARTNERSHIP

- Continue to work with producers and partners to promote 'local food' and reduce food miles
- Promote home growing and allotments to Dorset residents
- Explore the adoption of tools to help engage school staff (and potentially students) to create low-carbon meals, with consideration of ingredients, food miles, and cooking methods
- Promote Green Kitchen Standard & Food for Life to Dorset businesses
- Work with partners to promote low-carbon affordable food options to Dorset residents

- Work with partners to help food and drink suppliers within Dorset to be resilient to climate change

Food and drink - The table is taken from the strategy and identifies the areas for action where we see Dorset Council can either directly impact, indirectly impact or only influence outcomes.

16) Do you agree with what we have proposed?

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Don't know
What we can directly impact		✓				
What we can indirectly impact		✓				
What we can influence and partnership			✓			

17) Please explain why you think this and if there is anything fundamental that you feel we have missed in "food and drink" area for action? (optional)

Dorset Council should make more effort to engage with expertise and knowledge that already exists in the community

Action Plan

We have identified a number of initial targets and specific actions that Dorset Council can take to address the areas above. Our summary action plan for Food & Drink can be found here.

Food and Drink

18) The above action plan identifies where we see Dorset Council can take action. Do you agree with what we have proposed?

- Strongly agree
- Agree
- Neither agree/disagree
- Disagree
- Strongly disagree

19) Please explain why you think this (optional)

Topic Area - Economy

Areas for Action...

See the details on Economy in our strategy <https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-emergency/climate-ecological-emergency-strategy/climate-ecological-emergency-strategy-economy.aspx>

We will need to create a zero-carbon economy here in Dorset. This means that emissions from the Dorset’s commercial and industrial sector will need to stop whilst making sure the county’s economy still thrives.

Dorset Council cannot singlehandedly these kind of emissions. But it can work with partners, influence services and develop existing programmes to drive transition to a zero carbon economy in Dorset.

DIRECT

- Ensure Dorset Council procurement supports sustainable development by prioritising social & environmental wellbeing as well as economic value
- Build renewable energy infrastructure at Dorset Innovation Park

INDIRECT (through services)

- Support the expansion of the Dorset Innovation Park to become a centre of excellence in clean growth
- Support greater deployment and strengthen high-speed broadband and ICT infrastructure in the county through Dorset’s Broadband programme. And enable businesses to increase home working and reduce travel
- Promote the low-carbon economy and encourage investment in green jobs and businesses in Dorset
- Support businesses to become more energy and resource efficient and to install renewable energy by working with partners to expand Low Carbon Dorset programme

INFLUENCE & PARTNERSHIP

- Maximise opportunities for clean growth in Dorset by working with businesses & partners to put clean growth at centre of local economic development plans
- Support Dorset’s strong high-tech sector to diversify & take advantage of growth in low carbon sector
- Work with partners to attract green sector businesses with highly skilled workforces to Dorset
- Help businesses be more resilient to climate change through our planning & flood risk management functions
- Work with the tourism sector to develop specific programmes of support for sustainable tourism & make Dorset a low-carbon tourism destination

Economy - The above is taken from the strategy and identifies the areas for action where we see Dorset Council can either directly impact, indirectly impact or only influence outcomes.

20) Do you agree with what we have proposed?

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Don't know
What we can directly impact				✓		

What we can indirectly impact			✓			
What we can influence and partnership				✓		

21) Please explain why you think this and if there is anything fundamental that you feel we have missed in "economy" area for action? (optional)

Low Carbon Dorset needs still more staff if it is to help businesses.

Action Plan

We have identified a number of initial targets and specific actions that Dorset Council can take to address the areas above. Our summary action plan for Economy can be found here.

<https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-emergency/climate-ecological-emergency-strategy/climate-economical-emergency-action-plans/economy-action-plan.aspx>

Economy - The above action plan identifies where we see Dorset Council can take action.

22) Do you agree with what we have proposed?

- Strongly agree
- Agree
- Neither agree/disagree
- Disagree
- Strongly disagree

23) Please explain why you think this (optional)

DIRECT actions should prioritise social and welfare concerns above economic.

INDIRECT are, regrettably, probably as good as can be hoped for at present.

INFLUENCING - planning controls for new developments should be strengthened.

Topic Area - Waste

Area for action...

See the details on Waste in our strategy <https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-emergency/climate-ecological-emergency-strategy/climate-ecological-emergency-strategy-waste.aspx>

To reduce the carbon impact from our waste activities, Dorset must work towards being more sustainable and efficient. This means reducing the amount of waste we produce by keeping resources in use for as long as possible and recovering and reusing products and materials wherever we can.

DIRECT

- Carry out internal waste audits across our operations & create waste reduction plan supported by targeted campaigns
- Continue to work towards our commitment to become single-use plastic-free & eliminate the use of all single life products

- Ensure waste is minimised through procurement e.g. DC suppliers to take back packaging or use reusable packaging systems
- Develop business plan to tackle food waste within Council premises, with a particular focus on schools & adult services
- Ensure sufficient contracts are in place to reuse, recycle & recover as much Council waste as possible
- Work with Waste manager to reduce emissions from waste collection vehicles

INDIRECT (through services)

- Establish appropriate infrastructure to support circular economy as part of Joint Municipal Waste Management Strategy for Dorset 2008 – 33
- Develop targeted campaigns to reduce amount of waste produced and increase reuse & recycling
- Trial a ‘not sure’ box and use results to inform residents what can or cannot be recycled
- Trial provision of free/subsidised food-waste caddy liners in specific areas
- Explore opportunity for increased commercial waste services
- Develop a contract & infrastructure strategy to enable the most efficient and cost-effective solution for Dorset

INFLUENCE & PARTNERSHIP

- Respond to second round of consultations relating to the resources & waste strategy for England
- Investigate how Dorset Waste Services can work with partners to facilitate reduction of commercial and industrial waste
- Continue to engage with public, communities, schools & businesses to increase understanding of waste issues & best practices
- Develop further campaigns to reduce the amount of waste generated & stimulate further reuse, recycling & composting
- Introduce a pilot project in partnership with Keep Britain Tidy to reduce food waste
- Continue to work with the Police, EA & community groups to reduce littering & fly tipping

Waste - The above is taken from the strategy and identifies the areas for action where we see Dorset Council can either directly impact, indirectly impact or only influence outcomes.

24) Do you agree with what we have proposed?

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Don't know
What we can directly impact		✓				
What we can indirectly impact			✓			

What we can influence and partnership			✓			
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25) Please explain why you think this and if there is anything fundamental that you feel we have missed in "waste" area for action? (optional)

Action Plan

We have identified a number of initial targets and specific actions that Dorset Council can take to address the areas above. Our summary action plan for Waste can be found here.

<https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-emergency/climate-ecological-emergency-strategy/climate-economical-emergency-action-plans/waste-action-plan.aspx>

Waste - The above action plan identifies where we see Dorset Council can take action.

26) Do you agree with what we have proposed?

- Strongly agree
- Agree
- Neither agree/disagree
- Disagree
- Strongly disagree

Please explain why you think this (optional)

Many residents are confused about what to do with various items.
 A major increase in "What Waste Where" campaigns would be beneficial, to include which bin to use as well as what to do with other waste such as cartons, foil etc.
 The sorting, collection and disposal of commercial waste needs bigger and better persuasion from Dorset Council. More and better face-to-face contact once the coronavirus pandemic will allow this.

Topic Area - Water

Areas for Action...

See the details on water in our strategy <https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-emergency/climate-ecological-emergency-strategy/climate-ecological-emergency-strategy-water.aspx>

By 2050, steps will need to be taken, led by the water industry, to significantly reduce demand for water, reduce wastage and manage water resources.

It is critical that Dorset Council takes action through its own operations, services and influence to encourage a reduction in Dorset's water demand and wastage, and the management of water resources.

DIRECT

- Make Dorset Council buildings more water efficient, by installing technologies such as flow regulators, water efficient toilets and showerheads
- Ensure procurement specification favours water efficient equipment

- Reduce / replace demand on mains water within Dorset Council buildings by installing technologies such as rainwater harvesting and grey water systems
- Carry out in-depth assessment of water leaks across Council's estate
- Carry out audit of all Council sites holding materials hazardous to water quality to ensure correct storage is in place & ensure pollution prevention equipment is properly maintained

INDIRECT (through services)

- Ensure water use is minimised and reuse is optimised in new developments
- Work with County Farms and Green Spaces to ensure land management practices protect water supplies
- Ensure Dorset Council land management practices prevent water pollution
- Identify areas at risk from local sources of flooding and ensure these are considered in the future
- Maintenance of ordinary watercourses by riparian owners to help reduce the risk of flooding

INFLUENCE & PARTNERSHIP

- Liaise with water companies to ensure water leaks are identified and eliminated in Dorset
- Work with Environment Agency to ensure all high risk industrial and farming areas in Dorset have been identified and appropriate pollution prevention measures are in place
- Work with partners to promote land management practices that prevent polluting water courses and ensure good water management
- Work with partners to ensure climate resilience is being addressed and sufficient supplies of good quality water will be available for Dorset residents

Water - The table (above) is taken from the strategy and identifies the areas for action where we see Dorset Council can either directly impact, indirectly impact or only influence outcomes.

27) Do you agree with what we have proposed?

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Don't know
What we can directly impact	✓					
What we can indirectly impact	✓					
What we can influence and partnership		✓				

Action Plan

We have identified a number of initial targets and specific actions that Dorset Council can take to address the areas above. Our summary action plan for Water can be found here.

Water - The above action plan identifies where we see Dorset Council can take action.

28) Do you agree with what we have proposed?

- Strongly agree
- Agree

- Neither agree/disagree
- Disagree
- Strongly disagree

29) Please explain why you think this (optional)

Much more should be done to highlight pollution incidents. Ideally culprits should be identified and fined more often than happens at present, but extra publicity around breaches would concentrate the minds of the public.

Topic Area - Natural Assets

Area for Action ...

See the details on natural assets in our strategy <https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-emergency/climate-ecological-emergency-strategy/climate-ecological-emergency-strategy-natural-assets.aspx>

Natural Assets provide clean air, water, and healthy soils that are vital for the physical well-being of Dorset's population.

Critically, our declaration of an ecological emergency recognises the increasing pressure being placed on ecosystems and biodiversity and the need to work hard to maintain and improve Dorset's natural assets. Dorset Council can take action on its own estate and continue to work closely with partners.

DIRECT

- Identify opportunities to use Dorset Council land to increase resilience to climate change
- Increase biodiversity on identified areas of Council land
- Increase area of Council owned or managed land for ecological & carbon sequestration outcomes
- Creation of wildlife friendly areas on council land (incl. bee-friendly zones)
- Increase hedge & woodland planting through Dormouse District Licence project
- Review all chemical use to ensure no harm to unintended species
- Expand cut & collect verge management
- Increase tree planting where suitable to avoid detrimental effects on other habitat types or landscape

INDIRECT (through services)

- Develop / adopt biodiversity, green & open spaces supplementary planning document to ensure a consistent approach for developers to take up protection & enhancement measures of key biodiverse areas
- Use the financial contributions from development raised through Nitrates Supplementary Planning Document to buy land for rewilding / tree planting / creation of rough grassland and scrub
- Ensure all decision making around use of natural assets is based upon ecological value
- Manage heathlands SPD – SANGS in-house to provide additional areas for ecological & carbon sequestration purposes
- Work with tenants of County Farms to promote and ensure best environmental practices are upheld

INFLUENCE & PARTNERSHIP

- Communicate to residents, business, & landowners good practice
- Develop guidance to ensure community tree planting initiatives are ecologically robust & sensitive to local landscape ('right tree in the right place')
- Promote tree planting through partnership working & use of Council tree planting checklist
- Promote the health & wellbeing benefits of publicly accessible high ecological value land
- Work in partnership with Children's & Adult Services to ensure natural environment is fully utilised in social care offer
- Work with partners to connect fragmented habitats across county
- Work with town & parish councils to promote best practice within their greenspace & communities

Natural Assets - The table (above) is taken from the strategy and identifies the areas for action where we see Dorset Council can either directly impact, indirectly impact or only influence outcomes.

30) Do you agree with what we have proposed?

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Don't know
What we can directly impact		✓				
What we can indirectly impact				✓		
What we can influence and partnership			✓			

Action Plan

We have identified a number of initial targets and specific actions that Dorset Council can take to address the areas above. Our summary action plan for Natural Assets can be found here <https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-emergency/climate-ecological-emergency-strategy/climate-economical-emergency-action-plans/natural-assets-action-plan.aspx>

Natural Assets - The above action plan identifies where we see Dorset Council can take action.

31) Do you agree with what we have proposed?

- Strongly agree
- Agree
- Neither agree/disagree
- Disagree
- Strongly disagree

32) Please explain why you think this (optional)

Policies referring to biodiversity, green and open spaces must be in the main sections of the local plan, not just as supplementary guidance.

Topic Area – Transport

Areas for Action...

See the details on transport in our strategy <https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-emergency/climate-ecological-emergency-strategy/climate-ecological-emergency-strategy-transport.aspx>

The transport sector is a major contributor to our carbon footprint. Decarbonising this sector will be a key challenge in moving towards a zero-carbon future. In rural areas like Dorset, car ownership is amongst the highest in the country.

Dorset Council can encourage employees to travel less and can replace its vehicle fleet with Ultra low emission vehicles and work with partners to the provision of electric charging points and sustainable transport infrastructure.

DIRECT

- Maximise ultra-low-carbon vehicle replacement within Council fleet
- Provide EV charging points & other ultra-low-emission fuel alternatives across the Council property estate
- Reduce emissions from transport infrastructure construction and maintenance
- Ensure access to sustainable transport is considered in planning applications
- Encourage behavioural change in way staff travel to and for work
- Reduce the need for staff to travel to and for work
- Understand key risks and potential costs posed by climate change to transport & travel in Dorset
- Mainstream climate resilience in future strategies and policies.

INDIRECT (through services)

- Improve low-carbon transport infrastructure by embedding it in the Local Plan and Transport Plan
- Increase investment in walking, cycling & public transport infrastructure - secured through LTP, developer contributions, and other available funding streams
- Encourage decarbonisation of road transport through development of EV charging network & promotion of low emissions transport vehicles
- Improve quality & availability of public transport to make services more attractive to the travelling public
- Encourage behaviour change through active & sustainable travel campaigns and initiatives.

INFLUENCE & PARTNERSHIP

- Lobby government - e.g. for Rail improvements
- Respond to government calls and submit high quality grant applications
- Redirect investment from strategic road schemes to low-carbon transport (Work with Subnational Transport Body and Local Enterprise Partnership)

- Work with Dorset Business Travel Network & Digital Dorset to promote use of ICT to individuals and businesses to avoid travel & encourage working from home
- Work with schools, parents and partners to reduce the carbon foot print of the daily school commute.

Transport - The table (above) is taken from the strategy and identifies the areas for action where we see Dorset Council can either directly impact, indirectly impact or only influence outcomes.

33) Do you agree with what we have proposed?

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Don't know
What we can directly impact				✓		
What we can indirectly impact		✓				
What we can influence and partnership		✓				

34) Please explain why you think this and if there is anything fundamental that you feel we have missed in "transport" area for action (optional)

Action Plan

We have identified a number of initial targets and specific actions that Dorset Council can take to address the areas above. Our summary action plan for Transport can be found here.

<https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-emergency/climate-ecological-emergency-strategy/climate-economical-emergency-action-plans/transport-action-plan.aspx>

Transport - The above action plan identifies where we see Dorset Council can take action.

35) Do you agree with what we have proposed?

- Strongly agree
- Agree
- Neither agree/disagree
- Disagree
- Strongly disagree

36) Please explain why you think this (optional)

This needs definite ideas that can be implemented with or without support. “.. encourage..” should be moved to “..insist upon..” at some (fairly soon!) target date

Making it Happen

You can find out more about the making it happen section in the strategy here

<https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-emergency/climate-ecological-emergency-strategy/climate-ecological-emergency-strategy-making-it-happen.aspx>

You can also find out more about our making it happen action plan

<https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/climate-emergency/climate-ecological-emergency-strategy/climate-economical-emergency-action-plans/making-it-happen-action-plan.aspx>

Leadership and Governance

Taking action to address the Climate and Ecological Emergency will need a multi-disciplinary approach, drawing on skills and resources from across Dorset Council and wider partners. It will need to be part of the way we do things and embedded in the way we deliver our services.

To ensure the Climate and Ecological Emergency Strategy is effectively delivered we have identified several key actions:

Leadership & Governance Actions

- Lobby government for additional resources and a supportive policy framework
- Actively input into national forums and consultations to encourage policy development in this area
- Review our structures to ensure governance at the highest level to take forward action across the Council
- Ensure enough human resource is in place to drive forward action
- Develop tools to undertake robust impact and policy appraisals to ensure climate change is considered in all key corporate projects, programmes, strategies and plans
- Ensure climate change is considered in all corporate projects

37) Do you agree we have identified all the relevant leadership and governance actions?

- Strongly agree
- Agree
- **Neither agree or disagree**
- Disagree
- Strongly disagree

38) Please explain your answer (optional)

There will be a need for a strong and influential Climate Change Action Team who can actually make things happen rather than just appear in reports!

Making it Happen

Funding the response

Tackling the climate emergency will require significant investment at all levels of society. Dorset Council alone will need to invest many millions of pounds (over £100m) over the next 20- 30 years just to be-come a Carbon Neutral Council.

Funding the Response Actions

- We will develop a finance strategy to enable us to deliver this climate emergency response by identifying and implementing ways for our finance department to actively support climate

change action. This includes establishing invest-to-save schemes, such as our transformation fund, capital receipts through asset rationalisation, and building into our capital programme. We will also explore options to raise additional funds, such as through borrowing or council tax.

- Wider action across the County is likely to require several billion pounds of investment from the government, organisations, and individuals. It is anticipated that further funding and incentives will be forthcoming from central government to support the shift to a low-carbon future.
- We will work with partners and lobby government to seek additional support and external funding and to maximise opportunities for external funding from government and others, making sure Dorset gets its fair share. This is in addition to securing innovative financial arrangements for climate change projects and programmes and giving significant weight to climate change in the procurement process.

39) Do you agree with our approach to funding the actions required to implement the strategy i.e. invest-to-save schemes, capital receipts through asset rationalisation, and building into our capital programme as well as exploring options to raise additional funds through borrowing and council tax?

- Strongly agree
- Agree
- **Neither agree or disagree**
- Disagree
- Strongly disagree

40) Please explain your answer (optional)

Other councils have found community investment useful.

41) Have we missed a way of raising money to pay for action? (optional)

Making it Happen

Engagement & Communications

We all need to take action to address the climate emergency and support the transition to a low-carbon future. We need to put the climate at the forefront of our communications and encourage and support action by everyone in Dorset.

We have identified several key actions Dorset Council can take to raise awareness of the issues, support action at a community level and engage with wider stakeholders to tackle some of the major challenges the Climate and Ecological Emergency raises.

RAISING AWARENESS

We will look to provide more accessible and digestible information on climate change and ecology and the actions we can all take through a range of channels. These will include upgrading our climate change website, developing an online information hub for sharing information, and best practice. This is as well as directing information to residents through Council literature and encouraging an open and ongoing dialogue between the Council and Dorset residents.

We will improve the awareness, engagement, and knowledge of our staff and service providers through staff awareness campaigns, with a focus on how employees can reduce their carbon emissions. This is in addition to increasing their climate resilience in the workplace and at home and integrating key climate change messages into induction programmes. Furthermore, we will organise targeted briefings and training sessions for officers, members, and decision makers on the benefits and opportunities of tackling climate change, highlighting this contribution to other Council priorities. We will also establish an internal climate change champions programme.

SUPPORTING COMMUNITY ACTION

We will support Town and Parish Councils to develop and implement their organisation and area wide climate action plans. This is as well as helping them engage with residents to encourage community action and drive change at a grassroots community level.

We will help to facilitate and support new and existing community-led projects and community organisations active in this area. Furthermore, we will work with these groups to signpost and communicate shared messages.

ENGAGEMENT WITH KEY STAKEHOLDERS

We will consult with residents and organisations on this strategy and plans as they develop, using existing and new consultation processes.

We will build support from stakeholders and the wider public by informing and educating on the benefits and opportunities of acting on climate change and creating, maintaining, and developing partnership working on all aspects of climate change action. We will seek to develop a Dorset Climate Emergency partnership group.

We will facilitate the development of a Dorset-wide partnership with other key public, private, and third sector partners in order to develop a partnership approach to driving forward some of the fundamental changes that will be required to deliver a carbon neutral county.

42) Do you agree with what we are proposing for engagement and communications actions

- **Strongly agree**
- Agree
- Neither agree or disagree
- Disagree
- Strongly disagree
- Please explain your answer (optional)

Making it Happen

Monitoring & Progress Reporting

To ensure we are on track to meet our targets and not exceed our carbon budgets, we need a robust baseline and regular progress monitoring and reporting of both carbon emissions and ecological indicators.

- We will develop a robust baseline for Council and County carbon emissions and ecology, developing in-house data collection systems to draw data from all the former Councils now forming Dorset Council. This is as well as considering wider emissions from Council activities (Scope 3) such as procurement.
- We will further explore the Dorset County footprint, beyond the data provided by Central Government, to provide a wider understanding of Dorset's emissions e.g. agriculture.
- We will monitor and report on actions and progress in achieving carbon reduction by producing an annual report of progress on climate change targets, budgets, and actions.

43) Would you be interested in seeing the progress reviews?

- Yes
- No

44) How often do you want to be updated on progress?

- Annually
- Every 6 months
- Other (please explain)

45) How do you want to be updated on progress? (select all that apply)

- Annual report
- Our Website
- E - newsletter
- Social media
- Press releases
- Other (please explain)

46) Any other comments (optional)

These are fine words but real action is needed as soon as possible.

It is felt that both the consultation and Action plan are very disappointing; lacking in substantial actions and targets and are much too unambitious.

There were only 2 to 3 years to make the changes needed to avert irreversible climate change and the proposed strategy and action plan is insubstantial and unlikely to achieve the results that the Dorset Council desire by 2040.

How do the Dorset Council intend to use the responses to the consultation?

How have the public had been consulted in a meaningful way?

The first question in the consultation 'Dorset Council provides a huge variety of services supporting residents in their daily lives. Which of the following areas of the council's work matter most to you and your family? Please select up to five.'as a Local Council each of the suggested responses should be considered as a priority.

It is **RECOMMENDED** that the Planning and Environment Committee Clerk, in consultation with the Committee Chair, respond to the consultation, supplemented by additional relevant contributions raised by Members.



The Ramblers' Charter for Walking Neighbourhoods



If you are a councillor or resident in England or Wales, this campaign is for you! Our Charter for Walking Neighbourhoods is here to help councils across the country make their neighbourhoods better for walking.

Vision & rationale

Neighbourhoods that are green and walkable promote good physical health, mental health and wellbeing. They help combat poor air quality and encourage people to get outside and be active.

A walkable neighbourhood is a safe and welcoming place to be a pedestrian. Residents have easy access to streets with plantings and a variety of green spaces - from community gardens and allotments, to pocket parks and city farms. Networks of green walking routes connect people from their doorsteps to the places they want to go.

Our Charter sets out five things that councils can do to create walkable neighbourhoods:

1. Make neighbourhoods green

Target: Everyone has access to high-quality green space within 5 minutes' walk of their doorstep.

Action: All development and transport infrastructure schemes make a positive contribution to the overall local resource of high-quality, accessible green space. There is a clear plan for monitoring and addressing 'green poverty'.



2. Create a network of green walking routes

Target: A network of green walking routes connects people to the places they want to go.

Action: Pavements and public spaces are planned as a network for walkers. Council policies on planning, health, transport and economic growth directly contribute to the delivery of green infrastructure. All development schemes incorporate 'green infrastructure' as an integral design component at the pre-planning stages of development.

3. Prioritise pedestrians

Target: Walking is the easy way to travel around towns and cities.

Action: Transport and infrastructure developments put the needs of pedestrians first. Measures to address the issues that discourage people from walking are in place, including a default speed limit of 20mph, well-maintained and clutter-free pavements, convenient road crossings and a prohibition on pavement parking.

4. Promote walking

Target: People are encouraged and supported to get walking.

Action: Local government and partners from the health and voluntary sector have a plan to get more people walking. Partners work together to commission led-walks, develop promoted routes, ensure good signposting, host community walking festivals and other local events and activities.

5. Reclaim places for communities

Target: Green routes and spaces are designed with communities and open to all.

Action: Green spaces are public, inclusive and accessible to all. Voluntary groups, community groups and residents are involved in the design and maintenance of local green spaces. Residents are empowered to take ownership of public spaces, e.g. through support for new street plantings or temporary street closures for community events.

Are you a councillor? Will you sign-up to our Charter?

Our campaign will support and promote your work to build urban neighbourhoods which are safe and welcoming places to walk. Get in touch at campaign@ramblers.org.uk with your name and ward, and we will add your name to our list of pledges! If you know anyone from your local Ramblers group, you can also get in touch with them and ask if they can help.

You're not a councillor, but you'd like your Council to build more walking neighbourhoods?

Ask your local councillors to sign up to our Charter: we've written a template email for you, so you can do this in just three clicks! <https://e-activist.com/page/40945/action/1>

Agenda Item 7
Dorchester Town Council
Planning and Environment Committee 4 January 2021

East Ward (Councillors T. Harries, S. Jones, F. Kent-Ledger and R. Major)

No applications received.

North Ward (Councillor A. Canning)

- N1.** [WD/D/20/002452 54 HIGH WEST STREET, DORCHESTER, DT1 1UT](#)
Conversion from shop (Class E) to residential use (Class c3).
- N2.** [WD/D/20/002453 54 HIGH WEST STREET, DORCHESTER, DT1 1UT Listed Building Consent](#)
Change of use from shop (Class E) to residential use (C3).

West Ward (Councillors L. Fry, J. Hewitt and R. Ricardo)

No applications received.

South Ward (Councillors G. Jones, R. Potter and M. Rennie)

No applications received.

Poundbury Ward (Councillors R. Biggs and S. Hosford)

No applications received.