

## BBPC and DCLP Policies

To be read with reference to the report to BBPC on 3 March 2021 commenting on Dorset Council's consultation draft Local Plan.

| BBPC PP Policy   | DCLP Policy impact   |
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| <p><b>E1.</b> Review all Parish Council policies and activities with a view to reducing CO2 and other emissions. This will include the use of all PC assets, the Reading Room, Library, Post Office &amp; Village Shop, playing field and play area, Corncrake, allotments and our village greens.</p> | <p>Vision for Dorset fits OK</p>   |
| <p><b>E2.</b> Consider whether we can produce green energy, e.g. PV panels on Corncrake, hydro-electric power from the Bride.</p>  | <p>COM10</p>   |
| <p><b>E3.</b> Use river water at the allotments.</p>   |  |
| <p><b>E4.</b> Encourage and support the installation of public electric car recharging points in the Village.</p>  | <p>COM9 deal re new developments. Promote use of CIL for installations per E4.</p> |
| <p><b>E5.</b> Support and publicise any CO2 reduction programmes available, such as improved home insulation.</p>  | <p>None</p>  |
| <p><b>E6.</b> Consider how we can support Dorset Council in delivering its Climate Change objectives.</p>  | <p>OK</p>  |
| <p><b>E7.</b> Planning Applicants should seek to minimise the carbon footprint of their development proposals and are encouraged to submit a statement setting out the anticipated carbon emissions of the proposed development.</p>   | <p>ENV9 should be strengthened</p>   |
| <p><b>E8.</b> New development should aim to meet a high level of energy efficiency where achievable, by:</p> <ul style="list-style-type: none"> <li>• Exceeding the target emission rate of Building Regulations Part L 2013 for dwellings.</li> </ul>   | <p>Ditto</p>   |

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| <ul style="list-style-type: none"> <li>Meeting the relevant design category of Buildings Research Establishment BREEAM building standard “excellent” for non-residential development.</li> </ul>   |   |
| <p><b>E9.</b> New development, both commercial and residential, is encouraged, where possible, to secure at least 10% of its total unregulated energy from decentralised and renewable or low carbon sources.</p>  | Ditto   |
| <p><b>E10.</b> Proposals for individual and community scale renewable energy will be supported subject to the considerations outlined in national policy and guidance.</p>   | COM10 fits OK   |
| <p><b>E11.</b> Developments, especially those required to submit a flood risk assessment should make every effort to be informed and take account of the most up-to-date predictions of flood risk and the probable impacts of climate change.</p>   | ENV13 fits OK   |
| <p><b>E12.</b> Ensure that harmful chemicals are not used on any PC asset.</p>   | ENV12 fits OK   |
| <p><b>E13.</b> Continue to pursue and develop the Corncrake Management Plan.</p>   | None specific   |
| <p><b>E14.</b> Manage our trees minimally, pruning etc where there are real hazards but otherwise letting them flourish.</p>   | ENV1 - 3 fit OK   |
| <p><b>E15.</b> Pursue more tree planting on PC land.</p>   | Ditto   |
| <p><b>E16.</b> Proposals must preserve and enhance the natural beauty of the Dorset AONB by:</p> <ul style="list-style-type: none"> <li>being in locations that do not adversely affect the wider landscape setting.</li> <li>being designed in such a way as to positively exploit the site features using form, scale materials and an architectural approach</li> </ul> | <p>Note that in the PP where we use “landscape” we include “seascape”.</p> <p>DCLP policies tend to use “should” rather than “must”. See e.g. ENV4. Are the AONB requirements adequate?</p> |

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| appropriate to the site context.  |   |
| <b>E17.</b> Proposals that do not preserve and enhance the AONB will be opposed.  | Ditto   |
| <b>E18.</b> Where development may be visually prominent or adversely affect landscape character, production of a Landscape and Visual Assessment (LVIA) will be sought.   | Reference in DCLP, but refers to major development - 3.5.5 p91. Suggest they consider ours. |
| <b>E19.</b> Development proposals will be expected to demonstrate how they will provide a net gain in biodiversity and, where feasible, habitats and species, on the site, over and above the existing situation.   | DEV3 fits OK  |
| <b>E20.</b> If significant harm to biodiversity resulting from a development cannot be avoided (for example through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then planning permission will be opposed. | Ditto   |

## DCLP Policies

NB page numbers

Generally support except where comment made in preceding table.

ENV1: Green infrastructure: strategic approach p74

ENV2: Habitats and species p84

ENV3: Biodiversity and net gain - Proposals for development should avoid harm to biodiversity. ... Development (other than that exempt under the terms of the Environment Bill) must deliver a minimum of 10% net gain in biodiversity p90

ENVV4: Landscape All development should conserve and enhance the landscape and seascape... AONB: 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. P94

ENV5: Heritage Assets The impact of development proposals affecting heritage assets will be assessed against the significance of the heritage assets being affected. 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. P104

ENV7: Achieving high quality design p111

ENV8: The landscape and townscape context 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 p114

ENV9: Achieving high levels of environmental performance New buildings and alterations / extensions to existing buildings are expected to achieve high standards of environmental performance p116

ENV11: Amenity 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. P121

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. P123

ENV13: Flood risk 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 p128

ENV14: Sustainable drainage systems (SuDs) Developments should incorporate appropriate viable and deliverable SuDS set out clearly in a Surface Water Drainage Strategy p134

ENV15: Land instability New built development will be directed away from areas subject to land instability or potential land instability...make stable... p137 – not relevant

ENV16: New built development in Coastal Change Management Areas New residential development (including replacement dwellings and changes to residential use) will not be permitted in CCMA's. 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. P140

ENV17: Replacement or relocation of existing development in Coastal Change Management Areas Proposals for the relocation of existing lawful development from within a CCMA to an area of reduced risk p142

ECON6. Supporting vibrant and attractive tourism 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 p213

COM10. Low carbon and renewable energy development 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: [no substantial adverse effects] p257