

Appendix 1: Strategic and non-strategic policies

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1.1.1. The strategic topic-based policies in the local plan are those that take forward the Strategic Priorities set out in each of Chapters 2 to 6. The strategic place-based policies are considered to be all housing allocations, key employment sites, retail allocations and infrastructure projects that contribute towards fulfilling the Strategic Priorities. Table 1 and Table 2 below lists all topic-based and place-based policies which are considered non-strategic with all other policies within the Plan being strategic.

Table 1: Non-Strategic Topic-based Policies

Policy number	Policy title
DEV8	Reuse of Buildings Outside Settlement Boundaries
ENV9	Achieving high levels of environmental performance
ENV10	Shop Fronts and Advertisements
ECON2	Protection of Other Employment Sites
ECON5	Management of Centres, Primary Shopping Areas and Markets
ECON7	Loss of Tourist Accommodation
ECON9	New Agricultural Buildings
ECON11	Equestrian Development
HOUS1	Housing Mix
HOUS3	Affordable Housing Exception Sites
HOUS6	Self-build and custom-build housing
HOUS7	Isolated homes in the countryside
HOUS8	Occupational dwellings
HOUS9	Other Residential Development Outside Development Boundaries
COM2	New or Improved Local Community Buildings and Structures
COM3	Retention of Local Community Buildings and Structures
COM4	Recreation, Sports Facilities, and Open Space
COM5	Hot Food Takeaways
COM6	the provision of education and training facilities
COM8	Parking Standards in New Development

Appendix 1: Strategic and non-strategic policies

COM9	Provision of Infrastructure for Electric and Other Low Emission Vehicles
COM10	Low Carbon and renewable energy development
COM11	Small Scale Wind energy development

Table 2: Non-Strategic Place-based Policies

Policy number	Policy title
STNW 1	Residential Development
STNW 4	The North Dorset Trailway
DOR4	High East Street / High West Street Area
CORM1	Corfe Mullen : Land south of Blandford Road
WPAR1	West Parley Enhancement Scheme
WPAR2	West Parley District Centre
WPAR5	West Parley Village Centre Enhancement Scheme
SWAN1	Swanage Town Centre
SWAN5	Swanage townscape character and development
WAR7	Wareham Station and Approaches
WCH2	The Allendale Redevelopment Area
WCH10	Leigh Park, Area of Potential Change, Wimborne
ALD2	Trailway at Alderholt
WOOL1	Wool Village Centre

Appendix 2: Neighbourhood plan housing requirement

Appendix 2: Neighbourhood Plan Housing Requirement

- 1.1.1. The housing requirement figures for designated neighbourhood plan areas is set out in table A2 below and is the sum of: completions since the beginning of the plan period; extant planning permissions; adopted housing allocations; capacity on major sites (of 10 or more dwellings) within development boundaries as evidenced through the SHLAA; and a windfall allowance on minor sites (of less than 10 dwellings). The proposed housing allocations within this draft local plan have been included within this total.
- 1.1.2. The figures should be viewed as minimum requirement figures and, therefore, can be exceeded. There is no requirement for neighbourhood plans to allocate sites or identify any additional land to meet the overall Local Plan housing need figure. At no point should these requirements be used as sub-area or settlement targets for the purpose of housing land supply.

Table A2: Neighbourhood Plan Housing Requirement

Neighbourhood Plan Area	Total
Alderholt*	192
Arne	34
Askerswell	0
Beaminster	403
Bere Regis	153
Bourton	61
Blandford + (including Bryanston and Blandford St Mary)	1497
Bridport Area	1536
Broadwindsor	78
Buckland Newton	66
Cerne Valley	72
Charmouth	54
Chesil Bank	33
Chetnole & Stockwood	8
Chickerell	1573
Corscombe, Halstock and District	8

Appendix 2: Neighbourhood plan housing requirement

Fontnell	62
Gillingham*	2342
Hazelbury Bryan	78
Holwell	35
Iwerne Minster	35
Leigh	19
Loders	11
Longburton (Cam Vale)	12
Lytchett Matravers	503
Maiden Newton and Frome Vauchurch	37
Marnhull	153
Melbury Abbas & Cann	45
Milborne St Andrew	80
Milton Abbas	32
Motcombe	129
Okeford Fitzpaine	172
Piddle Valley	55
Pimperne	276
Portland	1050
Puddletown	134
Queen Thorne	0
Shaftesbury	544
Shillingstone	95
Stinsford	2348
Sturminster Marshall	472
Sturminster Newton	449
Upper Marshwood Vale	43
Wareham	359
West Lulworth	52
Weymouth	3225

Appendix 2: Neighbourhood plan housing requirement

Wimborne Minster	1616
Wool*	791
Yetminster	152

*A settlement with an optional additional site

Appendix 3- Small and medium sized sites

- 1.1.1. The Government consider that small and medium sized sites of one hectare or below can make an important contribution to meeting the housing requirement of an area noting that these sites can often be built-out relatively quickly. To promote the development of a good mix of sites, paragraph 68 of the NPPF 2019 states that each planning authority 'should identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved'.
- 1.1.2. Using the Government's standard methodology for calculating local housing need, Policy DEV1 suggests the local plan needs to deliver around 30,481 homes over the course of the plan period. Therefore, to meet and exceed the 10% requirement of homes on small and medium sized sites, this plan will need to identify approximately 3,048 homes.
- 1.1.3. The supply of sites within this category can include; housing completions during the plan period, sites that have planning permission, local plan allocations, neighbourhood plan allocations and strategic housing land availability assessment (SHLAA) sites, including those on the brownfield register, considered suitable, available and achievable.
- 1.1.4. The Dorset Council Local Plan is at an early stage in preparation which means that no housing developments have yet been completed, however it is expected that a significant number of applications will contribute towards the 10% requirement, reflecting their quick build-out rate. Planning application commitments are identified through annual residential monitoring.
- 1.1.5. In order to further evidence the supply of small and medium sized sites, a list of sites have been drawn from the most recent SHLAA (see table below) that are currently considered suitable as small sites. This table includes a list of key (main) constraints that any applicant should seek to address through the development of the site.
- 1.1.6. When the plan reaches the publication stage, this list will be refreshed and a more detailed assessment of the total number of homes in the categories listed above will be undertaken. It is expected that the council will be able to meet and exceed the 10% requirement.

Appendix 3: Small and medium sized sites

Figure A3: Identified Small sites without Planning Permission (SHLAA)

SHLAA Ref and site name	Developable area (hectares) and estimated capacity (dwellings)	Design Requirements / Key Development Considerations
LA/BLFO/o11 Blandford Depot Site, Blandford Forum	Area: 0.17 Capacity: 19	<p>Suitable for residential development.</p> <p>A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties.</p> <p>Take opportunities to deliver an integrated network of routes for all modes of transport.</p> <p>Proposals should respect the setting of the conservation area.</p> <p>Flood zone 2- Developable in accordance with the application of site level sequential test.</p>
LA/BLFO/o12 Castleman House and Bungalow Site, Blandford Forum	Area: 0.56 Capacity: 18	<p>Suitable for residential development with a potential access either from Fairfield Bungalows or Peel Close.</p> <p>A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties</p> <p>TPO group of trees adjacent to the site so should be retained alongside street-side mature trees</p>
LA/BRID/o01 Sidney Gale House Site, Bridport	Area: 0.47 Capacity: 24	<p>Suitable for residential development fronting the A35/B3157.</p> <p>A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties.</p> <p>Proposals should respect the setting of nearby listed buildings</p> <p>Retention of trees on site</p> <p>Within AONB - The scale and extent of development should be limited in these areas subject to demonstrated exceptional circumstances.</p> <p>Small section within flood zone 2 - Developable in accordance with the application of site level sequential test, or locating development outside of Flood Zones.</p>
LA/BRID/o02 Bradford's Builders Merchants	Area: 0.54 Capacity: 27	<p>Suitable for residential development.</p> <p>A contaminated land site so land assessment required</p> <p>Small section within Flood Zone 2 - Developable in accordance with the application of site level sequential test, or locating</p>

Appendix 3: Small and medium sized sites

SHLAA Ref and site name	Developable area (hectares) and estimated capacity (dwellings)	Design Requirements / Key Development Considerations
, Bridport		<p>development outside of Flood Zones.</p> <p>Within AONB - The scale and extent of development should be limited in these areas subject to demonstrated exceptional circumstances.</p> <p>A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties</p>
LA/BRID/03 Coach Station Square, Bridport	Area: 0.8 Capacity: 40	<p>Suitable for mixed use development consisting of both residential and main town centre uses and inclusive of public transport hub, consistent with policy BRID4 (Local Plan), and AM6 (Neighbourhood Plan)</p> <p>Accessed from Tannery Road</p> <p>Within Flood Zones 2 and 3 - Developable in accordance with the application of site level sequential test</p> <p>Design should be sensitive to protect the setting of the townscape and landscape</p> <p>Proposals should respect the setting of the Conservation Area and nearby listed buildings</p> <p>Within AONB - The scale and extent of development should be limited in these areas subject to demonstrated exceptional circumstances</p> <p>A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties</p>
LA/BRID/05 Rope Walks Car Park, Bridport	Area: 0.4 Capacity: 20	<p>Suitable for residential or mixed use commercial and residential development fronting St Michael's Lane</p> <p>Proposals should comply with policies COP1 and COP2 of the Bridport Area Neighbourhood Plan, and BRID4 of the Local Plan</p> <p>Proposals should respect the setting of nearby listed buildings and the Conservation Area</p> <p>A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties</p> <p>Within AONB - The scale and extent of development should be limited in these areas subject to demonstrated exceptional circumstances.</p> <p>Partly within Flood zones 2 and 3 - Developable in accordance with</p>

Appendix 3: Small and medium sized sites

SHLAA Ref and site name	Developable area (hectares) and estimated capacity (dwellings)	Design Requirements / Key Development Considerations
		<p>the application of site level sequential test, or location of development outside of Flood Zones.</p> <p>Car parking requirements should be reviewed</p>
<p>LA/BRID/006 St Swithins Road, Bridport</p>	<p>Area: 0.244 Capacity: 12</p>	<p>Suitable for residential development fronting St Swithins Road with development concentrated outside of Flood Zones.</p> <p>Proposals should respect the setting of the Conservation Area</p> <p>A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties.</p> <p>Within AONB - The scale and extent of development should be limited in these areas subject to demonstrated exceptional circumstances.</p> <p>Small section of the site within Flood Zone 2 - Developable in accordance with the application of site level sequential test.</p>
<p>LA/CERN/002 Land north of Francombe Farm, Cerne Abbas</p>	<p>Area: 0.7936 Capacity: 20</p>	<p>Eastern section within defined development boundary is suitable for residential development.</p> <p>New access required, potentially from Acreman Street via adjacent site.</p> <p>Within the AONB - The scale and extent of development should be limited in these areas subject to demonstrated exceptional circumstances.</p> <p>Proposals should respect the setting of the nearby Conservation Area, and the character of the village</p> <p>Retain mature trees and hedgerow at boundaries</p> <p>Within Poole Harbour Catchment Area - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites.</p> <p>Provide further natural screening along Northern boundary</p> <p>Suitable for low density development</p>
<p>LA/CHIC/015 Chickerell Bus Depot, Chickerell</p>	<p>Area: 0.38 Capacity: 12</p>	<p>Suitable for residential development fronting Chickerell Road</p> <p>A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties</p>
LA/CMUL/	Area: 0.273	Suitable for residential conversion or replacement development

Appendix 3: Small and medium sized sites

SHLAA Ref and site name	Developable area (hectares) and estimated capacity (dwellings)	Design Requirements / Key Development Considerations
020 Dorset Soldier PH, Corfe Mullen	Capacity: 10	fronting Wareham Road. Consideration of blanket TPO on site and retention of trees and hedges A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties Within 5k of the Dorset Heathlands - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites
LA/DORC/ 003 Trinity Street, Dorchester	Area: 0.224 Capacity: 10	Suitable for mixed used conversion or replacement. Retain active frontage onto Trinity Street Proposals should respect the setting of the conservation area/listed buildings Development should reinforce the historic character of the Roman Town Area and archaeological potential of the Roman Town Walls (Scheduled Monument) as set out in Policy DOR1 Poole Harbour Catchment area - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites
LA/DORC/ 007 Garages and car park, Friary Lane, Dorchester	Area: 0.279 Capacity: 10	Suitable for residential or mixed use development fronting Friary Lane A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties Proposals should respect the setting of the Conservation Area/listed buildings Development should reinforce the historic character of the Roman Town Area Within Poole Harbour Catchment Area - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites. Car parking requirements should be reviewed
LA/DORC/ 011 Old Industrial	Area: 0.5 Capacity: 20	Suitable for residential conversion or redevelopment fronting Icen Way A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity

Appendix 3: Small and medium sized sites

SHLAA Ref and site name	Developable area (hectares) and estimated capacity (dwellings)	Design Requirements / Key Development Considerations
Buildings, Salisbury Walk, Dorchester		<p>or light of neighbouring properties</p> <p>Retention of footpath along Salisbury Walk to east of the site</p> <p>Within Poole Harbour Nutrient Catchment Area - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites</p> <p>Assessment of potential contamination associated with previous industrial uses</p> <p>Proposals should respect the setting of nearby listed buildings and the Conservation Area</p> <p>Development should reinforce the historic character of the Roman Town Area and archaeological potential of the Roman Town Walls (Scheduled Monument) as in Policy DOR3</p>
LA/DORC/012 Wessex Water Site, Dorchester	Area: 1.0 Capacity: 30	<p>Suitable for residential development using access off Poundbury Crescent and Hawthorne Road</p> <p>A potential contaminated land site so land assessment required</p> <p>Remove some structures and hard standing and avoid impact on listed structures / reservoir / older buildings</p> <p>Some mature trees on site</p> <p>Within Poole Harbour Catchment - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites</p>
LA/GILL/001 Land at Barnaby Mead, Gillingham	Area: 0.62 Capacity: 20	<p>Suitable for residential development</p> <p>A landlocked site, currently with no vehicular access. Would need new access, potentially from proposed development to the West</p> <p>Suitable for medium density development</p> <p>Provision of adequate screening to the South (from school site)</p>
LA/GILL/013 Former Co-op store, High Street, Gillingham	Area: 0.33 Capacity: 15	<p>Suitable for mixed use development consisting of both residential and main town centre or community uses to comply with Policies 3, 7, 11, 15 and 16 of Gillingham Neighbourhood Plan</p> <p>Development should present an active frontage to High Street</p> <p>A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties</p> <p>Proposals should respect the setting of the nearby listed buildings</p>

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SHLAA Ref and site name	Developable area (hectares) and estimated capacity (dwellings)	Design Requirements / Key Development Considerations
LA/GILL/015 Adult Learning Centre and St Martins Residential Home, Gillingham	Area: 0.39 Capacity: 16	Suitable for residential development facing Queen Street/St Martin's Square Retain mature trees on site A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties Proposals should respect the setting of nearby listed buildings and Conservation Area Partly within Flood zones 2 and 3 – Developable in accordance with the application of site level sequential test
LA/HAZE/007 Land adj Kingston Acres Farm, Hazelbury Bryan	Area: 0.436 Capacity: 10	Suitable as an affordable housing exception site subject to identified need Proposals should respect the setting of nearby listed buildings Retention of hedgerow, and tree screening along the Western boundary A low density scheme would be acceptable in this location
LA/IWCO/001 Merryfield, Iwerne Courtney or Shroton	Area: 1.0 Capacity: 30	Suitable as an affordable housing exception site subject to identified need Retain footpath link through the site Access from Fairfield Road Outside but adjacent AONB and therefore consideration of landscape impact is required
LA/LAMA/002 The Old Malthouse, Langton Matravers	Area: 0.5 Capacity: 15	Part of site within development boundary suitable for residential conversion Proposals should respect the setting of nearby listed buildings and the Conservation Area Within AONB - The scale and extent of development should be limited in these areas subject to demonstrated exceptional circumstances Within Poole Harbour Catchment area and within 5k of the Dorset Heathlands - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites

Appendix 3: Small and medium sized sites

SHLAA Ref and site name	Developable area (hectares) and estimated capacity (dwellings)	Design Requirements / Key Development Considerations
LA/MILT/001 Deer Park, Milton Abbas	Area: 1.0 Capacity: 20	<p>Suitable as an affordable housing exception site subject to identified need</p> <p>Within AONB - The scale and extent of development should be limited in these areas subject to demonstrated exceptional circumstances</p> <p>Poole Harbour nutrient catchment area - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites</p>
LA/MILT/005 Land to west of Athelstan, Milton Abbas	Area: 0.66 Capacity: 20	<p>Suitable as an affordable housing exception site subject to identified need</p> <p>Suitable for low/medium density development concentrated to the Eastern section of the site adjacent to existing residential development.</p> <p>Within AONB - The scale and extent of development should be limited subject to demonstrated exceptional circumstances</p> <p>Development would require a new vehicular access from unclassified road to the North</p> <p>TPO trees on/adjacent to the site - retain trees along boundary</p> <p>Proposals should respect the setting of nearby listed buildings, Conservation Area, and Ancient Monument</p> <p>Landscape, heritage and capacity assessment should be completed to support any planning application</p> <p>Within Poole Harbour Catchment Area - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites</p>
LA/OSMI/001 Chapel Lane, Osmington	Area: 0.338 Capacity: 10	<p>Proposals should respect the setting of the Conservation Area/listed buildings</p> <p>Within AONB - The scale and extent of development should be limited in these areas subject to demonstrated exceptional circumstances</p> <p>Development should present an active frontage to the A353 and Chapel Lane</p> <p>Within 5km of Dorset heathlands - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites</p>
LA/PIMP/0	Area: 0.617	Suitable as an affordable housing exception site subject to

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01 Land north of Down Road, Pimperne	Capacity: 12	<p>identified need</p> <p>Within AONB - The scale and extent of development should be limited subject to demonstrated exceptional circumstances</p> <p>Suitable for lower density development</p> <p>Retain mature boundary hedgerows</p> <p>Subject to access via a private road</p>
LA/PORT/004 Hambro Car Park, Fortuneswell, Portland	Area: 0.314 Capacity: 10	<p>Suitable for residential or mixed use development comprising both residential and commercial uses</p> <p>Development should present an active frontage to Fortuneswell and High Street if relevant</p> <p>A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties</p> <p>Proposals should respect the setting of the Conservation Area/listed buildings.</p> <p>Area of Archaeological Importance and Regionally Important Geological Site (RIGS)</p> <p>Car parking requirements should be reviewed</p>
LA/PORT/005 Islanders Club for young people, Portland	Area: 0.21 Capacity: 25	<p>Suitable for residential development fronting Leet Close subject to Policy COM3 retention of community buildings</p> <p>Area of Archaeological Potential and Regionally Important Geological Site (RIGS)</p> <p>Near LLLI and Portland Coastline</p> <p>Isle of Portland SSSI and SAC immediately to the east of the site - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites</p>
LA/SHAF/005 Land to the east of the A350, Shaftesbury	Area: 0.744 Capacity: 12	<p>Suitable as an affordable housing exception site subject to identified need</p> <p>New access from Lower Blandford Road (A350)</p> <p>Retain mature trees at boundaries</p> <p>Retain footpath route</p> <p>Suitable for low density development</p>
LA/SHER/011	Area: 0.385 Capacity: 30	<p>Suitable for residential development fronting Bradford Road</p> <p>Adjacent to area of pollution and contaminated land so potential</p>

Appendix 3: Small and medium sized sites

SHLAA Ref and site name	Developable area (hectares) and estimated capacity (dwellings)	Design Requirements / Key Development Considerations
Aldhelmsted East, Sherborne School For Girls, Sherborne		further investigation required Proposals should respect the setting of nearby listed buildings A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties
LA/SHER/012 The Hayes, EPH Site, Sherborne	Area: 0.47 Capacity: 23	Suitable for residential development or conversion with access off Raleigh Ct Surface water flooding potential A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties TPOs on site - Retention of trees and hedges on site Proposals should respect the setting of nearby listed buildings and the Conservation Area
LA/SWAN/001 Land at Swanage, Swanage	Area: 0.15 Capacity: 24	The site is suitable for residential conversion Within AONB - The scale and extent of development should be limited subject to demonstrated exceptional circumstances Flood zone 2 - Developable in accordance with the application of site level sequential test Within 5k of the Dorset Heathlands - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites
LA/SWAN/007 Cauldron Barn, Caravan Site, Swanage	Area: 0.39 Capacity: 11	Suitable for residential conversion which would not cause harm to the AONB landscape Within AONB - The scale and extent of development should be limited in these areas subject to demonstrated exceptional circumstances A higher density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties Within 5k of the Dorset Heathlands - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites
LA/SWAN/008	Area: 0.93 Capacity: 27	A suitable site for residential development Within AONB - The scale and extent of development should be

Appendix 3: Small and medium sized sites

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Former grammar school, Swanage		<p>limited in these areas subject to demonstrated exceptional circumstances</p> <p>Within 5km of the Dorset Heathlands - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites</p> <p>Suitable for medium density development</p>
<p>LA/SYMO/006</p> <p>Land on the north side of Sprakes Corner, Symonds bury</p>	<p>Area: 0.39</p> <p>Capacity: 11</p>	<p>Suitable as an affordable housing exception site subject to identified need</p> <p>A contaminated land site so land assessment required</p> <p>Suitable for residential development concentrated to the Southern section of the site, and lower slopes</p> <p>A medium density scheme will be acceptable in this location with the scale and extent of development limited to respect the character of the AONB</p> <p>Within AONB - The scale and extent of development should be limited in these areas subject to demonstrated exceptional circumstances</p> <p>Retention of boundary and street-side trees and hedges</p> <p>Appropriate natural screening on the Northern section to mitigate landscape impacts</p>
<p>LA/WEYM/005</p> <p>New Bond Street Shopping Centre, Weymouth</p>	<p>Area: 1.0</p> <p>Capacity: 30</p>	<p>Suitable for mixed use redevelopment to comply with Policy WEY2 & WEY3. Parts of the site within the primary shopping frontage would not be suitable for re-development</p> <p>Development may be required to address noise/disturbance arising from existing commercial uses</p> <p>Proposals should respect the setting of the conservation area/listed buildings</p> <p>Flood zone 2 - Developable in accordance with the application of site level sequential test</p>
<p>LA/WEYM/006</p> <p>Westhaven Hospital, Weymouth</p>	<p>Area: 0.7</p> <p>Capacity: 50</p>	<p>Suitable for residential development using access from Radipole Lane</p> <p>A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties</p>

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SHLAA Ref and site name	Developable area (hectares) and estimated capacity (dwellings)	Design Requirements / Key Development Considerations
LA/WEYM/027 Land adjoining Southill shopping centre, Weymouth	Area: 0.3 Capacity: 15	Suitable for residential development Car parking requirements should be reviewed Site is subject to surface water flooding
LA/WEYM/030 Bus Depot, King Street, Weymouth	Area: 0.36 Capacity: 60	Suitable for mixed use development consisting of both residential and main town centre uses to comply with Policy WEY2 & WEY3 Development should present an active frontage to King Street and Commercial Road Development may be required to address noise/disturbance arising from existing commercial uses A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties Proposals should respect the setting of nearby listed buildings and the Conservation Area Flood zones 2 and 3 – Developable in accordance with the application of site level sequential test
LA/WEYM/031 Harbourside Car Park, Commercial Road, Weymouth	Area: 0.3 Capacity: 25	Suitable for mixed use development consisting of both residential and main town centre uses to comply with Policy WEY2 & WEY3 Development should present an active frontage to Commercial Road Proposals should respect the setting of the Conservation Area and nearby listed buildings Flood zones 2 and 3 - Developable in accordance with the application of site level sequential test Car parking requirements should be reviewed
LA/WEYM/033 Lakeside Superbowl, St	Area: 0.38 Capacity: 30	Suitable for mixed use development consisting of both residential and main town centre uses to comply with Policy WEY2 and WEY3 Proposals should respect the setting of nearby listed buildings and the Conservation Area Within area of Archaeological Importance

Appendix 3: Small and medium sized sites

SHLAA Ref and site name	Developable area (hectares) and estimated capacity (dwellings)	Design Requirements / Key Development Considerations
Nicholas Street, Weymouth		<p>Development should present an active frontage along St Nicholas Street</p> <p>A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties</p> <p>Partly within Flood zones 2 and 3 – Developable in accordance with the application of site level sequential test</p>
LA/WEYM/034 Land at Commercial Road (car park), Weymouth	Area: 0.35 Capacity: 28	<p>Suitable for mixed use development consisting of both residential and main town centre uses to comply with Policy WEY2 & WEY3</p> <p>Development should present an active frontage to Commercial Road</p> <p>Proposals should respect the setting of nearby listed buildings and the Conservation Area</p> <p>Flood zones 2 and 3 – Developable in accordance with the application of site level sequential test</p> <p>Adjacent to SSSI - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites</p> <p>Car parking requirements should be reviewed</p>
LA/WEYM/035 Land at Governors Lane (car park), Weymouth	Area: 0.12 Capacity: 18	<p>Suitable for mixed use development consisting of both residential and main town centre uses to comply with Policy WEY2 & WEY6</p> <p>Development should present an active frontage to Governor's Lane and East Street</p> <p>A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties</p> <p>Proposals should respect the setting of the Conservation Area/listed buildings</p> <p>Car parking requirements should be reviewed</p>
LA/WEYM/036 Post Office Sorting Office, Weymouth	Area: 0.96 Capacity: 64	<p>Suitable for mixed use development consisting of both residential and main town centre uses to comply with Policy WEY2 & WEY3</p> <p>Partly within Flood Zones 2 and 3 - Developable in accordance with the application of site level sequential test, or location of development outside of Flood Zones</p> <p>Proposals should respect the setting of listed buildings and the Conservation Area</p>

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SHLAA Ref and site name	Developable area (hectares) and estimated capacity (dwellings)	Design Requirements / Key Development Considerations
h		A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties
LA/WEYM/037 The Loop Car Park, Commercial Road, Weymouth	Area: 0.3 Capacity: 24	Suitable for mixed use development consisting of both residential and main town centre uses to comply with Policy WEY2 & WEY3 Development should present an active frontage to Commercial Road Proposals should respect the setting of the Conservation Area and nearby listed buildings Flood zones 2 and 3 – Developable in accordance with the application of site level sequential test Car parking requirements should be reviewed
LA/WEYM/038 Weymouth Bowling Club, Commercial Road, Weymouth	Area: 0.39 Capacity: 32	Suitable for mixed use development consisting of both residential and main town centre uses to comply with Policy WEY2 & WEY3 Proposals should respect the setting of nearby listed buildings and the Conservation Area Development should present an active frontage along Commercial Road and Westham Road Flood zones 2 and 3 - Developable in accordance with the application of site level sequential test Adjacent to SSSI - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites
LA/WEYM/039 Weymouth Railway Station Forecourt, Weymouth	Area: 0.43 Capacity: 18	Suitable for mixed use development consisting of both residential and main town centre uses to comply with Policy WEY2 & WEY4 Development should present an active frontage along King Street Development may be required to address noise/disturbance arising from existing commercial uses Proposals should respect the setting of nearby listed buildings and the nearby Conservation Area Partly within Flood zones 2 and 3 - Developable in accordance with the application of site level sequential test
LA/WEYM/041 Council Offices,	Area: 0.5 Capacity: 72	Suitable for mixed use conversion or replacement to comply with Policy WEY2 & WEY8 Proposals should respect the setting of the Conservation

Appendix 3: Small and medium sized sites

SHLAA Ref and site name	Developable area (hectares) and estimated capacity (dwellings)	Design Requirements / Key Development Considerations
North Quay, Weymouth		Area/listed buildings Flood zone 2- Developable in accordance with the application of site level sequential test
LA/WEYM/042 Former Oyster Farm, Ferrymans Way, Weymouth	Area: 0.4 Capacity: 30	Suitable for residential development fronting Ferryman's Way to the south subject to consideration of the World Heritage Site and Heritage Coast Designations Area of archaeological importance Access off Ferryman's Way Avoid disturbance to SW Coastal Path directly to the south of the site Surface water flooding Adjacent to The Fleet SPA/SAC/Ramsar/SSSI - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites
LA/WEYM/044 Newberry Gardens Car park, Weymouth	Area: 0.24 Capacity: 18	Suitable for residential development fronting Newberry Gardens and Spring Road to comply with Policies WEY2 & WEY5 Subject to surface water flooding A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties Within area of Archaeological Importance Proposals should respect the setting of the Conservation Area/listed buildings Car parking requirements should be reviewed
LA/WIMI/008 30 New Borough Road, Wimborne Minster	Area: 0.227 Capacity: 11	Suitable for residential conversion or replacement A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy, amenity or light of neighbouring properties Site borders Conservation Area Within 5k of the Dorset Heathlands - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites
LA/WIMI/010	Area: 0.522 Capacity: 13	Suitable for residential development fronting School Lane subject to improvement of School Lane access

Appendix 3: Small and medium sized sites

SHLAA Ref and site name	Developable area (hectares) and estimated capacity (dwellings)	Design Requirements / Key Development Considerations
Wimborne First School, Wimborne Minster		Proposals should respect the setting of nearby listed buildings and the Conservation Area Within 5k of the Dorset Heathlands - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites
LA/WIMI/011 Land at Old Manor Farmhouse, Wimborne Minster	Area: 0.362 Capacity: 13	Suitable for residential development fronting Leigh Road Existing employment site so land assessment for contamination required Surface water flooding Proposals should respect the setting of nearby listed buildings Within 5km of Dorset Heathlands - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites
LA/WSTM/002 North of Park Farm, Winterborne St Martin	Area: 1 Capacity: 15	Suitable as an affordable housing exception site subject to identified need TPOs on site - Retain hedges and trees Within AONB - The scale and extent of development should be limited in these areas subject to demonstrated exceptional circumstances Flood zone 2 - Developable in accordance with the application of site level sequential test. Poole Harbour nutrient catchment area - Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites

Appendix 4: Gypsy and Traveller Sites – proposed allocations

Appendix 4: Gypsy and Traveller Sites – Proposed allocations

Reference and site name	Developable site Area (Ha) and estimated capacity	Suitable for	Key development considerations
GT/BEAM/001 Wintergreen, Beaminster	Area: 0.015 Capacity: Around 1	Gypsies and Travellers	<ul style="list-style-type: none"> • An existing unauthorised but established site, suitable for Gypsy and Traveller development to authorise existing use, using existing access • Southern part of site at risk from surface water flooding - developable in accordance with the application of site level sequential test • AONB- the scale and extent of development should be limited in these areas subject (design should respond to landscape setting to avoid, and where necessary, mitigate adverse impact on landscape character) • Proposals should respect the setting of the nearby listed buildings
GT/BLFO/001 Thornicombe, Blandford	Area: 0.39 Capacity: Around 8	Gypsies and Travellers	<ul style="list-style-type: none"> • Availability • Suitable for expansion of the existing Gypsy and Traveller site to the south west of existing council site • Access to the south off the A354 or through existing site • 30% of site at moderate / high risk of surface flooding - developable in accordance with the application of site level sequential test • A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy or amenity of neighbouring properties
GT/GILL/001 Land North of Woodhouse Cross	Area: 0.21ha Capacity: Around 3	Gypsies and Travellers	<ul style="list-style-type: none"> • An existing unauthorised but established site, deemed suitable for Gypsy and Traveller development in terms of authorising the existing use. • Retain boundary hedgerow
GT/GILL/002 Plant World, Gillingham	Area: 1.28 Capacity: Around 15	Gypsies and Travellers	<ul style="list-style-type: none"> • Availability- current retail uses on site • Suitable for redevelopment for Gypsy and Traveller use using existing access off B3092 • Proposals should respect the setting of

Appendix 4: Gypsy and Traveller Sites – proposed allocations

			<p>the nearby Conservation Area</p> <ul style="list-style-type: none"> • Development must be in accordance with the Gillingham Neighbourhood Plan, specifically policies relating to Milton-on-Stour
GT/HAZE/003 Land at Pleck	Area: 0.3ha Capacity: Around 2	Travelling showpeople	<ul style="list-style-type: none"> • Availability • Design should respond to landscape setting to avoid, and where necessary, mitigate adverse impact on landscape character • Possible demolition of existing building to facilitate re-development • Development must be in accordance with Hazelbury Bryan Neighbourhood Plan, including Policy HB8. To retain Wonston and Pleck Distinctive Character.
GT/KIRU/001 Land at Military Lane	Area: 0.68 Capacity: Around 15	Travelling showpeople	<ul style="list-style-type: none"> • Availability • Design should respond to landscape setting to avoid, and where necessary, mitigate adverse impact on landscape character • Retain boundary trees and vegetation • Development must be in accordance with Hazelbury Bryan Neighbourhood Plan, including policies HB4. to retain key rural views, and HB11. to retain Kingston's distinctive character.
GT/LYDL/001 King Stag, Sturminster Newton	Area: 0.06 Capacity: Around 1	Gypsies and Travellers	<ul style="list-style-type: none"> • A previously permitted site (allowed on appeal), seemingly not implemented. Suitable for Gypsy and Traveller development using existing access from 'The Common' • Development must consider blanket TPO on site and retain protected trees. Existing hedges should also be retained • South and east of site at risk from surface water flooding - developable in accordance with the application of site level sequential test
GT/MARN/003 Land at Moorcourt Farm, Marnhull	Area: 0.56 Capacity: Around 15	Gypsies and Travellers	<ul style="list-style-type: none"> • No key constraints • Suitable for Gypsy and Traveller development using existing access off Stoneylawn • A higher-density scheme will be acceptable where it can be demonstrated this will not adversely impact the privacy or amenity of

Appendix 4: Gypsy and Traveller Sites – proposed allocations

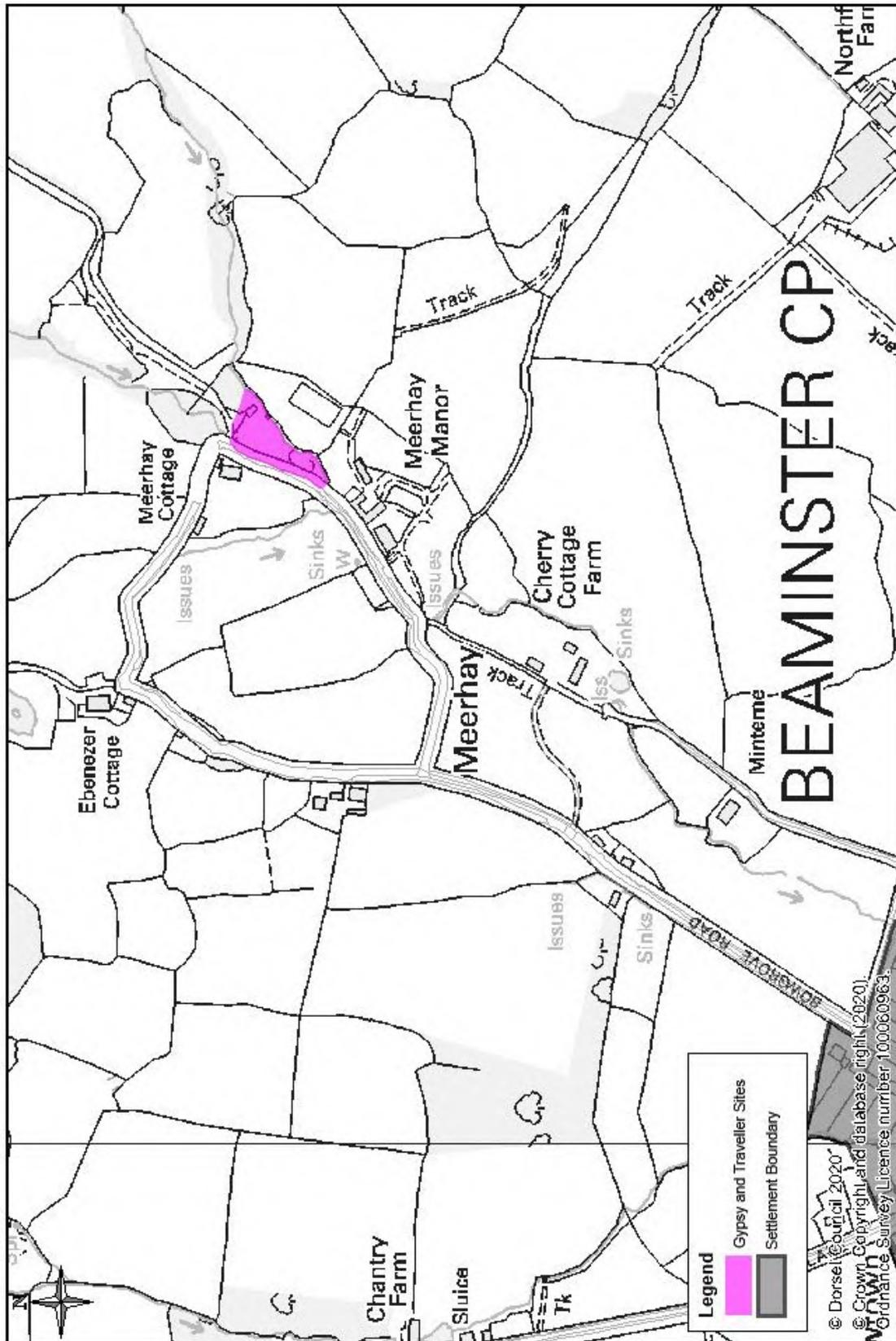
			neighbouring properties
GT/PIWL/004 Transit traveller site, Piddlehinton	Area: 1.81 Capacity: Around 25	Gypsies and Travellers	<ul style="list-style-type: none"> • Suitable for expansion of existing Gypsy and Traveller uses using existing access off B3143 • Development must be in accordance with the Piddle Valley Neighbourhood Plan including Policy 3 regarding improving wildlife areas and Policy 6 regarding road safety concerns • Site is within Poole Harbour nutrient catchment area. Poole Harbour is designated as Special Protection Area and Ramsar - appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites
GT/SHAF/001 Site at Calves Lane, Shaftesbury	Area: 1.01 Capacity: Around 3	Gypsies and Travellers	<ul style="list-style-type: none"> • Availability • Suitable for expansion of existing Gypsy and Traveller site with access off Calves Lane • Low density development relating to the existing authorised site • No key constraints • Seek to retain existing hedges and trees growing around the sites boundaries
GT/SHAF/004 Blighted land at Enmore Green, Shaftesbury	Area: 0.74 Capacity: Around 15	Gypsies and Travellers	<ul style="list-style-type: none"> • No key constraints • Suitable for Gypsy and Traveller development using existing access at Woodlands Lane • Development must be in accordance with Motcombe Neighbourhood Plan, including policies MOT6. and MOT7. which relate to protecting and enhancing local diversity and protecting local views
GT/SWAN/002 Land at Washpond Lane and Ulwell Road, Swanage	Area: 0.2 Capacity: Around 2	Gypsies and Travellers	<ul style="list-style-type: none"> • Suitable for Gypsy and Traveller development using the existing access off of Ulwell Road or Washpond Lane • 52% of the site in flood zones 2 and 3 and not suitable for development • AONB - the scale and extent of development should be limited (design should respond to landscape setting to avoid, and where necessary, mitigate adverse impact on landscape character) • Development should retain the

Appendix 4: Gypsy and Traveller Sites – proposed allocations

			<p>boundary vegetation along the site's north eastern edge at Ulwell Road</p> <ul style="list-style-type: none"> • Within 5km of Dorset Heathlands - appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites
GT/WEKN/001 Knighton Lane, West Knighton	Area: 0.04 Capacity: Around 2	Gypsies and Travellers	<ul style="list-style-type: none"> • An existing unauthorised but established site, deemed suitable for Gypsy and Traveller development in terms of authorising the existing use
GT/WEYM/004 Higher South Buckland Farm, Nottingham, Weymouth	Area: 0.66 Capacity: Around 15	Gypsies and Travellers	<ul style="list-style-type: none"> • Suitable for sensitively designed Gypsy and Traveller development (design should respond to landscape setting to avoid, and where necessary, mitigate adverse impact on landscape character) • Proposals should respect the setting of the nearby Nottingham Conservation Area and listed buildings
GT/WIMI/002 Blunts Farm, Wimborne	Area: 0.5 to 0.7 Capacity: 10 - 15	Gypsies and Travellers	<ul style="list-style-type: none"> • Availability - subject to meeting employment land requirements (currently allocated for B1, B2 and B8 uses), may be suitable for mixed G+T/employment development (neighbouring uses would need to be compatible with one another) • Avoid adverse impacts from vehicle noise from nearby A31, where not possible seek to mitigate adverse effects • Within 5km of Dorset Heathlands - appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites

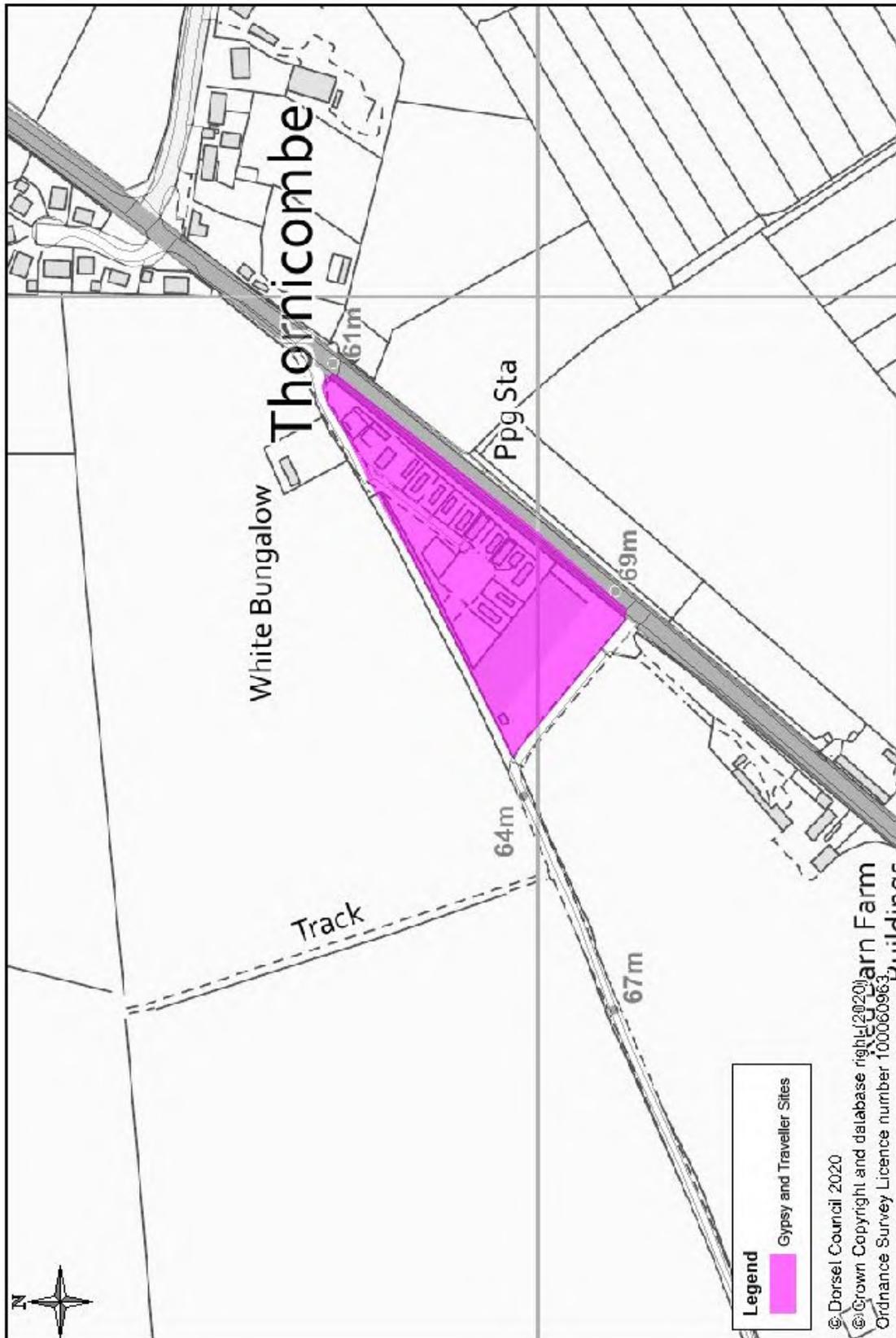
Appendix 4: Gypsy and Traveller Sites – proposed sites

Figure A4.1: Wintergreen. Beaminster



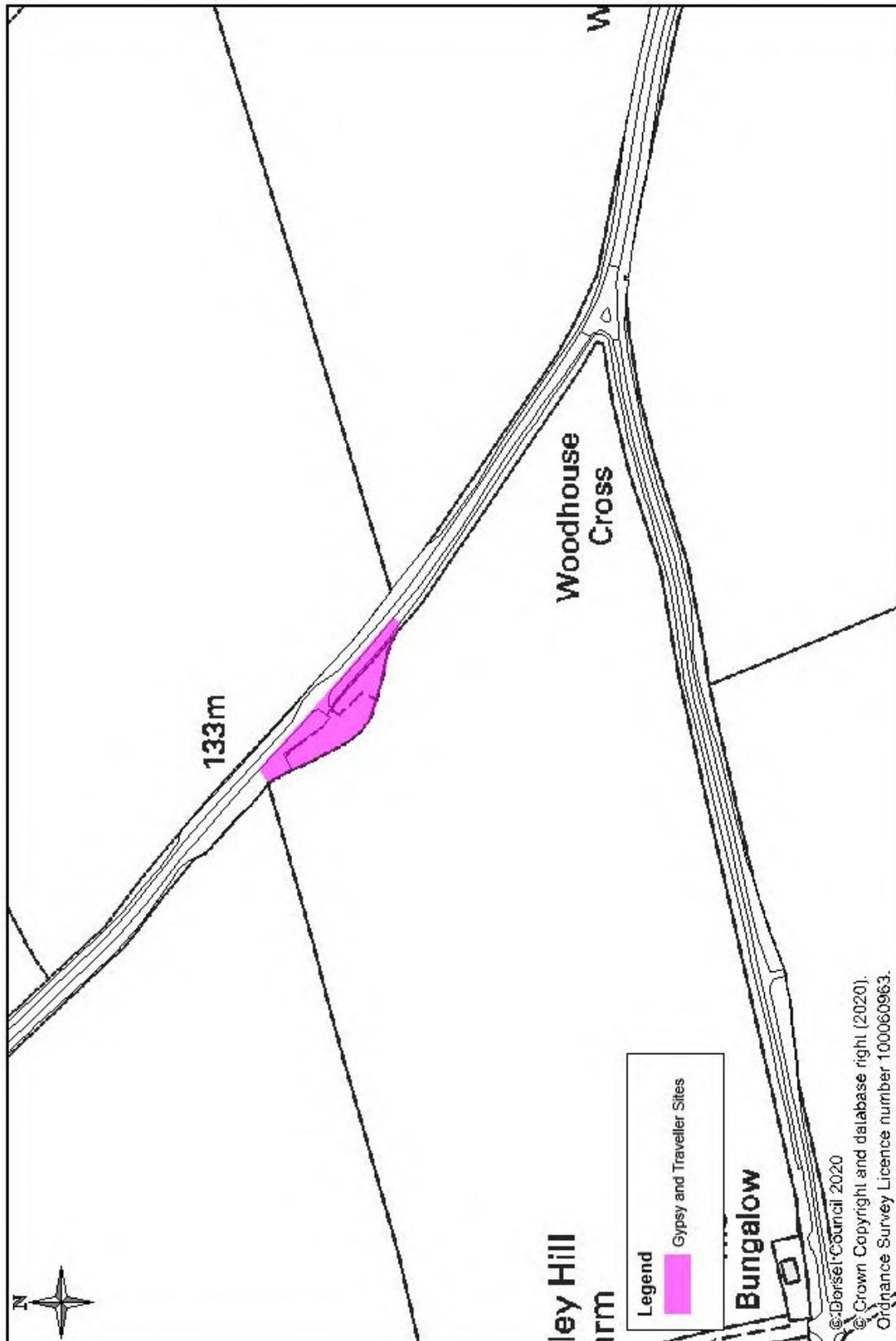
Appendix 4: Gypsy and Traveller Sites – proposed sites

Figure A4.2: Thornicombe, Blandford



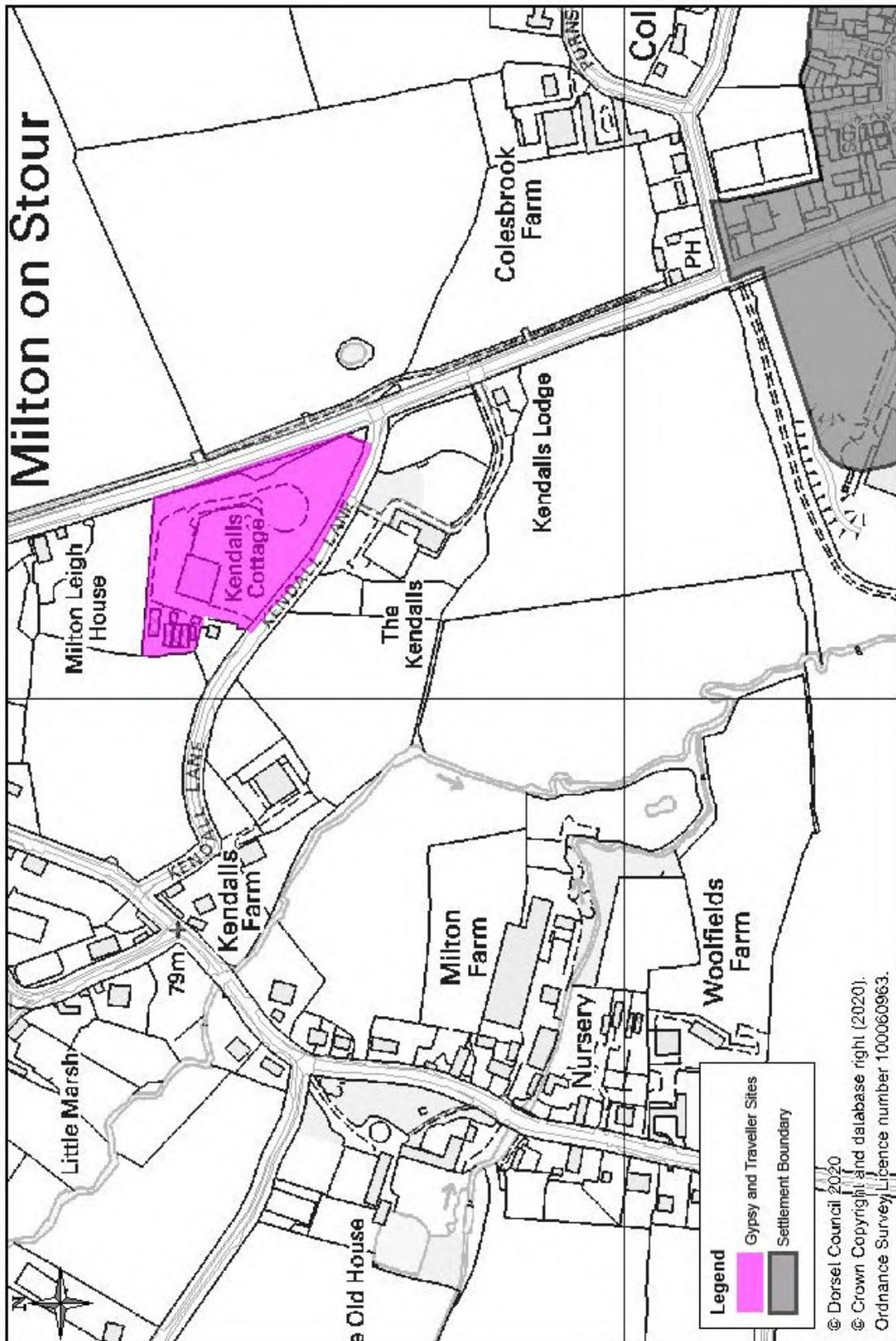
Appendix 4: Gypsy and Traveller Sites – proposed sites

Figure A4.3: Land north of Woodhouse Cross



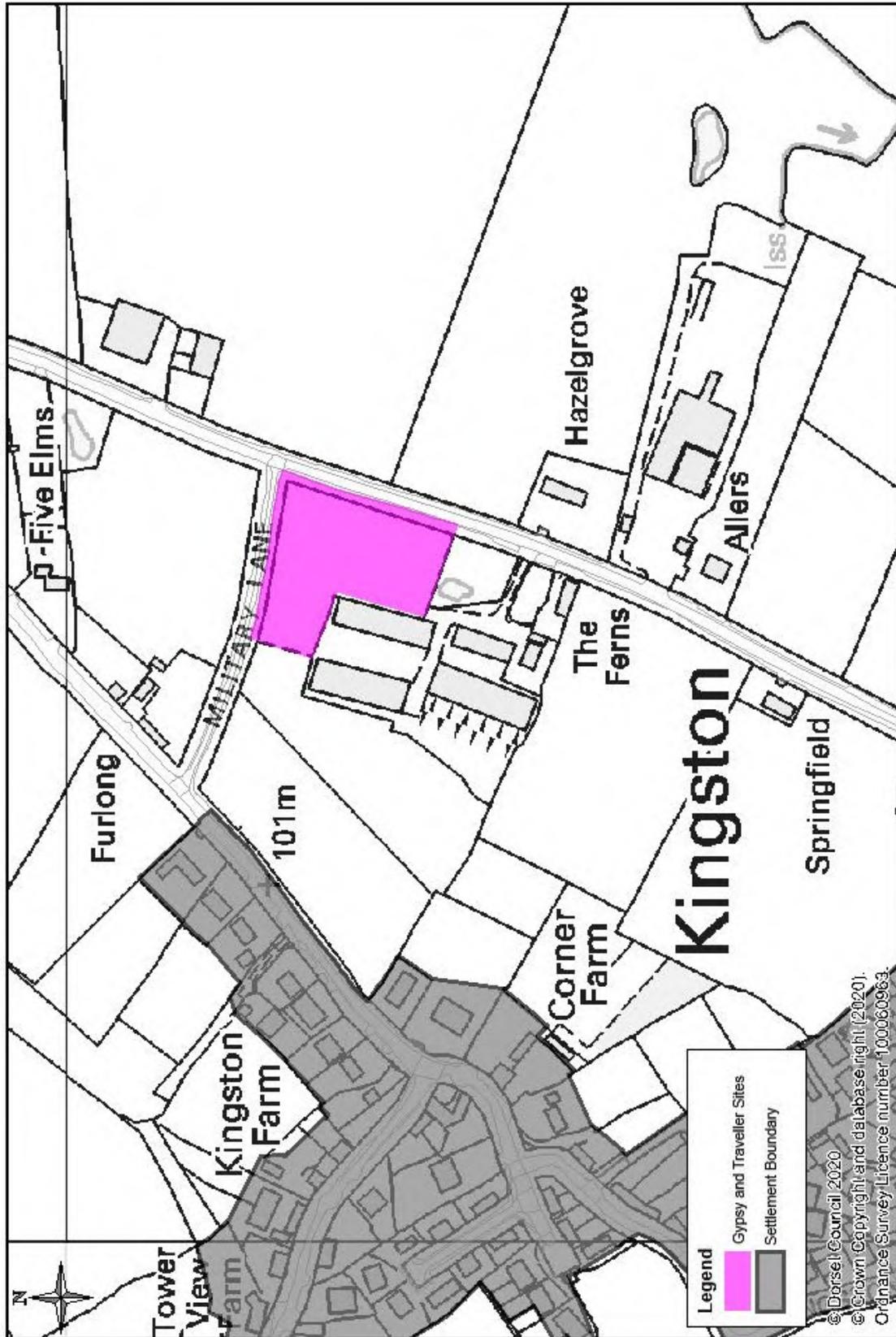
Appendix 4: Gypsy and Traveller Sites – proposed sites

Figure A4.4: Plant World, Gillingham



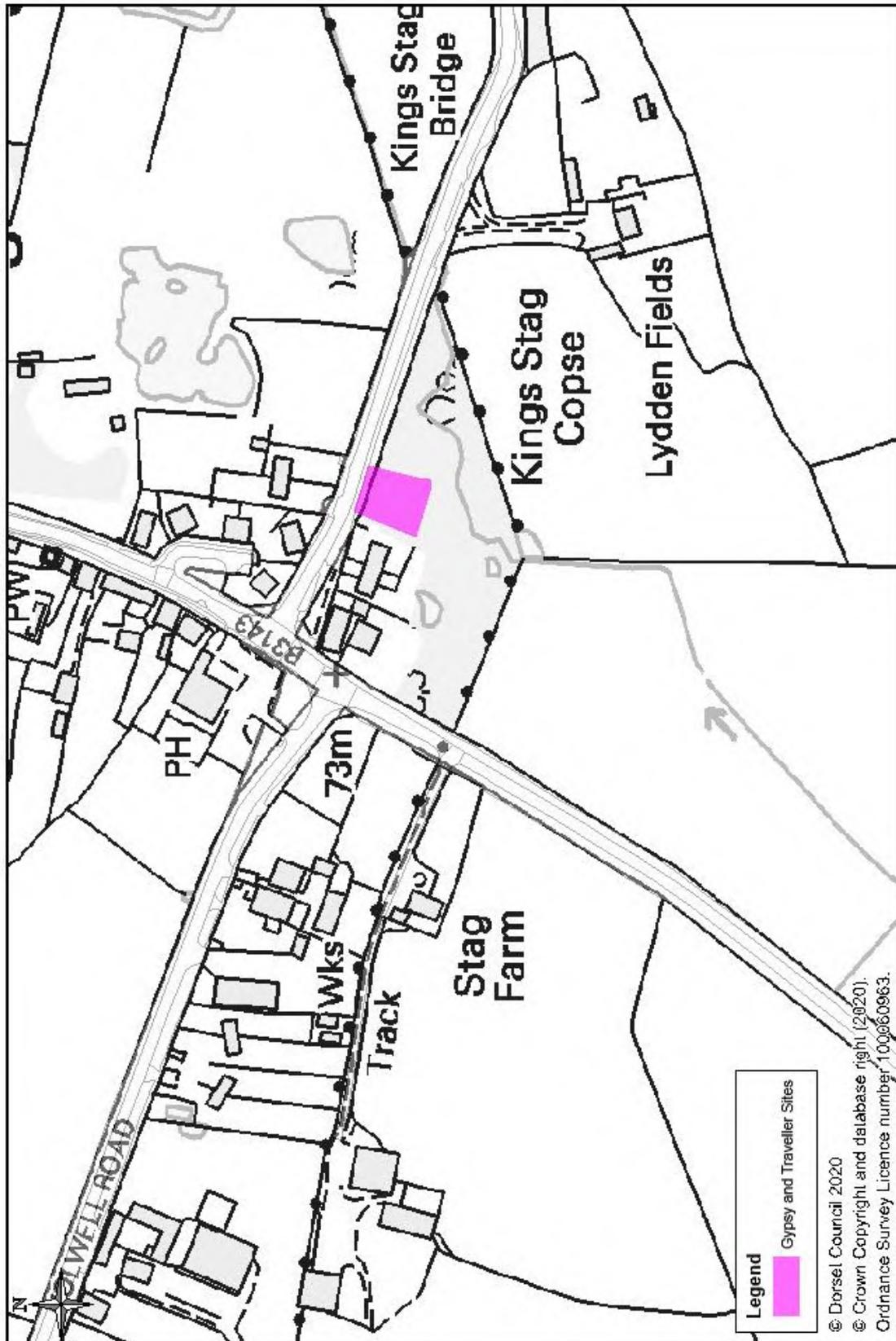
Appendix 4: Gypsy and Traveller Sites – proposed sites

Figure A4.6: Land at Military Lane



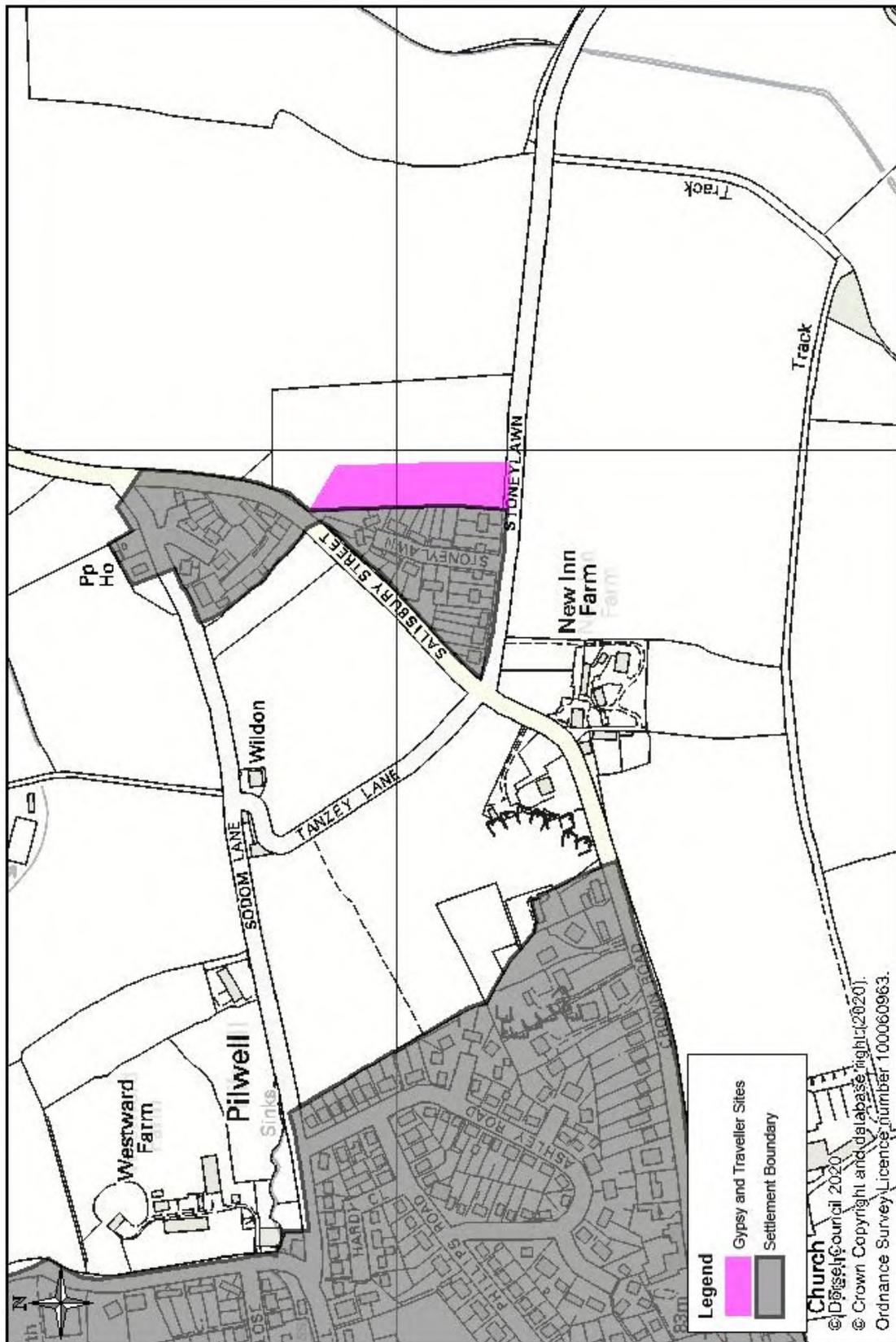
Appendix 4: Gypsy and Traveller Sites – proposed sites

Figure A4.7: Kings Stag, Sturminster Newton



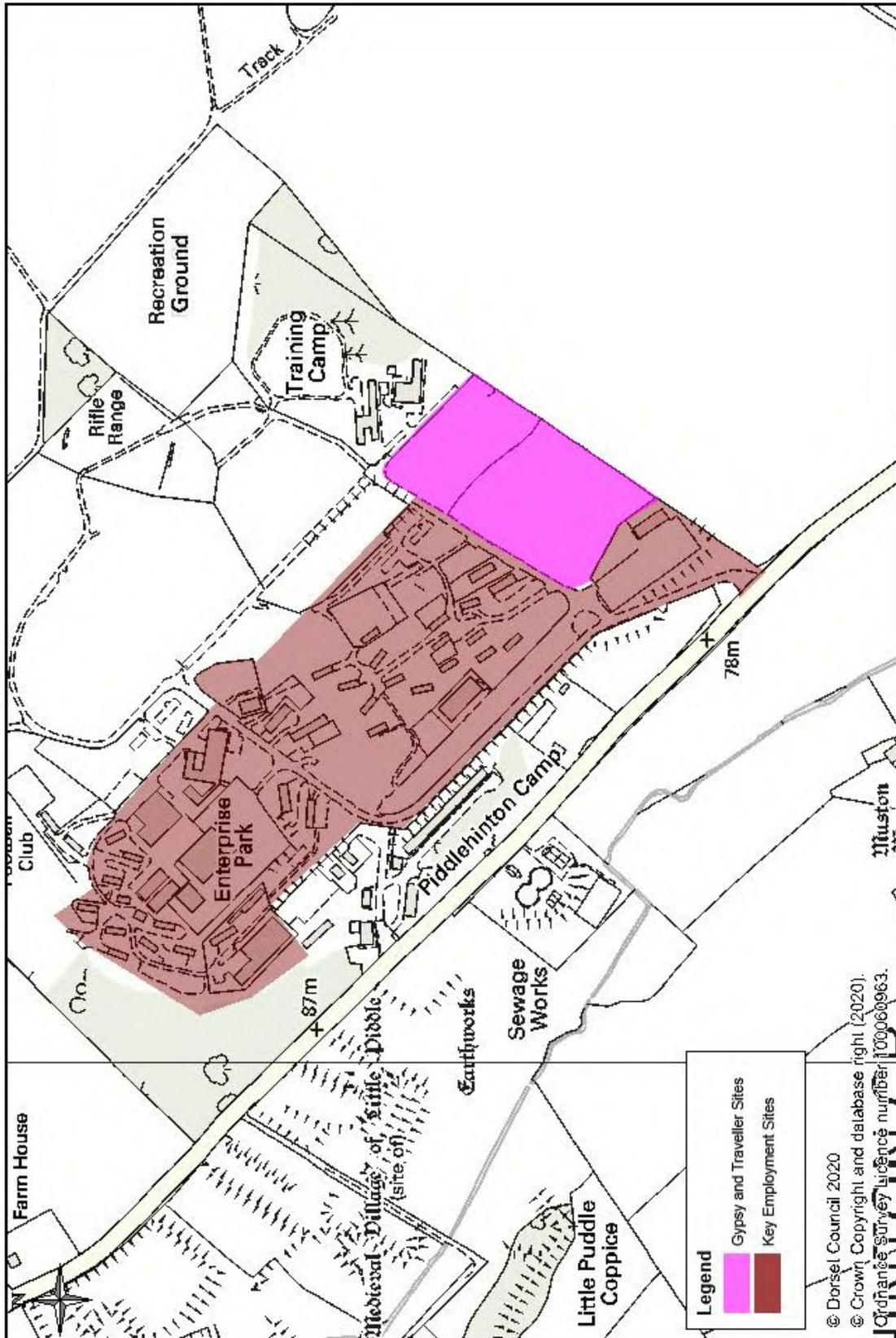
Appendix 4: Gypsy and Traveller Sites – proposed sites

Figure A4.8: Land at Moorcroft Farm, Marnhull



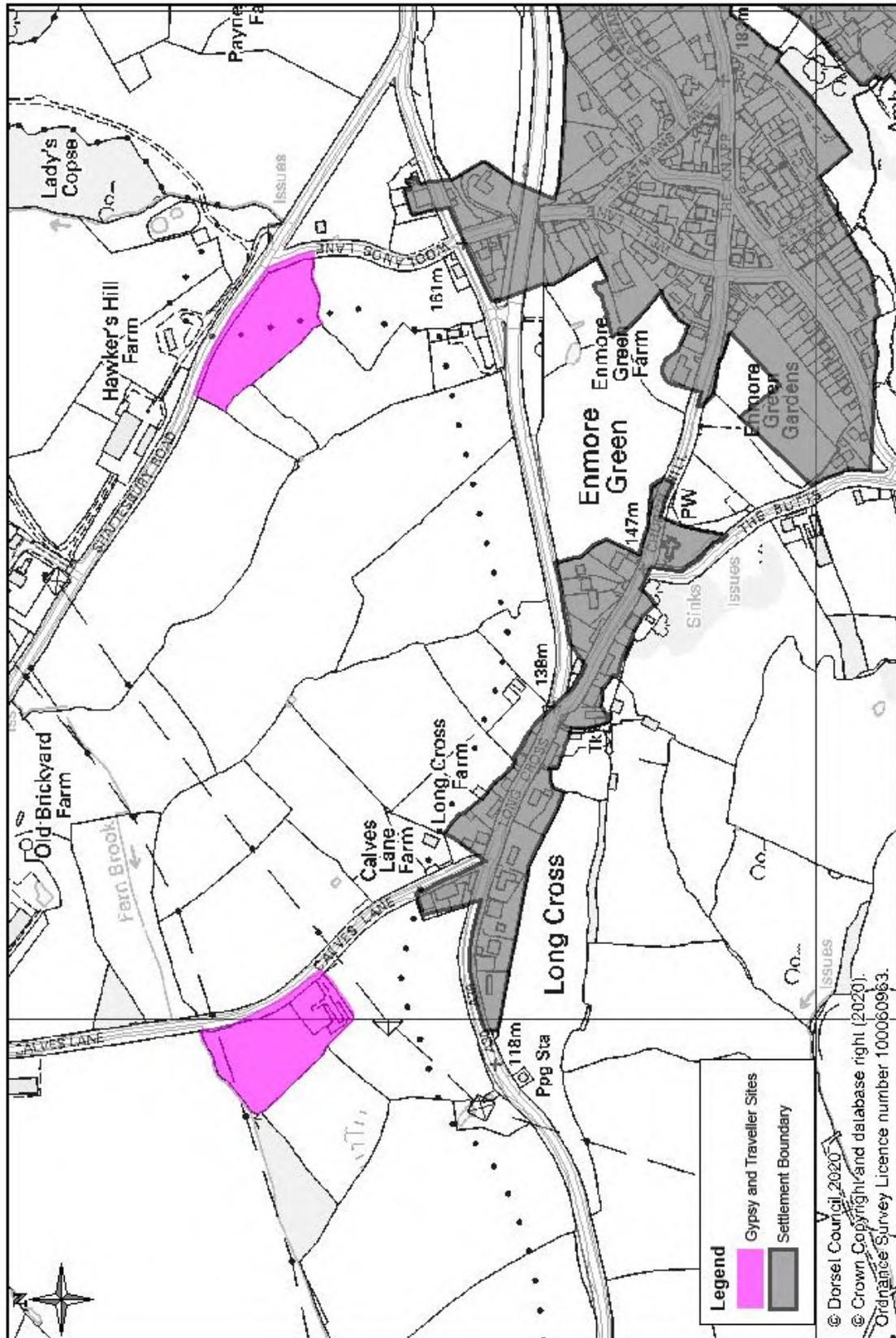
Appendix 4: Gypsy and Traveller Sites – proposed sites

Figure A4.9: Transit Traveller site, Piddlehinton



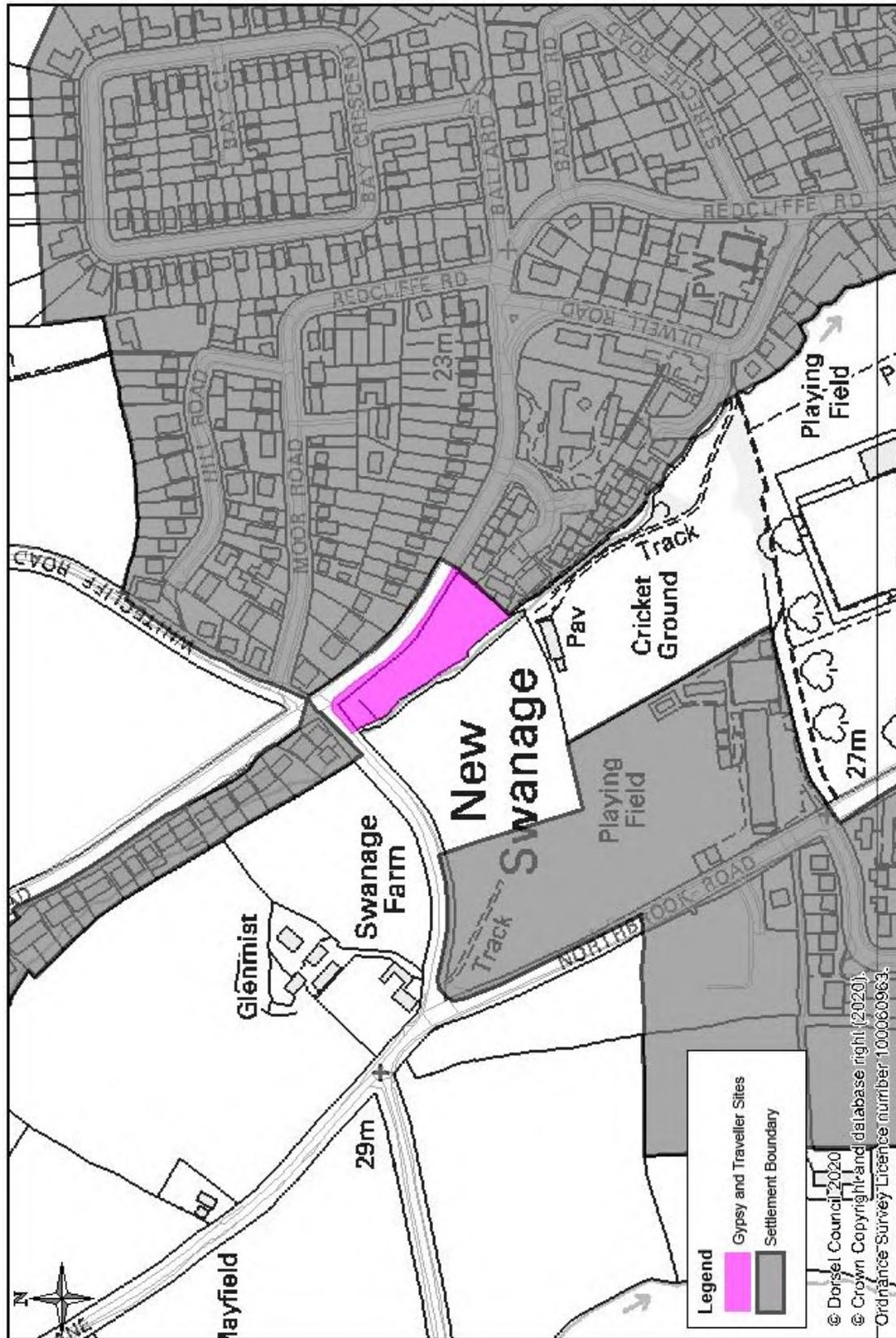
Appendix 4: Gypsy and Traveller Sites – proposed sites

Figure A4.10: Site at Calves Lane, and Blighted land at Enmore Green, Shaftesbury



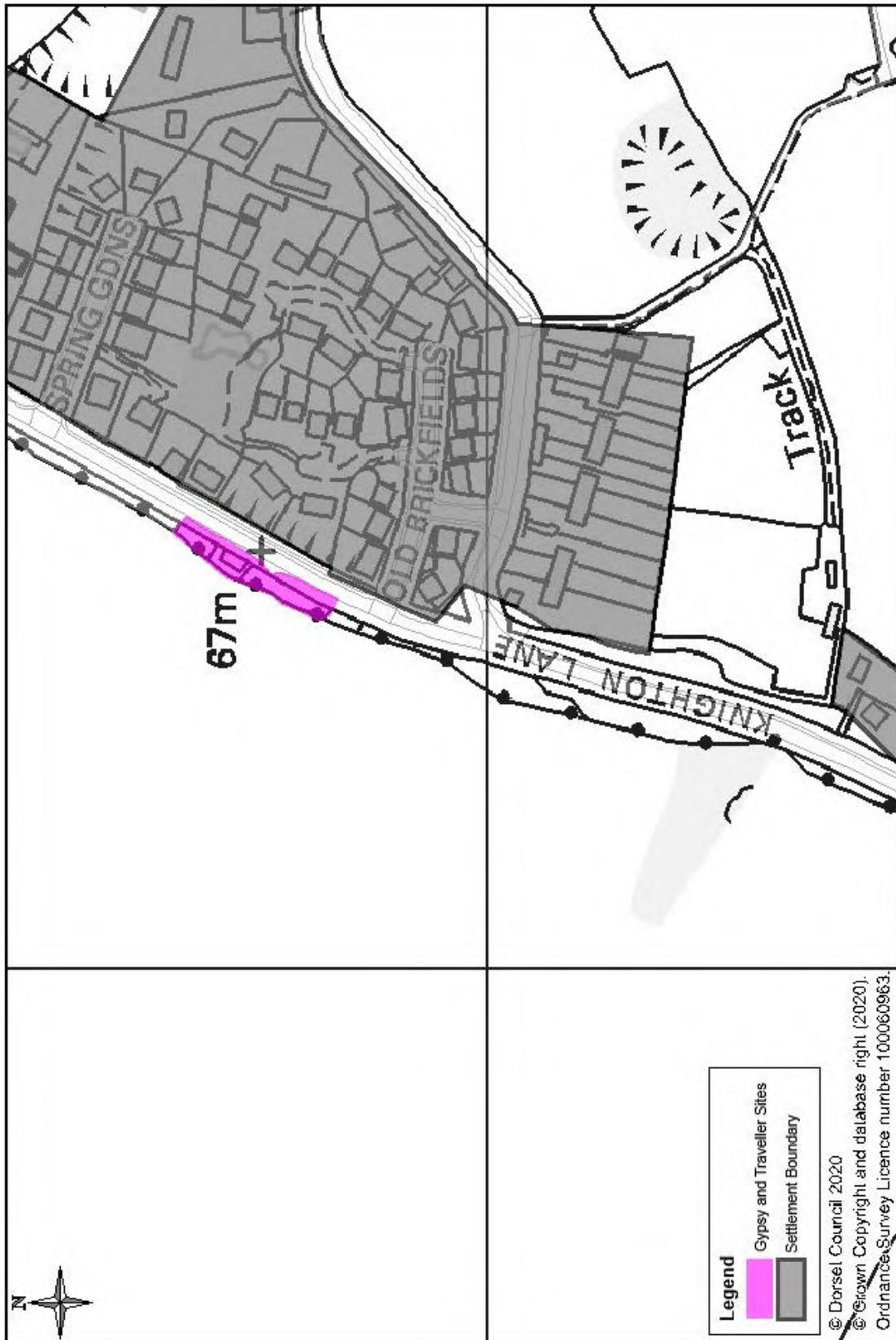
Appendix 4: Gypsy and Traveller Sites – proposed sites

Figure A4.11: Land at Washpond Lane and Ulwell Road, Swanage



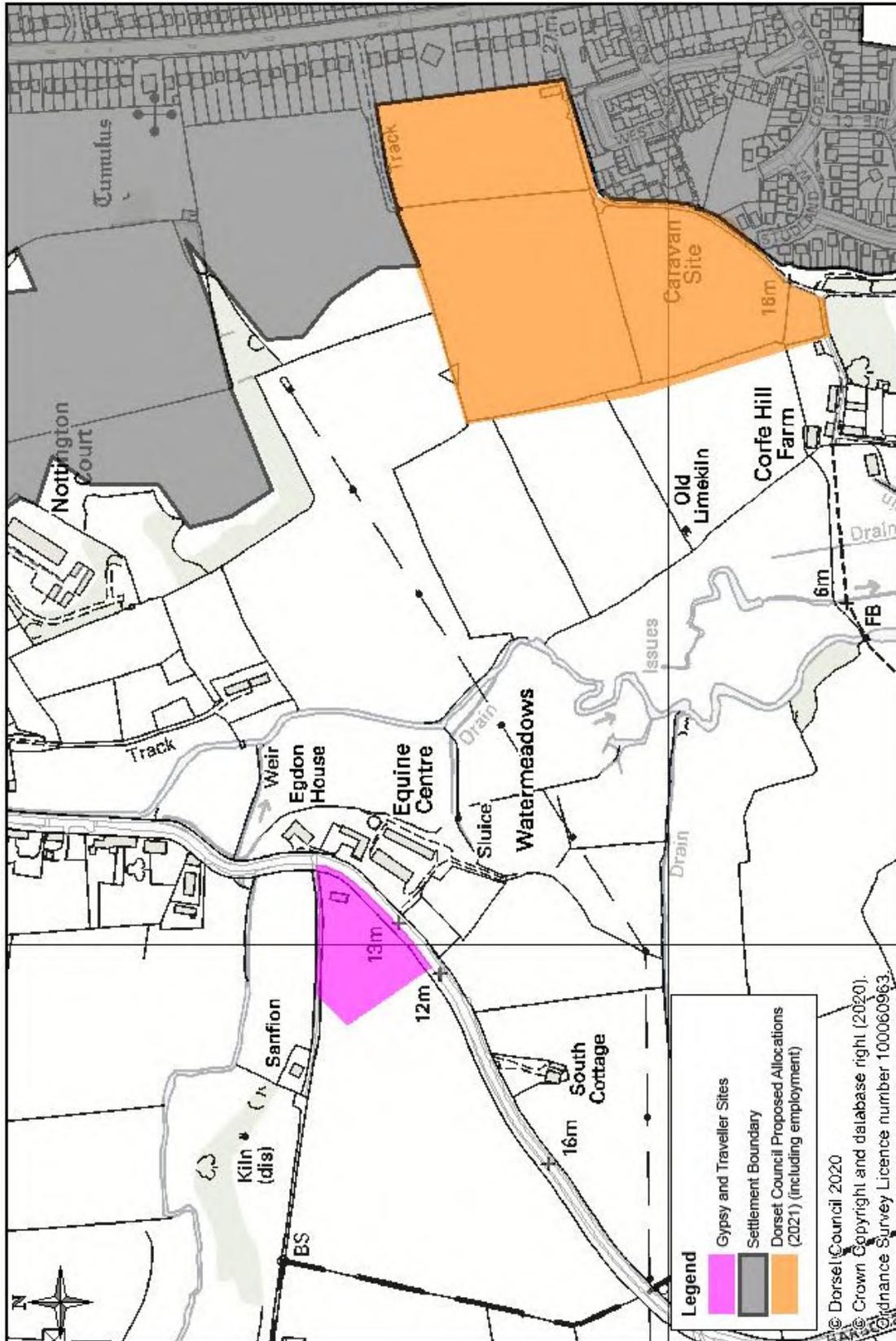
Appendix 4: Gypsy and Traveller Sites – proposed sites

Figure A4.12: Knighton Lane, West Knighton



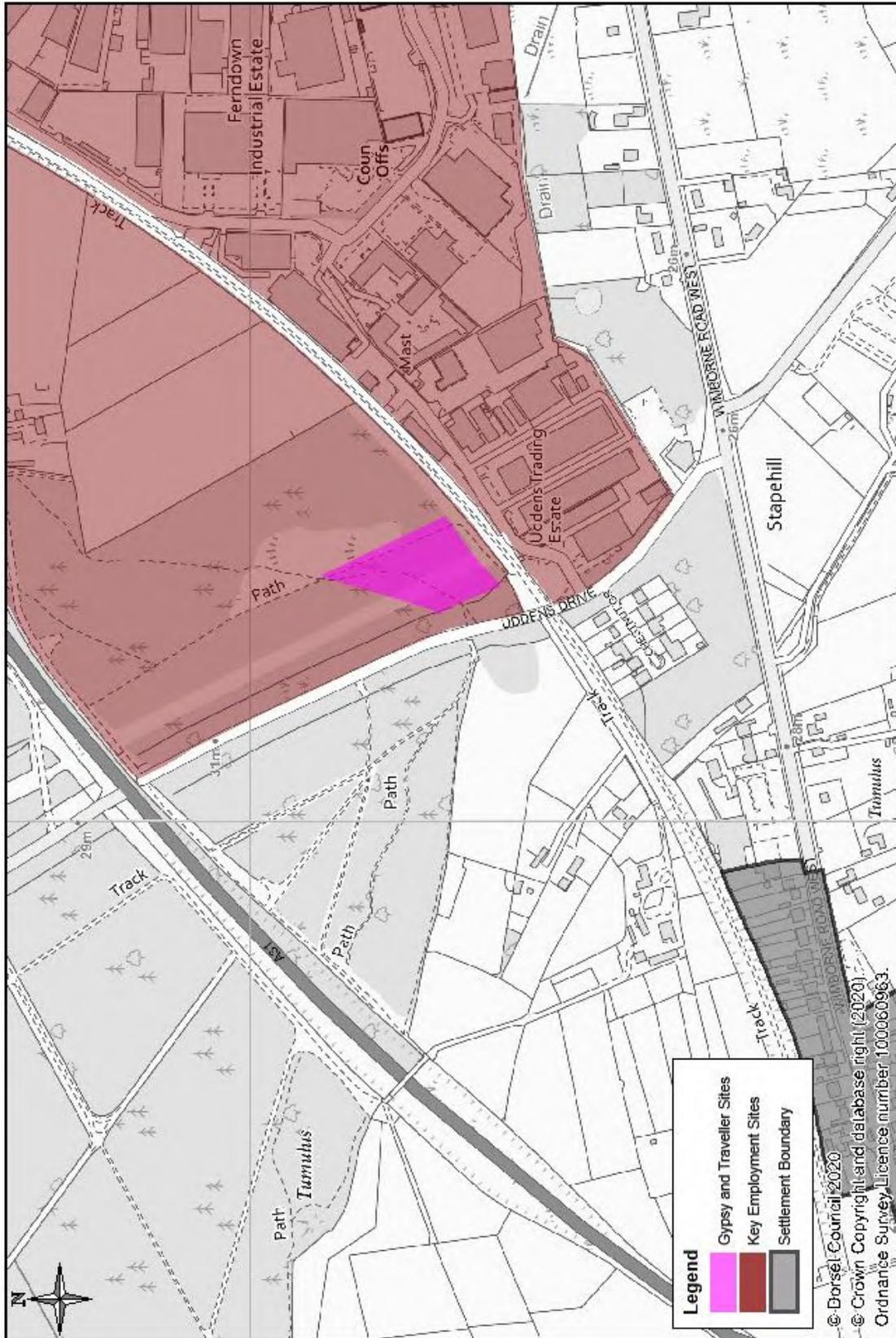
Appendix 4: Gypsy and Traveller Sites – proposed sites

Figure A4.13: Higher South Buckland Farm, Nottingham, Weymouth



Appendix 4: Gypsy and Traveller Sites – proposed sites

Figure A4.14: Blunt's Farm. Wimborne



Appendix 5 - Gillingham Southern Extension – Concept Statement and Design Principles

1.1. Concept Statement for Gillingham Southern Extension

Overarching Vision for the Southern Extension:

- 1.1.1. Gillingham’s southern extension will be a new, sustainable mixed-use community, primarily of housing, that is fully integrated with the existing town to increase self-containment. It will be able to meet its own local needs whilst also having highly accessible links to the existing town and employment opportunities. The new community will be designed to a high standard, reflecting agreed design principles, and provided with supporting infrastructure to create a high quality environment in which to live and work.

Placemaking Overview:

- 1.1.2. The southern extension will be designed to reflect the best Dorset traditions and local character, as articulated in the Gillingham Town Design Statement¹. Overall the built environment will strike a successful balance between variety and harmony, and smaller, recognizable neighbourhoods within the development will be set within a network of green infrastructure.
- 1.1.3. The southern extension will be designed to create new townscape, where intrinsic variations in development form (e.g. layout, density, scale and massing) create an easily understood pattern of streets and other spaces. Within the layout focal points, landmarks and gateways will be highlighted with distinctive buildings and spaces.
- 1.1.4. Public spaces will be well designed, with suitable management and maintenance arrangements in place to ensure their continued upkeep. All public spaces and routes will be overlooked to ensure they feel safe.
- 1.1.5. All buildings will exhibit architectural quality. The external appearance will avoid rootless or amorphous design whilst preserving contact with the best local building traditions, not least in the use of high quality materials.
- 1.1.6. The development will promote innovation in residential, commercial and infrastructure design with a view to achieving more sustainable ways of living and a place that is future-proof.

¹ Gillingham Town Design Statement, Gillingham Town Design Statement Steering Group (June 2012).

Appendix 5: Gillingham Southern Extension – Concept Statement

Tackling Climate Change:

- 1.1.7. This new part of Gillingham shall incorporate a range of site-wide features to reduce its environmental impact, including sustainable drainage systems and recycling facilities. The Council will also promote design solutions that incorporate low carbon energy generation and building performance that exceeds statutory minima (e.g. building regulations) adhering to relevant policies in the Local Plan.

Integrating the Southern Extension into the Landscape:

- 1.1.8. The development will sit comfortably within the gently undulating landform south of Gillingham and retain and enhance the river corridors that run through the site. Particular care will be taken along its southern edges to ensure a sensitive transition between the extended town and the surrounding countryside.

Providing a Range and Choice of Homes:

- 1.1.9. The development as a whole shall include a range of house sizes, offering choice in the amount of indoor and outdoor space provided. The mix of homes and tenure types will reflect evidenced needs and where practicable the design of housing shall provide opportunities for homeworking. Building designs shall be as robust as practicable, with careful consideration given to the adaptability of internal spaces and opportunities for future conversion or extension. In all cases sufficient space will be provided for the discreet storage of recyclables and bins, etc.

Creating Job Opportunities:

- 1.1.10. Sufficient employment land and buildings will be provided to ensure a wide range of job opportunities, and these will be closely integrated with residential uses where practicable.

Providing and Delivering Infrastructure:

- 1.1.11. Essential infrastructure and services will be fully integrated in the design of the place from the outset and delivered in phase with the building work.
- 1.1.12. All properties will have convenient access to public transport and to a finely branched network of safe and direct walking and cycling routes, linking people to schools, work places and services, both within the development and beyond. Integration with existing streets and paths in the vicinity will ensure this new part of Gillingham is well connected to the rest of the town and the countryside beyond.
- 1.1.13. Residents will have convenient access to community facilities such as schools, local shops, healthcare and play areas.
- 1.1.14. A network of green infrastructure will successfully incorporate the retention of significant trees and hedgerows within the development. A variety of formal and

Appendix 5: Gillingham Southern Extension – Concept Statement

informal public open spaces will also help to 'green' the place. Allotments and gardens will provide opportunities for residents to grow their own food.

Appendix 5: Gillingham Southern Extension – Concept Statement

1.2. Design Principles for Gillingham Strategic Site Allocation

Character - Landscape Setting:

- 1.2.1. The proposed development shall be successfully integrated into its wider landscape setting through careful design of layout, scale (height and massing), density, materials and structural planting. Particular care will be taken along its southern and eastern edges to ensure a sensitive transition between the extended town and the surrounding countryside, and retain important views into and out of the whole site.

Character - Landscape Assets:

- 1.2.2. Significant existing landscape and ecological assets, including river corridors and watercourses, important trees, hedgerows, ponds and other natural habitats, shall be successfully integrated within the public realm of the development. These assets will be retained and enhanced within a network of Green Infrastructure.

Character - Mix of Uses:

- 1.2.3. At the macro-scale this will be a mixed-use development comprising employment, housing and community uses etc. In particular it shall include a fine-grain, mixed-use local centre, to meet the day-to-day needs of residents and employees. Whilst concentrations of certain uses will be directed towards appropriate parts of the site (e.g. employment land, or the local centre) rigid allocation of uses that would not prejudice residential amenity, or have other detrimental impacts, will be avoided.

Continuity and Enclosure – Definition of Public and Private Spaces:

- 1.2.4. The distinction between public and private space shall be clearly defined throughout the development. In order to achieve this distinction in a way that is legible, buildings shall be arranged within a coherent layout that successfully defines public and private spaces.

Ease of Movement – Permeable Networks:

- 1.2.5. The building layout shall take priority over the streets and car parking, so that the highways do not dominate. The building layout will help to create a permeable network of well-defined streets and spaces, which are pedestrian, cycle and vehicle friendly. In addition to an interconnected network of streets, a finely branched network of footpaths and cycleways, linked to existing routes, will form a highly permeable grid of movement for pedestrians and cyclists, connecting the development to destinations within the town and in the surrounding countryside.

Appendix 5: Gillingham Southern Extension – Concept Statement

Ease of Movement – ‘Principal Street’ and Public Transport:

- 1.2.6. The layout shall incorporate a through route ensuring good connectivity with the existing main routes into the town. This route shall be designed to enable a bus service through the development to be conveniently established.

Ease of Movement – Parking:

- 1.2.7. The development shall incorporate a range of car parking solutions that form part of the urban design strategy. These shall be designed to ensure that car parking is well integrated, accessible and situated so as to support rather than dominate the street scene.

Quality of the Public Realm – Usable Public Spaces:

- 1.2.8. The streets, squares and parks within this development will be the focus for community activity and social interaction. Streets and junctions will be designed as public spaces, accessible for all, rather than merely as functional routes for vehicular traffic.

Quality of the Public Realm – Public Spaces Designed to a High Standard:

- 1.2.9. All outdoor areas shall display the highest standards in terms of design, including careful consideration of materials, planting, street furniture, boundary treatment, lighting and accessibility.

Legibility – Townscape:

- 1.2.10. The development shall be designed to create new townscape, where intrinsic variations in development form (e.g. layout, density, scale and massing) create an easily understood pattern of streets and other spaces. Coherent street scenes will be created by striking an appropriate balance between variety and harmony in terms of external appearance.

Legibility – Buildings and Landscaping:

- 1.2.11. Specially designed buildings and groups of buildings, together with landscaping, will help to define important gateways, landmarks and spaces.

Adaptability – Flexibility for Future Uses:

- 1.2.12. Building designs shall be as robust as practicable, with careful consideration given to the adaptability of internal spaces and opportunities for future conversion or extension. In all cases sufficient space will be provided for the discreet storage of recyclables and bins, etc.

Appendix 5: Gillingham Southern Extension – Concept Statement

Diversity – Range of House Sizes:

- 1.2.13. The development as a whole shall include a range of house sizes, offering choice in the amount of indoor and outdoor space provided. Where practicable the design of housing shall provide opportunities for homeworking.

Energy Efficiency and Environmental Performance:

- 1.2.14. The Council will promote design solutions that incorporate low-carbon energy generation and building performance that exceeds statutory minima (e.g. building regulations) adhering to relevant policies in the Local Plan. The development shall incorporate a wide range of site-wide features to reduce its environmental impact, including sustainable drainage systems and convenient access to allotments and recycling facilities.

Safety and Security – Natural Surveillance:

- 1.2.15. A permeable network of streets faced by homes, businesses and community facilities will provide natural surveillance and reduce people's perception of their vulnerability to crime. Through successful enclosure and natural surveillance, public spaces will impart a feeling of security for all users.