

### **Policy EE4: Supporting vibrant and attractive tourism**

Development opportunities to enhance the visitor economy will be supported where they are of a scale, type and appearance appropriate to the locality and provide local economic benefits.

Hotels and bed and breakfast accommodation should be distributed in accordance with the settlement hierarchy, inside the settlement boundaries identified on the Policies Map.

Outside settlement boundaries the Council will permit:

- i. conversion of existing buildings;
- ii. limited new development that is closely related to existing buildings;
- iii. campsites;
- iv. caravan sites;

for tourist related activities and tourist accommodation provided:

- a. the impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation or regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network; and
- b. it does not result in harmful impacts upon local services and the capacity of roads and other infrastructure; and
- c. the scale of any proposed buildings, and nature of the development does not harm the character and value of any landscape or settlement potentially affected by the proposals, and avoids any adverse impact to the amenity of neighbouring uses; and;
- d. it can demonstrate that it would result in benefits for the economy of Purbeck; and
- e. If located within the Dorset National Landscape or green belt, would meet the requirements of national policy as well as clauses a-d above