

ENVIRONMENT AND CLIMATE CHANGE

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1 INTRODUCTION

- 1.1 This paper provides the background to the Environment and Climate Change chapter in the West Dorset, Weymouth & Portland Local Plan. The purpose of this paper is to inform and fully support the policies by bringing together guidance and evidence from a wide range of sources. Environment and climate change issues lie at the heart of sustainability considerations and the planning system and many issues referred to in this paper are ‘cross cutting’.
- 1.2 The plan area stands out from many other parts of the country for its natural environment and built heritage. The area contains a rich and wide variety of landscape, natural and built heritage features. Much of it is within the Dorset Area of Outstanding Natural Beauty (AONB) and almost the entire coastline is a World Heritage Site in recognition of its outstanding geological interest. Over 3,200ha of land is of international importance for its nature conservation value, including coastal areas such as the Fleet and the Dorset Heathlands to the east, and a further 1,170ha are of national importance. There is a rich built heritage with many special places and buildings from all periods, with over 90 Conservation Areas, and around 8,000 Listed Buildings.
- 1.3 How to accommodate the growth needs of the area whilst protecting and enhancing this exceptional natural and built heritage is one of biggest challenges for the local plan along with the issues related to the consequences of climate change, such as increased average sea levels, heavy rainfall and more frequent and severe storms.
- 1.4 This paper examines existing guidance and evidence and considers implications for future policies under the following headings:
- Protecting and enhancing our natural environment
 - Protecting and enhancing our built and archaeological remains
 - Protecting ourselves from natural and man-made disasters
 - Achieving high quality and sustainability in design
- 1.5 The use and production of renewable energy sources are dealt with in the Community Needs and Infrastructure background paper.

2 POLICY GUIDANCE

- 2.1 There is a wealth of international, national and local guidance in relation to the environment and climate change reflecting its importance.

Table 1.1 Policy Guidance

PLAN/PROGRAMME	KEY OBJECTIVES AND TARGETS	IMPLICATIONS FOR THE PLAN
INTERNATIONAL		
EU Directive on the Conservation of Wild Birds (79/409/EEC as amended by 97/49/EC) ("Birds Directive")	Key objectives include: <ul style="list-style-type: none"> • Maintenance of favourable conservation status of all wild bird species across their distributional range (Article 2). • The identification of Special Protection Areas for rare or vulnerable species listed in Annex 1 of the Directive and regularly occurring migratory species, paying particular attention to the protection of wetlands of international importance (Article 4). • Establishment of a general scheme for the protection of all wild birds (Article 5). • Restrictions on the sale and keeping of wild birds (Article 6). • Specification on the conditions under which hunting and falconry can be undertaken (Article 7). • Prohibition on the large-scale non-selective means of killing a bird (Article 8). • Encouragement of certain types of relevant research (Article 10). • Requirements to ensure that the introduction of non-native birds do not threaten other biodiversity (Article 11). The Directive does not contain any targets.	The Local Plan should seek to protect and conserve wild bird species and avoid adverse effects upon Special Protection Areas, which are designated under the Directive. The Local Plan may also need to make reference to activities which support the implementation of the Directive in the U.K (such as the UK Biodiversity Action Plan).
EU Directive on the Conservation of Habitats and wild fauna and flora (92/43/EEC as amended by 97/62/EC) ("Habitats Directive")	Key objectives include: <ul style="list-style-type: none"> • Contributing towards ensuring biodiversity by protecting important natural habitats (approx 220 listed in Annex I), and species of wild fauna and flora (approx 1,000, listed in Annex II, species in need of strict protection, listed in Annex IV, and species whose taking from the wild can be restricted by European law, in Annex V) within the European Community. • Using measures to ensure that habitats and species are maintained or restored at "favourable conservation status" in their natural range (Articles 3 and 4), through establishing a network of areas designated as Special Areas of Conservation (SAC) and by the management of landscape features of importance to wildlife 	The Local Plan should seek to protect and conserve habitats and wild flora and fauna and avoid adverse effects upon Special Areas of Conservation, which are designated under the Directive.

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	outside SACs through land-use and development policy. The Directive does not contain any targets.	
Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat (Ramsar Bureau 1971)	To protect Wetlands of International Importance (as defined on the Ramsar List) as habitats for waterfowl. No targets are presented in the document.	The local plan should ensure that Wetlands of International Importance (presented on the Ramsar List), whether inside or outside the boundaries of the plan, are not adversely affected by the policies or proposals.
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)	To conserve wild flora and fauna and their natural habitats, with particular emphasis given to endangered or vulnerable species, including migratory species. No targets are presented in the document.	The local plan should ensure that European wildlife and natural habitats (as defined within the convention), whether inside or outside the plan area boundary, are not subject to significant adverse effects on account of the policies or proposals.
Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)	To conserve migratory species (which are defined in Convention) and agree to take action to ensure this happens, paying particular attention to migratory species and their habitats. No targets are presented in the document.	The local plan should ensure that migratory species and their habitats, whether inside or outside the plan area boundary, are not subject to significant adverse effects on account of the policies or proposals.
European Biodiversity Strategy (European Commission, 1998)	The Strategy is intends to: <ul style="list-style-type: none"> • prevent biodiversity reduction or loss and to place species and ecosystems, including agro-ecosystems, at a satisfactory conservation status both within and beyond the territory of the European Union. • anticipate, prevent and attack the causes of significant reduction or loss of biodiversity at its source, through the integration of environmental policies into key policy areas, at the regional level and through spatial planning. No targets are presented in the document.	The local plan should seek to prevent biodiversity loss by including policies relating to biodiversity.
EU Sixth Environmental Action Plan (1600/2002/EC)	The action plan includes objectives and targets under the following priority areas: Climate Change, Nature and Biodiversity, Environment and Health and Quality of Life, Natural Resources, and Waste. The key objectives include: <ul style="list-style-type: none"> • stabilising the atmospheric concentrations of greenhouse gases at a level that will not cause unnatural variations of the earth's climate; • achieving a quality of the environment where the levels of man-made contaminants do not give rise to significant impacts on or risk to human health; • averting the threats to the survival of many species and their habitats in Europe; 	The local plan should include policies that support the primary areas of the Action Plan.

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	<ul style="list-style-type: none"> • completing the Natura 2000 network, new sectoral biodiversity action plans, and a thematic strategy for protecting soils; • paying greater attention to protecting landscapes, • new initiatives for protecting the marine environment; • measures to prevent industrial and mining accidents; • ensuring the consumption of renewable and non-renewable resources does not exceed the carrying capacity of the environment; • achieving a de-coupling of resource use from economic growth through improved resource efficiency, dematerialisation of the economy and waste prevention. <p>The action plan contains the following targets:</p> <ul style="list-style-type: none"> • Achieve an 8% reduction in emissions of greenhouse gases by 2008-2012 compared to 1990 levels; • Achieve a reduction in the number of people regularly affected by long term high levels of noise from an estimated 100 million people in the year 2000 by around 10% by 2010 and 20% by 2020; • Reduce the quantity of waste going to final disposal by 20% by 2010 compared to 2000, and 50% by 2050; • Reduce the volumes of hazardous waste generated by 20% by 2010 compared with 2000, and 50% by 2020. 	
Kyoto Protocol to the UN Convention on Climate Change (United Nations, 1999)	Established to limit the emissions of the six principal greenhouse gases. The following targets are included in the protocol: <ul style="list-style-type: none"> • Reduce greenhouse gas emissions by at least 5% of 1990 levels by 2008-2012; and • emissions 12.5% below 1990 levels by 2008-12 and a national goal to 20% reduction in carbon dioxide emissions below 1990 levels by 2010. 	The local plan should aim to minimise greenhouse gas emissions, thus contributing to the objective and targets of the protocol.
EU Air Quality Framework Directive (96/62/EC as amended by 1999/30/EC and 2002/3/EC)	The key objective is to maintain ambient air quality where it is classified as good, and improve it in other cases with respect to sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matters and lead. The framework sets European wide limits, which form the basis of the national air quality objectives in national legislation.	The local plan should take account of air quality issues in policies and proposals, and consider measures to improve it in the relevant cases.

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<p>The Johannesburg Declaration on Sustainable Development (United Nations 2002)</p>	<p>Reaffirms the commitment to sustainable development, and aims to encourage sustainable consumption and production patterns by:</p> <ul style="list-style-type: none"> • A 10-year framework of programmes of action; • Reversing the trend in loss of natural resources; • Supporting an urgently and substantially increase in the global share of renewable energy; and • Significantly reducing the rate of biodiversity loss by 2010. <p>There are no targets presented in this document.</p>	<p>The local plan should seek to support sustainable development by striving to reduce the decline in natural resources and biodiversity, and supporting the development of renewable energy.</p>
<p>European Sustainable Development Strategy (2006)</p>	<p>Key objectives include: Limiting climate change and its effects to society and the environment;</p> <ul style="list-style-type: none"> • Ensuring that transport systems meet society's needs whilst minimising their undesirable impacts; • Promoting sustainable consumption and production patterns; • Improving management and avoid overexploitation of natural resources and recognising the value of ecosystem services; • Promoting good public health and improving protection against health threats; • Creating a socially inclusive society by taking into account solidarity between and within generations; and • To secure and increase the quality of life of citizens. <p>Targets include:</p> <ul style="list-style-type: none"> • 12% of energy consumption and 21% of electricity consumption should be met by renewable sources by 2010. Consideration is given towards raising this share to 15% of energy consumption by 2015; • Reducing transport noise, greenhouse gas, and pollutant • Emissions and achieving a shift towards environment friendly transport modes; • Addressing social and economic development within the carrying capacity of ecosystems and decoupling economic growth from environmental degradation; • Improving resource efficiency to reduce the overall use of non-renewable natural resources; • Contributing to a significant reduction in the worldwide rate of biodiversity loss by 2010; • Curbing the increase in lifestyle related and chronic diseases, particularly among socio- 	<p>The local plan should consider how planning policy and proposals can contribute towards meeting the European Sustainable Development Strategies key objectives and targets.</p>

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	economically disadvantaged groups and areas; <ul style="list-style-type: none"> • Reducing the number of people at risk of poverty and social exclusion by 2010 with a special focus on the need to reduce child poverty. 	
EU Directive Energy Performance of Buildings (2002/91/EC)	The main objective of the Directive is to promote the improvement of the energy performance of buildings within the community, taking into account outdoor climatic and local conditions, as well as indoor climate requirements and cost effectiveness. No specific targets are set by the Directive.	The Local Plan should include policies that support the overall energy efficiency requirements of the Directive.
EU Water Framework Directive (2000/60/EC)	Establishes framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater with the intention of: <ul style="list-style-type: none"> • Preventing further deterioration and protecting and enhancing the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands; • Promoting sustainable water use based on long-term protection of available water resources; • Aiming at enhanced protection and improvement of the aquatic environment; • Ensuring the progressive reduction of pollution of groundwater and preventing its further pollution; and • Contributing to mitigating the effects of floods and droughts. The Directive contains the following targets: <ul style="list-style-type: none"> • Achieve good ecological & chemical status by 2015 unless there are grounds for derogation. • Reduce & ultimately eliminate priority hazardous substances. 	The Local Plan should seek to protect and enhance the water environment primarily by reducing pollution and abstraction. The plan should have regard to flood risk and droughts, and if necessary ensure appropriate mitigation methods are proposed.
EU Nitrates Directive (91/676/EEC)	The Directive aims to protect water quality across Europe by: <ul style="list-style-type: none"> • preventing nitrates from agricultural sources polluting ground and surface waters; and • promoting the use of good farming practices. The Directive states that Nitrate Vulnerable Zones must be designated where nitrate pollution is found or appears likely, and an Action Plan produced to ensure that these areas are protected. No specific targets are set by the Directive.	The Local Plan should take into account the designated Nitrate Vulnerable Zones in West Dorset and Weymouth, in order to prevent nitrate pollution to ground and surface waters.
EU Bathing Quality Directive (76/160/EEC)	Concerns the quality of waters used for bathing, with the objective of safeguarding public health. The Directive sets mandatory water quality standards as targets to protect the health of bathers and to maintain and improve overall water quality. The main factors influencing bathing water	The Local Plan should aid in maintaining bathing water standards.

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	quality arise from the presence or absence of pollution from sewage, urban run-off or farm waste.	
EU Noise Directive (2000/14/EC)	The main objectives of the Directive are to: <ul style="list-style-type: none"> • Monitor this environmental problem by drawing up strategic noise maps; • Inform and consult the public about noise exposure, its effects and the measures considered to address noise; • Require authorities to draw up action plans to reduce noise where necessary in order to address local noise issues, and maintain environmental noise where it is good. No specific targets are set by the Directive.	The Local Plan area does include any areas identified by the strategic noise map. Therefore not applicable to the local plan.
European Landscape Convention (2000)	The Convention aims to encourage public authorities to adopt policies and measures at local, regional, national and international level for protecting, managing and planning landscapes throughout Europe. The convention includes the following targets: <ul style="list-style-type: none"> • Recognise landscapes in law as an essential component of people’s surroundings, an expression of the diversity of their shared cultural and natural heritage, and a foundation of their identity. • Establish and implement landscape policies aimed at landscape protection, management and planning. • Establish procedures for the participation of the general public, local and regional authorities, and other parties with an interest in the definition and implementation of the landscape policies; and • Integrate landscape into its regional and town planning policies and in its cultural, environmental, agricultural, social and economic policies, as well as in any other policies with possible direct or indirect impact on landscape. 	The local plan should recognise and protect landscapes and integrate them into policies and proposals, to ensure that they are given the appropriate level of protection from development.
UNESCO World Heritage Convention 1972	The key objective is to protect cultural and natural heritage. The Convention considers 'that parts of the cultural or natural heritage are of outstanding interest and therefore need to be preserved as part of the world heritage of mankind as a whole'. Therefore, the convention sets out the international and national guidance on management of world heritage sites, including the intergovernmental committee for protection of heritage, fund for protection of heritage, conditions and	The Local Plan should assist in protecting the cultural and natural heritage of outstanding interest by considering the guidance on the management of the World Heritage Site within West Dorset and Weymouth and Portland (the Jurassic Coast).

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	arrangements for international assistance and educational programmes. No specific targets are presented.	
The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention) 1985	The main objective of the Convention is to reinforce and promote policies for the conservation and enhancement of Europe's heritage. The convention also supports the need for European solidarity with regard to heritage conservation and intends to encourage practical co-operation among the Parties. No specific targets are presented.	The Local Plan should ensure that heritage assets are conserved and enhanced.
The European Convention on the Protection of Archaeological Heritage (Valetta Convention) 1992	The main objective of the convention is to ensure that the historic environment is properly preserved and managed. The convention is particularly concerned with encouraging co-operation among archaeologists and town and regional planners in order to ensure optimum conservation of archaeological heritage. The Convention also sets guidelines for the funding of excavation and research work and publication of research findings. It also deals with public access, in particular to archaeological sites, and educational actions to be undertaken to develop public awareness of the value of the archaeological heritage. No specific targets are presented.	The Local Plan should assist in fulfilling the objective of preserving and managing archaeological heritage through co-operation between archaeologists and planners.
NATIONAL		
The National Planning Policy Framework (NPPF) 2012 (including associated Technical Guidance on Flood Risk)	Core Principle: Presumption in favour of sustainable development. The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined. Contribute to conserving and enhancing the natural environment and reducing pollution Landscape - protect & enhance valued landscapes, geological conservation interests and soils Biodiversity - minimise impacts & provide net gains in biodiversity Pollution/ land stability -prevent contributing to, or unacceptable risks from soil, air, water, or noise pollution or land instability Support the transition to a low carbon future in changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources and encourage the use of renewable resources.	Include policies within the plan that: Protect and enhance valued landscapes and biodiversity, Steer development away from areas of land instability and sources of pollution where appropriate mitigation is not possible. Develop policies which reduce greenhouse gas emissions. i.e Sustainable locations High Environmental performance of buildings Steer development away from areas of highest flood risk Identify Coastal Change Management Areas and policies to deal with relocation of vulnerable developments. Ensure new development makes a positive contribution to place making and has a good standard of amenity.

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	<p>Low carbon future – locate development in ways to reduce greenhouse gas emissions, increase use of and supply of renewable energy, sustainability standards in line with Code for Sustainable Homes.</p> <p>Flooding – steer development away from areas of highest flood risk, apply sequential & exceptions test, seek opportunities to relocate development to more sustainable locations.</p> <p>Coastal Change – integrate coastal and terrestrial planning regimes, identify Coastal Change Management Areas, make provision for relocating development and infrastructure away from these areas.</p> <p>Always seek to secure high quality design and a good standard of amenity.</p> <p>Design – achieve high quality & inclusive design for buildings, public/private spaces and wider area, function well for lifetime of development, whilst not being overly prescriptive.</p> <p>Development should:</p> <ul style="list-style-type: none"> • function well & add to overall quality of the area • establish a strong sense of place, using streetscapes and buildings to create attractive places • optimise the potential of the site, create appropriate mixed uses, support local facilities and transport networks • respond to local character and history, reflect identity of surrounding and materials while not preventing innovation • create safe and accessible places where crime and disorder does not detract from quality of life or community cohesion • be visually attractive as a result of good architecture and landscaping. <p>Permission should be refused for development of poor design that fails to take the opportunity for improving character, quality and the way an area functions.</p> <p>Conserve heritage assets in a manner appropriate to their significance</p> <p>Heritage assets – identify and assess the asset, take account of desirability of sustaining, enhancing & putting to viable use, recognise wider benefits that conservation brings particularly contribution to local distinctiveness/character of place</p>	<p>Assess the significance of heritage assets and Include policies to preserve them.</p>
<p>The Planning and Energy Act 2008</p>	<p>Key objectives include:</p> <ul style="list-style-type: none"> • Enabling local planning authorities to set 	<p>Ensure policies promote the use of sustainable energy and energy</p>

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	<p>requirements for energy use and energy efficiency in their development plans. They may ‘impose reasonable requirements’ regarding:</p> <ul style="list-style-type: none"> • a proportion of energy used in development to be from renewable sources in the locality of the development; • a proportion of energy used in development to be low carbon energy from sources in the locality of the development; • development to comply with energy efficiency standards that exceed the energy requirements of building regulations. 	<p>efficiency methods.</p>
<p>Planning and Compulsory Purchase Act 2004</p>	<p>Places sustainable development at the heart of the planning system.</p>	<p>Local Plan policies should be in conformity with the aim of sustainable development.</p>
<p>The Climate Change Act 2008</p>	<p>Has a legally binding target of a reduction in carbon emissions in the UK of at least 34 percent by 2020 and at least an 80 percent cut by 2050. Both these targets are against a 1990 baseline.</p>	<p>Local Plan policies should lead to an overall reduction in carbon emissions.</p>
<p>The Natural Environment White Paper 2011</p>	<p>Government’s vision for the natural environment over 50 years. Includes themes on:</p> <ul style="list-style-type: none"> • Protecting and improving the Natural Environment • Growing a green economy • Reconnecting people and nature • International and EU Leadership • Introduces Local Nature Partnerships, Biodiversity offsetting, Nature Improvement Areas, Natural Capital committee and Ecosystem Market Task Forces. 	<p>Include policies to protect and improve the natural environment and consider developing local nature partnerships.</p>
<p>Ancient Monuments and Archaeological Areas Act 1979</p>	<p>Disturbance to a scheduled monument without consent is a criminal offence. Some types of work are allowed without consent under a provision known as ‘Class Consent’.</p>	<p>Take account of act when developing heritage asset policy</p>
<p>The Countryside and Rights of Way Act 2000</p>	<p>Confirmed the significance of AONBs and created improved arrangements for their management. Section 85 places a statutory duty on all ‘relevant authorities’ to have regard to the purpose of conserving and enhancing natural beauty when discharging any function affecting land in AONBs.</p>	<p>Ensure policies recognise importance of protection of AONB.</p>
<p>Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990</p>	<p>In the consideration whether to grant listed building consent for any works, local planning authorities and the Secretary of State <i>shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses</i>. With respect to any buildings or other land in a Conservation Area, special attention must be paid to the desirability of preserving or enhancing the character or</p>	<p>Take account of these requirements in developing policies relating to Listed Buildings and Conservation Areas.</p>

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	appearance of that area.	
Natural Environment and Rural Communities Act 2006	Section 40 - The District Council has a statutory duty to protect and positively enhance biodiversity and geodiversity.	Ensure policies protect and enhance biodiversity and geodiversity.
Circular 06/2005 Biodiversity and Geological Conservation - statutory obligations and their impact within the planning system	Brings together advice on legislation relevant to nature conservation topics encountered by Planning Authorities. Deals with conservation of internationally (SPAs, SACs & Ramsar sites) and Nationally (SSSIs) designated sites, nature conservation outside designations and conservation of species. Includes reference to: need for appropriate assessments, reviews of extant consents and restriction of Permitted Development Rights.	Take account of statutory obligations for nature conservation in developing local plan policies.
UK Biodiversity Action Plan 1994	UK Government's response to the Convention on Biological Diversity (CBD), which the UK signed up to in 1992 in Rio de Janeiro. The CBD called for the development and enforcement of national strategies and associated action plans to identify, conserve and protect existing biological diversity, and to enhance it wherever possible.	Ensure policies protect and enhance biodiversity and geodiversity
Circular 07/09 Protection of World Heritage Sites July 2009	Gives advice on the level of protection and management needed for World Heritage Sites, and draws attention to recent legislative measures designed to enhance the protection of these sites. Planning authorities must have special regard to these policies when devising any site specific proposals for an area which includes a World Heritage Site and its setting including any buffer zone, and in deciding which parts of their areas are suitable for development.	Ensure policies recognise need to protect World Heritage sites
World Class Places: the Government's strategy for improving quality of place CLG 2000	Government's approach to improving quality of place – the way the places where we live and work are planned, designed, developed and maintained	Note when developing policies in relation to design and place making
By Design: Urban design in the planning system towards better practice – CABE 2000	Aims to encourage better design and to stimulate thinking about urban design. Relevant to all aspects of the built environment, from the design of buildings and spaces, landscapes, to transport systems; and for planning and development at every scale, from streets and their neighbourhoods, villages and cities, to regional planning strategies	Ensure local plan policies promote successful urban design
Manual For Street , - DCLG and DfT2007	Advises on how street design can help create better places – places with local distinctiveness and identity. Establishes a common reference point for all those involved in the design of residential neighbourhoods	Ensure local plan policies promote successful urban design

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The Marine and Coastal Areas Act November 2009	<p>Sets out a new plan led system for marine activities requiring Marine Management Organisation (MMOs) to prepare Marine plans in accordance with Marine Policy Statement (MPS)</p> <p>Marine Plans would, cover defined inshore and off-shore areas, and help establish where planning conditions or restrictions may be placed on what developers do.</p> <p>Includes measures relating to coastal access duty regarding a long distance walking route and to land beside it which should be accessible to the public on foot.</p>	<p>MPS and Marine Plans will sit along side and interact with existing planning regimes therefore the local plan should take account of these.</p> <p>Have regard to this act if any proposals affect coastal access.</p>
The UK Marine Policy Statement	<p>Objectives of the MPS to promote sustainable economic development;</p> <ul style="list-style-type: none"> • Enable the UK's move towards a low-carbon economy, in order to mitigate the causes of climate change and ocean acidification and adapt to their effects; • Ensure a sustainable marine environment which promotes healthy, functioning marine ecosystems and protects marine habitats, species and our heritage assets; and • Contribute to the societal benefits of the marine area, including the sustainable use of marine resources to address local social and economic issues. 	<p>Local plan policies in marine areas should have regard to this policy statement</p>
The Government's Statement on the Historic Environment for England 2010	<p>The Government believes that the historic environment is an asset of enormous cultural, social, economic and environmental value. It makes a very real contribution to our quality of life and the quality of our places. This document is intended to help the Government to realise its vision for the historic environment, and to assist sectors in working jointly with others to achieve the aims. In it is set out understanding of the value of the historic environment, and the many roles that Government and others can play.</p>	<p>Ensure policies recognise the important cultural, social, economic and environmental value of the historic environment and preserve it accordingly.</p>
Wildlife and Countryside Act 1981	<p>Many species are protected by legislation: The Wildlife and Countryside Act, 1981; Annex IV, EC Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, 1992; the Protection of Badgers Act, 1992; Sections 38 to 46, The Conservation (Natural Habitats, &c.) Regulations S.I. No. 2716, 1994.</p>	<p>Take into account legal protection of species in developing policies relating to biodiversity and habitat protection.</p>
Low Carbon Transition Plan 2009	<p>Sets out an aim of cutting emissions from fossil fuels in homes by 29% by 2020.</p>	
The Renewable Energy	<p>Sets out an action plan to accelerate UK's</p>	

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Road Map July 2011	deployment and use of renewable energy showing how can reach the target of 15% renewable energy by 2020.	
Household Energy Management Strategy March 2010	Places an increased emphasis on district heating schemes and identifies an essential role for planning in facilitating the delivery. It sets out its plans for meeting the target of a reduction of 29% in (non-traded) carbon emissions from the household sector	Local plan policies could identify growth areas with potential for district heating networks.
Flood and Water Management Act 2010	Provides for better, more comprehensive management of flood risk. Requires : Local authorities to develop Flood Risk Management Strategies for their areas, improve flood resilience in existing buildings, developers to construct sustainable drainage systems(SUDS)	Local Plan to take account of flood risk in the location of new development
National Flood & Coastal Erosion Risk Management Strategy July 2011	Provides a national framework for local communities to develop local partnerships and solutions to the flood and coastal erosion risks they face and underpins the partnership approach to funding flood and coastal resilience projects.	Reference to when setting up Coastal Change Management areas.
Ground Water Protection Policy GP3 – Environment Agency	Describes how to manage and protect groundwater from pollution and demand over-use	Include policies to protect groundwater sources from pollution and demand over-use.
The Environmental Protection Act 1990. Part IIA	Requires local authorities to investigate land which is defined as contaminated under the terms of the act, which could cause an unacceptable risk to human health or the wider environment.	Take account of areas of contamination within the plan area.
The Environment Act 1995	Requires local authorities to review air quality against objectives set by the Government for the protection of health. Where these are unlikely to be met, councils must designate Air Quality Management Areas (AQMAs) and draw up action plans to reach the objective which have been set for the following air pollutants: Benzene, 1,3 butadiene, fine particles (PM10), carbon monoxide, sulphur dioxide, nitrogen dioxide and lead	Take account of any air quality monitoring areas within the plan area.
LOCAL GUIDANCE		
West Dorset's Climate Change Strategy 2009	Launched in October 2009. It aims to help residents, businesses and other organisations reduce their carbon emissions by 30% by 2020 from 2005 levels by a wide range of measures. It supports a planning policy framework that includes the role of renewable and low carbon energy based on a sound evidence base	Local Plan policies need to ensure that they achieve the aim of reducing carbon emissions and promote renewable and low carbon energy.
Bournemouth, Dorset and Poole Energy Efficiency Strategy and Action Plan, November	Includes the domestic, business, public (local authorities only), and community and charitable sectors, and covers both energy efficiency and fuel poverty. It seeks to improve energy efficiency and	Local Plan policies should promote energy efficiency and sustainable construction techniques to reduce energy demand.

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2009	curb energy demand across Dorset in order to reduce carbon emissions in line with national targets of 30% reduction by 2020 (and also eliminate fuel poverty and save energy costs).	
Dorset Area of Outstanding Natural Beauty: a Framework for the Future: AONB Management Plan 2009 – 2014	Sets out a framework for the conservation and enhancement of the AONB. It describes the vision for its future, the changes and challenges affecting the area and how these will be tackled to achieve the vision. It examines many aspects, including the landscape quality, biodiversity, geodiversity, the coast, the historic and built environment, development and infrastructure	Local Plan policies need to reflect the statutory duty to have regard to the purpose of the AONB.
Dorset and East Devon Coast World Heritage Site Management Plan 2009 – 2014	Was prepared following extensive consultation with stakeholders and the general public, a review of progress against the previous Plan (2003 – 2008) and from an analysis of the key issues affecting the Site such as coastal erosion, climate change, fossil collecting and visitor management. The overall vision is to safeguard the Site for future generations whilst encouraging people to enjoy and learn about the coast.	Policies should have regard to the World Heritage Site designation
Dorset Biodiversity Strategy 2003	Provides a framework for action for biodiversity in Dorset over the next 10 years. The Strategy contributes to achieving the targets in the UK Biodiversity Action Plan . The Strategy provides habitat statements and action plans for each of the key habitats selected. Dorset is one of the richest counties for wildlife in England but has suffered many losses in the last 50 years.	Policies should address the conservation and enhancement of biodiversity and geological resources through restoration, recreation and improved connectivity, in line with the Biodiversity Action Plan targets and the requirement to safeguard protected species.
Dorset Local Geodiversity Action Plan, 2005	Prepared by Dorset County Council. Geodiversity is the range of rocks, fossils, minerals, soils, landforms and natural processes that make up the earth's landscape and structure. One aim of the Plan is to provide guidance to the planning authorities on sustainable policies in the geological context.	Local Plan to take note of sustainable policies for the geological context.
Poole Harbour Aquatic Management Plan 2011 update	Plan provides a framework for the effective, co-ordinated management of the Harbour and the Poole Harbour Special Protection Area (SPA) and serves as a Management Scheme for the European Marine Site as set out in Regulation 36 of The Conservation of Habitats and Species Regulations 2010. It also covers the present and future needs of nature conservation, recreation and commercial use and other legitimate interests of the Harbour. The focus of the plan is the Harbour's aquatic environment, however in following the principles of a more integrated approach to coastal management, it takes a holistic view, which considers the impact of shore based activities and those of the surrounding areas.	Use plan to devise appropriate mitigation for impact of future development on Poole Harbour.

PLAN/PROGRAMME	KEY OBJECTIVES AND TARGETS	IMPLICATIONS FOR THE PLAN
South West River Basin Management Plan – Environment Agency January 2011	Is about the pressures facing the water environment in South West River Basin District, and the actions that will address them.	Policies need to ensure that future development does not have a detrimental impact on the water environment.
South West Regional Water Resource Strategy – Environment Agency	Using water more efficiently makes a significant contribution to meeting national targets for reduced carbon emissions and will ensure there is adequate water for our valued and diverse wildlife. This action plan shows how the Environment Agency will meet these challenges and help secure sustainable and reliable water supplies for people whilst protecting the environment over the next five years	Promote policies that encourage the efficient use of water resources.
West Dorset Catchment Flood Management Plan- Environment Agency. Dec 2009.	The CFMP considers all types of inland flooding, from rivers, ground water, surface water and tidal flooding, but not flooding directly from the sea (coastal flooding), which is covered by Shoreline Management Plans (SMPs). It establishes flood risk management policies which deliver sustainable flood risk management for the long term	Ensure future development is not at risk from flooding or exacerbates it for existing development.
Strategy for water related recreation in South West England 2009	Subject to the UK Framework for Sustainable Development, provides a strategic approach to maximising the potential of inland and coastal water resources in South West England to provide water related recreation opportunities for everyone.	Promote policies that where possible can realise the recreational potential of water resources
The South Devon and Dorset Shoreline Management Plan (SMP)	A shoreline management plan (SMP) is a large-scale report, assessing the risks associated with coastal processes. It aims to help reduce these risks to people, property and the historic and natural environment.	Local Plan policies to ensure future development is not at risk from coastal change.
West Dorset Contaminated Land Strategy 2008-13	The strategy maps out plans over the next five years to identify contaminated land in West Dorset, risk rate it, and remediate it where necessary.	Develop policies to mitigate the risks from contaminated land
Chideock Air Quality Action Plan – West Dorset District Council 2008	Details specific options to reduce Nitrogen Dioxide (NO ₂) levels such as: <ul style="list-style-type: none"> • to reduce local road traffic • review options to smooth traffic flows 	Develop policies to reduce the need to travel, promote sustainable transport modes.
Draft Air Quality Action Plan – Dorchester- West Dorset District Council April 2011	Details actions to manage road traffic and reduce vehicle emissions and other non-direct measures to manage air quality within Dorchester. Such as: promote park and ride, promote car sharing.	Develop policies to reduce the need to travel, promote sustainable transport modes
Weymouth Town Centre Flood Risk Management Strategy, 2010	To provide a strategic view of how the existing properties could be protected, possible access routes and what work is required to enable development to go ahead in the area.	Used to inform planning obligation policies which relate to the provision of strategic flood defences in Weymouth Town Centre.
Dorset Sustainable Community Strategy,	Produced by the Dorset Strategic Partnership (DSP) involving partners from the public, private,	Reflect properties in the local plan

PLAN/PROGRAMME	KEY OBJECTIVES AND TARGETS	IMPLICATIONS FOR THE PLAN
2007 - 2016	voluntary and community sectors. It sets priorities and actions for Dorset to 2016. In relation to design, key priorities that wish to be 'seen' are: <ul style="list-style-type: none"> • Sustainable housing development • Improved connectivity • Enhancement of Dorset's environment • A high quality built environment • Quality access for all to Dorset's environment 	
West Dorset Partnership Sustainable Communities Plan, 2010 - 2026	Developed by Community Partnerships the plan has been based on 8 key themes and outlines the requirements of the West Dorset Partnership in relation to each theme; a number of the theme requirements can be achieved through high quality design: Housing: <ul style="list-style-type: none"> • Help homes to become greener by improving energy efficiency • Make sure new build homes and existing houses are adapted to the Lifetime Homes Standards and to meet the Decent Homes Standard Economy <ul style="list-style-type: none"> • Help businesses become more environmentally sustainable – e.g. waste minimisation and energy efficiency Safety <ul style="list-style-type: none"> • Promote crime prevention by supporting crime prevention projects (Designing out Crime) Environment <ul style="list-style-type: none"> • Halt the decline of Biodiversity • New developments should be sustainable, avoid causing pollution and be able to generate renewable energy • Support measures to reduce flooding or coastal erosion 	Reflect properties in the local plan
Weymouth & Portland Community Plan (interim plan 2011/12)	The Community plan has identified as it's 5th priority for Action: To ensure that the borough is well maintained sustainable and attractive.	Reflect properties in the local plan
Corporate Plans for West Dorset District Council and Weymouth & Portland Borough Council 2013-2017.	<ul style="list-style-type: none"> • Create a planning framework which balances environmental protection with meeting community and economic needs; • Protecting and enhancing the built and natural environment; • Manage the implications of climate change, including flooding and coastal protection; 	Preparation of the new Local Plan is one of the corporate priorities under the Environment aim.

CONCLUSIONS – KEY AIMS

- 2.2 The review of policy guidance has identified a number of common aims and objectives, many of which are sought at a local level. Addressing these key issues will require intervention from the Local Plan to:
- Promoting road safety (reduce/enforce speed limits).
 - Protect and enhance valued landscapes with particular regard to the Area of Outstanding Natural Beauty (AONB)
 - Reduce the decline in, and protect and enhance, biodiversity and geodiversity, having particular regard to the Jurassic Coast World Heritage Site and internationally and nationally designated nature conservation sites. This needs to be planned for at both local and landscape scale, through the protection of key sites and priority habitats, and the strengthening of ecological networks. Ensuring that European wildlife and natural habitats are not subject to significant adverse effects from development is also critical in this plan area.
 - Provide for the transition to a low carbon economy and build in resilience to the consequences of climate change.
 - Minimise greenhouse gas emissions and promote the use of sustainable energy and energy efficiency methods
 - Take account of air quality issues particularly where Air Quality Management Areas (AQMA) have been declared.
 - Ensure policies are in place to protect people and the wider environment from the risks from contaminated land.
 - Include policies to protect groundwater sources from pollution and demand over-use
 - Prevent nitrate pollution to ground and surface waters
 - Steer development away from areas of land instability and flood risk. For areas of flood risk the Sequential Test should be applied. If there are no other available sites policies should identify under what circumstances developments would be allowed in higher risk flood zones and require the submission of Flood Risk Assessment (FRA) showing how residual flood risk would be dealt with.
 - Protect the cultural and natural heritage of an area by identifying and assessing the particular significance of any heritage asset and recognising the importance of achieving viable uses consistent with their conservation.
- 2.3 In relation to areas of coastal change local authorities should identifying Coastal Change Management Areas (CCMAs). In these locations, the relocation of existing development and infrastructure needs to be considered, and it may be necessary to ensure that no permanent development is permitted in areas at risk from coastal erosion or inundation by the sea. More detailed studies to inform policy development in these areas will need to be undertaken
- 2.4 In coastal areas, local planning authorities should take account of the UK Marine Policy Statement and marine plans (when produced) and apply Integrated Coastal Zone Management across local authority and land/sea boundaries, ensuring integration of the terrestrial and marine planning regimes.
- 2.5 There is also a need to ensure that new development makes a positive contribution to place making by creating places where people want to live, feel safe and that promote health and wellbeing by making sure that they:-
- function well & add to the overall quality of the area

- establish a strong sense of place, using streetscapes and buildings to create attractive places
- optimise the potential of the site, creating the appropriate mix of uses, supports local facilities and transport networks
- respond to local character and history, reflects the identity and the materials of the surroundings while not preventing innovation
- create safe and accessible places where crime and disorder does not detract from the quality of life or community cohesion
- are visually attractive as a result of good architecture and landscaping and have a good standard of amenity in relation to such issues as; noise, pollution, daylight, privacy, or overshadowing.
- Achieve high levels of environmental performance.

3 RESEARCH AND EVIDENCE

- 3.1 A wide variety of evidence exists which together with the guidance listed above has helped to shape the Environment and Climate Change Policies in the Local Plan. There are studies that describe the landscape, seascape and townscape characters of the area, identify heritage assets such as listed buildings, conservation areas and archaeological sites, and identify other environmental constraints including; international, national and local nature conservation designations, areas at risk from flooding, land instability, contamination and pollution.
- 3.2 Other documents set out performance standards for new development. These include: The Code For Sustainable Homes, and BREEAM Assessment for non domestic buildings, in relation to sustainable construction; Building For Life Criteria, a national standard for well designed homes and neighbourhoods; and ‘Secured by Design’, a Police initiative to encourage the development industry to adopt crime prevention measures in the design of new development.
- 3.3 This research and evidence has informed decisions about the locations for future development, areas that require special protection and where mitigation and enhancement measures would be required to meet the requirements of sustainable development, as well as the standards or design quality that new development is expected to achieve.
- 3.4 Many of these issues are not new to the area and existing local plan policies have been working well. Research has focused on where those areas where guidance or requirements has changed, or where the issues are new.

PROTECTING AND ENHANCING OUR NATURAL ENVIRONMENT

LANDSCAPE, SEASCAPE AND SITES OF GEOLOGICAL INTEREST

- 3.5 The landscape and seascape character of the plan area is well documented in the Landscape Character Assessments for West Dorset and Weymouth & Portland and the Dorset Coast Land and Seascape Character Assessment¹. These assessments provide guidance on where development affects the character of the landscape, and where a new landscape scheme may be necessary to mitigate the effects of a development. The Weymouth & Portland assessment² has identified 6 different landscape types in Weymouth and Portland and 7 unique character areas, using the most up-to-date methods promoted by Natural England. The West Dorset Assessment³ identified 14 different landscape types across 35 unique character areas.
- 3.6 The Dorset Area of Outstanding Natural Beauty covers approximately 71% of West Dorset and parts of Weymouth including Upwey, Preston and Sutton Poyntz. The AONB is one of 49 in England, Wales and Northern Ireland. These sites are protected in the national interest for future generations. The primary purpose of the designation is to conserve and enhance their natural beauty.
- 3.7 The non-statutory Heritage Coast designation recognises the beauty of the largely undeveloped coastline. In addition to this, most of the coastline is also part of the Dorset and East Devon Coast World Heritage Site recognising its outstanding geological and geomorphological importance.

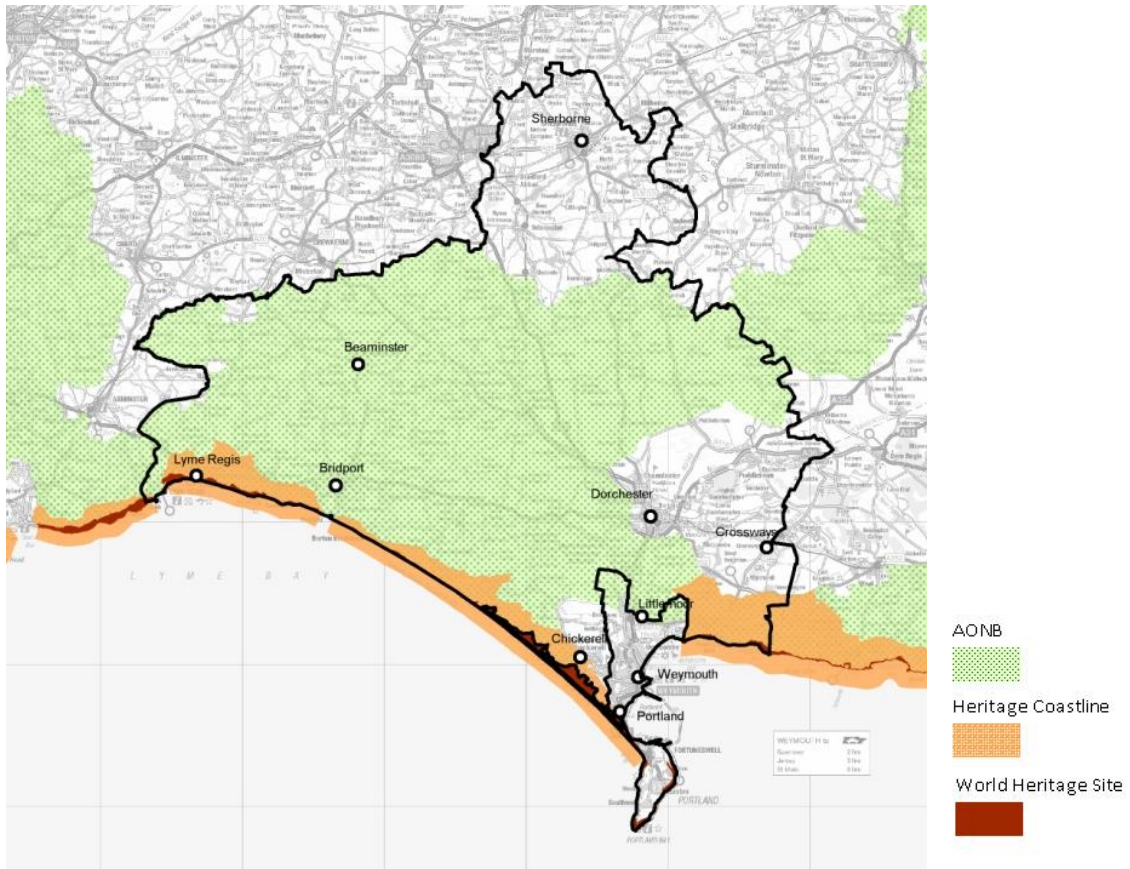
¹ Dorset Coast Land and seascape character Assessment <http://www.dorsetforyou.com/c-scopelandandseascape>

² Weymouth & Portland Landscape Character Assessment, Weymouth & Portland Borough Council, 2013 www.dorsetforyou.com

³ West Dorset Landscape Character Assessment, West Dorset District Council, 2009 www.dorsetforyou.com

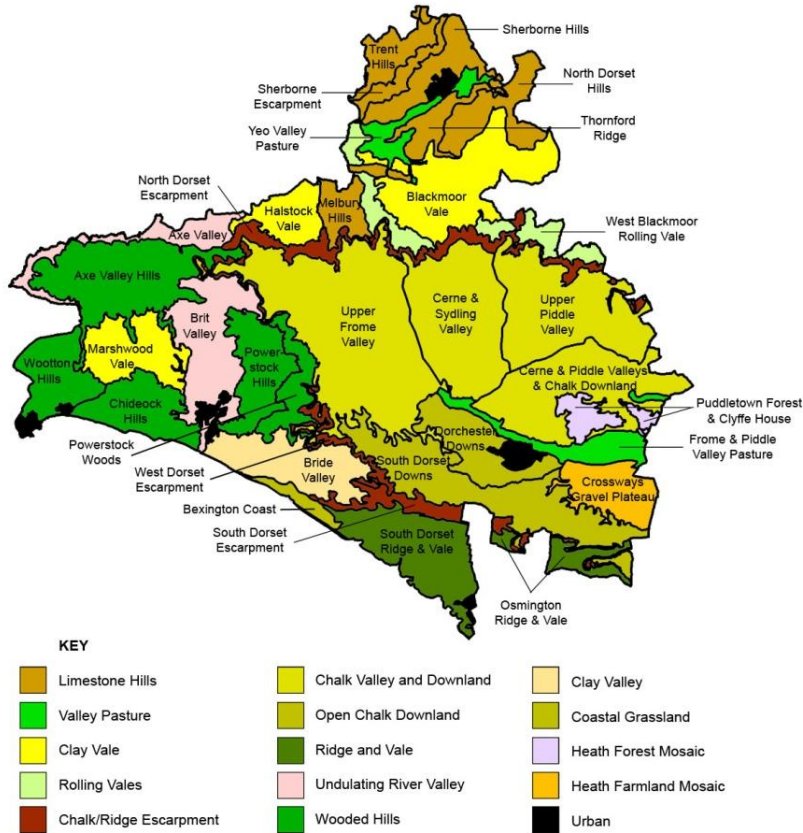
- 3.8 Existing local plan policies and Management Strategies such as those prepared for the Dorset AONB and Dorset and East Devon Coast World Heritage Site provide a comprehensive framework for the protection and enhancement of these important areas.
- 3.9 A more detailed assessment of the landscape impact of the development proposals is contained in the background papers for those site specific chapters.

Map 1.1: Environmental Constraints

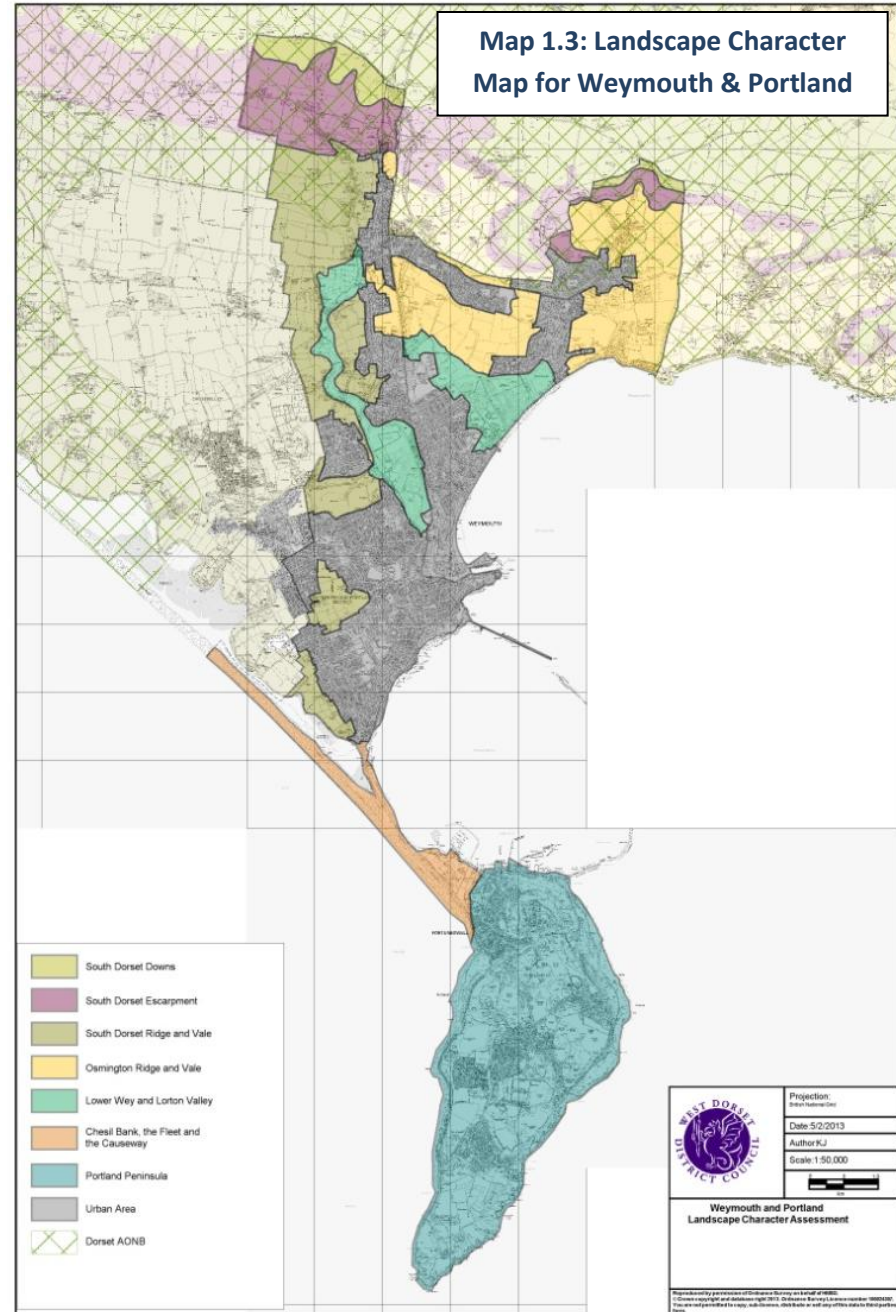


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Map 1.2: Landscape Character Map for West Dorset



Map 1.3: Landscape Character Map for Weymouth & Portland



WILDLIFE AND HABITATS

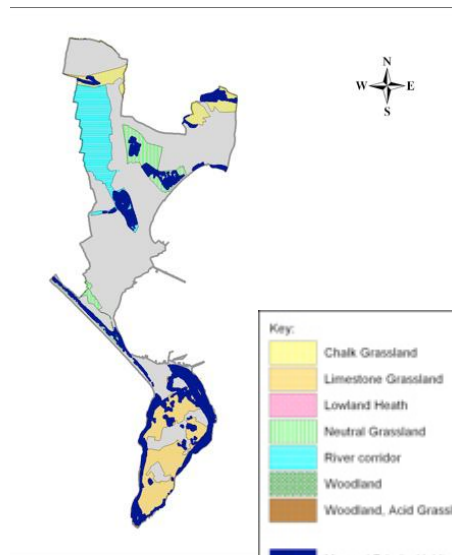
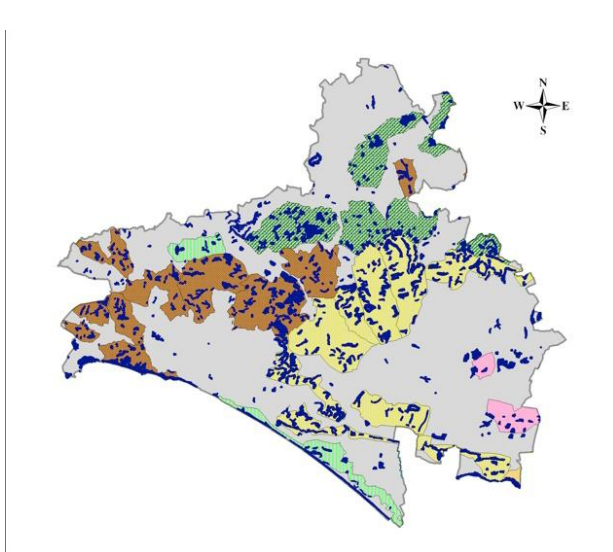
3.10 The plan area includes a diverse range of habitats and associated species, many of which are protected through law. Over 3,200ha of land is of international importance for its nature conservation value and a further 1,170ha is of national nature conservation importance. The tables below give the areas of land within various designations. Areas of international significance include: the Fleet (an important site for breeding and overwintering birds); lowland heath areas around Crossways in the east; calcareous grasslands in the Cerne and Sydling Valleys; limestone grassland on Portland; and ancient ash and alder woods. Coastal and marine areas are also proposed for protection at a European level. Many further areas are important at the national or local level. Protected species include sand lizards, great crested newts, bats, otters and water voles.

Table 1.2: Wildlife Designations

Wildlife sites	West Dorset		Weymouth & Portland	
	Area (hectares)	Number	Area (hectares)	Number
SAC	2501.77	9	625.61	2
SAC (SCI)	54.94	1	-	-
SPA	675.64	2	127.16	1
RAMSAR	675.64	2	127.16	1
SSSI	3,574.23	56	803.35	11
SNCI	4,914.49	581	115.93	32
LNR	67.46	9	16.61	3
TOTAL	15,020.88	660	1,815.82	50

3.11 It is important to consider wildlife at a landscape and regional scale as well as local. The South West Regional Biodiversity Partnership has done this through the development of the South West Nature Map, by looking at the best areas in the region to conserve, create and connect habitats. The following maps show the Strategic Nature Areas (SNAs) within the plan area. There is however an abundance of biodiversity outside any designated area (including SNAs) and these are shown as priority habitats.

Map 1.4: Strategic Nature Areas and Priority Habitats – West Dorset



**Map 1.5:
Strategic Nature
Areas and
Priority Habitats
– Weymouth &
Portland**

Key:

	Chalk Grassland
	Limestone Grassland
	Lowland Heath
	Neutral Grassland
	River corridor
	Woodland
	Woodland, Acid Grassland, Purple Moor Grass and Rush Pasture
	Mapped Priority Habitat

Table 1.3: Habitats

Priority Habitats	WEST DORSET		WEYMOUTH & PORTLAND	
	Area (ha)	% Dorset resource	Area (ha)	% Dorset resource
Coastal saltmarsh	1.89	0.39	13.33	2.77
Coastal vegetated shingle	83.52	76.72	25.14	23.09
Lowland beech and yew	22.86	14.09	-	-
Lowland calcareous grassland	1518.72	47.70	125.84	3.95
Lowland dry acid grassland	220.75	43.51	-	-
Lowland fens	35.93	7.65	-	-
Lowland heathland	41.34	1.26	-	-
Lowland meadows	392.02	61.71	15.32	2.41
Lowland mixed deciduous woodland	1605.75	40.08	0.81	0.02
Maritime cliff and slope	293.13	42.90	189.82	27.78
Purple moor grass	174.41	41.48	-	-
Reedbeds	26.13	9.08	66.19	23.01
Sabellaria alveolata	0.98	100.00	-	-
Wet woodland	373.67	52.06	-	-
Wood pasture and parkland	318.61	57.17	-	-

DORSET HEATHLANDS

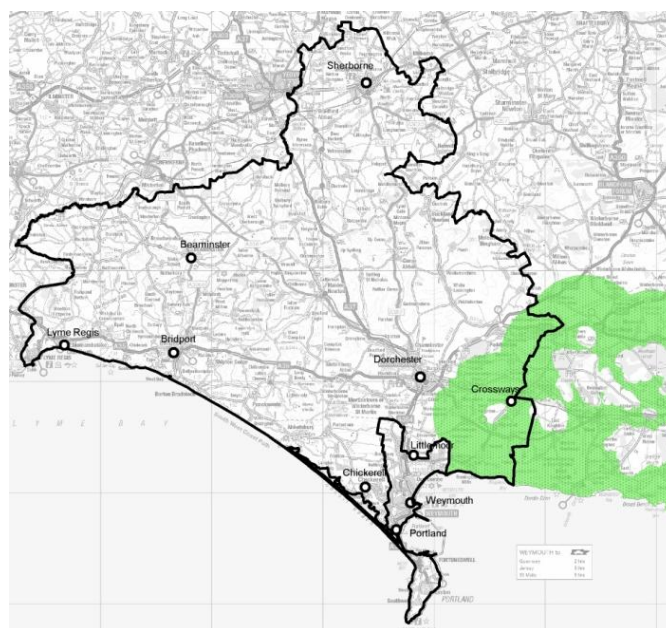
3.12 The Dorset Heathlands SAC, SPA and Ramsar sites represent some of the biggest and finest remaining areas of lowland heathland in the UK and Poole Harbour is an important site for breeding passage and wintering birds. These are internationally important sites and are known to be sensitive to certain types of development and recreational pressure.

Map 1.6: Dorset Heathlands

Dorset Heathlands



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3.13 There is considerable research on the adverse impact of urban development adjacent to heathland sites. Various research reports are published on the Natural England website⁴. In particular this research highlights the adverse impacts of human and dog / cat disturbance on the breeding success of rare birds, and the impact of and increasing incidence of heathland fires.

3.14 The following forms of development have therefore been identified as being of particular concern, where they are close to protected heathlands:

⁴ http://www.naturalengland.org.uk/regions/south_west/ourwork/heathlands/default.aspx

- Residential (C3 or C4 of the Use Classes Order) development that would involve a net increase in homes;
- Tourist accommodation including built tourist accommodation, caravan and camping sites;
- Sites providing accommodation for Gypsy and Traveller and Travelling Show People (permanent and transit); and
- Equestrian-related development that may directly or indirectly result in an increased adverse impact on the heathland.

3.15 There are a range of mitigation measures which Natural England consider can mitigate the impact of development that lies close to (ie within 5km), but not too close to (ie at least 400m away from) a protected heathland. These include the provision of areas of Suitable Accessible Natural Greenspace (SANG), access and parking management, warden services, monitoring and education. Mitigation measures will be expected to be provided in perpetuity and operational before the occupation of new development.

3.16 The role of SANGs is to provide mitigation for the likely impact of residential developments on the Dorset Heathlands by preventing an increase in visitor pressure. They should aim to provide a variety of habitats for visitors to experience. SANGs may be intended principally for the use of the local population, or they may be designed primarily to attract visitors who arrive by car (they may also have both functions). If they are intended to attract visitors arriving by car, the availability of adequate car parking is essential. SANGs should also provide infrastructure for walkers, and routes should be clearly signposted and advertised.

3.17 In the case of large scale development a bespoke mitigation package agreed with Natural England and including the delivery of SANGs will be required. Where mitigation is required for smaller scale development, this will be delivered through financial contributions as outlined in the Planning Obligations SPD. This is currently delivered in the form of a planning obligation but will subsequently be delivered as part of the Community Infrastructure Levy. The council will ensure that the monies collected are directed towards delivering identified Dorset Heathlands SPA and Ramsar and Dorset Heaths SAC mitigation projects. The provision of mitigation measures and their impact on the protected heathland will be monitored. If necessary, this strategy will be reviewed in light of the results.

POOLE HARBOUR SPA

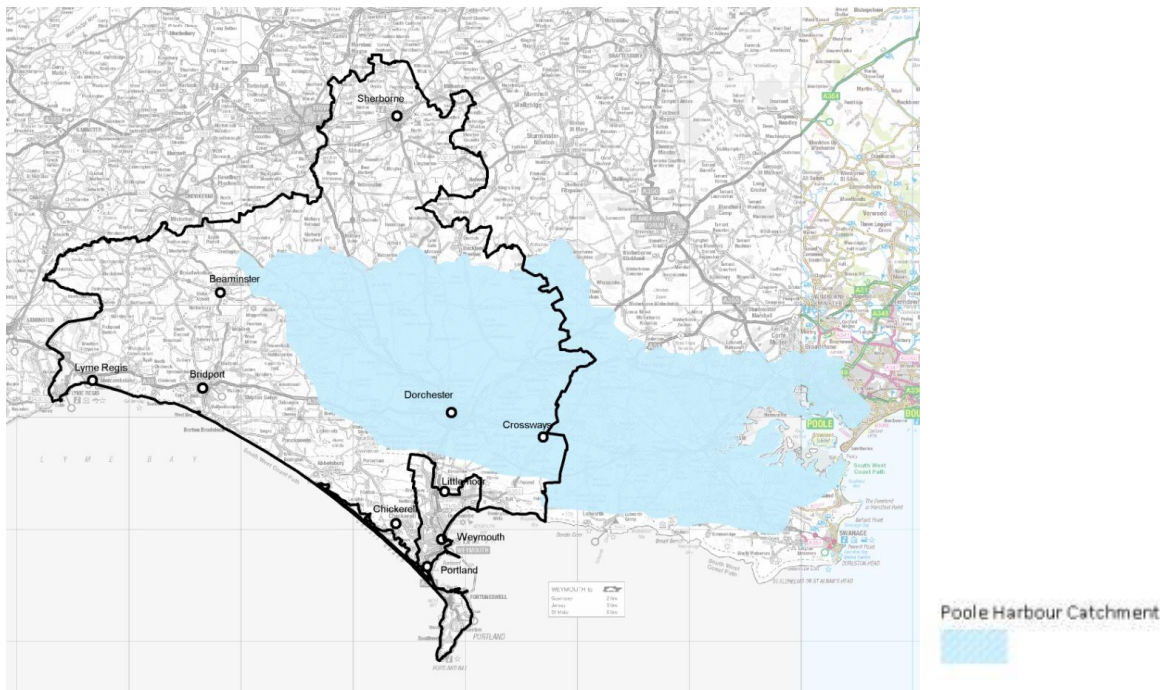
3.18 Since the mid 1980s, Poole Harbour has experienced a significant expansion of macroalgal mats fuelled by rising levels of nitrate and other inorganic nitrogen compounds in harbour waters. The smothering effect of excessive macroalgal growth is putting the environment and ecology of Poole Harbour at risk by reducing invertebrate food supplies to birds and species diversity and as such will contribute to Poole Harbour not being able to meet its conservation objectives.

3.19 Research has established that there is a direct relationship between the discharge of inorganic compounds, the elevated nutrient levels, and the resultant macroalgal growth harming the designated sites. During the 20th century, the load has increased greatly with the intensification of agriculture (particularly in the 1940's) and then the introduction of inorganic fertilisers.

3.20 Nitrate concentrations are expected to continue to rise for another 15-20 years. In addition, future planned development within the Poole Harbour catchment will increase nitrate loading in Poole Harbour. Approximately 200,000 people live within the sewered areas that discharge into the Poole Harbour catchment. Future population growth is likely to result in increased nitrogen loading.

- 3.21 The Environment Agency and Natural England have prepared a strategy⁵ to reduce nitrogen loading that is derived from point and diffuse sources across the Poole Harbour Catchment. This has identified a range of measures to reduce nitrogen loads to the harbour which include: Catchment Sensitive Farming (CSF) best practice; the universal adoption of winter covering crops in arable rotation to reduce nitrate leaching when the land is laid bare and a change in crop type (e.g. oil seed rape to spring beans).
- 3.22 The Strategy will help ensure that discharge from future planned development will not have a likely significant effect on Poole Harbour SPA and the River Frome SSSI. To prevent future development across the catchment resulting in further deterioration, it will be necessary to ensure that future growth within the Poole Harbour catchment does not result in a net increase in nitrogen load.
- 3.23 An options appraisal demonstrates that the target nitrate reduction recommended under the strategy is achievable and that the farming sector could take significant steps on a voluntary basis to improve nutrient efficiency and reduce nitrogen losses. Where appropriate this can be supported by grants and advice services that are available.
- 3.24 A strategic approach to the mitigation of anticipated adverse effects is being developed in conjunction with neighbouring authorities also affected (Borough of Poole and Purbeck District Council) the Environment Agency and Wessex Water to ensure that mitigation measures are coordinated and consistent, and to secure their delivery. The detail of how diffuse nitrate reduction from agriculture and no deterioration from future development will be achieved will be set out in an Implementation Plan. Where funding is required to provide mitigation, this will need to be collected through the Community Infrastructure Levy, as it will not be possible to use planning obligations to pool funding after April 2015.

Map 1.7: Poole Harbour Catchment



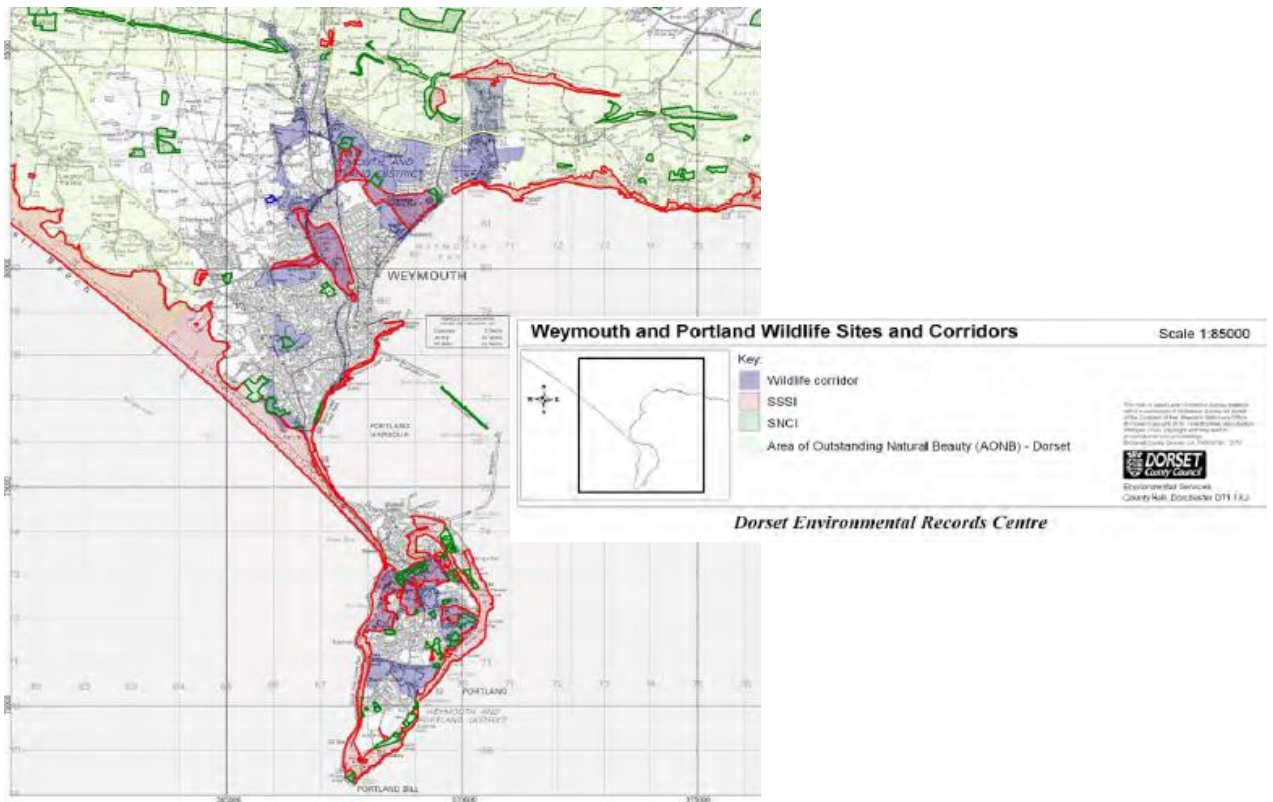
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⁵ Strategy for Managing the Nitrogen in the Poole Harbour Catchment to 2035, Environment Agency and Natural England.

GREEN INFRASTRUCTURE NETWORK

3.25 Green infrastructure is a network of multi-functional green space, both urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens. There is little new evidence currently available (updating that used to support their previous designations in the adopted 2005/2006 local plans). In Weymouth & Portland, the Dorset Environmental Records Centre (DERC) carried out an Urban Wildlife Corridors & Stepping Stones study⁶. The councils will need to carry out further work and may need to commission further research to develop the green infrastructure network. The strategy will be developed in partnership with a range of organisations, landowners and local communities.

Map 1.8: Weymouth & Portland Wildlife Sites and Corridors



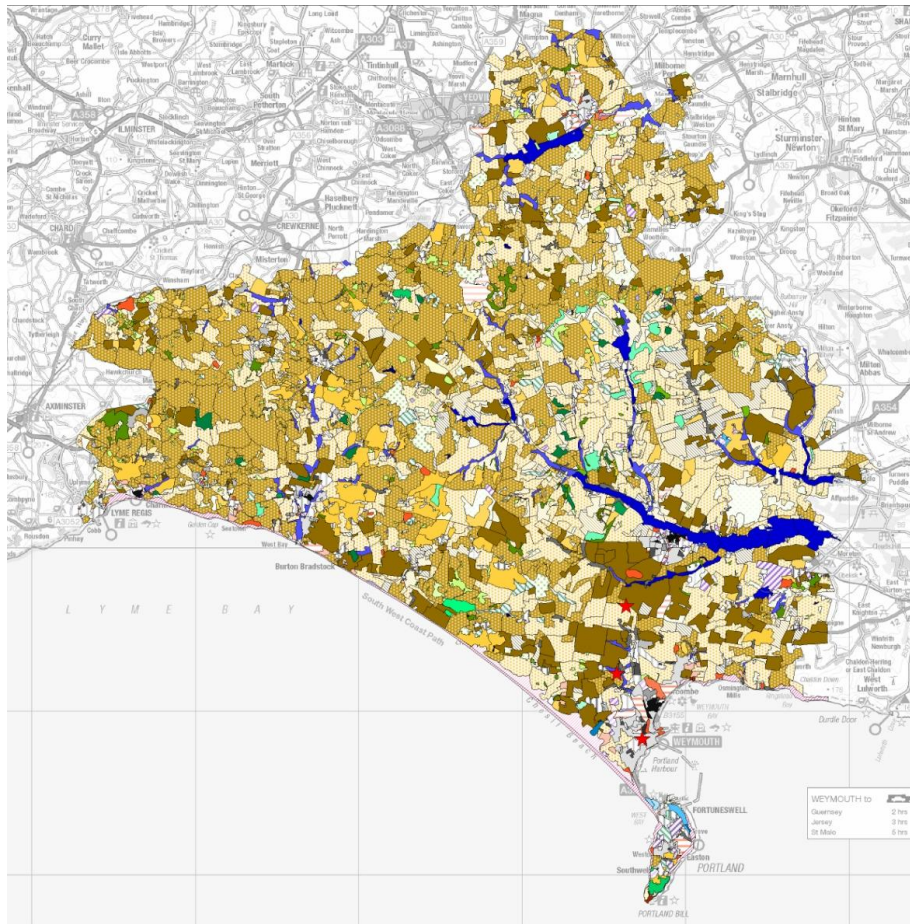
3.26 Whilst this work is being carried out it is important to protect those green spaces that have previously been identified as potentially contributing to this network.

PROTECTING AND ENHANCING OUR BUILT HERITAGE AND ARCHITECTURAL REMAINS

3.27 The plan area includes a rich history of heritage assets. The term heritage asset is used to describe a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

⁶ Weymouth & Portland Borough Council - Urban Wildlife Corridors & Stepping Stones – DERC

Map 1.9: Historic Character Assessment



Historic Character

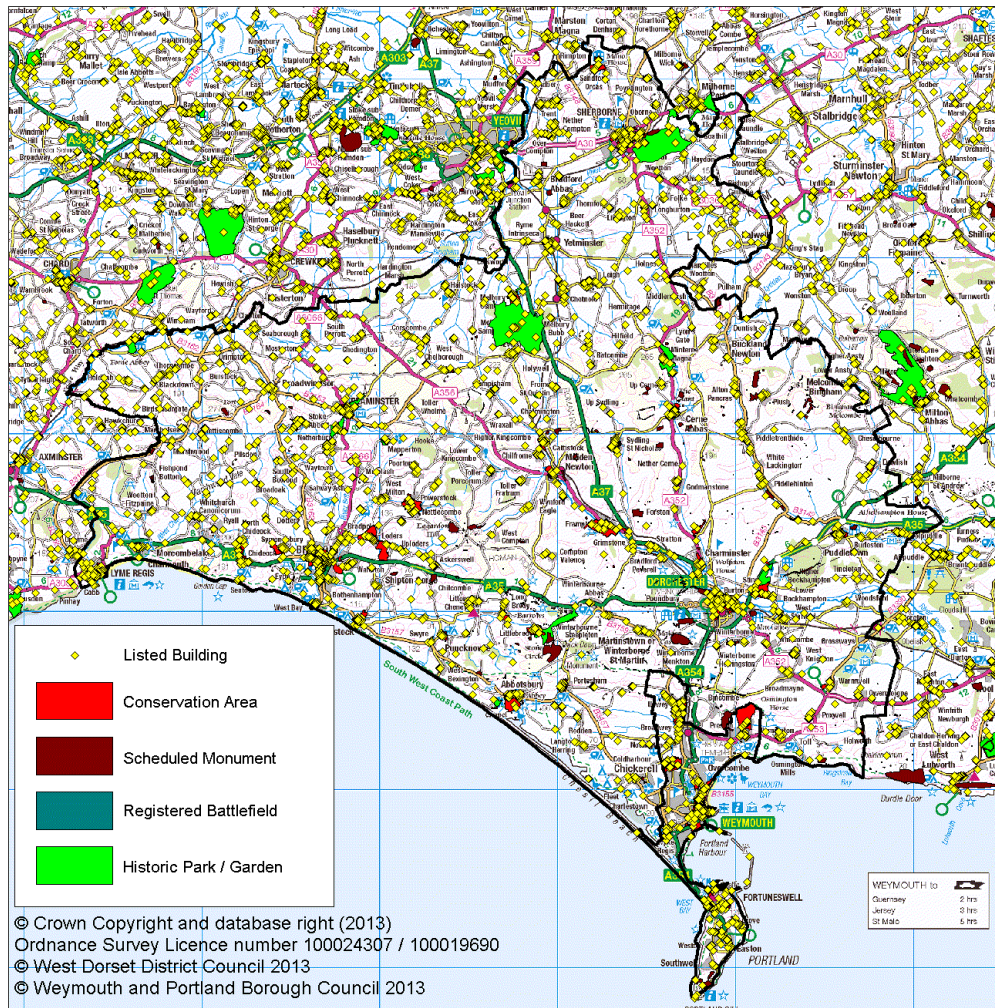
	Communication, airfield	(2)		Recreation, camp site	(37)		Open ground, common	(4)
	Communication, other	(3)		Recreation, deer park	(3)		Open ground, downland	(15)
	Communication, railway station	(2)		Recreation, garden	(2)		Open ground, heath	(3)
	Communication, railway yard	(1)		Recreation, golf course	(12)		Open ground, open fields	(3)
	Enclosed, assarts	(9)		Recreation, municipal park	(3)		Open ground, other	(3)
	Enclosed, modern field	(71)		Recreation, nature reserve	(4)		Open ground, pasture	(20)
	Enclosed, open field enclosure	(65)		Recreation, other	(42)		Open ground, rough ground	(33)
	Enclosed, other amorphous	(193)		Recreation, playing field	(21)		Water association, lake	(33)
	Enclosed, other regular	(515)		Recreation, race course	(1)		Water association, reservoir	(1)
	Enclosed, paddocks and dross	(134)		Recreation, recreation ground	(8)		Water association, sewerage works	(7)
	Enclosed, Parliamentary enclosure	(12)		Recreation, seaside	(3)		Water association, valley floor	(83)
	Enclosed, piecemeal	(390)		Recreation, sports field	(19)		Water association, watercress bed	(3)
	Enclosed, planned clearance	(9)		Recreation, theme park	(1)		Water association, watermeadows	(28)
	Enclosed, planned enclosure	(217)		Settlement, complex	(34)		Water association, withy bed	(11)
	Enclosed, scatter	(1)		Settlement, country house	(30)		Woodland, coniferous	(13)
	Enclosed, strip fields	(163)		Settlement, dispersed	(31)		Woodland, coniferous plantation	(61)
	Industrial, estate	(15)		Settlement, estate	(50)		Woodland, coppice	(179)
	Industrial, factory	(9)		Settlement, grid layout	(2)		Woodland, deciduous	(178)
	Industrial, other	(32)		Settlement, historic core	(54)		Woodland, deciduous plantation	(54)
	Industrial, sand or gravel quarry	(4)		Settlement, linear	(97)		Woodland, mixed	(68)
	Industrial, stone quarry	(6)		Settlement, municipal facility	(26)		Woodland, mixed plantation	(60)
	Military, airfield	(1)		Settlement, municipal school	(33)		Woodland, mixed plantation	(60)
	Military, depot	(1)		Settlement, nudeated	(70)		Woodland, osier bed	(1)
	Military, other	(2)		Settlement, other	(4)		Woodland, other	(3)
	Military, range	(3)		Settlement, public school	(4)		Woodland, other	(3)
				Settlement, urban	(9)		Woodland, scrub	(33)
							Coastal, beach	(13)
							Coastal, lagoon	(1)

3.28 The National Heritage List for England provides an up to date database of all nationally designated heritage assets including: Listed Buildings, Scheduled Monuments, Protected Wreck Sites, Registered Parks and Gardens and Registered Battlefields. A number of more local studies provide further information on these heritage assets. These include:

Dorset Historic Environment Record – Dorset County Council ⁷	Provides comprehensive record of all aspects of the archaeological and built environment.
Historic Urban Characterisation: Dorset Historic Towns Project – Dorset County Council ⁸	Forms part of the national programme surveying the archaeology, topography and historic buildings of England’s historic towns and cities.
Conservation Area Appraisals (various)	Identify the special architectural and historic interests of conservation areas, and ensure that their designation is effective in preserving their special interest.

3.29 The following sections provide an overview of the heritage assets in the area. A more detailed assessment of the impact of the development proposals on heritage assets is contained in the background papers for those site specific chapters.

Map 1.10: Conservation Areas and Archaeological Remains



⁷ Dorset Historic Environmental Record – Dorset County Council <http://www.dorsetforyou.com/399833>

⁸ Historic Urban Characterisation – Dorset Historic Towns Project DCC <http://www.dorsetforyou.com/media.jsp?mediaid=164169&filetype=pdf>

LISTED BUILDINGS

- 3.30 Within the plan area there are 5,072 Listed Buildings. Some of these Listings contain more than one property or structure so the actual number of buildings protected for their special historic and architectural interest, historic association and group value is far greater. Some examples of the 155 Grade I Listed buildings include Portland Castle; the Abbey & Church of St Mary, Sherborne; Melbury House and Woodsford Castle, Sherborne. Some examples of the 300 Grade II* Listed buildings include Devonshire Buildings (1-6 The Esplanade), Weymouth; Nothe Fort; Captain's House, Portland; Upwey Mill, Weymouth; The Chantry, Bridport; The Riding House, Charminster; and Napper's Mite and Colliton House, Dorchester. Portland Harbour which comprises the outer and inner breakwater is the most extensive of the 4,617 Grade II Listings.

CONSERVATION AREAS

- 3.31 There are 94 Conservation Areas designated as areas of special architectural and historic interest, of which 54, including Weymouth⁹, Dorchester, Bridport, Sherborne, Lyme Regis and Beaminster, have an adopted appraisal that identifies the character of the conservation area. Through the conservation appraisals¹⁰, at least 2,799 designated heritage assets called 'Important Local Buildings' have been identified. These are wide ranging, for example, the Pound, Winterborne Steepleton; Old Rectory, Warmwell; Village Hall, Stoke Abbott; Clifton Hotel, Weymouth; Red Lion, Beaminster; Primary School, Cerne Abbas; and Melcombe Regis Working Men's Club.

ARCHAEOLOGY

- 3.32 Archaeological remains are a finite and non-renewable resource containing irreplaceable information about the past and are valuable both for their own sake and for their role in education, recreation and tourism. Dorset is particularly rich in archaeological remains and there is a multitude of archaeological sites and features within the plan area. There are 460 nationally important archaeological remains protected as Scheduled Monuments and these include Maiden Castle, Dorchester; The Giant, Cerne Abbas; The Verne Citadel, Portland; Colliton Park Roman House, Dorchester; Lambert's Castle and St Catherine's Chapel, Abbotsbury and the Portland Open Fields. Weymouth Town Centre and the Isle of Portland are of archaeological significance. In addition, there are sites of regional or county archaeological importance. Information relating to these and other potential sites of heritage importance can be found in the Dorset Historic Environmental Record which is maintained by Dorset County Council.
- 3.33 In Weymouth & Portland, areas of archaeological importance have been identified. These include ancient landscapes such as strip-lynchets, medieval field systems and water-meadows, as well as historical industrial sites including lime-kilns, lighthouses, older quarry workings and the Portland Railway. Areas of archaeological potential, including all of Portland and Weymouth Town Centre have also been defined.

HISTORIC PARKS & GARDENS

- 3.34 English Heritage has identified 18 historic parks and gardens within the plan area as being of international and national importance. Abbotsbury Gardens and Athelhampton House are registered Grade I. There are eight registered Grade II*, including the Borough Gardens in Dorchester, Forde Abbey and Kingston Maurward. A further eight are registered Grade II, including Downe Hall in Bridport and Minterne, Minterne Magna

⁹ Weymouth Town Centre Conservation Area Character Appraisal <http://www.dorsetforyou.com/403837>

¹⁰ West Dorset Conservation Area Appraisals <http://www.dorsetforyou.com/conservation/west>

SOCIAL AND LITERARY CONNECTIONS

- 3.35 Examples of well-known social and literary names connected to designated heritage assets are the Esplanade, Weymouth which was a response to King George III’s patronage; the Shire Hall, Dorchester where the Tolpuddle Martyrs were tried; The Cobb, Lyme Regis, included in Jane Austen’s novel Persuasion; the birth place of Thomas Hardy at Bockhampton and Whitcombe Parish Church where William Barnes was curate.
- 3.36 Examples of widely known artists and architects and their connections to designated heritage assets are Sir James Thornhill at St Mary’s, Weymouth and Sherborne House, Francis Newbery at Bridport Town Hall, Henry Joseph Moule at the Dorset County Museum, James Hamilton on the Royal Crescent (101-15 Esplanade) and the statue of George III, Weymouth, E. S. Prior on New Holy Trinity Church, Bothenhampton and Pier Terrace, West Bay, George Gilbert Scott the younger on St Peter and St Paul, Cattistock and James Wyatt on Pennsylvania Castle Hotel, Easton.

PROTECTING OURSELVES FROM NATURAL AND MANMADE DISASTERS

- 3.37 In order to ensure that development is sustainable it has to be directed away from or carefully controlled in those areas that pose the greatest risks from natural and manmade hazards. These include area of flood risk, land instability and contamination. Furthermore important resources such as water and productive land need to be preserved for the existing population and future generations.

FLOOD RISK

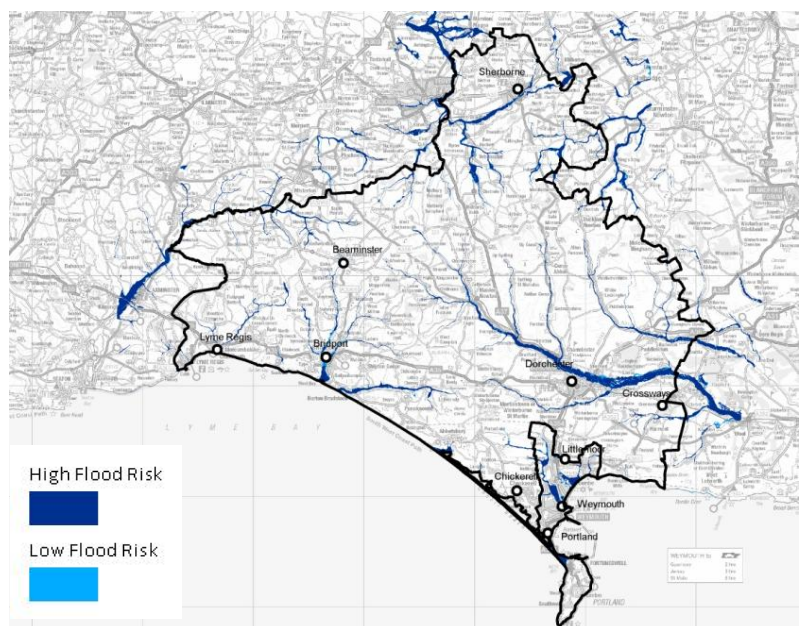
- 3.38 The locations within the plan area that are at risk from flooding are detailed in the following key documents:

<p>West Dorset Strategic Flood Risk Assessment -Level 1&2 2008/2010¹¹</p> <p>Weymouth & Portland Strategic Flood Risk Assessment - Level 1&2 2009¹²</p>	<ul style="list-style-type: none"> • Maps all forms of flood risk and use this as an evidence base to locate new development primarily in low flood risk areas (Zone 1). • Identifies the level of detail required for site-specific Flood Risk Assessments (FRAs). • Determines the acceptability of flood risk in relation to emergency planning capability.
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- 3.39 The SFRA findings are relevant not only to planning, but also site specific flood risk assessments, and mapping for emergency planning, alleviation of flood risk within existing urban development and surface water management plans.

Map 1.11: Fluvial Flood Risk

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¹¹ West Dorset Strategic Flood Risk Assessment (SFRA) <http://www.dorsetforyou.com/390012>

¹² Weymouth & Portland Strategic Flood Risk Assessment (SFRA) - Royal Haskoning <http://www.dorsetforyou.com/sfra/wpbc>

- 3.40 The West Dorset Level 1 SFRA identified significant areas of Beaminster, Bridport, (including West Bay), Chetnole, Dorchester, Lyme Regis, Winterbourne Abbas, Winterbourne Steepleton and Yetminster as being at risk from fluvial and /or tidal flooding. Bridport is considered to be the most vulnerable area to flooding. The Level 2 SFRA has provided a set of tidal/fluvial flood maps for the Bridport area, which provide a more detailed picture of flood risk at the very local scale for use within the sequential and exception tests.
- 3.41 The Weymouth & Portland Level 1 SFRA identified areas at risk from both fluvial and tidal flooding, or which have the potential to exacerbate flooding elsewhere. Weymouth Town Centre, the Park District and the Chiswell area of Portland were identified as being particularly vulnerable. The Level 2 assessment has examined potential development sites, which are either at risk from flooding, or could have an impact on flood risk elsewhere.
- 3.42 In 2009, Weymouth & Portland Borough Council and the Environment Agency commissioned a Flood Risk Management Strategy (FRMS)¹³ to investigate the flood risk management measures that are required in Weymouth Town Centre now and in the future. The Flood Risk Management Strategy identified approximately 447 properties at risk from a 1 in 200 year tidal event with wave overtopping in Weymouth Town Centre. The FRMS predicted this to increase to 1,007 for the same event in 2035, and then to 4,042 properties in 2126. The current present value cost for damage and losses from flooding is estimated to be approximately £0.32 million. By 2126, this is expected to increase to approximately £145 million. The FRMS identified how the risk of flooding in Weymouth Town Centre could be effectively managed to allow future growth up to the year 2126 (the anticipated lifetime of current development). It explored options for flood defences in the town centre and recommended one option as providing the best benefit-to-cost ratio. The proposed flood defence option comprises improvements to the harbour walls and The Esplanade, and the construction of a tidal barrier at the mouth of the River Wey. The preferred defence option would require an investment of approximately £66m at current prices. More detail of this scheme can be found in the Infrastructure Delivery Plan.
- 3.43 In addition to the extent of fluvial and tidal flooding, there are areas in the district affected by surface water, groundwater and sewer flooding. The councils are provided with surface water flood maps recorded by the Environment Agency. It is expected that these types of flood risk will generally increase due to the expected wetter winters (causing more frequent and prolonged groundwater flooding) and the incidence of short-duration high intensity rainfall events associated with summer convective storms (causing more frequent surface water and sewer flooding).
- 3.44 The need for local flood alleviation works have been identified in Burton Bradstock following work by DEFRA, the Environment Agency, Dorset County Council, West Dorset District Council and the Burton Bradstock Flood Action Group. The scheme is identified in the Wessex Regional Flood and Coastal Risk Management Programme 2012/13 (Regional Flood & Coastal Committee). Although funding is not currently available to implement the works, land has been identified to create a swale and this needs to be kept free from built development to ensure that when funding is secured the scheme can go ahead.

COASTAL EROSION AND LAND INSTABILITY

- 3.45 The plan area includes one of the largest active landslip areas in Europe (between Lyme Regis and Charmouth). Areas of land instability around Lyme Regis and Charmouth were identified in the 2006 local plan. This was based on land stability evidence which included a Preliminary Land Slip study (July 2003) to identify areas of potential land instability in the district. In Weymouth &

¹³ Weymouth Town Centre Strategic Flood Management Strategy – EA /Royal Haskoning
<http://www.dorsetforyou.com/401457>

Portland, a strategic study of the north-western shore of Portland Harbour¹⁴ has been undertaken. The study assessed the nature of the erosion risk over a 100-year planning horizon, in terms of economic social and environmental impacts. In 2012, consultants Halcrow were commissioned to develop guidance for planners and engineers on the nature of risks posed to coastal areas from coastal change. *Managing Coastal Change: Coastal Risk Planning Guidance for West Dorset, Weymouth & Portland*¹⁵ separates the plan area coastline into 33 sections. The nature of coastal change risks including the nature of the hazards and timing and frequency of risks occurring area are described for each section.

- 3.46 Much of the coastline is subject to coastal erosion. Although there are uncertainties regarding the extent and pace of sea level rise and coastal change, risks to people and the environment are expected from the constant evolution of the coast. The South Devon and Dorset (Durlston Head to Rame Head) Shoreline Management Plan (SMP) 2¹⁶ defines the over-arching strategy for protecting the coast, identifying which sections of the coast are to be protected in the short (0 to 20 years), medium (20 to 50 years) and long term (50 to 100 years). This includes the proposals (subject to funding) to:
- **Hold the existing defence line** – maintain or change the level of protection provided by defences in their current location
 - **Advance the existing defence line** – build new defences on the seaward side of the existing defence line to reclaim land (no areas of the West Dorset, Weymouth & Portland coast have an ‘advance the line’ policy)
 - **Managed realignment** – allow the shoreline position to move backwards (or forwards) management to control or limit movement
 - **No active intervention** – a decision not to invest in providing or maintaining defences
- 3.47 Commercial and social assets in Weymouth and Portland mean that there is significant pressure to continue to defend of the shoreline in much of this area. The SMP proposes to continue protecting built assets but seek more sustainable means of achieving this through local realignment and beach enhancement. Along the north-western shore of Portland Harbour, it is unlikely to be appropriate to intervene, at least in the short to medium term. Further westwards, a key driver of policy is to maintain the natural status of Chesil Beach, and take measures to ensure its future sustainability. To the west of the plan area, the coast is characterised by dramatically important cliffs which are subject to large-scale complex landsliding. The nature of the erosion to these cliffs is integral to their designations and landscape value, however, the area is also important for tourism with resorts at Seatown, Charmouth, and Lyme Regis heavily dependent on this. At Charmouth and the eastern side of Lyme Regis, there is increasing risk of further recession of the landslide complexes causing outflanking or even loss of the presently defended areas. The risk in these areas may be managed in the short term through either maintenance of existing defences or, in the case of Lyme Regis, construction of the Lyme Regis Environmental Improvement Scheme (Phase IV). The long term defence of these areas will be determined by the extent and location of future cliff recession.
- 3.48 Coastal Change Management Areas (CCMAs) are one of a number of policy recommendations from the Coastal Risk Planning Guidance Document. CCMAs will set out what development will be appropriate in such areas and in what circumstances and make provision for development and infrastructure that need to be relocated away from CCMAs. The *Managing Coastal Change* guidance document recommended that much of the undefended parts of the plan area’s coastline

¹⁴ Portland Harbour North-Western Shore Strategic Study, May 2008

¹⁵ *Managing Coastal Change: Coastal Planning Guidance for West Dorset, Weymouth & Portland*. March 2013 www.dorsetforyou.com

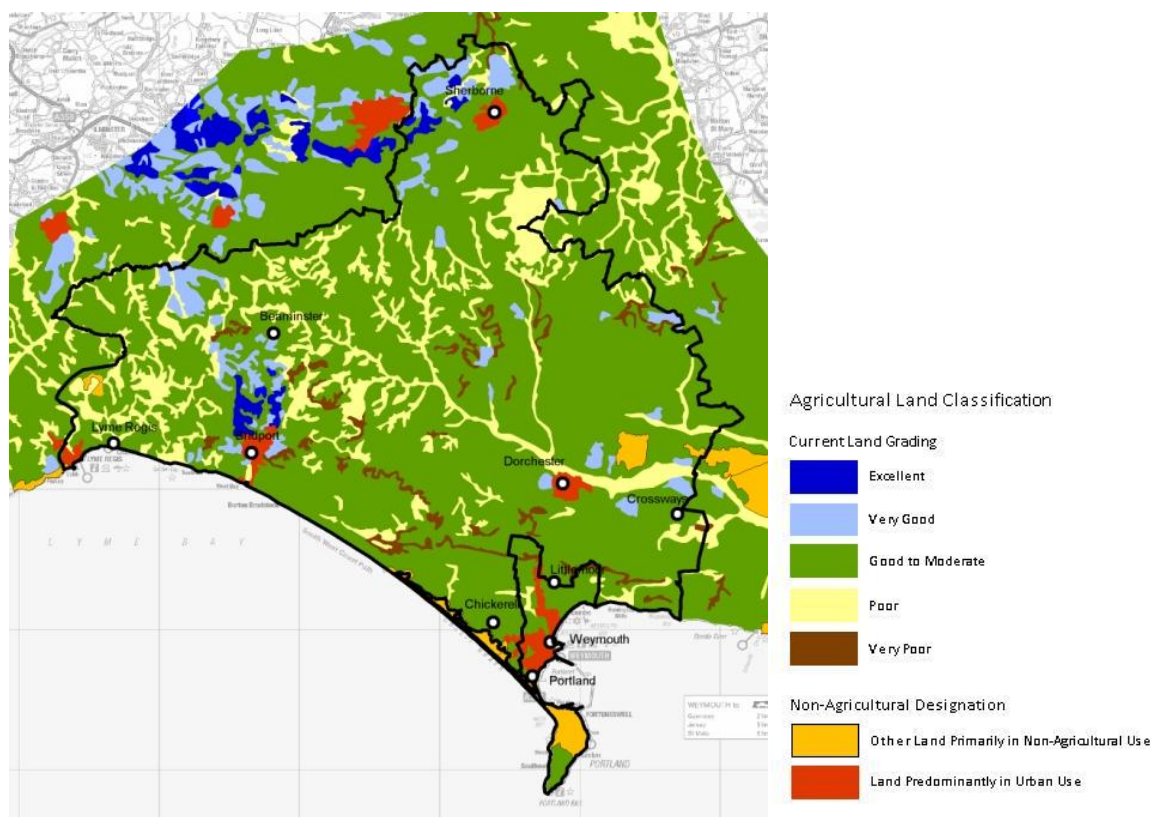
¹⁶ The South Devon and Dorset Shoreline Management Plan 2, 2011 www.dorsetforyou.com

be included in future CCMA's due to the severity of the erosion risks. Work on preparing CCMA's is programmed to start following the adoption of the Local Plan.

AGRICULTURAL LAND AND FARMING RESILIENCE

- 3.49 Agricultural land is recognised nationally as an important natural resource. The Agricultural Land Classification (ALC)¹⁷ provides a method for assessing the quality of farmland to enable informed choices to be made about its future within the planning system. The classification is based on the long term physical limitations of land for agricultural use.
- 3.50 The most productive and flexible land falls in grades 1, 2 and 3a and collectively forms about 1/3 of agricultural land in England and Wales. The following map shows the agricultural land classification for the plan area. Some of the areas with the highest grade agricultural land are to the north of Bridport however the majority of the plan area is classed as good to moderate.

Map 1.12: Agricultural Land Classification



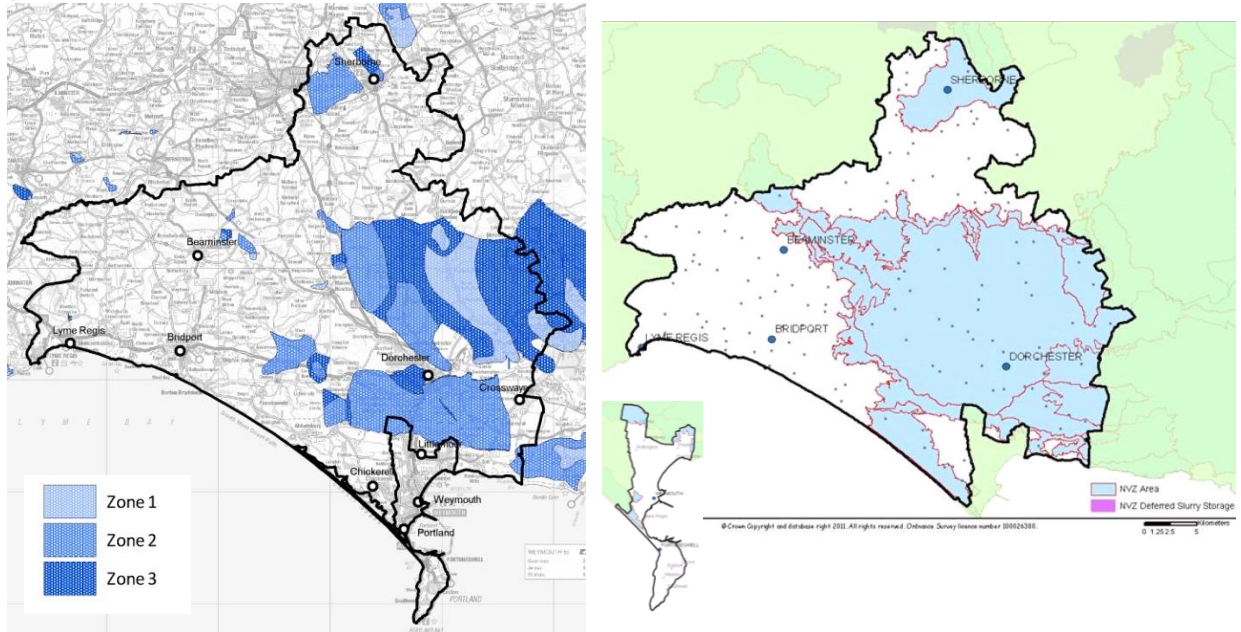
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PROTECTION OF WATER RESOURCES

- 3.51 The most vulnerable groundwater sources have been defined by the Environment Agency as Groundwater Source Protection Areas. The protection of groundwater supplies is critical to ensuring an adequate, safe water supply across much of our area. Groundwater feeds into both the public water supply and over 500 private water supplies (that serve the more rural and agricultural parts of the plan area). This supply may be adversely affected through pollution and may also be depleted through surface water and drainage systems that do not allow water to percolate into the soils.

¹⁷ Agricultural Land Classification Guidance <http://publications.naturalengland.org.uk/publication/35012>

Map 1.13 / 1.14: Groundwater Source Protection Areas and Nitrate Vulnerable Zones



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- 3.52 Nitrogen from soil gets into the water, and can be hazardous to human health. EC Directive 80/778/EEC and 91/676/EEC seek to limit this to no more than 50 mg/litre, as recommended by the World Health Organisation. Where nitrate concentrations may exceed this level the government has brought in regulations to control nitrate levels and has designated Nitrate Vulnerable Zones (NVZ). The River Frome catchment is one such area of land, and makes up a considerable proportion of the plan area. The River Frome catchment discharges into Poole Harbour which is both a Special Protection Area (SPA), and the level of nitrate concentration has also had an adverse impact on that site (see Poole Harbour SPA).

CONTAMINATED LAND

- 3.53 Land which is contaminated can, depending on the substances and their concentrations, cause harm to human health, plants, wildlife and ecological systems, property and inland and coastal waters. Few sites are so badly contaminated that they cannot be re-used at all, but the contamination may limit the range of potential future uses and impact on the cost and viability of development. The responsibility for securing safe development rests with the developer and /or landowner.
- 3.54 Contaminated Land Strategies exist for West Dorset¹⁸ and Weymouth & Portland which have identified contaminated land, the risks posed and where remediation is necessary. These are in the process of being reviewed. Higher risk sites identified will require further investigation/review to decide if a full investigation is necessary to see if there are any risks that need to be remediated. This process will involve an inspection programme of the plan area to identify and remediate areas of possible land contamination which could cause an unacceptable risk to human health or the wider environment. An initial prioritisation of sites for both Weymouth & Portland (400 sites) and West Dorset (2,400 sites) has been completed.
- 3.55 Areas of potential contamination have been mapped and provide information of past developments and processes, such as old gas works and landfill that may have resulted in contamination of land which can pose a threat to human health.

¹⁸ West Dorset Contaminated Land Strategy - <http://www.dorsetforyou.com/planning/constraints/contaminated-land>

ACHIEVING HIGH QUALITY AND SUSTAINABLE DESIGN

- 3.56 The plan area has an exceptionally high quality built and natural environment and ensuring this is preserved and enhanced through good design in new development is a key aspect of sustainable development. High quality and sustainable design encompasses a wide range of elements from how a place looks and functions to the environmental performance of individual buildings. The sustainable design aspects covered in this background paper concentrate on place making, environmental performance, and amenity.
- 3.57 In order to develop policy that maintains and promotes good design it is important to understand and describe what contributes to environmental quality. There are a number of documents which provide standards or measures for different aspects of high quality and sustainable design which are reviewed below. The government has recently announced that these standards will be reviewed as part of its Red Tape Challenge¹⁹.

BUILDING FOR LIFE

- 3.58 Building For Life²⁰, published in April 2007 by CABE, provides a national standard for well designed homes and neighbourhoods, focusing on 20 Key Criteria. Developments are given an overall score out of 20 and graded as "very good", "good", "average" or "poor". The 20 criteria are focused on environment & community, character, streets / parking / pedestrianism and design & construction. Although the standard provides a means of assessing design, because there are not mandatory minimum scores for each element, a scheme with aspects of bad design could still achieve a reasonable rating.

SECURED BY DESIGN

- 3.59 Secured by Design²¹ is a police initiative to encourage the building industry to adopt crime prevention measures in the design of developments to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment. It is a set of design principles devised by the Police to promote safe design & layouts. These were developed further in 'Safer Places: The Planning System and Crime Prevention' (ODPM, 2004) which focuses on designing out crime and community safety with reference to Secured By Design. However there is the potential that measures needed to achieve a high rating may not be in keeping with local character.

CODE FOR SUSTAINABLE HOMES

- 3.60 The Code for Sustainable Homes²² was introduced by the Government in April 2007 and has subsequently been updated. The Code is a performance standard framework for measuring the sustainability/energy performance of new housing stock. Refurbishments and non-domestic buildings are controlled by BREEAM assessment²³. The code, along with BREEAM assessments, were introduced as a strategy for working towards the Government's 2016 target of Zero Carbon Emissions from new homes. The code covers nine categories of sustainable design, and there are mandatory performance requirements (M) in some:

- Energy and CO2 emissions (M),
- Water (M),
- Materials (M),

¹⁹ <https://www.gov.uk/government/news/independent-panel-to-help-government-cut-housebuilding-red-tape-and-boost-growth>

²⁰ Building for Life – Evaluating Housing Proposals Step by Step, CABE, 2008 <http://www.buildingforlife.org/>

²¹ Secure By Design – ACPO <http://www.securedbydesign.com/professionals/guides.aspx>

²² Code for Sustainable Homes: Technical guide – Nov 2010, DCLG, <http://www.communities.gov.uk/publications/planningandbuilding/codeguide>

- Surface Water Run-off (M),
- Waste (M),
- Pollution,
- Health and Wellbeing (M),
- Management,
- Ecology.

- 3.61 Assessments are carried out in two phases. An initial assessment is carried out at the design stage based on detailed documentary evidence and commitments, resulting in an interim certificate of compliance, followed by a final assessment and certification after construction. It is possible to achieve an overall level of between zero and six. All new housing funded by the Homes and Communities Agency is currently required to meet code level 3.
- 3.62 Various studies have been undertaken to assess the impact of the code, including an assessment of the additional costs over and above that being required through building regulations. The latest such assessment was based on the 2010 building regulations²⁴. A statement by Andrew Stunell in May 2011²⁵ re-confirmed the zero carbon challenge of 2016, stating that it was tough but deliverable, and that the code would be revised in line with the government's commitment to greener and more sustainable buildings, while also ensuring unfair burdens are not imposed on builders.
- 3.63 Statistics are also provided showing the take-up of the code scheme²⁶, which for the last year (Sep11 – Sep12) showed just over 26% achieving a minimum code level 4, and 98% of schemes achieving code level 3. This only includes those schemes that have been assessed, so it is likely that as a whole the proportion achieving these levels is slightly lower.

LIFETIME HOMES

- 3.64 'Lifetime homes' is a standard of 16 design criteria for adaptable and inclusive homes for lifetime use. It is incorporated into the Code For Sustainable Homes at level 6, however at lower levels of the code it is not mandatory. Part M of the Building Regs includes requirements aimed in a similar direction to the Lifetime Homes Standards but not as extensive.
- 3.65 The analysis of the costs of building to the Lifetime Homes standard has been included in the data on Code for Sustainable Homes. Research²⁷ has shown that additional costs are not significant (typically ranging from £545 to £1615 per dwelling), and are substantially lower if recognised from the outset.

BREEAM COMMUNITIES

- 3.66 BREEAM Communities²⁸ is a nationally described set of sustainability outcomes covering forty issues, to provide an assessment of a large-scale development at the masterplan stage. This include matters like housing provision, transport networks, community facilities, and economic impact – with equal weight given to environmental, social and economic factors. The scheme is designed to be flexible to reflect the unique challenges and opportunities on different development sites. Originally launched in 2008, it has been recently updated in response to pilot projects and customer feedback.

²⁴ <https://www.gov.uk/government/publications/cost-of-building-housing-to-the-code-for-sustainable-homes-standard-updated-cost-review>

²⁵ <https://www.gov.uk/government/speeches/government-is-serious-about-zero-carbon>

²⁶ <https://www.gov.uk/government/publications/code-for-sustainable-homes-and-energy-performance-of-buildings-data-march-2013>

²⁷ <http://www.lifetimehomes.org.uk/pages/costs.html>

²⁸ BREEAM Communities - <http://www.breeam.org/communitiesmanual/>

BACKGROUND EVIDENCE SUPPORTING THE WEST DORSET DESIGN AND SUSTAINABLE DEVELOPMENT GUIDELINES

3.67 West Dorset District Council produced Design & Sustainable Development Planning Guidelines, adopted in February 2009 as a Supplementary Planning Document. An issues consultation was carried out in 2008 for the preparation of this document which focused on landscape character, urban character, a review of technical information on sustainable construction and good design practice. Views of local people were sought through the issues consultation and the ‘capturing local character’ project where people were asked to identify what is good, bad and normal in their locality concentrating on areas not covered by Conservation Area appraisals. The table below is a summary of the Capturing Local Character project

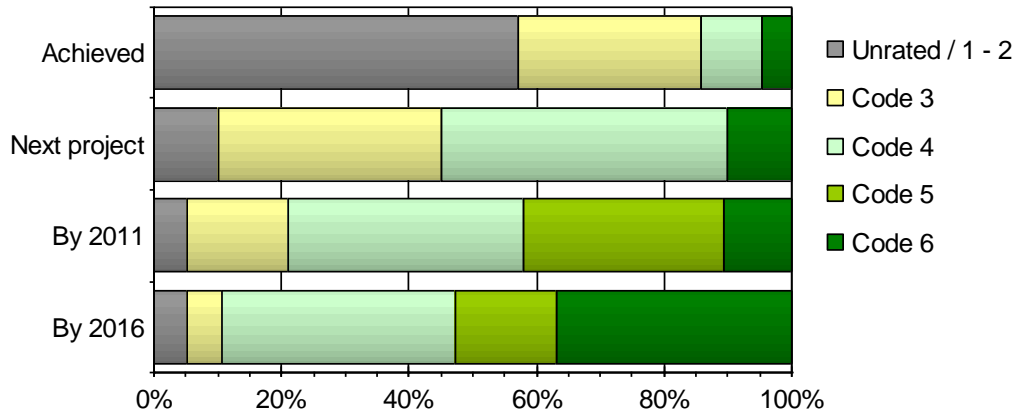
Table 1.6 Summary of the main qualities highlighted through the ‘capturing local character’ project

Good	The inclusion of green spaces, trees and shrubs
Good	Interest of streams and rivers as features
Good	Historic features – ancient lanes / green corridors, hedgerows, stone walls and an old footbridge across a ford, gravestone, informative stone plaques
Good	Play spaces overlooked or enclosed for safety
Bad	Play areas / youth shelters too close to housing / parked cars which cause complaints
Good	Quiet areas
Bad	The predominance of the car and hard-surfacing
Bad	Intrusion of cars / caravans in front gardens
Good	Space to park cars
Good	Houses set back so that people can't see in the windows
Bad	Blank walls and lack of human activity
Good	Segregated, pleasant, pedestrian routes
Bad	Unlit alleyways where no-one can see you
Bad	Barriers to access (for those on foot / cycle)
Bad	Large semi-private ‘leftover’ areas
Bad	Poor maintenance and dumped rubbish
Bad	Clutter from signs, overhead cables etc
Bad	Urbanisation of semi-rural suburbs
Bad	Development that is ‘squeezed in’
Bad	Lost views blocked by development, ruined skylines
Good	Historic buildings with local history
Bad	Designs with no local context
Good	Quirky features and buildings – traditional red letter box and telephone kiosk, porch, bird scarer, weather vane, an ‘umbrella’ house, a grass-roofed classroom...
Bad	Pretentious or crude landmark buildings
Bad	Buildings that don't reflect what they are used for
Good	Variation and individuality within housing areas
Bad	Unimaginative, featureless and repetitive designs, and lack of focal points
Bad	The use of inappropriate materials, eg UPVC windows, plastic weatherboarding, pebbledash, reconstituted stone, reflective rendering, alien colours or finishes
Good	Large / plentiful windows to provide light inside
Bad	Small room sizes
Good	Ability to customise your home
Bad	Road safety problems

3.68 In relation to environmental performance, local architects and builders were asked about techniques and features used to achieve various levels of the Code For Sustainable Homes (CFSH)

and the main barriers to achieving higher code levels. Responses showed that the level of experience and likely use of various sustainable construction technologies varied considerably. At that time (2008), the majority of developers had not yet achieved a level 3 building, and only three have achieved level 4 or higher rated development. The lack of information on the best and most sustainable technologies in relation to sustainable construction emerged as an issue through the consultation.

Fig 1.1 The percentage of developers and their predicted code ratings in 2008



RESEARCH AND EVIDENCE CONCLUSIONS – KEY AIMS

- 3.69 The review of research and evidence has identified a range of environmental constraints and particular issues within the plan area that need to be addressed or continue to be addressed by specific local plan policies. Local plan policies need to reflect the importance of the various environmental and heritage assets, giving the right measure of protection. There is a need to review and properly establish a green infrastructure network, but this is a significant piece of work that could delay the local plan, and therefore existing policies that protect identified ‘green’ spaces need to be continued in the interim.
- 3.70 Development should be directed away from or carefully controlled in those areas that pose the greatest risks from natural and manmade hazards. These include areas of flood risk, land instability, contamination / pollution. We need to be clear which areas should be avoided and set out in what circumstances development might be allowed in these areas. In addition the relocation of existing development at risk should be planned for.
- 3.71 Local Plan policies should require new development to contribute to successful place making through good quality design. This should have particular regard to local character, and there are accepted industry standards that can be used to assess whether new development achieves high standards of environmental performance.

4 CONSULTATION: WHAT YOU HAVE TOLD US

- 4.1 In 2007, both councils undertook 'Issues and Options' consultation which established the vision and objectives for the plan area. In 2009, Weymouth & Portland Borough Council undertook further consultation on a series of policy options, and West Dorset consulted on growth options around Weymouth. These policy options were developed from the findings of the previous consultation stage and the emerging evidence base.
- 4.2 In 2011, the two councils decided that the best way forward for preparing replacement local planning policy would be through a new Joint Local Plan. The joint plan would set the strategic context for development across both local authority areas and deal with a range of policies and sites in detail. Members agreed that the work already undertaken in the preparation of the Local Development Framework (including the research and consultation results) should be used to inform the preparation of the new plan.
- 4.3 A comprehensive consultation exercise for the joint Local Plan was held during the autumn of 2011 to identify local issues and people's views on what is important to them. 18 working groups comprising local stakeholders and members of the public discussed a wide variety of planning related themes. The working groups took their ideas forward and developed a series of planning solutions. A summary of the consultation findings in relation to this background paper are given in the table below. For more information on the consultation carried out at this stage, please see the Issues and Options consultation summary report.
- 4.4 Those working groups which discussed issues relating to Environment and Climate Change looked at: what are the issues relating to coastal change, how are we going to identify and promote renewable energy, how will we introduce resilience into the plan in the face of peak oil, and how can development result in socially sustainable communities. Working groups discussing economic development and tourism also discussed the issue of how flexible policies could be in allowing development within areas covered by an environmental designation.
- 4.5 The working group findings were used to help shape new policies being drafted for the Local Plan. A pre-submission draft Local Plan was prepared during the spring of 2012 and agreed for consultation by both councils in April-May 2012. The pre-submission plan contained a number of detailed Development Management policies covering various themed chapters as well as site-specific policies for the main towns and areas of growth. The pre-submission plan was consulted upon during June and July of that year. Full details of this consultation can be found online at www.dorsetforyou.com/newlocalplan/west/weymouth

Table 1.7: Summary of consultation findings relating to the Environment

WEYMOUTH & PORTLAND ISSUES & OPTIONS 2007 AND PREFERRED OPTIONS 2009	WEST DORSET ISSUES & OPTIONS 2007	JOINT LOCAL PLAN MULTI-ISSUE CONSULTATION – 2011	JOINT LOCAL PLAN PRE-SUBMISSION 2012
<ul style="list-style-type: none"> • Strong support for the approach to protecting and enhancing the natural resources, assets and features which contribute to the natural environment. • A wish to see a policy in respect of historic buildings and the conservation of the historic fabric of the town. • General support for reducing the need for travel by car, even though it may be unrealistic to expect it to be achieved through proposals • There was support for the proposal that development should achieve highest standard of design. • Support for requirement for Building For Life criteria • Support for protection of biodiversity and geodiversity - included a distinction between areas of local importance and areas of national significance • Strong support for improving connectivity between wildlife corridors, protect habitats and important open gaps, and 	<ul style="list-style-type: none"> • Strong agreement for measures that could lessen energy use such as new buildings being designed to minimise energy requirements, and encouraging reduction in the use of the private car by locating development near to public transport routes and facilities. • Many suggestions related to detailed aspects of sustainable construction. • Other comments included: • Clusters of low impact dwellings • Promote soil conservation as well as low impact farming • Avoid housing and employment development on flood plains • Major new development should be required to include facilities to generate renewable energy by over the minimum of 20% • Concerns regarding increased generation of renewable energy, including: wind turbines not efficient, 	<ul style="list-style-type: none"> • Identify Coastal Change Management Areas having due regard to the Shoreline Management Plan. • Reinstate previous local plan policies on coastal change, flooding and land instability • Allow improvements to existing uses in potential flood risk areas • Consider allocating land for replacement dwellings/communities affected by coastal change. • Where exceptionally allowed in or close to Coastal Change areas development should be required to: <ul style="list-style-type: none"> – contribute to coastal defences. – Support community based initiatives to 'hold the line' • Restricting/time limiting development in areas affected by coastal change • Any development should be in harmony with and enhance the sense of place • Do not relax commitment to historic built and natural environment 	<ul style="list-style-type: none"> • The Green Infrastructure Network should be mapped for consultation. • Concerns over the potential impact of development within and around Dorchester that could increase the potential risk to Poole Harbour SPA and Ramsar site. • Concerns about the lack of a delivery framework for heathland mitigation. • The Plan's strategy for allocating development does not appear to be based on their suitability in respect of the historic environment, contrary to the NPPF • The policy is disproportionately weighted towards the conservation of the built heritage and does not plan positively for development. • The policy does not take an appropriate and balanced approach regarding flood risk considerations to allow extensions/ improvements to existing tourism

WEYMOUTH & PORTLAND ISSUES & OPTIONS 2007 AND PREFERRED OPTIONS 2009	WEST DORSET ISSUES & OPTIONS 2007	JOINT LOCAL PLAN MULTI-ISSUE CONSULTATION – 2011	JOINT LOCAL PLAN PRE-SUBMISSION 2012
<p>improve access to green space a network of green infrastructure</p> <ul style="list-style-type: none"> • Support for development considered in the context of flood risk taking climate change and wave action into account. • Recognise the importance of trees and the identification of new green spaces when considering climate change mitigation. • Support for renewable energy and energy efficiency measures in new development. 	<p>Landscape impacts, biofuels taking up land for food and changing character of countryside, and many developments do not lend themselves to renewable energy production..</p> <ul style="list-style-type: none"> • Sustainability and renewable energy provision was ranked fourth overall (out of 12) in terms of priority for developers contributions. • The section relating to the environment and climate change pointed out that nationally and internationally important environmental designations are all protected from inappropriate development and, therefore, questions regarding them were not included in the consultation. • Very strong support for defining landscape character in order to help protect those features that make a place locally distinctive. need to conserve and enhance/ promote biodiversity should be given a higher • Must consider the 	<ul style="list-style-type: none"> • Listed building controls should not prevent appropriate quality upgrades of buildings • Development should not result in the merging of individual towns and villages • Apply exception criteria to existing locally derived landscape and environmental designations to allow development in these areas with appropriate mitigation. • Protect land for food production and give equal weight to increasing areas energy and food security and protection of built and natural assets • Protect environmentally sensitive areas and ensure no net loss of biodiversity. • Acknowledge the significance of peak oil within the local plan i.e. plan for a reduction in the use of fossil fuels • Ensure compact mixed pattern of development which are accessible by key transport network and avoid dispersed development • Imminence of peak oil overstated. Technology and the market will find ways to 	<p>accommodation uses that are already sited in waterside locations.</p> <ul style="list-style-type: none"> • Other schemes also need to be identified eg at Winterbourne Abbas, Winterbourne Steepleton and Martinstown. • Clause iii) may be interpreted as over-riding the plan’s environmental policies. Any community relocation strategy would need to ensure the necessary protection of any designated wildlife sites, or other wildlife interests compatible with the Dorset AONB Management Plan policies. • Does not prevent development from exacerbating coastal erosion by reason of alteration of tidal currents or other causes. • Requirement for ‘harmony’ will stifle architectural innovation • Should also allow for the expansion of trees and hedgerows, ponds and watercourses, enhancement of public rights of way etc

WEYMOUTH & PORTLAND ISSUES & OPTIONS 2007 AND PREFERRED OPTIONS 2009	WEST DORSET ISSUES & OPTIONS 2007	JOINT LOCAL PLAN MULTI-ISSUE CONSULTATION – 2011	JOINT LOCAL PLAN PRE-SUBMISSION 2012
	<p>preservation and enhancement of the historic environment.</p> <ul style="list-style-type: none"> • In relation to sustainable construction, a moderate proportion (46%) of respondents felt that the Core Strategy should require the highest available levels of sustainable construction within all new developments, with the aim of achieving zero carbon emissions from new buildings by 2016. • Design suggestions from respondents included: • Build more eco-homes • Create new Dorset Distinctiveness • ‘Build Up’ ~ Increase height of development • Opt for modern, innovative and sustainable development • Maximise use of sustainable materials (pre-formed timber frameworks, local materials that are local, recycled materials etc.) 	<p>overcome it.</p> <ul style="list-style-type: none"> • Allow workers accommodation on land to support low impact food enterprises and permaculture. • Carry out oil vulnerability audit of the plan and encourage businesses to do so as well • Apply lifetimes homes policy for a proportion of residential units • Make provision for more renewable energy technology at Poundbury • Provide district heating/combined heat and power; biomass and solar energy infrastructure where feasible in large scale developments. • There should be a presumption in favour of decentralised generation of energy. • Support modernisation of power grids to create flexible local networks • Safeguard public transport links • Require developers of large renewable energy schemes to ensure local community benefits. • Apply suitable energy efficiency standard i.e. code for sustainable homes and promote allowable Solutions system. 	<p>where appropriate</p> <ul style="list-style-type: none"> • Benefit of highlighting in greater detail (than previously worded under Policy ENV13) the need to consider functional elements such as bin stores, sheds etc in the design of outside spaces • The mix of housing should provide for the needs of elderly or disabled occupants, in line with predicted demographics. • Benefit of allowing some flexibility for buildings to extend upwards where this would be more in keeping with the local character • Benefit of using local stone in preserving local historic character and ensuring high quality and sustainable design • Benefit of providing flexibility in the light of viability, and recognising that building regulation changes are more likely to reflect CSH 5. Also incorporating the use of sustainable drainage as this is a consideration in CSH

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		<ul style="list-style-type: none"> • Ensure proportion of CIL monies is used to fund community energy schemes • There was conflict between desire to retain quality of AONB against imposition of blanket bans and the lack of deliverability of renewable energy target. • Include a target of at least 7% of energy usage from renewable sources by 2020 to reflect contribution to national target • Development should deliver a play and green space strategy for site specific needs and deficiencies. • Protect facilities such as playing fields and consult young people. • Ensure footpaths protected and the countryside is accessible to all visitors. • Identify possible routes for bridleways and cycle routes 	<ul style="list-style-type: none"> • The policy should encourage the reuse of previously developed land • The policy needs to take into account whether the site is of high environmental value. • Benefit of highlighting that flicker may have an adverse impact on residential amenity

CONCLUSIONS – KEY ISSUES AND OBJECTIVES

4.6 Based on this review of background information and consultation findings, the key aims for the Environment and Climate Change policies within the plan area are:

- To protect valued landscape, seascape and geodiversity of the area that makes it such a special place
- Ensure that development does not result in a net loss in biodiversity and develop a green infrastructure network that identifies what should be protected, where enhancements can be made and aids effective management
- Protect heritage assets recognising their significance, ensure new development achieves the highest standard of design and contributes to successful place making whilst not being overly prescriptive.
- Make efficient and effective use of land and protect best quality agricultural land for food production.
- Enable the transition to a low carbon economy including promoting the use and generation of renewable energy, employing the highest standards of environmental performance and conservation of water resources.
- Steer development away from areas of greatest flood risk, land instability and pollution and identify Coastal Change Management Areas to prepare and involve communities in managing the effects of coastal erosion and sea level rise.
- Protect the amenity of existing and future occupiers and create a sense of safety and security.

5 POLICY OPTIONS AND ALTERNATIVE APPROACHES CONSIDERED

- 5.1 In plan-making there are usually alternative approaches to any proposed policy. It is important to consider these in order to justify the preferred approach. The following section sets out the reasonable strategic alternative policy options considered in relation to the Environment and Climate Change chapter of the Local Plan. In some cases elements within the policy are guided by national and/or legal requirements and so there are no realistic alternatives to consider, however where local variations are possible, alternative options have been explored.
- 5.2 Further consideration of these policy options are given in the Local Plan Sustainability Appraisal where each of the policy options are measured against a set of sustainability objectives.

LANDSCAPE, SEASCAPE AND SITES OF GEOLOGICAL INTEREST

- 5.3 The plan area is covered by many national and local scale designations. National Planning Policy states that the planning system should contribute to and enhance the natural and local environment. A key to the successful protection of landscape, seascape and geodiversity is identifying which areas are important to protect the special environmental quality of the plan area whilst not being overly restrictive and preventing development that is needed. Two policy options were considered.

POLICY OPTION A	POLICY OPTION B
Protect the Dorset AONB and Regionally Important Geological and Geomorphological sites (RIGS), and local landscape character.	Protection only for designated areas of landscape and geological interest, such as the Dorset AONB and Regionally Important Geological and Geomorphological sites (RIGS)

- 5.4 Policy Option A seeks to protect designated areas of landscape and geological interest, and local areas of landscape character. This option also strongly conserves geodiversity, landscape and seascape quality, and the setting of features of historic and cultural importance. This approach is likely to restrict the development of housing, facilities and infrastructure in some areas, whilst reducing the loss of habitats and productive agricultural land. Provided there are sufficient development opportunities outside these designations to meet the needs of the area the policy would be acceptable. In addition allowing certain development that does not cause substantial harm to the designation or appropriate mitigation would enable sufficient development
- 5.5 Policy Option B, to safeguard only designated areas of landscape and geological interest, provides a lesser degree of protection to environmental features such as landscape and seascape, geodiversity, and historic and cultural features. As a result, this approach provides fewer restrictions to the development of housing, facilities and infrastructure.

OPTION A WAS THE PREFERRED APPROACH TAKEN FORWARD IN THE LOCAL PLAN

WILDLIFE AND HABITATS

- 5.6 Local authorities have a statutory duty to minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity. National policy also requires that they plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. To achieve this, planning policies need to provide protection to habitats and mechanisms for positive enhancement.
- 5.7 The following policy options have considered how best to deal with this issue.

POLICY OPTION A	POLICY OPTION B
Require major developments to demonstrate no net loss in biodiversity (for example through the retention or restoration of habitats)	Do not require developments to demonstrate no net loss in biodiversity

5.8 Policy Option A is likely to result in the protection and enhancement of habitats and green spaces, strongly conserving biodiversity interests and protecting soil quality. However it is likely to restrict the development of housing, services and infrastructure in some areas. Provided there are sufficient development opportunities outside of these designations to meet the needs of the area the policy would be acceptable.

5.9 Policy Option B does not protect against the potential adverse biodiversity impacts of development. This approach is likely to promote the development of housing, facilities and infrastructure, which may result in the loss of soil quality and adverse visual effects on landscape quality and the setting historical and cultural features. It would also be contrary to national planning guidance.

OPTION ‘A’ WAS THE PREFERRED OPTION TAKEN FORWARD IN THE LOCAL PLAN

CHANGES AS A RESULT OF PRE-SUBMISSION CONSULTATION

5.10 In response to consultation on the Pre-Submission Local Plan, this policy will continue with Policy Option A, but will also recognise the hierarchy of nature conservation and the requirements to satisfy each designation.

GREEN INFRASTRUCTURE NETWORK

5.11 Green spaces particularly within built up areas are often highly valued by communities and offer many benefits in terms of informal recreation, sense of place, biodiversity, mitigation of climate change and as part of a green infrastructure network. However they also provide opportunities for development often being close to existing facilities and transport links.

5.12 The following options were considered as ways of dealing with this issue.

POLICY OPTION A	POLICY OPTION B
Green spaces of importance that are located within or close to settlements should be protected from harm.	Do not provide protection to local green spaces.

5.13 Policy Option A would help protect green spaces and improve access to recreational and leisure facilities by sustainable modes of transport, conserve soil quality, and protect against the loss of habitats and biodiversity. The presence of green spaces within settlement areas will also improve the landscape and townscape, and the setting of historic and cultural features. Protecting green spaces will restrict the development of housing and infrastructure.

5.14 Policy Option B proposes not to protect local green spaces and is therefore likely to result in the loss of green spaces and recreational and leisure facilities which are often accessible by sustainable modes of transport. This option will lead to an increase in the need to travel, and have a detrimental impact on townscape and lead to the loss of habitats. This approach would conversely provide opportunities for development.

OPTION ‘A’ WAS THE PREFERRED OPTION TAKEN FORWARD IN THE LOCAL PLAN.

HERITAGE ASSETS

5.15 People value built heritage as it provides a sense of continuity, cultural links with the past, local identity and adds to the character of areas. Certain heritage assets have statutory protection however there are others that do not. These may make a contribution to local character and appearance whilst other may not be so significant and could stand in the way of development opportunities.

5.16 The following options were considered as a way of dealing with heritage assets.

POLICY OPTION A	POLICY OPTION B
Level of protection given to heritage assets will reflect the level of significance of that asset.	All heritage assets will be considered as significant, and protected accordingly.

5.17 Policy Option A is likely to give protection to the heritage assets of the greatest importance, preserving cultural activities whilst enabling those buildings that are considered less significant to be redeveloped for other purposes. The loss of these properties, considered to be important to the character of the built environment, is likely to impact negatively upon townscape. However, the replacement of heritage assets, which do not perform to such high environmental standards are likely to provide climate change mitigation benefits. In addition provided what is replacing the asset contributes positively to the townscape /local distinctiveness there should not be a negative impact on the area.

5.18 Policy Option B offers greater protection to heritage assets, restricting their redevelopment for other purposes. Whilst access to cultural activities will not be adversely impacted upon, there would be less opportunity for new housing and development. Since heritage assets are generally considered to be less energy efficient and less suitable for renewable energy technologies and therefore not as self-sufficient in energy terms, this approach is likely to compromise climate change mitigation and vulnerability.

OPTION ‘A’ WAS THE PREFERRED OPTION TAKEN FORWARD IN THE LOCAL PLAN.

CHANGES AS A RESULT OF PRE-SUBMISSION CONSULTATION

5.19 In response to consultation on the Pre-Submission Local Plan, this policy will continue with Policy Option A, but will be improved to better reflect the requirements of the National Planning Policy Framework and draw on more detailed information about the plan area’s distinctive historic environment. This will allow the policy to take a more proactive development management approach.

FLOOD RISK

5.20 National guidance seeks to direct development away from areas at the greatest risk of flooding unless there are sustainability reasons not to, or there are no other available sites for particular developments. Given that significant areas are at risk from flooding it could place substantial restrictions on future development.

POLICY OPTION A	POLICY OPTION B
Development will be prohibited on medium or higher risk flood sites.	Development will be considered on medium and high risk flood sites, where no reasonable alternatives are possible.

- 5.21 Policy Option A will protect high risk flood sites from development, reducing vulnerability to flood events, which are likely to become more regular as a consequence of climate change, and protecting flood plain habitats from development, which frequently contain productive agricultural land. This approach will, however, prevent the development of housing, services and essential facilities in existing areas that are subject to flood risk.
- 5.22 Policy Option B will only provide protection to the development of flood risk sites in certain instances, which could compromise climate change vulnerability and lead to the loss of productive agricultural land. This would, however, provide stimulation for the development of housing, services and infrastructure at these locations and provided appropriate flood defence and resilience measures are put in place it should not create unacceptable risks.

OPTION ‘B’ WAS THE PREFERRED OPTION TAKEN FORWARD IN THE LOCAL PLAN.

COASTAL EROSION AND LAND INSTABILITY

- 5.23 Coastal Change presents considerable problems for existing development within affected areas and the future of these assets needs to be planned for. Coastal Change Management Areas will need to be defined and appropriate policies put in place to deal with possible relocation.
- 5.24 The options considered below:

POLICY OPTION A	POLICY OPTION B	POLICY OPTION C
The replacement of properties affected by coastal change may be permitted within a defined area agreed through a community relocation strategy as an exception to normal policy.	The replacement of properties affected by coastal change may be permitted in accordance with the Council’s planning policy.	The replacement of properties affected by coastal change will not be permitted.

- 5.25 Policy Option A, the exact impacts associated with this option cannot be accurately assessed at this stage since the details of the Community Relocation Strategy are not known. As much of the coastline is covered by environmental and landscape designations allowing relocation could have an adverse impact on them however appropriate mitigation may be possible. This approach would result in those at risk being provided with access to housing, through the replacement of their property.
- 5.26 Option B, to replace affected properties in accordance with Council policy, would provide the environmental benefits associated with the Council’s planning policy. However it is likely to result in replacement within or close to existing settlements outside coastal change areas and could result in the displacement of communities. However, it is believed that it would be possible to replace those properties at risk through this approach.

- 5.27 Option C to not replace properties, would result in members of the community effecting losing their property, and potentially not having an alternative building to move into, which may be considered unacceptable in terms of the social implications. This approach is likely to result in the migration of those living in coastal areas, which tend to be more remote by nature, to larger settlements. This is likely to impact positively upon the seascape, and improve accessibility to services and facilities by sustainable modes of transport for those that are forced to relocate.

OPTION 'A' WAS THE PREFERRED OPTION TAKEN FORWARD IN THE LOCAL PLAN.

AGRICULTURAL LAND AND FARMING RESILIENCE

- 5.28 Protection of highest grade agricultural land for food production was an issue raised through the consultation and national guidance indicates that local authorities should take account of the economic and other benefits of the best and most versatile agricultural land in making planning decisions.
- 5.29 The two options below were considered in relation to this issue.

POLICY OPTION A	POLICY OPTION B
Development will be steered away from higher grade agricultural land	No restrictions will be given towards development on higher grade agricultural land

- 5.30 Policy Option A to steer development away from higher grade agricultural land, would safeguard it for local food production, protect, high quality soils, and a habitat s for certain species. Development is likely to be encouraged nearer to larger settlements as a result of safeguarding agricultural land, where services and facilities are may be accessed by sustainable modes of transport. The impacts of development in urban rather than rural settings are likely to be significantly less severe. However, this approach is likely to restrict the growth of housing and infrastructure. Provided there is sufficient land identified to meet the areas needs elsewhere then the impact of this restriction should not be significant.
- 5.31 Option B, to not provide protection to high grade agricultural land, would introduce adverse environmental impacts regarding landscape and geodiversity, and would decrease access to services and facilities by sustainable transport modes. However, this approach would encourage the development of housing and infrastructure.

OPTION 'A' WAS THE PREFERRED OPTION TAKEN FORWARD IN THE LOCAL PLAN.

POLLUTION AND CONTAMINATION

- 5.32 To prevent unacceptable risks from pollution, planning policies should ensure that new development is appropriate for its location, and that the effects (including cumulative effects) of pollution on health, the natural environment, or general amenity should be taken into account.

POLICY OPTION A	POLICY OPTION B
Prevent development that would result in unacceptable risks of pollution to ground water sources or through the reuse of contaminated land.	There are no reasonable policy alternatives.

- 5.33 Policy Option A seeks control development that poses a risk to groundwater sources through pollution, and which may also be depleted through surface water and drainage systems that do not allow water to percolate into soils. This option would help ensure adequate, safe water supply across much of the area. This option would also ensure that there are no unacceptable risks to future occupiers of the development, neighbouring uses and the environment from the reuse of contaminated land.

OPTION ‘A’ WAS THE PREFERRED OPTION TAKEN FORWARD IN THE LOCAL PLAN.

DETAILED DESIGN AND USE OF MATERIALS

- 5.34 National guidance indicates that good designs would respond to local character and history and reflect local surroundings and materials however there may be case where an innovative design does not strictly adhere to these requirements.
- 5.35 The options in relation to this issue are considered below.

POLICY OPTION A	POLICY OPTION B
Development should reflect the character of the surrounding area, reinforcing local distinctiveness	There is no requirement for development to reflect the surrounding buildings.

- 5.36 Policy Option A, to reflect the character of surrounding areas, will impact positively upon the townscape, and the setting of historic and cultural features. It is likely that this approach will encourage the use of locally sourced materials transported relatively short distances to the development site, thus using less fuel. It could stifle innovative designs however provided there are exceptions that allow designs that are in harmony with but not necessary reflecting the local character this should not be an issue.
- 5.37 Option B, to enable buildings to developed in a style that does not reflect their surroundings, would impact adversely upon townscape and the setting of historic and cultural features. Building materials may be sourced from elsewhere, which would increase fuel usage and reliance on external suppliers. This approach to reduce design requirements may encourage the development of housing as the associated costs would be reduced.

OPTION ‘A’ WAS THE PREFERRED OPTION TAKEN FORWARD IN THE LOCAL PLAN.

POLICY CHANGES AS A RESULT OF PRE-SUBMISSION CONSULTATION

- 5.38 Concerns were raised through the Pre-Submission Local Plan consultation about the policy requiring development to be ‘in harmony’ with the adjoining buildings and the area as a whole as it was considered it would stifle architectural innovation. Policy wording has been amended to include the proviso that if it would actively improve legibility or reinforce the sense of place then it may not necessarily reflect the existing character.
- 5.39 A change has also been made to refer to ‘materials being sourced locally where practical’ in relation to the comment regarding the benefit of using local stone in preserving local historic character.
- 5.40 The issue of providing a mix of housing for the needs of elderly or disabled occupants, in line with predicted demographics was raised. It has been clarified in policy ENV 14 that homes will be built to

Lifetime Homes standard which means that they will be designed to be easily adaptable to meet differing needs of occupants. Lifetime Homes standard is incorporated into the Code For Sustainable Homes level 6 however at lower levels of code it is not represented in full.

- 5.41 The policy requirement to comply with Code For Sustainable Homes level 4 and subsequently 5, and BREEAM 'very good' in line with the phased requirements for Building Regulation has been amended to make compliance subject to viability so as not to discourage development from coming forward. There is still the requirement to outline what measures will be taken to improve environmental performance if these code levels are not achieved for viability reasons.