

Application Number:	P/FUL/2022/01957
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Eweleaze Farm Eweleaze Farm Campsite Osmington DT3 6ED
Proposal:	Change of use of agricultural land to camping site for 42 days per year
Applicant name:	Mr Peter Broach
Case Officer:	Thomas Whild
Ward Member(s):	Cllr Ireland

1.0 This application is referred to committee in line with the Scheme of Delegation consultation process at the request of the Service Manager.

2.0 Summary of recommendation: Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to REFUSE for the reasons at the end of this report in consultation with the Chair of the committee subject to the expiration of the statutory consultation period resulting from notification of landowners and having regard to any comments received in response to that consultation.

3.0 Reason for the recommendation: as set out in paras 16.1-16.3 at end:

- The proposal would result in economic benefits which weigh in favour of the application.
- The scheme would however result in significant adverse effects on the Dorset AONB for the duration of the season.
- The scheme would also result in a net loss of biodiversity and no mitigation or enhancement measures have been proposed.
- Although the period of the impacts has been reduced when compared to the previously refused applications, the harm would still exist and the economic benefits would also be reduced proportionately.

4.0 Key planning issues

Issue	Conclusion
Principle of development and landscape impacts	Local plan support for the provision of campsites is only provided insofar as the site would not harm the landscape. Although the impacts of the proposal would be temporary there would be a significant adverse impact on the AONB for that period and therefore the

	proposal would fail to conserve or enhance the character and appearance of the AONB.
Coastal change	There is concern that once a change of use is given to the land for camping it would be difficult to resist enhanced facilities such as permanent toilets and showers which would not be suitable in this area of coastal change.
Traffic and highways	Objectors have raised concerns in respect of traffic impacts from the development owing to the scale of the campsite and the nature of the access, leading to queueing. Notwithstanding this the Highway Authority has not objected as it is not considered that a refusal on highways grounds could be sustained.
Biodiversity	The proposal would reduce the time that the site is available to wildlife and would result in a net loss to biodiversity. A Biodiversity Plan to secure mitigation and enhancement measures has not been provided.
Economic benefits	The proposal would provide economic benefits through payroll, direct expenditure and visitor expenditure. However, the reduction of the camping season compared to the previous refusal similarly reduces any economic benefits. The benefits are not considered sufficient to overcome the harm that would be caused.

5.0 Description of Site

5.1 Eweleaze Farm is an isolated location reached via a track from the A343 between Osmington and Weymouth. The site is outside any DDB and within the Dorset AONB and Heritage Coast. The South West Coast Path runs along the southern section of the site and the site is crossed by other footpaths. The site is classed as agricultural land with tented camping historically having taken place for 28 days per year. In 2021 this took place for 56 days as was allowed during Covid special dispensation. It should be noted that the 56 days has since reverted back to 28 days in the Town and Country Planning (General Permitted Development) Order. There are informal tracks across the fields, evidence of camp fires, showers and compost toilet facilities in every field, washing up facilities, farm shop and barn used as a restaurant, and parking in the central 'meeting area'.

6.0 Description of Development

6.1 Permission is sought for a change of use of agricultural land to camping for an extended period of 42 days per year.

7.0 Relevant Planning History

1/D/10/001981 Decision: GRA Decision Date: 02/06/2011

Retention of Green Waste Recycling facility with shredded material used for animal bedding or composted and spread on land as soil improver

1/D/11/000006 Decision: GRA Decision Date: 04/03/2011

Use of building as a shop for serving campers for 28 days in July-August with storage of goods to be sold & post-season storage of residual stock & equipment for

WP/14/00665/CLP Decision: GRA Decision Date: 21/10/2014

Erect open-fronted timber building

WD/D/16/001047 Decision: GRA Decision Date: 07/10/2016

Erection of an agricultural worker's dwelling

WD/D/18/001991 Decision: REF Decision Date: 05/02/2019

Change of use of agricultural land to camping for 8 weeks per year.

P/FUL/2021/01654 Decision: REF Decision Date: 04/03/2022

Change of use of agricultural land to camping for 56 days per year (10th July to 3rd September) Temporary Permission until October 2024

8.0 List of Constraints

Landscape Character; Ridge and Vale; Osmington Ridge and Vale

Potential cliff top recession 100yr (5% probability; Coastal Erosion and Land Instability)

Potential cliff top recession 50yr (5% probability; Coastal Erosion and Land Instability)

Potential cliff top recession 20yr (5% probability; Coastal Erosion and Land Instability)

Areas of Local Landscape Importance; Preston/Sutton Poyntz Weymouth

Land Outside DDBs

Area of Outstanding Natural Beauty

Heritage Coast

Special Areas of Conservation; Isle of Portland

Dorset Heath Designation Buffer 5km; Dorset Heath

Sites of Special Scientific Interest, SSSI; South Dorset Coast

DCP Article 4 Direction

Footpath S33/17

Footpath S33/14

Risk Of Surface Water Extent 1 in 1000

Areas Susceptible to Groundwater Flooding; Superficial Deposits Flooding; < 25%;

SAC: Isle of Portland to Studland Cliffs (UK0019861)

SSSI impact risk zone;

SSSI (400m buffer): South Dorset Coast;

SSSI (5km buffer): South Dorset Coast;

SSSI (5km buffer): Poxwell - Distance: 2178.28

SSSI (5km buffer): Upwey Quarries and Bincombe Down - Distance: 4846.56

SSSI (5km buffer): Portland Harbour Shore - Distance: 3810.59

SSSI (5km buffer): Radipole Lake - Distance: 3847.3

SSSI (5km buffer): Lodmoor - Distance: 1629.73

SSSI (5km buffer): Lorton - Distance: 3365.84

SSSI (5km buffer): Chalbury Hill and Quarry - Distance: 2049.66

SSSI (5km buffer): White Horse Hill - Distance: 1651

Flood Zone 2 - Distance: 62.29

Minerals and Waste Safeguarding Area

Minerals and Waste - Building Stone

9.0 Consultations

9.1 All consultee responses can be viewed in full on the website.

Consultation Responses	No Objection	Object	Brief Summary of Comments
Parish Council and the neighbouring Town Council		x	The parish agrees with the AONB Team's submission. The proposal will set an adverse precedent for all other landowners in the area. Difficulties with

		<p>highways and access. Visibility from Bowleaze Cove, Littlemoor and Osmington Mills, the SW coast path and the sea. No economic benefits to Osmington Village and the volume of traffic has an impact on villagers.</p> <p>No details of waste provision is provided.</p> <p>Many inaccuracies throughout the submission including omission of Osmington Parish Council from consultation on previous application.</p> <p>The 28 day permitted change is for a specific reason and it is felt that a change of use for this sensitive landscape is wholly inappropriate.</p> <p>Additionally, Weymouth Town Council has commented to confirm no objection to the proposals.</p>
<p>Ward Member(s) and other Members</p>		<p>Cllr Ireland: <i>I've had several approaches from residents to ask me to request that this application go to committee for decision so please take this as a formal request from the Ward member that it does so.</i></p> <p><i>There are clearly balances between the impact on residents, environment and the economic benefit the farm provides that should be scrutinised by the members of the planning committee.</i></p> <p>Comments also received from Cllr Kimber:</p> <p><i>I've had approaches from residents to request that this application goes to committee for decision.</i></p> <p><i>I had concerns on the impact on residents, environment and the economic benefit the farm provides, this should be considered by the members of the planning committee.</i></p>

Highways Officer	x		<p>The access width is in excess of 5.0m which would be required for 2 vehicles to pass and enables for cars to pass for a distance of 30m back from the public highway meaning the access has sufficient width to enable vehicles entering and exiting the site to pass one another.</p> <p>Appropriate visibility splays of over 80m in each direction are achievable.</p> <p>Notes that the management plan which had previously been submitted is not now provided but that this would be beneficial.</p> <p>Given the nature and category of the road onto which the access emerges and the characteristics of the access it is considered that the Highway Authority is unable to recommend a refusal of the proposed temporary use on Highway Safety Grounds.</p>
Natural Environment Team			<p>Recommends that a Biodiversity Plan be provided. Additional comments provided in respect of requirements for heathland mitigation measures which may be provided on site.</p>
Environmental Protection	x		
Dorset Countryside Team	X		<p>Notes that the site is crossed by public rights of way and that the full width of the footpath must remain open to the public for the duration of the development.</p>
Dorset AONB		X	<p>The development would not conserve and enhance the character and appearance of the designated area, which is the primary purpose of the AONB designation. Although the applicant has sought to reduce the scale of the change, the principle of large-scale land use change to tourism in this location is particularly difficult to support.</p>

			For the duration of the additional operating period there would be significant adverse effects on the character and appearance of a sensitive part of the AONB's coastline with potential wider implications for the Heritage Coast and World Heritage Site.
Weymouth Civic Society	X		We wish to raise a strong objection to this new proposal for extended camping at Eweleaze farm, reinforcing our comments on the previous application for the same reasons.
Natural England	x		<p>Designated sites</p> <p>No objection in respect of the South Dorset Coast SSSI and Studland Cliffs SAC.</p> <p>Dorset AONB and Heritage Coast</p> <p>Natural England supports the advice received from the Dorset AONB team, with reference to the importance of the designation and protection afforded to it.</p> <p>Rights of way, access land, coastal access and national trails</p> <p>Consideration should be given to potential impacts on nearby national trails, including the England Coast Path National Trail Which crosses the site and which benefits from the ability to roll back landward should the trail become impassable/unsafe. Any permission would need to fully safeguard this ability.</p> <p>Biodiversity</p> <p>The approval of the application would reduce the time that the site is available to a range of species that have the potential to use the site and would result in a net loss to biodiversity, which is contrary to paragraph 170 of the NPPF, 2018 (as amended). We recommend that permission is not granted until a Biodiversity Mitigation and Enhancement Plan has been produced and approved by the Dorset County Council's Natural Environment Team</p>

			(NET). Provided the BMEP has been approved by the DCC NET Team and its implementation in full is made a condition of any permission, then no further consultation with Natural England, in regards to this aspect of the application, is required.
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Representations received

Total - Objections	Total - No Objections	Total - Comments
60	302	3

Petitions Objecting	Petitions Supporting
0	0
0 Signatures	0 Signatures

9.2 In addition to the consultee responses noted above, a total of 365 comments have been received from third parties. This comprises 302 letters of support, 3 comments and 60 letters of objection.

9.3 The large majority of the letters of support are received from some considerable distance away including addresses in London, Sheffield and Kent among others. The matters raised in letters of support are:

- Additional contribution to the local economy
- The site being clean and well-run with limited additional impacts from two additional weeks.
- Benefits to families of visiting the site.
- Spreading the season would reduce the concentration of traffic in August.
- The impacts of the campsite on the landscape are temporary.

9.4 The letters of objection are, on the whole more locally-based writers. Matters raised are:

- Eweleaze do not own the farm track and cannot therefore deliver the enhancements suggested.
- Impact upon SSSI and AONB – including evidence of campers emptying chemical toilets over cliffs, remains including toilet paper, human excrement and litter, trampling of vegetation.
- There is an established Badger sett near the edge of the site and there is reduced activity recently.

- Long term impacts of campfires.
- Potential precedent for similar development along the Jurassic coast.
- Biodiversity areas are crossed by paths.
- Increased traffic on A353 due to the number of visitors leading to traffic backing up through Osmington.
- Unsuitable access for the volume of traffic.
- Air quality issues arising from campfires and odour from toileting facilities.
- Landscape impacts including long term impacts from tracks – the fields not fully recovering.
- Footpaths being blocked by campers in the past.
- Benefits to the economy are over-stated as much of the tourist spend is kept on-site.
- Noise from camping activities.
- The application is fundamentally the same as the previous refusal and does not address the issues in that decision.
- Previous opening for 56 Days was under temporary rules due to Covid-19.
- Lack of a biodiversity plan.
- Contribution to coastal erosion.
- Area should be made subject to an article 4 direction.
- The site being crossed by public footpaths is a safety and security concern for campers.
- There are concerns over the safety of the site as it is exposed and the beaches don't have lifeguards.
- Poor organisation and overcrowding of the site.

10.0 Relevant Policies

Adopted West Dorset and Weymouth & Portland Local Plan:

10.1 The following policies are considered to be relevant to this proposal:

- INT1 - Presumption in favour of Sustainable Development
- ENV1 - Landscape, seascape & sites of other geological interest
- ENV2 - Wildlife and habitats

- ENV5 - Flood risk
- ENV6 - Coastal erosion & land instability
- ENV 16 - Amenity
- SUS2 - Distribution of development
- ECON7 - Caravan and camping sites
- COM7 - Creating a safe & efficient transport network
- COM9 - Parking provision

National Planning Policy Framework:

10.2 Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

10.3 Relevant NPPF sections include:

- Section 4. Decision taking: Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 5 'Delivering a sufficient supply of homes' outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 79-80 reflecting the requirement for development in rural areas.
- Section 6 'Building a strong, competitive economy', paragraphs 84 and 85 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of well-designed new buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 126 – 136 advise that:

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

- Section 13 'Protecting Green Belt land' - new development is inappropriate within the Green Belt unless it meets one of the exceptions within paragraphs 149-150 or very special circumstances outweigh harm to the Green Belt resulting from inappropriateness and any other harm.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment' - In Areas of Outstanding Natural Beauty great weight should be given to conserving and enhancing the landscape and scenic beauty (para 176). Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 178). Paragraphs 179-182 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment' - When considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199). The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 203).

Other Material Considerations

- Dorset AONB Landscape Character Assessment
- Dorset AONB Management Plan 2019-2024
- Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document
- Landscape Character Assessment (Weymouth & Portland)

Village design statements:

- Osmington (2003)

11.0 Human rights

- Article 6 - Right to a fair trial.
- Article 8 - Right to respect for private and family life and home.
- The first protocol of Article 1 Protection of property.

11.1 This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

12.1 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

12.2 Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

12.3 The proposed development is for a change of use only and does not incorporate any physical measures for the removal or minimisation of disadvantage or to specifically meet the needs of people with protected characteristics.

13.0 Financial benefits

What	Amount / value
Material Considerations	
Seasonal job creation	Applicant provides figures of 95 seasonal jobs (benefits would be felt for period of 2 weeks per year, given that the site currently operates for 28 days per year).
Expenditure on locally purchased goods and other direct expenditure	Applicant's estimate: £390,000 per annum
Spending by visitors	Applicant's estimate: £15-20 per visitor per day (n.b. – this figure has been disputed in objections received which indicate that the local economy derives little benefit as on-site facilities encourage visitors to stay on site).

14.0 Climate Implications

- Additional CO₂ Emissions arising from vehicle trips to and from the site and reliance on private vehicles
- CO₂ emissions from site facilities and camp fires.

15.0 Planning Assessment

Principle/Visual harm within the landscape (AONB/Heritage Coast and World Heritage Site):

- 15.1 The proposal is not put forward as a farm diversification scheme and it is noted that on the application forms it has been indicated that the site does not form part of an agricultural holding. It is though agricultural land which does not have planning permission for a change of use other than being able to operate under permitted development 28 days per annum.
- 15.2 Policy ECON7 advises that new camping sites should be well related to existing facilities or make provision on site. There are buildings on site which serve the camping use. The site area is large at 36ha. The farm is 160ha in total. 2021 saw more than 814 visitors. The supporting text to Policy ECON7 advises that new sites might not be able to be accommodated within the heritage coast area without harming the landscape so proposals are only permitted in exceptional circumstances. The lower part of the site falls next to the south west coast path and Jurassic coast and the whole of the site falls within the heritage coast.
- 15.3 Policy SUS2 directs development to the main towns and restricts development with particular regard to protecting the landscape and countryside. The site is within the Dorset AONB and the AONB team has objected to the scheme noting that, although temporary, the campsite would cause significant adverse effects on the character and appearance of a sensitive part of the AONB's coastline. There would be harm to views in and out of the AONB from elevated land between Preston and Littlemoor and would contribute to cumulative effects with other developments along the coastline, including the neighbouring PGL Osmington Bay site to the east and several smaller campsites on the south western edge of Osmington.
- 15.4 The experience for users of the footpath would be harmfully altered, removing the tranquil setting of undeveloped countryside. The proposal would not serve to conserve or enhance the character and appearance of the AONB. Application WD/D/18/001991 for permanent camping was refused on the grounds of landscape impacts. More recently, application P/FUL/2021/01654, which sought a 56 day camping season for a temporary period, ending in 2024, was also refused on landscape grounds.
- 15.5 The applicant has argued that the reduction in the length of the proposed camping season and the temporary nature of the use means that the harm to the landscape is not lasting and essentially that the impacts arising from an additional 2 weeks on top of the 28 days of camping which takes place under permitted development rights

should be considered minimal. While it is acknowledged that the impacts are temporary and largely reversible, it remains that there would be an impact which has been identified as being significantly adverse by the AONB team without any substantive change to the planning context since previous refusals of planning permission. It is therefore considered that the proposal would fail to conserve or enhance the character and appearance of the Dorset Area of Outstanding Natural Beauty and would therefore be contrary to policy ENV1 of the Local Plan and Paragraphs 176 and 177 of the National Planning Policy Framework.

- 15.6 In respect of the Jurassic Coast World Heritage Site, there would be impacts on setting from the presence of the campsite uses. In addition it is noted that direct access to the beach from the campsite is advertised as being available. The extended season therefore would have potential to contribute to harm to the World Heritage Site through erosion of paths and cliffs.

Coastal change:

- 15.7 It is noted that the Shoreline Management Plan refers to non-permanent uses in areas of coastal change being acceptable, and the practice of removing the tents is noted. However, there is concern that once a change of use is given to the land for camping it would be difficult to resist enhanced facilities such as permanent toilets and showers which would not be suitable in this area of coastal change.
- 15.8 The site given its sensitive location is therefore not considered appropriate for a change of use of up to 42 days per year.

Traffic and highways:

- 15.9 In 2018 the highways officer recommended refusal of the application on highway safety ground and the poor quality of the existing access track onto the A353, this has been reviewed and highways do not object outright.
- 15.10 There are no proposals in this application to alter the existing highway arrangements which is an unmade track with a bellmouth of 16m wide narrowing to 5 metres at 10m in, then widening out again before narrowing to a track at 28 metres in. The highway authority's concerns are in regard to the surface of the track dragging loose material into the highway and it has therefore recommended a condition requiring the hard surfacing of the first 10m of the access. While this is desirable from a highway perspective, it must be considered in the context of the existing use and operation of the site, given that the access is existing and that the temporary use of the site is undertaken at present under permitted development rights. It is not considered that the lack of hard surfacing to the access would be sufficient to form a reason for refusal of the scheme, while it is unlikely that a condition requiring the provision of the additional hard surfacing to this existing access would pass the test of reasonableness given that the proposal amounts to an additional two weeks above the period allowed under permitted development.

15.11 The majority of objections received to the application cite highways impacts and traffic generation resulting from the access as a key concern. Despite the passing places provided and the wide entrance to the site, the track is long and narrow for a significant distance. It also crosses the brow of a hill, limiting forward visibility. Coupled with the scale of the campsite, this would contribute to traffic issues with the site. However, paragraph 111 of the National Planning Policy Framework indicates that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the cumulative impacts upon the road network would be severe. In the light of there being no objection from the highway officer refusal on highway safety grounds is not recommended. Had the application been recommended for approval, details of a traffic management plan for the site may have been secured by condition but as the application is being recommended for refusal that does not need to be considered further at this time.

Biodiversity:

15.12 The proposal would reduce the time that the site is available to wildlife and would result in a net loss to biodiversity, which is contrary to policy ENV2 and paragraph 180 of the NPPF. The Council's Natural Environment Team (NET) has recommended that a biodiversity plan be provided and agreed given the scale and nature of the proposals.

15.13 The planning statement indicates that the applicant is working on a Biodiversity Mitigation and Enhancement plan to overcome the previous reason for refusal on biodiversity grounds. However, no Ecological Assessment, or Biodiversity Mitigation plan has been provided, therefore it cannot be guaranteed that the use of the site for longer term camping would not be harmful.

15.14 The applicant has referred to various biodiversity measures that have previously been implemented. However, it has also been noted in objections, and verified on a site visit that some of the planting areas have been undermined through the creation of pathways through them.

Economic Benefits

15.15 The main benefit put forward as part of the proposal is the economic benefit of the additional two weeks of opening which are summarised in the planning statement as:

- Employment for 95 people with payroll expenditure of £70,000
- Expenditure on locally purchased goods of £230,000
- Increase in other direct expenditure of £160,000

15.16 In addition, the applicant estimates that there would be an additional spend of £15-20 per person per day outside of the campsite. It should be noted however that these benefits are challenged in the objections received which indicate that the local

economy derives minimal benefit from the presence of the campsite as the facilities on site encourage visitors to stay on site. This would appear to be supported by the applicant's description of the way in which the site operates and the level of facilities provided on site.

Site ownership and notice

15.17 It has been noted in third party comments that the applicant is not the owner of the access drive. This has been confirmed with the agent who has now served notice on the landowner and provided certificate B. The recommendation is therefore to delegate authority to officers to determine the application in consultation with the Chair of the committee, subject to the statutory consultation period having expired and having regard to any further comments received in light of the notice having been served.

16.0 Conclusion

- 16.1 The economic benefits of the contribution made by the development do weigh in its favour. However, this must be balanced against the impacts of the scheme. Paragraph 176 of the national planning policy framework confirms that the Area of Outstanding Natural Beauty has the highest status of protection in respect of its landscape and scenic beauty and the protection of this should be given great weight.
- 16.2 Given the significant adverse landscape impact that the campsite would have during the additional period, and the loss of biodiversity it is not considered that the economic benefits would outweigh this harm. While the harmful activities would be temporary, and to a degree reversible, the benefits deriving from the scheme would be similarly temporary.
- 16.3 Therefore, the reduction in season compared to previous applications is insufficient to overcome the harm that would exist, as the benefits would similarly reduce.

17.0 Recommendation

Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to REFUSE for the reasons at the end of this report in consultation with the Chair of the committee subject to the expiration of the statutory consultation period resulting from notification of landowners and having regard to any comments received in response to that consultation.:

Reasons For Refusal:

1. The proposed use of this land for the purposes applied for and its large scale sensitive location and cumulative impact with other development to the south west of Osmington would result in a seriously detrimental landscape impact on the open character of the Dorset AONB, Dorset Heritage Coast, World Heritage site and the South West Coast path, the character of which should be respected, protected or enhanced for its intrinsic value. The proposal is therefore in conflict with Policies

ENV1 and ECON7 of the West Dorset and Weymouth and Portland Local Plan 2015 and the NPPF part 15 which seeks to preserve or enhance the landscape. It is contrary to the objective of the Dorset AONB Management plan that seeks to conserve and enhance the character and appearance of the AONB and allow the tranquil and visual enjoyment of undeveloped coastline for all including users of the Coast Path.

2. The proposal would reduce the time that the site is available to wildlife and would result in a net loss to biodiversity, which is contrary to section 15 of the National Planning Policy Framework 2021. In the absence of a satisfactory Biodiversity Mitigation and Enhancement Plan it cannot be guaranteed that the proposal would not have a harmful impact on the natural environment through its use and the impacts on biodiversity. The proposal is therefore contrary to Policy ENV2 of the West Dorset, Weymouth and Portland Local Plan and NPPF part 15.

Informative Notes:

1. The plans that were considered by the Council in making this decision are:

KCC2592/06 Location Plan

KCC2592/05A Site Plan

2. National Planning Policy Framework

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and –
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

-The applicant/ agent did not take the opportunity to enter into pre-application discussions.

-The applicant was advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these concerns.