

Application Number:	P/FUL/2025/03447
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Buckland Campsite Buckland House Buckland House Lane Buckland Ripers DT3 4FT
Proposal:	Use of land as camping site from 1st May to 30th September only, annually, (as an extension to the season permitted by planning permissions WD/D/18/002905 and P/FUL/2021/00928).
Applicant name:	Higher Moor Farm Ltd
Case Officer:	Darren Rogers
Ward Member(s):	Cllr Clifford and Cllr Taylor

1. Reason application is going to committee:

- 1.1 The officer recommendation conflicts with the Town Council's consultation response recommending the application be refused and raising material planning considerations. As this application is a major application, it is referred to the planning committee for determination in accordance with the constitution.

2. Summary of recommendation:

- 2.1 Recommendation A: Delegate authority to the Service Manager for Development Management and Enforcement and the Area Manager for the Southern and Western Team to grant planning permission subject to the completion of a legal agreement to secure:

- a contribution of £1799.05 to mitigate the impacts of the development on the Chesil and Fleet European site

and subject to planning conditions.

- 2.2 Recommendation B: Refuse permission for the reasons set out below if the agreement is not completed by 6 months from the date of committee or such extended time as agreed by the Service Manager for Development Management and Enforcement:

1. In the absence of a completed and signed s106 agreement the application would fail to provide the relevant financial contribution towards mitigating recreational pressures on the Chesil and Fleet SAC, SPA and RAMSAR, which would arise as a result of the proposed development. As such the development would adversely impact on the internationally important habitats and species at the site. Hence the proposal would be contrary to policy ENV2 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 and paragraph 193 of the NPPF.

3. Key planning issues

Issue	Conclusion
Principle of development	The principle of camping on this site is established and the extension of the camping season is considered acceptable.
Landscape and Visual Impact	The additional impacts associated with the use would be limited due to their temporary nature and existing screening of the site. A condition is proposed to prevent use by caravans.
Amenity	Due to the significant distance of the campsite from the nearest residential properties and the limited additional period of camping applied for it is not considered that the proposal would result in significant adverse impacts on the living conditions of neighbours.
Biodiversity	The impact of camping uses on the site would not give rise to additional impacts beyond the existing campsite use, for which mitigation was secured by planning condition as part of the 2018 and 2021 planning permissions for the camping on this site. The retention of those same mitigation elements are considered to be sufficient in respect of the current proposals.
European Protected Habitats	Subject to the completion of a legal agreement to secure the mitigation payment for recreational impacts, there would be no adverse impact on the Chesil and Fleet SPA, SAC and RAMSAR site.
Highways	The proposal utilises an existing access and it is not considered that the proposal would result in unacceptable impacts.

4. Description of site

4.1 The application site is a piece of land located immediately to the north of the access road leading to Buckland House. The land is currently used as a campsite, under planning permissions WD/D/18/002905 and P/FUL/2021/00928. The site is mainly laid to grass with a post and rail fence in the central portion of the site, and electrical hook ups for the camping pitches. There is a toilet block and a barn with shop and showers located to the western edge of the site.

4.2 The site is accessed from an existing access on Nottingham Lane. The site lies outside of the defined development boundary and is to the north of the settlement of Buckland Rippers. The access to the site lies on a high point with the land falling away gently to the north. The land to the south, which is within the applicant's ownership falls away more steeply towards Buckland Rippers.

5. Description of development

5.1 The proposal seeks to add to the camping season on the site from 1 May to 14 May (inclusive) and through the entirety of September, resulting in a camping season which would run annually from 1st May to 30th September.

6. Background and relevant planning history

WD/D/18/002905 - Decision: GRA - Decision Date: 10/07/2019

Use of land as camping site during July and August only

WD/D/20/001703 - Decision: GRA - Decision Date: 27/01/2021

Use of land to site toilet/shower block and erection of decking and steps (retrospective)

P/FUL/2021/00928 - Decision: GRA - Decision Date: 05/07/2022

Use of land as camping site from 15th May to 30th June only

P/PAP/2023/00190 - Decision: RES - Decision Date: 19/06/2023

Change of use of agricultural building to reception/shop for adjacent camp site.

P/FUL/2024/01430 - Decision: GRA - Decision Date: 24/07/2024

Retain change of use of part of agricultural barn to use as reception, ancillary shop area and store and erection of disabled toilet and shower block.

P/PDN/2024/01976 - Decision: RES - Decision Date: 19/04/2024

Proposed 60 day temporary campsite dates - 24-31 May & 12 July - 31 August

P/HABR/2024/02240 - Decision: GRA - Decision Date: 25/07/2024

Regulation 75 application: Proposed 60 day temporary campsite dates - 24-31 May & 12 July - 31 August

P/PDN/2025/01126 - Decision: RES - Decision Date: 25/02/2025

Temporary campsite for 40 pitches camping from

23 May - 1 June 11 days

27 & 28 June 2 days

4 & 5 July 2 days

11 & 12 July 2 days

18/19/20 July 3 days

23 July - 31 Aug 40 days

Total 60 days.

P/HABR/2025/01194 - Decision: GRA - Decision Date: 04/04/2025

Temporary campsite for 40 pitches camping from

23 May - 1 June 11 days

27 & 28 June 2 days

4 & 5 July 2 days

11 & 12 July 2 days

18/19/20 July 3 days

23 July - 31 Aug 40 days

Total 60 days.

7. List of constraints

Land Outside DDBs

Landscape Character Area; Ridge and Vale; South Dorset Ridge and Vale

Right of Way: Footpath S16/10

Right of Way: Footpath S16/11; - Distance: 0.39

Site of nature conservation interests (SNCIS): Buckland Ripers Meadow

Natural England - RAMSAR - Distance: 3250.4

Special Area of Conservation (SAC) (5km buffer): Crookhill Brick Pit (UK0030349); - Distance: 2859.66

Special Area of Conservation (SAC) (5km buffer): Chesil & The Fleet (UK0017076); - Distance: 3231.55

Special Area of Conservation (SAC) (5km buffer): Isle of Portland to Studland Cliffs (UK0019861); - Distance: 4773.59

Surface water flooding - 1 in 100 year event plus 20% allowance

Surface water flooding - 1 in 100 year event plus 40% allowance

NAFRA 2 shows 1 in 30, 1 in 100 and 1 in 1000 risk of surface water flooding

Minerals and Waste Safeguarding Area

8. Consultations

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

Consultees

Consultation responses	No objection	Object	Brief summary of comments
Natural England	X		Natural England concur with the Councils AA dated 7th August. Suitable legally binding agreements may be required which will need to take into account mitigation which must be in place prior to commencement/occupation or where ongoing impacts are long term in perpetuity.
Environment Agency			The application falls outside of their remit for consultation.
Chickerell Town Council		X	Chickerell Town Council recommends refusal of this planning application on the following grounds: 1. Impact on Neighbours & Community ▪ Residents in Buckland Ripers already report noise, odour from BBQs and catering units, and seasonal disruption. ▪ Extending use to 30 September will increase these impacts. ▪ Light pollution during shorter autumn days is a further concern. 2. Environmental & Landscape Impact ▪ The site's proximity to a SSSI raises concerns about harm to sensitive species such as cowslips and orchids.

Consultation responses	No objection	Object	Brief summary of comments
			▪ The application lacks an ecological assessment and fails to explain how biodiversity will be protected. ▪ Extending operations reduces time for the land to naturally regenerate. 3. Access & Rights of Way ▪ The access road is a Public Right of Way. ▪ The Town Council respectfully requests that the Planning Committee review whether any unpermitted alterations have been made to the access road to ensure it remains lawful and safe. 4. Planning Policy & Sustainability ▪ The proposal conflicts with the Chickerell Neighbourhood Plan, which promotes sustainable tourism and protection of rural character. ▪ It also raises concerns under Dorset Local Plan policies on countryside development and environmental conservation. 5. Land Use & Amenity ▪ Expanding to five months of use per year signals intensifying commercialisation of the site. ▪ The Council questions whether such extended use should instead rely on General Permitted Development Rights for occasional events
Highways Officer	X		The Highway Authority considers that the proposal does not present a material harm to the transport network or to highway safety and consequently has no objection.
Mineral and Waste Officer	X		The Mineral and Waste Planning Authority have no objection to this application.
Lead Local Flood Authority	X		The LLFA has no objection to the proposed extension of season.
Tree Officer	X		No tree issues here, no objection.

Consultation responses	No objection	Object	Brief summary of comments
Environmental Health	X		No comments.
Natural Environment Team			- Lack of information within the application about the potential impact on the SNCI from extending the season. If the SNCI cannot be accessed by users of the site then I think we can consider this a non-issue but as DWT have said this isn't clear. - Previously confirmed compliance with the biodiversity enhancements proposed through previous Biodiversity Plans, which included habitat creation, but one of the previous BPs did put forward that access would be given for DWT to undertake and update monitoring survey, which has not taken place as I believe they have not had a response from the landowner.
Dorset Council Site Licence	X		Further to the consultation for the above planning application the applicant (should they obtain planning consent) will need to apply for a tent licence if they are now to operate between the months of May - September (e.g. more than 60 days or more than 42 consecutive days in 12 months). The applicant can find more information here: Caravans, mobile residential (park) homes and camping site licences - Dorset Council https://www.dorsetcouncil.gov.uk/caravans-mobile-residential-park-homes-and-camping-sites
World Heritage officer	X		Due to the location and scale of this application I have no comment to make regarding its likely impacts on the World Heritage Site.

Third Parties

5 Objections received from neighbouring residents (note objections received from the same household have been counted as 1 objection)

Summary of Material Objections

- Endorse objections from Chickerell Town Council and Dorset Wildlife Trust.
- Adverse Impact on Residents:
 - o Significant negative effects on quality of life due to seasonal campsite operations.
 - o Increased noise, litter, light pollution, and traffic.
- Environmental Concerns:
 - o Notable decline in local wildlife (foxes, deer), attributed to campsite activity.
- Infrastructure and Safety Issues:

- o Local roads are increasingly unsafe, worsened by nearby housing developments.
- o Safety concerns for horse riders, cyclists, and pedestrians near sharp corners by the campsite and Nottingham road.
- o Signage and speed limits around the campsite unsuitable.
- Environmental Impact
- o The site is near a Site of Nature Conservation Interest (SNCI); early mowing in April damaged wildflowers.
- o Ecological surveys were conducted in winter, missing key biodiversity indicators.
- o No mention of biodiversity net gain in the application.
- o Extending the season to 5 months (not just one extra month) increases environmental pressure and commercialisation, which is inappropriate for the rural setting.
- o Autumn use will increase artificial lighting, affecting wildlife in an unlit, rural hamlet with no pavements or streetlights.
- o The access road is dangerous and unsuitable for increased traffic.
- Nuisance
- o Noise from 40–80 pitches is significant and often continues past 11 pm, despite a stated quiet period from 10 pm.
- o Activities near the barn (outside the red-marked tent area) generate additional noise close to residential properties.
- o Air Pollution e.g. BBQs
- Other Considerations
- o The proposal conflicts with the Chickerell Neighbourhood Plan, which supports sustainable tourism and rural character.

Dorset Wildlife Trust

- Insufficient ecological information to assess the impacts of the proposals
- No information has been provided to assess the potential for impacts upon the SNCI
- The covering letter states two previous Biodiversity Plans have been approved and all aspects of them completed on site however the monitoring survey of the SNCI has not been possible to undertake due to lack of response from the applicant.

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

10. Relevant policies

Development plan

In this case the development plan comprises:

West Dorset and Weymouth & Portland Local Plan (2015):

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
- ENV10: The landscape and townscape setting
- ENV16: Amenity
- SUS2: Distribution of development
- ECON7: Caravan and camping sites
- COM7: Creating a Safe and Efficient Transport Network

Chickerell Neighbourhood Plan (2021)

CNP10 Locally valued landscape north & east of Chickerell

CNP12 Enhancing Biodiversity

Material considerations

Emerging local plans:

Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 13 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. 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 specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - 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 6 'Building a strong, competitive economy', paragraphs 88 and 89 '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' This 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.

Other material considerations

National Planning Practice Guidance

All of Dorset:

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Supplementary Planning Documents/Guidance For West Dorset area:

Landscape Character Assessment February 2009 (West Dorset)

11. 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.

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. Public Sector Equalities Duty

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.

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. This scheme will have no impact on any with special characteristics.

13. Public Benefits

The proposals would provide a number of financial and non-financial benefits, including public benefits. These are summarised in the table below:

Material Consideration:

- Economic Benefits to the local area through additional spending in the locality

Non-material Consideration:

- None.

14. Planning Assessment

Principle of Development

14.1 The proposal seeks to extend the camping season of the existing campsite in May and September such as to enable operation from 01 May to 30 September annually. The existing site has consent for camping from 15th May to 31st August.

14.2 The site is located outside of any defined development boundary. However, Policy SUS2 of the Local Plan lists tourism, recreational or leisure related development as forms of development which are acceptable in principle in these locations, providing that this would not conflict with other policies in the plan.

14.3 Policy ECON7 allows for the creation of new and the expansion or intensification of existing camping sites, where they are in keeping with the rural character and would form part of a long-

term plan to improve the quality and appearance of accommodation. All proposals are subject to the requirement that they would not result in a significant adverse impact on the distinctive characteristics of the area's landscape, heritage and built environment.

14.4 The proposal would represent a relatively modest extension of the permitted camping season and would not result in an intensification or expansion of the site by provision of additional camping pitches, or expansion of camping outside of the area previously permitted. It is also evident that the applicant has recently invested in the site, through the creation of electrical hook-ups for individual pitches and through the provision of a toilet block (granted planning permission in 2021). A shop/reception and revisions to the toilet & shower block were granted planning permission in 2024. It is therefore an established camping site which is solely looking to extend the camping season by an additional 45 nights. Therefore, the scheme complies with policy ECON7 of the West Dorset, Weymouth & Portland Local Plan (2015).

Landscape and Visual Impact

14.5 The landscape and visual impacts associated with the proposal are limited to the additional camping period taking place between 1st May and 15th May and throughout September and these impacts are considered equivalent to those already experienced for the existing consented season. The site is bounded by existing mature hedgerows to the north, east and west which offer an effective visual screen, albeit offering glimpsed views of the site from the road. While the southern boundary of the application site is currently open, the topography of the site is such that visibility from the south is limited as the majority of the camping area lies over the brow of a hill. It is not considered that the additional camping periods proposed would give rise to significant harm to the landscape character or result in unacceptable visual impacts.

14.6 Conditions imposed on the original consent for the campsite limit it to tented camping only with no caravans, in the interests of visual amenity. It would be considered appropriate to impose the same restriction if this application is approved. As such, the scheme complies with policies ENV1 & ENV10 of the West Dorset, Weymouth & Portland Local Plan (2015), Section 15 of the NPPF (2024) and policy CNP10 of the Chickerell Neighbourhood Plan.

Impact on Neighbouring Amenity

14.7 Concerns have been raised in respect of the impact of the proposed use on the amenity of residents of Buckland Rippers with particular concern being raised in respect of noise and odour from cooking and open fires. These matters were considered fully in the earlier planning applications to establish the campsite and the previous extension of the operational period, wherein the Council's environmental health team were consulted and concluded that due to the significant separation of the nearest residential properties from the site, there would not be an unacceptable impact upon amenity.

14.8 Aside from Buckland House, the nearest property to the campsite is Holly Brow, Church Lane, which is approximately 75m from the campsite, while all other properties are over 100m from the campsite. It is also the case that none of the neighbouring dwellings share a boundary with the application site.

14.9 Although the proposal would result in a longer camping period than had previously been consented, it is not considered that this would result in significant adverse impacts upon the living conditions of neighbours in accordance with policy ENV16 of the West Dorset, Weymouth & Portland Local Plan (2015)

Protected Habitats

14.10 The site is located within 5km of Chesil and the Fleet which is designated as a Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar Site. Within 5km of the designated site, likely significant effects resulting from additional recreational pressures cannot be ruled out.

14.11 An appropriate assessment has been produced and agreed with Natural England. The appropriate assessment concludes that likely significant effects can be avoided. To ensure this funding towards the implementation of mitigation measures would be required made if planning

permission is granted. This would total for 45 pitches operating an additional 44 days each year which equates to £1799.05.

14.12 Financial contributions towards the mitigation would ordinarily be funded from CIL . However, as the development would not be CIL liable a planning obligation to secure a financial contribution towards mitigation would be required prior to the grant of planning permission Subject to the securing of mitigation, the scheme will comply with policy ENV2 of the West Dorset, Weymouth & Portland Local Plan (2015) and policy CNP10 of the Chickerell Neighbourhood Plan.

Highways

14.13 The proposal would continue to utilise the existing access that is used for the campsite. The Highways Authority reviewed this application and considered that the proposal would not present any material harm to the transport network or to highway safety. The Highways Authority therefore raised no objections on this basis.

14.14 The proposal is considered to be acceptable in respect of highways safety in accordance with policy COM7 of the West Dorset, Weymouth & Portland Local Plan (2015)

Biodiversity

14.15 Concerns were raised by Dorset Wildlife Trust surrounding the fact that the development site lies adjacent to a Site of Nature Conservation Interest (SNCI) (SY68/043 Buckland Ripers Meadow) which is cited for its species-rich neutral grassland habitats.

14.16 The concerns are surrounding the fact no ecological information has been provided to assess the potential for impacts upon the SNCI as a result of the proposals and the application does not acknowledge or address the presence of the SNCI directly adjacent to the areas intended to be used for the extended camping season. It is also raised that it has not been clarified whether there would be any access to the SNCI by users from the campsite.

14.17 The Applicant has stated following these comments that campsite users do not currently have access to the SNCI and would not have access to the SNCI if this application is approved. The SNCI areas are securely fenced and gated.

14.18 Based on the fact that the proposal would be extending an existing permitted use and that the proposal would not allow access to the SNCI, it is considered that the proposal would not have a significant impact on the SNCI. Dorset NET also considered that as there would be no access to the SNCI, this would be acceptable.

14.19 It is also understood that Dorset Wildlife Trust have been approached by the site owners to inspect the SNCI although it appears that Dorset Wildlife Trust have also approached the site owners but neither party has been able to arrange for the Trust to undertake the monitoring survey that was previously agreed as part of the Biodiversity Plan submitted with planning permission ref. WD/D/18/002905. The applicant is encouraged to make contact with the Trust to ensure continued compliance with the previously agreed Biodiversity Plans.

14.20 The earlier 2018 and 2021 planning permissions for camping at the site were the subject of a biodiversity mitigation plan. It is considered that extending the camping season by a further 44 days does not further impact biodiversity at the site and therefore conditioning compliance with the previous mitigation plan would be acceptable. The scheme will comply with policy ENV2 of the West Dorset, Weymouth & Portland Local Plan (2015) and policy CNP10 of the Chickerell Neighbourhood Plan.

Flood Risk

14.21 A small part of the site is identified in the Council's Strategic Flood Risk Assessment Level 1 as being at risk of surface water flooding, the risk being 1 in 100 year when including climate change allowances. In the Environment Agency's National Flood Risk Assessment 2 (NAFRA2) small areas of the site are shown as being 1 in 30, 1 in 100 and 1 in 1000 surface water flood risk. A flood risk assessment accompanied the application although it did not reference NAFRA2 and as such this was highlighted to the agent who submitted an amended FRA. The lead local flood authority has been consulted on the application and has no objection.

14.22 It is considered that the sequential test as set out in the NPPF and planning practice guidance would not be applicable as the change of use to a camping site has already occurred by reason of the existing planning permissions. This application does not include any additional land but seeks only to extend the camping season. Furthermore, during the course of this application, updated Planning Policy Guidance (PPG) in regard to flooding has been published which has clarified that *“where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development ... without increasing flood risk elsewhere, then the sequential test need not be applied”*

14.23 It is only very small areas of the site that are identified as being at risk of surface water flooding and one of those areas is according to the agent, a depression in the land to the east of the site, which would not be suitable to erect a tent on anyway. The FRA states that campers will be advised to avoid this area and as adherence to the FRA can be conditioned and the area in question is very limited in size, this is considered to be sufficient and acceptable. Overall, it is considered that extending the season for the camping would not adversely affect flood risk or lead to increased flood risk elsewhere. Furthermore, access to the camp site is not affected by flooding, ensuring any holidaymakers have safe ingress & egress to the site. The applicant has been advised to update the FRA to refer to new PPG guidance and provide assurance on how holidaymakers will be protected from the small pockets of surface water flooding on the broader site. In light of that there will be a further update reported to committee prior to/at the meeting.

15. Environmental implications

15.1 Additional CO2 emissions arising from additional vehicle movements and camping activities at the site during the extended camping season.

16. Summary of issues and the planning balance

16.1 The principle of a camping site in this location has been previously established and this location has been considered sustainable for the purposes of a campsite. The proposal would be utilising the existing site and extending the period of operation only. This would bring about some economic benefits for the surrounding area through additional spending in the local area from the extended camping period.

16.2 NPPF paragraph 88 criterion (c) sets out that sustainable rural tourism and leisure developments which respect the character of the countryside should be enabled to support a prosperous rural economy.

16.3 The proposal would not provide access to the adjacent SNCI therefore it is considered that the proposal would not have a significant impact on the SNCI. Subject to a condition requiring the implementation of the biodiversity mitigation plan and a legal agreement to secure the mitigation payment for recreational impacts on the Chesil and Fleet it is considered the development would have an acceptable impact on biodiversity and protected habitats.

16.4 The extension of the camping season would have an acceptable visual impact, not adversely affecting landscape character. It would also have an acceptable impact in respect of residential amenity, highway safety and flood risk.

16.5 Having regard to the above matters it is considered that the proposed development accords with the policies of the development plan when taken as a whole and the NPPF.

17 Recommendation

A) Delegate authority to the Service Manager for Development Management and Enforcement and the Area Manager for the Southern and Western Team to grant planning permission subject to the completion of a legal agreement to secure:

- a contribution of £1799.05 to mitigate the impacts of the development on the Chesil and Fleet European site

and subject to planning conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Site Plan 171/154/01 A

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The site shall be used for tented camping only and not for motorhomes or caravans. Tents shall only be erected on the land between 1st May and 30th September, inclusive, in any one year. The tented camping shall be occupied for holiday purposes only.

Reason: For the avoidance of doubt and in the interests of the visual amenities of the locality.

4. The development shall be carried out and maintained in accordance with the Flood Risk Assessment & Foul and Surface Water Drainage Details Revision 1.

Reason: In the interests of flood risk.

5. The development hereby approved shall be carried out and maintained in accordance with the approved Biodiversity Mitigation & Enhancement Plan signed by D. Carpendale and dated 7/11/2018, and agreed by the Natural Environment Team on 28/11/2018, unless a subsequent variation is agreed in writing with the Council.

Reason: In the interests of biodiversity mitigation and enhancement.

- B)** Refuse permission for the reasons set out below if the agreement is not completed by 6 months from the date of committee or such extended time as agreed by the Service Manager for Development Management and Enforcement:

1. In the absence of a completed and signed s106 agreement the application would fail to provide the relevant financial contribution towards mitigating recreational pressures on the Chesil and Fleet SAC, SPA and RAMSAR, which would arise as a result of the proposed development. As such the development would adversely impact on the internationally important habitats and species at the site. Hence the proposal would be contrary to policy ENV2 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 and paragraph 193 of the NPPF.