

South Walks House
South Walks Road
Dorchester
DT1 1UZ

Tel: (01305) 251010
Fax: (01305) 251481
Website: www.dorsetforyou.com



Director of Environment
Dr David Evans

Mark Cullen
Alder King Planning Consultants
Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

SYDLING ST NICHOLAS

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| <p style="text-align: center;">REFUSAL OF PLANNING PERMISSION Town and Country Planning (Development Management Procedure) (England) Order 2010 (DMPO) Town and Country Planning Act 1990</p> |
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Application No: WD/D/14/001307

Location of Development:

SOUTHERN COUNTIES SHOOTING GROUND, SOUTHERN COUNTIES LEISURE, LONG ASH LANE, WARDON HILL, DORCHESTER, DT2 9PW

Description of Development:

Construction of a Solar Photovoltaic Park and Associated Equipment.

In pursuance of powers under the above mentioned Act(s), West Dorset District Council **HEREBY REFUSE PLANNING PERMISSION** for the development described in the application above and the plans listed below.

Location Plan - Drawing Number 1063-0200-13 Issue 01 received on 21/05/2014
Site CCTV Detail - Drawing Number: 1063-2304-00 issue 01 received on 21/05/2014
Security Fencing Detail - 25 degree panel angle - Drawing Number 1063-0205-02 Issue 01 received on 21/05/2014
System 2.1 Mounting Detail at 25 Degrees - Drawing Number 1063-0206-06 Issue 01 received on 21/05/2014
Floor plans and Elevations - Inverter Station - Drawing Number 1063-0207-13 Issue 01 received on 21/05/2014
Elevations - Drawing Number 1063-0208-50 Issue 02 received on 21/05/2014
Switchgear Station Elevations - Drawing Number 1063-0208-71 Issue 02 received on 21/05/2014
Site Plan - Drawing Number 1063-0201-01 Issue 04 (Amended Plan) received on 02/10/2014

**SEE ATTACHED
REASON(S) FOR REFUSAL**

Signed: Dr David Evans
Director of Environment
Dated: 17 December, 2014

PLEASE REFER TO NOTES ENCLOSED

Chief Executive: M Prosser
Directors: D Evans, K Ryan, J Vaughan

APPLICATION NO: WD/D/14/001307
SOUTHERN COUNTIES SHOOTING GROUND, SOUTHERN COUNTIES LEISURE,
LONG ASH LANE, WARDON HILL, DORCHESTER, DT2 9PW
REASON(S) FOR REFUSAL

1. The proposal will not conserve landscape and scenic quality in respect of the large part of the site outside of the shooting ground. The development would appear as an alien, quasi-industrial development in a currently undeveloped tract of countryside which would be visible from a number of public rights of way. It is considered that even after the proposed mitigation there would still be a range of residual adverse impacts to visual amenity and landscape character to the significant detriment of the Area of Outstanding Natural Beauty. The application is considered clearly contrary to the highest status of protection afforded to the Dorset AONB, a designation of national importance in relation to landscape and scenic beauty, and conflicts with the provisions of: (1) policy SA1 of the West Dorset District Local Plan; and (2) paragraphs 115 and 116 of the National Planning Policy Framework (NPPF) (2012) and the Government's Planning Practice Guidance.
2. The proposed development would result in the loss of the shooting ground which is a sporting facility and as such the proposal is contrary to Policy COM5 of the West Dorset, Weymouth and Portland Draft Local Plan and the National Planning Policy Framework (2012).
3. In the absence of satisfactory information to demonstrate otherwise it is considered that the development would result in significant and unacceptable harm to designated and non-designated heritage assets and their settings contrary to Policy SA24 of the West Dorset District Local Plan (2006), Policy ENV4 of the West Dorset, Weymouth and Portland Draft Local Plan and the National Planning Policy Framework (2012).
4. In the absence of a satisfactory means to secure mitigation for the loss of sky lark plots at the application site the development would have a significant adverse impact on biodiversity contrary to the National Planning Policy Framework (2012) and Policy SA12 of the adopted West Dorset District Local Plan (2006).