

The provisional policy below was adopted at Leigh PC's meeting of 17 March 2020. Parishioners are now encouraged to mail the Parish Clerk Beverley Harrison leigh@dorset-aptc.gov.uk with any comments.

Leigh Parish Council

Provisional policy with regard to planning applications on greenfield sites within the parish.

Leigh PC is aware of Dorset Council's emerging Local Plan, which proposes to concentrate future significant developments around the county's Tier 1 and 2 towns, and the larger rural villages (ie those with 500+ estimated population).

Leigh, being therefore categorised as a smaller village, would apparently thus be outwith the above proposal. As such, on adoption of the above Local Plan, it is taken that Leigh would be unlikely to be subject to having a significant development imposed upon it.

Given the limited facilities within the village, the minimal size of its surrounding approach roads, and the absence of any public transport, Leigh PC is fully supportive of Dorset Council's approach. Moreover, any larger scale development on one or more of Leigh's green field sites would make a marked change to the character of the village - which the PC is very keen to see retained.

Notwithstanding this, Leigh PC is conscious of the national shortage of housing, and recognises that it needs to play a part. Furthermore, where expansion of the village's existing housing can be blended in without infringing upon the principles outlined herein, the PC has no desire to entirely deny new housing for those aspiring to find a home in our village. As such, it has recently supported appropriate small scale developments on two green fields within the village's confines.

With regard to similar applications to build on any other green field(s) within the village's confines, these will continue to be considered on a case by case basis. Factors which will be taken into account include: the location of the field in question; the scale of the intended development; the design, number and density of proposed houses, especially with regard to their being in keeping with the immediate locality; the number of other remaining open spaces close by; the likely creation of a 'ribbon development' effect; and traffic considerations vis-à-vis the width of the immediate road.

This policy also applies to the hamlets within the parish (Totnell, Three Gates and Calfhay). The list of considerations should not be taken as exhaustive.

Leigh PC plans to adopt the above as a formal policy at its meeting on 12 May 2020. Thereafter, it will be reviewed every five years, or on Leigh's adoption of a Neighbourhood Plan should this occur sooner.