

Leigh Parish Council

Planning Policy 2025

Leigh Parish Council is aware of Dorset Council's upcoming Local Plan, which proposes to concentrate future significant developments around the county's Tier 1 and 2 towns, and the larger rural villages defined as Tier 3.

Leigh, not being categorised due to it being a smaller village, would apparently not be included within the above proposal. As such, on adoption of the above Local Plan, it is understood 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 parish council 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 parish council is very keen to see retained.

Notwithstanding this, Leigh parish council is conscious of the national shortage of housing, including affordable homes, 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.

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 regarding 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 parish council adopted the above as a formal policy at its meeting on 11th November 2025. Thereafter, it will be reviewed either :

Inline with Dorset Councils local plan, when finalised and published

No later than November 2030

On Leigh's adoption of a Neighbourhood Plan