

Sustainable Tourism	
Aim	<i>Accommodate responsible and sustainable tourism development</i>
Objectives	<ul style="list-style-type: none"> • Support sustainable tourism-related development in appropriate locations • Support the creation of individual, or a network of, tourist trails • Facilitate appropriate new marine developments

Policy no and Title	Policy Wording	Narrative Context
Policy No. Port/ST1 Sustainable Tourism Development	Sustainable tourism development proposals, including extensions to or expansion of existing tourism uses, are supported in principle where they are proportionate to their location in scale and type. Proposals relating to land outside the settlements will need to demonstrate that the use proposed: i. promotes the unique characteristics of the area; ii. will not lead to significant loss or damage to any of the Island’s natural assets including landscape character, amenity, historic environment, views, ecology and wildlife corridors, archaeological or geological values of the coast, shoreline, beaches, adjacent coastal waters, and countryside; and iii. avoids conflict with the prevailing strategic policies designed to protect the environment, ecology and mineral reserves. Support will not be given to any tourism development that will adversely affect European sites.	<p>Sustainable Tourism is a commitment to generating a low impact on the surrounding environment and community by acting responsibly whilst generating income and employment for the local economy and aiding social cohesion.</p> <p>By having a proactive policy towards this type of development it is intended to try and ensure those visiting the Island respects its environment and character.</p>
Policy No. Port/ST2 Beach Huts	Proposals for replacement beach huts at West Weares, Church Ope Cove and Portland Bill that match the footprint of existing huts, and minor extensions to the rear of beach huts on the Beach Hut fields at Portland Bill (see Map 15), will be supported where they: i. are of a single-storey design which is in keeping with the traditional character and topography of the site; ii. do not result in a disproportionate increase in the ridge height or include loft storage areas; iii. are finished in timber, that is stained or painted to match the hut it is replacing or extending; iv. have no significant impact on the existing and essential character of the site; v. are for day-time recreation use with non-permanent residence; and, vi. avoid any significant negative impact on the biodiversity,	This policy refreshes the previous Supplementary Planning Guidance.

	<p>landscape and setting of the site and the surrounding area. Where some impact is unavoidable, it will be satisfactorily mitigated. Further extensions to previously extended beach huts will not be supported, except in special circumstances, neither will the provision of further patio, decking or veranda areas or 'garden' enclosures. Development proposals to provide additional beach huts will not be supported</p>	
<p>Policy No. Port/ST3 Tourist Trails</p>	<p>Proposals that further the creation of a network of tourist and leisure trails will be supported provided: i. the construction and appearance of new paths, tracks or links are appropriate in scale and sensitive to the character of the locality; ii. they avoid sensitive ecological areas and habitats; iii. they avoid any significant negative impact on the biodiversity, landscape and setting of the surrounding area; and iv. they provide for improved accessibility for wheelchairs and those with impaired mobility. Signage and interpretation facilities should be in keeping with the established standards for local tourist trails; and, where appropriate, they further links to the strategic cycle network of the area.</p>	<p>The policy narrative indicates a number of examples of specific trails which have potentially heritage or landscape qualities which would benefit from specific development and interpretation. Other trails may come forward as this concept develops</p>
<p>Policy No. Port/ST4 Marine Berths for Tourists</p>	<p>Development proposals that enable the provision of new and additional marine berths and facilities at Osprey Quay, Castletown and Portland Port in the interests of increasing tourism are encouraged if there will be no harmful impact on: i. landscape character; ii. wildlife, biodiversity or protected habitats; iii. the setting and character of heritage and historical assets; and iv. security and commercial operations in the area.</p>	<p>A similar policy to that covering historic piers and which recognises the potential for marine access as a solution to visiting the Isle.</p>