

# West Dorset and Weymouth & Portland Local Plan

Town & Parish Council and Neighbourhood  
Plan Group Training  
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# Programme

## What's in the Local Plan?

- Introductory chapter
- Topic-based policies
- Place-based policies
- Local Plan Review and Neighbourhood Plans

## What's the five-year housing land supply position?

- As considered by the Local Plan Inspector
- A year on
- Implications for decision-taking

## What can the online interactive version of the Local Plan do?



# What's in the Local Plan?

## Introductory Chapter

- The Local Plan was jointly prepared
- It covers West Dorset and Weymouth & Portland
- It runs from 2011 to 2031
- It includes separate visions for West Dorset and Weymouth & Portland
- It identifies strategic objectives for the whole Local Plan area
- It describes the strategic approach to meeting these objectives
- It includes a policy on the presumption in favour of sustainable development



# What's in the Local Plan?

## 5 topic-based chapters

- Environment and Climate Change
- Achieving a Sustainable Pattern of Development
- Economy
- Housing
- Community Needs and Infrastructure

# Environment and Climate Change

## The Natural Environment

Policies aim to protect and enhance

- Landscape, seascape and geology (ENV 1)
- Wildlife and habitats (ENV 2)
- Green spaces (ENV 3)

The strategic approach

- Reflects national policy on AONBs, SSSIs etc.
- Establishes local policy to protect green spaces
- Indicates that a separate Green Infrastructure DPD will be produced



# Environment and Climate Change

## The Historic Environment

Policy aims to protect and enhance

- Archaeology
- Conservation Areas
- Listed Buildings
- Historic Parks and Gardens

The strategic approach

- Reflects national policy on the historic environment
- Establishes a 'positive strategy' for its 'conservation and enjoyment'
- Central to which is a policy to protect 'heritage assets' (ENV 4)



# Environment and Climate Change

## Climate Change and Natural Resources

Policies aim to

- Protect against flooding (ENV 5 and 6)
- Protect against coastal erosion and land instability (ENV 7)
- Conserve high grade agricultural land (ENV 8)
- Safeguard against pollution and land contamination (ENV 9)

The strategic approach

- Largely reflects national policy
- Identifies built-up areas vulnerable to flooding (e.g. Weymouth Town Centre)
- States that Coastal Change Management Areas will be identified (in a separate DPD)



# Environment and Climate Change

## Design

The aim is to achieve high quality and sustainable design. The strategic approach seeks quality outcomes that reflect principles of good design.

This section includes policies on

- Landscape and townscape setting (ENV 10)
- The pattern of streets and spaces (ENV 11)
- The design and positioning of buildings (ENV 12)
- Achieving high levels of environmental performance (ENV 13)
- Shop front design (ENV 14)
- Making efficient use of land (ENV 15)
- Protecting residential amenity (ENV 16)



# Sustainable Pattern of Development

## Employment Land

The overall demand for additional employment land to 2031 is 60 hectares:

- 43 hectares in West Dorset
- 17 hectares in Weymouth & Portland

## Housing Land

The overall need for additional housing across the whole Local Plan area between 2011 and 2031 is

- 15,500 dwellings in total or
- 775 dwellings a year



# Sustainable Pattern of Development

## Employment Land: Adequate Provision

Policy SUS 1 makes provision for 85.5 hectares (against an overall demand for 60 hectares)

- 57.5 hectares in West Dorset (demand = 43 hectares)
- 28 hectares in Weymouth & Portland (demand = 17 hectares)

## Housing Land: Shortfall in Overall Provision

Policy SUS 1 makes provision for 14,855 new homes (against an overall need for 15,500 dwellings between 2011 to 2031 – i.e. 645 homes short)

The five-year housing land requirement 2014 to 2019 is met, but only just! In April 2014, there were 5,767 homes in the 5-year supply, against a target of 5,654 = 5.1 years of supply



# Sustainable Pattern of Development

## Settlement Hierarchy

Policy SUS 2 seeks to distribute ‘a greater proportion of development at the larger and more sustainable settlements’, which means

- The **main towns** of Dorchester and Weymouth (including urban extensions at Chickerell and Littlemoor)
- The **market and coastal towns** of Beaminster, Bridport, Lyme Regis, Portland and Sherborne and the village of Crossways
- Elsewhere at **settlements with defined development boundaries** (DDBs)



# Sustainable Pattern of Development

## Policy SUS 2: Inside DDBs

‘Residential, employment and other development to meet the needs of the local area will normally be permitted’

## Policy SUS 2: Outside DDBs

‘Development will be strictly controlled’. Types of development that may be permitted include

- Agriculture, forestry or horticulture enterprises
- Alterations, extensions and the re-use of existing buildings
- Rural exception affordable housing
- Rural workers’ housing
- Local facilities appropriate to a rural area
- Tourism, leisure and recreation developments



# Sustainable Pattern of Development

## Meeting needs outside DDBs

More detail is provided on meeting needs through

- Re-use of existing buildings (SUS 3). Re-use for market housing is permitted 'within or adjoining' settlements of 200+ population. Elsewhere it's permitted exceptionally if there are direct benefits to the local community/economy
- Replacement of existing buildings (SUS 4)
- Neighbourhood plans (SUS 5)

## Local Plan Inspector's Report

The Inspector says the Councils should 'take advantage of every reasonable opportunity to improve their short term (housing land) supply position'. This makes it difficult to 'strictly control' development outside DDBs in accordance with SUS 2, until the land supply position improves



# Economy

## Provision of Employment

The strategic approach is flexible encouraging employment development in urban and rural locations (ECON 1)

## Protecting Employment Sites

- On 'key employment sites' the focus is on retaining employment uses (B1, B2 and B8) (ECON 2)
- On 'other employment sites' there is a more flexible approach (ECON 3)

## Retail and Town Centres

Retail and other town centre uses are directed to town centres. The retention of retail units in town centres is sought (ECON 4)



# Economy

## Other Policies

Other policies in this section, which largely deal with economic activity outside settlements, relate to

- Tourism attractions and facilities (ECON 5)
- Built tourist accommodation (ECON 6)
- Caravan and camping sites (ECON 7)
- Rural (farm) diversification (ECON 8)
- New agricultural buildings (ECON 9)
- Equestrian development (ECON 10)

In broad terms these policies seek to support the economy without harming the rural environment



# Housing

## Affordable Housing

- A contribution to affordable housing is sought on all market housing sites
- On site provision is preferred, but financial contributions may be acceptable on small sites
- 35% affordable is sought in Weymouth and West Dorset: 25% is sought on Portland. All contributions are subject to viability testing
- A mix of 70% affordable rent / 30% intermediate housing generally will be sought
- Type, size and mix should address identified needs, including the needs of the disabled (HOUS 1)



# Housing

## Mix of Housing

The mix of market housing on a site should take account of the range and types of housing currently available and likely future demand (HOUS 3)

## Types of Housing

This section also includes policies on

- Affordable housing exception sites (HOUS 2)
- Flats, hostels and houses in multiple occupation (HOUS 4)
- Residential care accommodation (HOUS 5)
- The extension and replacement of existing homes in the countryside (HOUS 6)



# Community Needs and Infrastructure

## General Policies

- Development should be supported by infrastructure (COM 1)
- New or improved community buildings are supported (COM 2)
- Facilities will be retained unless not needed / unviable (COM 3)

## Other Policies

Other policies relate to

- The provision and retention of open space (COM 4 and 5)
- Education provision (COM 6)
- The transport network / travel interchanges (COM 7 and 8)
- Parking standards (COM 9)
- Provision of utilities (COM 10)
- Renewable energy developments (COM 11)



# What's in the Local Plan?

## 10 place-based chapters

- Weymouth
- Portland
- Littlemoor Urban Extension
- Chickerell
- Dorchester
- Crossways
- Bridport
- Beaminster
- Lyme Regis
- Sherborne

# Weymouth

## Vision for Weymouth

By 2031 Weymouth will

- Have a regenerated town centre and seafront with improved flood defences
- Have a strong, diversified economy, which offers a range of well paid jobs that will reduce outward commuting
- Have kept and enhanced the outstanding built and natural environment
- Be a place where residents feel safe and secure at all times

Policies focus on town centre regeneration and greenfield urban extensions



# Weymouth

Location	Housing Supply	Policy Ref
Weymouth Town Centre	600+	WEY 1
Markham and Little Francis	320	WEY 10
South of Louviers Road	100	WEY 11
Wey Valley	320	WEY 12
The Old Rectory, Lorton Lane	39	WEY 13
Location	Employment (ha)	Policy Ref
(Mount Pleasant Business Park)	(14.0)	(Planning consent)

There are also proposals for urban extensions at Littlemoor and Chickerell



# Weymouth

## Town Centre Strategy (WEY 1)

Regeneration focusing on key sites

- Town Centre Core and Commercial Road area (WEY 2)
- Station Area and Swannery Car Park (WEY 3)
- Custom House Quay and Brewery Waterfront (WEY 4)
- The Esplanade (south) (WEY 5)
- Ferry Peninsula (WEY 6)
- Westwey Road and North Quay area (WEY 7)
- Lodmoor Gateway (WEY 8)
- Bingleaves Cove (WEY 9)

More detail in a Supplementary Planning Document (SPD)



# Weymouth

## Other policies

- Mount Pleasant Business Park – no policy but Local Plan refers to the extant mixed planning consent
- Bowleaze Cove (WEY 14) – time limited tourism and leisure development, appropriate to a coastal location
- Tumbledown Farm (WEY 15) – allotments, cemetery, RSPB office / workshop space compatible with open gap function
- Lorton Valley Nature Park (WEY 16)



# Portland

Growth mainly through re-use of previously developed sites and implementation of extant consents

- Portland Port – the Port area has consent for employment uses and areas of the seabed have consent for marine works including reclamation (explanatory text but no policy)
- Portland Quarries Nature Park (PORT 3)

Location	Housing Supply	Policy Ref
Osprey Quay	35	PORT 2
Former Hardy Complex	384	PORT 3
Location	Employment (ha)	Policy Ref
Osprey Quay	8.6	PORT 2



# Littlemoor Urban Extension

## Policy LITT 1

- Proposes a mix of uses
- Recognises the site is within the Dorset AONB
- Seeks a landscape-led strategic planning approach
- Requires a masterplan to be prepared

Location	Housing Supply	Policy Ref
In Weymouth	150	LITT 1
In West Dorset	350	LITT 1
Location	Employment (ha)	Policy Ref
Primarily in West Dorset	12.0	LITT 1
Icen and Weyside Farms	Potential	LITT 2



# Chickerell

- Land at Putton Lane / Floods Yard has consent (CHIC 1)
- Link Park off Chickerell Link Road and land north of the Police HQ have consent for employment uses
- Key opportunity is the urban extension to the north and east of the town (CHIC 2)
- Primary school site off Rashley Road could go for housing if a replacement is provided as part of the urban extension (CHIC 3)

Location	Housing Supply	Policy Ref
Putton Lane	220	CHIC 1
Chickerell Urban Extension	820	CHIC 2
Location	Employment (ha)	Policy Ref
Putton Lane	Potential	CHIC 1



# Dorchester

Main focus is on

- Further growth at Poundbury (DOR 1 & 2)
- Town Centre regeneration, including retail at Charles Street (DOR 4) and off Trinity Street (DOR 5)

Other sites include

- Weymouth Avenue Brewery site (DOR 6)
- Red Cow Farm and land south of St George's Road (DOR 7 & 8)
- Land off Allington Avenue (DOR 9)

Other policies

- Seek to protect the character of the Roman Town Area (DOR 3)
- Seek to ensure that the delivery of the Dorchester Transport and Environment Plan (DTEP) is not undermined (DOR 10)



# Dorchester

Location	Housing Supply	Policy Ref
Poundbury Phases 3 & 4	1,200	DOR 1
Weymouth Avenue Brewery	560	DOR 6
Red Cow Farm	54	DOR 7
South of St George's Road	50	DOR 8
Off Allington Avenue	50	DOR 9
Location	Employment (ha)	Policy Ref
Poundbury	6.0	DOR 1
Poundbury Parkway Farm	0.9	DOR 2
Weymouth Avenue Brewery	1.7	DOR 6

# Crossways

The main development south of Warmwell Road (CRS 1) should be subject to a masterplan and should provide

- Community facilities (e.g. village hall)
- Highway improvements
- Suitable Alternative Natural Greenspace (SANG) to mitigate potential adverse impacts on nearby heathlands
- Measures to mitigate nutrient loading on Poole Harbour

Policy CRS 2 encourages joint working with Purbeck as further development may be proposed just beyond the West Dorset boundary

<b>Location</b>	<b>Housing Supply</b>	<b>Policy Ref</b>
South of Warmwell Road	500	CRS 1
<b>Location</b>	<b>Employment (ha)</b>	<b>Policy Ref</b>
South of Warmwell Road	3.5	CRS 1



# Bridport

The main development proposal is at Vearse Farm (BRID 1), which will deliver

- 760 new homes and 4 hectares of employment land
- Highway improvements (including the Miles Cross junction)
- Land for a two-form entry primary school

Other proposals include

- Redevelopment of St Mary's Primary School for housing, if the new school at Vearse Farm goes ahead (BRID 2)
- Housing on land east of Bredy Veterinary Centre, off Jessop Avenue (BRID 3)
- Town Centre expansion at Rope Walks and Coach Station Car Park (BRID 4)
- Mixed-use regeneration of St Michael's Trading Estate (BRID 5)



# Bridport

Location	Housing Supply	Policy Ref
Vearse Farm	760	BRID 1
Land off Skilling Hill Road	40	BRID 2
East of Bredy Vet's Centre	40	BRID 3
St Michael's Trading Estate	105	BRID 5
Location	Employment (ha)	Policy Ref
Vearse Farm	4.0	BRID 1
St Michael's Trading Estate	Potential	BRID 5



# Beaminster

Beaminster lies wholly within the Dorset AONB

- The main housing allocation is at Broadwindsor Road, where some employment use is also promoted (BEAM 1)
- Further employment use is proposed at Lane End Farm (BEAM 2)

Location	Housing Supply	Policy Ref
North of Broadwindsor Road	120	BEAM 1
Location	Employment (ha)	Policy Ref
Broadwindsor Road	0.5	BEAM 1
Lane End Farm	0.7	BEAM 3



# Lyme Regis

Development opportunities are limited due to land instability, highway and landscape constraints

- The only allocation is at Woodberry Down (LYME 1)
- Joint working is required with East Devon / Uplyme PC (LYME 2)

Location	Housing Supply	Policy Ref
Woodberry Down	90	LYME 1
Location	Employment (ha)	Policy Ref
Woodberry Down	Potential	LYME 1



# Sherborne

The main development proposal is at Barton Farm (SHER 1), which will deliver

- 279 new homes and 3.5 hectares of employment land
- Highway improvements (Sheeplands Lane / Yeovil Road (A30) / Horsecastles Lane (A352) junction)

Other proposals include

- Town Centre expansion at Newland Car Park (SHER 2)
- Hotel and business use on the Sherborne Hotel Site (SHER 3)
- Mixed-use regeneration of the former Gasworks Site, Gas House Hill (SHER 4)



# Sherborne

Location	Housing Supply	Policy Ref
Barton Farm	279	SHER 1
Former Gasworks Site	30	SHER 4
Location	Employment (ha)	Policy Ref
Barton Farm	3.5	SHER 1
Sherborne Hotel	Potential	SHER 3
Former Gasworks Site	Potential	SHER 4



# Local Plan Review

## Inspector's Report

- An early review of the Local Plan should be undertaken by 2021
- It should cover the period to 2036 (i.e. five years beyond the current Plan period)

## Key Focus for the Review

- Additional housing provision to 2036 (4,520 additional homes minimum = 645 to 2031 + 3,875 (775 x 5) for following 5 years)
- Review of local policy to reflect changing national policy (especially on affordable housing)
- Opportunities for growth at Dorchester and Sherborne (as required by the Inspector)
- Green infrastructure network (rather than in separate DPD)
- Coastal change management areas (rather than in separate DPD)



# Local Plan Review

## Reports to Committees

- WDDC's Policy Scrutiny Committee – 26/01/2016
- WDDC's Executive – 09/02/2016
- WPBC's Policy Development Committee – 15/02/2016
- WPBC's Management Committee – 01/03/2016

## Timetable in Local Development Scheme (LDS)

- Publish Sustainability Appraisal Scoping Report – March 2016
- Publish Local Plan Review for consultation – March 2018
- *Two years 'informal' consultation with local communities*
- Submission of Review + responses to consultation – Sept 2018
- Examination by an Inspector – March 2019
- Adoption – December 2019
- *Two years contingency to meet the Inspector's deadline*



# Neighbourhood Plans

## Status and Scope

- Once 'made' form part of the 'development plan'
- Need to be in general conformity with the strategic policies of the newly adopted Local Plan

## Government Support (via Locality)

- **Grant payments:** up to £8,000 per neighbourhood area
- **Direct support:** up to a further £6,000 in grant or specific packages for groups facing more complex issues

## Local Authority Support

- Will provide a link officer as point of contact / or advice
- Will organise (and fund) examination & referendum



# Neighbourhood Plans Progress – Part 1

Neighbourhood Plan	Progress
Askerswell	Neighbourhood Area designated and Neighbourhood Forum established
Bridport Area	Neighbourhood Area designated
Broadwindsor	Neighbourhood Area designated
Buckland Newton	Submitted for examination
Cerne Valley	Neighbourhood Plan ‘made’
Charmouth	Neighbourhood Area designated
Holwell	Neighbourhood Area designated



# Neighbourhood Plans Progress – Part 2

Neighbourhood Plan	Progress
Loders	Successful at examination: awaiting referendum
Longburton (Cam Vale)	Neighbourhood Area designated
Maiden Newton and Frome Vauchurch	Neighbourhood Area designated
Piddle Valley	Draft consulted upon
Portland	Neighbourhood Area designated
Puddletown	Neighbourhood Area designated
Upper Marshwood Vale	Neighbourhood Area designated



# What's the five-year housing land supply position?

## Why do the Councils need a five-year supply?

- National policy requires Local Planning Authorities to:
  - identify a supply of deliverable sites
  - update this supply annually
  - ensure that there is sufficient supply to meet five years worth of the Local Plan annual housing target
- A deliverable site is:
  - available now
  - a suitable location for development
  - achievable in five years particularly having regard to viability



# The Housing Supply Requirement

## The Local Plan target

- The Local Plan identifies a need for 15,500 additional dwellings between 2011 and 2031
- Equivalent to 775 dwellings per annum

## Five-year supply target

- Five years worth of the local plan's average annual requirement
  - + any shortfall  
(should be made up within the 5-year period)
  - + an appropriate buffer  
(5% as set out in NPPF: 20% where record of persistent under delivery)



# What the Inspector said

## Supply of sites (at 1<sup>st</sup> April 2014)

- It is appropriate to calculate supply across the whole local plan area (para 87)
- “Discounts” should be applied to sources of supply:

Existing permissions (5%)	2,687
Phased allocated sites without permission (10%)	1,347
Large identified sites (20%)	1,254
Minor identified sites (20%)	444
Rural Exception sites (where funding committed)	35
<b>TOTAL SUPPLY (including discounts)</b>	<b>5,767</b>



# What the Inspector said

## Past performance

- Shortfall in delivery of 837 dwellings since 2011 (para 85)
- A 20% buffer is required due to 'persistent under delivery' (para 86)

Annual Local Plan target	775 dwellings
Five years worth of plan target (5 x 775 dwellings)	3,875 dwellings
Plus shortfall (3,875 + 837 dwellings)	4,712 dwellings
Plus 20% buffer (4712 x 1.2)	<b>5,654 dwellings</b>

## Supply requirement

- 5,654 dwellings over the period 2014 to 2019



# What the Inspector said

Do we have a five-year supply?

Yes – but only just!

- Five-year requirement = 5,654 dwellings
- Annualised requirement (5,654 / 5) = 1,131 dwellings
- Supply (discounted) = 5,767 dwellings
- Years of supply (5,767 / 1,131) = **5.1 years!**



# What the Inspector said

## Conclusions

- The Councils have a five year supply, but only just
- There is very little margin in this supply
- Imperative that councils “*do not ignore new opportunities which come forward in **sustainable locations** and are **consistent with other policy provisions**”*”

# One year on...

## Supply of sites (at 1<sup>st</sup> April 2015)

“Discounts” as recommended by the Inspector have been applied

	2015	(2014)
Existing permissions (5%)	3,297	(2,687)
Phased allocated sites without permission (10%)	1,511	(1,347)
Large identified sites (20%)	1,226	(1,254)
Minor identified sites (20%)	444	(444)
Rural Exception sites (where funding committed)	90	(35)
<b>TOTAL SUPPLY (including discounts)</b>	<b>6,568</b>	<b>(5,767)</b>



# One year on...

## Past performance

Year	Completions	Shortfall	<i>Cumulative Shortfall</i>
2011/12	546	229	229
2012/13	569	206	435
2013/14	370	405	840
2014/15	399	376	1,216
<b>Total</b>	<b>1,884</b>	<b>1,216</b>	

- The shortfall has increased
- The 20% buffer still applies



# One year on...

Annual Local Plan target	775 dwellings
Five years worth of plan target (5 x 775 dwellings)	3,875 dwellings
Plus shortfall (3,875 + 1,216 dwellings)	5,091 dwellings
Plus 20% buffer (5,091 x 1.2)	<b>6,109 dwellings</b>

## Supply requirement

- 6,109 dwellings over the period 2015 to 2020
  - (5,654 over period 2014 to 2019)



# One year on...

## Do we have a five-year supply?

- Five-year requirement = 6,109 dwellings
- Annualised requirement (6,109 / 5) = 1,222 dwellings
- Supply (discounted) = 6,568 dwellings
- Years of supply (6,568 / 1,222) = **5.3 years!**



# How are we doing?

## Five-year supply

- The 5-year supply increased from 5.1 years in 2013/14 to 5.3 years in 2014/15
- This is the right 'direction of travel' but the 'surplus supply' is still marginal (i.e. only 0.3 years)

## Delivery

- Completions increased from 370 homes in 2013/14 to 399 in 2014/15
- This is the right 'direction of travel' but is still well below
  - the Local Plan target of 775 dpa and
  - the target of 1,222 dpa to eliminate the cumulative shortfall over five years



# Risks to the five-year supply

## Site deliverability

The contribution a site makes to the 5-year supply may be affected by:

- It being progressed more slowly than predicted
- It not being progressed at all during the 5-year period

Changes to the deliverability of sites could **reduce the 5-year supply**

## Delivery shortfalls

- On average 775 new homes need to be built each year
- Delivery below this level causes a 'shortfall'
- There has been a shortfall in delivery each year since 2011

Continued shortfalls in delivery would **increase the 5-year supply requirement** (which went up from 5,654 to 6,109 in 2014/15)

Minor changes in circumstances could result in the Councils no longer having a 5-year supply



# Implications for decision-taking

## Relevance of the Inspector's report

- The Inspector's concern that *“there is very little margin should circumstances change”* remains relevant
- The Inspectors recommendation that the Councils should *“take advantage of every reasonable opportunity to improve their short term (housing land) supply position”* still applies

## Main Implication

- It is difficult to ‘strictly control’ development outside DDBs in accordance with SUS 2. However, ...
- this is much better than not having a 5-year supply when ‘the presumption in favour of sustainable development’ would apply.
- This requires that permission should be granted *“unless any adverse impacts of doing so would **significantly and demonstrably outweigh the benefits**”*



# Implications for decision-taking

## Inspector's guidance on improving short term supply

- “The Councils should not ignore new opportunities which come forward in **sustainable locations** and are **consistent with other policy provisions**” (para. 103)

## What are sustainable locations?

- The ‘more sustainable settlements’ outlined in Policy SUS 2 (i.e. settlements with DDBs)

## What does consistent with other policy provisions mean?

- Consistent with all the other policies of the new Local Plan (including those relating to environment, design and amenity etc.)

It is prudent to continue to have regard to this guidance until the five-year housing land supply position is more secure

