

PROGRAMME FOR THE LOCAL PLAN REVIEW AND RELATED POLICY DOCUMENTS

THE LOCAL DEVELOPMENT SCHEME FOR
WEST DORSET, WEYMOUTH AND PORTLAND

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INTRODUCTION

The Local Development Scheme (LDS) for West Dorset, Weymouth and Portland lists current and future planning policies and indicates when they might change. The LDS covers the two council areas of West Dorset and Weymouth & Portland and supersedes the previously adopted scheme from April 2015.

The LDS lists current planning policy documents and sets out the programme for the preparation of new documents. Predicted timescales / dates for consultation periods are given in square brackets [], however these may be subject to change and will be updated regularly.

The current priority is the review of the joint Local Plan, which was adopted in October 2015, but details of current and future neighbourhood plans, supplementary planning documents and other documents are also set out in the LDS.

Dorset County Council (DCC) prepares minerals and waste policies and the programme for their preparation is set out in DCC's Minerals and Waste Development Scheme, which is available here -

www.dorsetforyou.com/mwdf.

NATIONAL PLANNING POLICY

	EXISTING	ANTICIPATED CHANGES WITHIN THE NEXT 3 YEARS
WEST DORSET, WEYMOUTH AND PORTLAND	<p>The National Planning Policy Framework (NPPF) was published in March 2012 and sets out the Government’s planning policies for England and how these are expected to be applied.</p> <p>The Government has also produced national planning policies on waste, travellers, planning for schools development, sustainable drainage systems, parking and starter homes.</p> <p>National planning policies must be taken into account in the preparation of local and neighbourhood plans, and are a material consideration in planning decisions.</p> <p>Online Planning Practice Guidance (PPG) was originally published in March 2014 and is regularly updated.</p> <p>The NPPF, other national planning policies and the PPG are online here - http://planningguidance.communities.gov.uk/.</p>	<p>The Government consulted on proposed changes to national planning policy in December 2015. It is anticipated that an updated NPPF will be in place within the next year.</p> <p>Further new national planning policies, in the form of Ministerial Statements, may also be produced over the next 3 years.</p> <p>The online PPG will continue to be updated regularly.</p>

LOCAL PLAN AND LOCAL PLAN REVIEW

The Local Plan is the main Development Plan Document (DPD) for the area. The West Dorset, Weymouth & Portland Local Plan, which was adopted in October 2015, currently forms the main part of the statutory development plan for both council areas. The Local Plan can be viewed online here - <https://www.dorsetforyou.com/jointlocalplan/west/weymouth>.

	EXISTING	ANTICIPATED CHANGES WITHIN THE NEXT 3 YEARS
WEST DORSET, WEYMOUTH AND PORTLAND	<p>West Dorset, Weymouth and Portland Local Plan</p> <p>The joint local plan for West Dorset, Weymouth and Portland was adopted by both Councils in October 2015.</p> <p>The plan sets out a vision and spatial strategy for the area. It includes strategic policies, development management policies and development allocations. It establishes the number of homes and the amount of employment land to be delivered in the period up to 2031.</p> <p>The written statement is online here - http://www.planvu.co.uk/wdwp/contents_written.htm</p> <p>An interactive version of the Policies Map is online here - http://www.planvu.co.uk/wdwp/index.php</p>	<p>West Dorset, Weymouth and Portland Local Plan Review</p> <p>Paragraph 1.5.1 of the Local Plan states that “it is likely that a review of the plan will be in place by 2021.”</p> <p>In line with the Inspector’s recommendations the Local Plan Review will need to:</p> <ul style="list-style-type: none"> ▪ Plan for housing, employment land and other development needs to 2036; ▪ Identify a long-term strategy for development in the Dorchester area; and ▪ Reappraise housing provision in Sherborne. <p>As indicated in Policy ENV 3, the Councils will develop a green infrastructure strategy as part of the Local Plan Review. A green infrastructure network will be defined to replace existing local landscape designations.</p> <p>As indicated in Policy ENV 7, the Councils will identify Coastal Change Management Areas in the Local Plan Review.</p> <p>The key stages and likely timescales are:</p> <ul style="list-style-type: none"> ▪ Sustainability Appraisal Scoping Report: [March 2016] ▪ Publication: [March 2018] ▪ Submission: [September 2018] ▪ Examination: [March 2019] ▪ Adoption: [December 2019]

OTHER DEVELOPMENT PLAN DOCUMENTS

Other development plan documents form part of the statutory development plan and are subject to independent examination before they can be adopted.

	EXISTING	ANTICIPATED CHANGES WITHIN THE NEXT 3 YEARS
WEST DORSET, WEYMOUTH AND PORTLAND	<p>There are currently no other development plan documents for the area.</p>	<p>Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document (DPD)</p> <p>A joint DPD is being prepared by all the local planning authorities in Dorset. The publication of a pre-submission Joint DPD and its subsequent submission to the Secretary of State for examination will require the agreement of all the partner authorities in Dorset.</p> <p>The DPD will allocate sufficient suitable permanent and transit sites for Gypsies and Travellers and Travelling Showpeople for the next 15 years and set out a clear strategy for their delivery.</p> <p>Stages undertaken so far include:</p> <ul style="list-style-type: none"> ▪ Issues and options (including site options) consultation (November 2011 to February 2012) ▪ Additional sites consultation (September to October 2014) <p>Following the end of the contract with Peter Brett Associates in 2015, the Councils in Dorset have agreed to progress the Joint Site Allocations DPD to adoption using in-house resources to supplement the remaining project budget.</p> <p>A timeline for taking forward the Joint Site Allocations DPD is in preparation and once produced will be available on www.dorsetforyou.com/travellerpitches.</p>

NEIGHBOURHOOD PLANS

When neighbourhood plans are 'made' they form part of the statutory development plan. One neighbourhood plan in West Dorset has been made and several others are also in production. For up-to-date information on neighbourhood planning see -

www.dorsetforyou.com/neighbourhoodplanning/west/weymouth.

	EXISTING	ANTICIPATED CHANGES WITHIN THE NEXT 3 YEARS
WEST DORSET	<p>The Cerne Valley Neighbourhood Plan was made on 8 January 2015.</p>	<p>Some of the neighbourhood plans currently in production may be 'made' within the next 3 years.</p> <p>The neighbourhood plan for Lodgers has successfully completed its examination (December 2015) and is awaiting referendum.</p> <p>Consultation has been undertaken on draft neighbourhood plans for:</p> <ul style="list-style-type: none"> ▪ Buckland Newton (May to July 2015) ▪ Piddle Valley (September to October 2015) <p>Neighbourhood areas have been agreed for:</p> <ul style="list-style-type: none"> ▪ Askerswell (February 2015) ▪ Bridport area (May 2014) ▪ Broadwindsor (September 2015) ▪ Charmouth (September 2014) ▪ Holwell (June 2014) ▪ Longburton (Cam Vale) (June 2013) ▪ Maiden Newton and Frome Vauchurch (September 2015) ▪ Puddletown (February 2014) ▪ Upper Marshwood Vale (August 2015) <p>A neighbourhood forum has been established in Askerswell where there is a parish meeting rather than a parish council.</p>
WEYMOUTH & PORTLAND	<p>Currently no neighbourhood plans have been made.</p>	<p>A neighbourhood area has been agreed for:</p> <ul style="list-style-type: none"> ▪ Portland (November 2013) <p>Portland Town Council is the only parished area in the Borough. Neighbourhood forums would need to be created in order to progress any other neighbourhood plans in the Borough.</p>

SUPPLEMENTARY PLANNING DOCUMENTS AND GUIDANCE

SUPPLEMENTARY PLANNING DOCUMENTS

Supplementary Planning Documents (SPDs) support policies within DPDs. They do not form part of the development plan but are material considerations in decision-taking.

Existing generic guidance in West Dorset relating to design and sustainable development will be reviewed and extended to cover both council areas. The councils will consider the need for local plan area-wide guidance on planning obligations, having regard to the effects of implementing the Community Infrastructure Levy (CIL).

The Local Plan states that masterplans will be produced for a number of major allocations. It is anticipated that these would be prepared by developers / landowners in conjunction with the local community, key stakeholders and (where relevant) county, district, town and parish councils. The councils may take the lead on the preparation of masterplans in the event that they are not forthcoming from developers / landowners. The councils may adopt such masterplans as SPDs.

	EXISTING	ANTICIPATED CHANGES WITHIN THE NEXT 3 YEARS
WEST DORSET, WEYMOUTH & PORTLAND	There are no adopted SPDs covering both council areas.	A new joint Design and Sustainable Development Planning Guidelines SPD will be produced to cover both council areas in the next 3 years. West Dorset's Planning Obligations Guidelines continue to be relevant. The need for guidance to cover both council areas will be reviewed once the collection of CIL has commenced, which will be April 2016 at the earliest.
WEST DORSET	The following generic guidance has been adopted as SPD: <ul style="list-style-type: none"> ▪ Design & Sustainable Development Planning Guidelines (2009) ▪ Planning Obligations Guidelines (2010) 	It is anticipated that the current generic guidance will be replaced by guidance covering both council areas in the next 3 years, as outlined above.
	The following development briefs have been adopted as SPDs for West Dorset: <ul style="list-style-type: none"> ▪ Barton Farm Development Brief (2007) ▪ Poundbury Development Brief (2006) 	These development briefs may no longer be relevant when these sites have been developed. Further site-based development briefs and /or masterplans may be produced as SPD, if required, in the next 3 years as outlined above.
WEYMOUTH & PORTLAND	The following masterplan has been adopted as SPD for Weymouth & Portland: <ul style="list-style-type: none"> ▪ Weymouth Town Centre Masterplan (2015) 	Further site-based development briefs and /or masterplans may be produced as SPD, if required, in the next 3 years as outlined above.

SUPPLEMENTARY PLANNING GUIDANCE

Previously adopted Supplementary Planning Guidance (SPGs) may be a material consideration in planning decisions. Links to the current policies adopted by the Councils (including SPGs) can be viewed here - <https://www.dorsetforyou.com/article/410425/Local-Plan-Examination-Document-Library-Currently-Adopted-Planning-Policies-and-Monitoring-Reports>.

	EXISTING	ANTICIPATED CHANGES WITHIN THE NEXT 3 YEARS
WEST DORSET	<p>Previously adopted site-based SPGs for West Dorset that remain relevant and may be material considerations in planning decisions include:</p> <ul style="list-style-type: none"> ▪ Bridport South West Quadrant Regeneration Framework (2002) ▪ Charles Street Planning Brief (1999, updated 2006) ▪ Vision for West Bay Regeneration Framework (2003) ▪ Weymouth Avenue Development Brief (2004) 	<p>Site-based SPGs may no longer be relevant when: sites are developed; the relevant policy basis is removed; or they are superseded by policies in neighbourhood plans.</p>
	<p>Village Design Statements (VDSs) previously adopted as SPG in West Dorset, which remain relevant and may be material considerations in planning decisions include:</p> <ul style="list-style-type: none"> ▪ Bothenhampton VDS (2003) ▪ Bradford Peverell VDS (2000) ▪ Charminster VDS (2004) ▪ Osmington VDS (2003) ▪ Piddle Valley VDS (2004) ▪ VDS for the Parish of Loders (2000) ▪ Walditch Design Statement (2004) ▪ West Stafford VDS (2002) 	<p>VDSs previously adopted as SPGs may no longer be relevant when superseded by policies in neighbourhood plans.</p>
WEYMOUTH & PORTLAND	<p>Previously adopted SPGs for Weymouth & Portland that remain relevant and may be material considerations in planning decisions include:</p> <ul style="list-style-type: none"> ▪ Listed Buildings and Conservation Areas (2002) ▪ Portland Beach Huts (2006) ▪ Urban Design (2002) 	<p>The need to retain these documents will be reviewed as the Local Plan Review is prepared. Some may be replaced by the proposed new joint Design and Sustainable Development Planning Guidelines SPD or by the proposed new joint Planning Obligations Guidelines.</p>

COMMUNITY INFRASTRUCTURE LEVY

The Community Infrastructure Levy (CIL) is a mechanism for collecting financial contributions from developers towards the provision of infrastructure needed to support development.

West Dorset District Council and Weymouth and Portland Borough Council adopted their CIL charging schedules and their 'Regulation 123 lists' (which set out the different types of infrastructure that will be funded through the CIL) in October 2015. These documents are available here -

www.dorsetforyou.com/communityinfrastructurelevy/west/weymouth.

Guidance on the implementation of CIL will be prepared in early 2016 in advance of its collection, which will not start until April 2016 at the earliest.

All the documents described above may be reviewed over the next 3 years.

OTHER DOCUMENTS

STATEMENT OF COMMUNITY INVOLVEMENT

The Statement of Community Involvement (SCI) sets out how the Councils will involve the community in the preparation and review of planning policy documents and in making planning decisions. The SCI, which covers West Dorset and Weymouth & Portland, was adopted in November 2014 and is online here - www.dorsetforyou.com/statement-of-community-involvement/west/weymouth.

INTERIM GUIDANCE

	EXISTING	ANTICIPATED CHANGES WITHIN THE NEXT 3 YEARS
WEST DORSET	<p>Guidance Note for Affordable Housing Provision in West Dorset</p> <p>This guidance note sets out the Council's approach to the provision of affordable housing on open market housing sites in West Dorset. It sets out the circumstances when a financial contribution to off-site provision will be required and establishes the level of financial contributions that will be sought. The note is online here - https://www.dorsetforyou.com/media/210288/Guidance-Note-for-Affordable-Housing-Provision-in-West-Dorset/pdf/Guidance_Note_for_Affordable_Housing_Provision_in_West_Dorset.pdf</p>	<p>It is anticipated that the Housing and Planning Bill will require a review of the Council's approach to affordable housing provision (including its approach to financial contributions to off-site provision) within the next 3 years.</p>
WEYMOUTH & PORTLAND	<p>Guidance Note for Affordable Housing Provision in Weymouth & Portland</p> <p>This guidance note sets out the Council's approach to the provision of affordable housing on open market housing sites in Weymouth & Portland. It sets out the circumstances when a financial contribution to off-site provision will be required and establishes the level of financial contributions that will be sought. The note is online here – https://www.dorsetforyou.com/media/210289/Guidance-Note-for-Affordable-Housing-Provision-in-Weymouth-and-Portland/pdf/Guidance_Note_for_Affordable_Housing_Provision_in_Weymouth_and_Portland.pdf</p> <p>Weymouth Town Centre Interim Flood Defence Contributions Policy</p> <p>A flood risk management strategy and contributions policy were put in place for Weymouth Town Centre in September 2011. This interim policy document, which provides the basis for the negotiation of developer contributions to flood defences can be viewed at - www.dorsetforyou.com/floodpolicy/wpsc</p>	<p>It is anticipated that the Housing and Planning Bill will require a review of the Council's approach to affordable housing provision (including its approach to financial contributions to off-site provision) within the next 3 years.</p> <p>This guidance will continue to operate until the CIL Charging Schedule (adopted in October 2015) is implemented in or after April 2016.</p>

EVIDENCE TO SUPPORT PLANNING POLICIES

The links to the main evidence base studies undertaken to support the Local Plan and other planning policy documents are set out below.

The evidence base will be reviewed and updated as work on the Local Plan Review progresses and other planning policy documents are prepared. The links below may also be updated as work on the Local Plan Review progresses.

ENVIRONMENT AND CLIMATE CHANGE	
DOCUMENTS	LINK
CD/ENV1 to ENV16 plus AD/ENV1 to AN/ENV10	https://www.dorsetforyou.com/article/410420/Local-Plan-Examination-Document-Library-Other-Evidence---Environment

ACHIEVING A SUSTAINABLE PATTERN OF DEVELOPMENT	
DOCUMENTS	LINK
CD/SUS1 to CD/SUS15 plus AD/SUS1 to AD/SUS7	https://www.dorsetforyou.com/article/410419/Local-Plan-Examination-Document-Library-Other-Evidence---Sustainable-Pattern-of-Development

ECONOMY	
DOCUMENTS	LINK
CD/ECON1 to CD/ECON5 plus AD/ECON1 to AD/ECON6	https://www.dorsetforyou.com/article/410418/Local-Plan-Examination-Document-Library-Other-Evidence---Economy

HOUSING	
DOCUMENTS	LINK
CD/HOUS1 to CD/HOUS6 plus AD/HOUS1 to AD/HOUS9	https://www.dorsetforyou.com/article/410417/Local-Plan-Examination-Document-Library-Other-Evidence---Housing

COMMUNITY NEEDS AND INFRASTRUCTURE	
DOCUMENTS	LINK
CD/COM1 to CD/COM5 plus AD/COM1 to AD/COM8	https://www.dorsetforyou.com/article/410416/Local-Plan-Examination-Document-Library-Other-Evidence---Community-Needs--Infrastructure

KEY PROGRAMME MILESTONES

The following table outlines the key programme milestones. All timescales are indicative and may be subject to change.

	Council	Lead team	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018
DPD: West Dorset, Weymouth & Portland Local Plan Review	WD & WP	LP	Sc	Pr							Pu	Su		
DPD: Dorset-wide Gypsy, Traveller & Travelling Showpeople Site Allocations	All in Dorset	(LP)		P										
SPD: Design and Sustainable Development Planning Guidelines	WD & WP	Imp		P										
SPD: Planning Obligations and CIL Guidelines	WD & WP	Imp		P										

Key:

Sc	Sustainability Appraisal Scoping Consultation
Pr	Preparation (including informal consultation)
Pu	Pre-submission Publication (formal consultation)
Su	Submission (for examination)
P	Programme to be prepared / reviewed

WD	West Dorset District Council
WP	Weymouth & Portland Borough Council
Imp	Implementation Team
LP	Local Plans Team