

West Dorset and Weymouth & Portland Local Plan Review

What is the Local Plan?

The Local Plan sets the overarching vision, strategic priorities and policies for growth within the plan area. It identifies land to meet future needs and guides decisions about development.

Why is the Local Plan Review important?

The local plan review, when adopted, will replace the current local plan and will form part of the development plan for the area. It will provide the main basis for making decisions on planning applications, giving local communities, developers and investors greater certainty about the types of applications that are likely to be approved.

Why do we need to review the plan?

The current local plan was adopted by West Dorset District Council and by Weymouth & Portland Borough Council in October 2015. Although it's only a short time since the joint Local Plan came into effect, National Policy requires us to review the Plan every five years. This review needs to identify additional land capable of meeting housing needs.

Do we know where this growth will go?

The document sets out a preferred approach to meet development needs across the area. The councils preferred site options and accompanying policies are summarised on individual boards for each area.

Is it too late to put forward an alternative idea or site?

The consultation documents sets out the preferred approach to future development however the Councils still welcome alternative ideas. Alternative sites for housing and employment can be submitted as part of the consultation process.

What would happen if we didn't review the Local Plan?

If we don't review the local plan it becomes out of date and the councils would have less control in determining where development goes.

Why should I comment?

The preferred options consultation is your opportunity to have a say on the preferred approach for future growth. The consultation material is available on our website where you will also find a form through which you can submit your comments. www.dorsetforyou.com/planning-policy-consultation The feedback we receive will influence the final decisions we take.



Vision and strategic priorities

The following Vision and Strategic Priorities are proposed for the plan area.

A VISION FOR WEST DORSET, WEYMOUTH & PORTLAND

The environmental quality of the area – its spectacular landscape, undeveloped coastline and picturesque settlements – is what makes the area special and an attractive place to live and do business.

The settlements in the area each have their own character – from small rural villages in West Dorset to the larger market towns with links to their past and coastal communities such as Weymouth with extensive maritime and tourist heritage.

Looking forward, the rich natural environment, heritage and links to the past need to be considered and respected, and where possible enhanced.

Within this context, in 20 years time, we want to be proud of the area in which we live. We want more and better paid jobs, more affordable homes, improved access to public transport and a network of community facilities that enable all ages and abilities to contribute to their community enabling a real sense of community belonging and engagement.

We wish to see significant investment and regeneration providing infrastructure to encourage businesses across the area to start and grow. It is important that we have a thriving and resilient economy, capitalising on the linkages between Weymouth, Dorchester and Portland as the key driver of economic activity in the area and capitalising on the opportunities at the market and coastal towns to provide for sustainable growth to serve the more rural areas.

STRATEGIC PRIORITIES

Support the local economy to provide opportunities for high quality, better paid jobs

Meet local housing needs for all as far as is possible

Regenerate key areas including Weymouth and Dorchester town centres to: improve the area's retail, arts, cultural and leisure offer; and increase employment opportunities

Support sustainable, safe and healthy communities with accessibility to a range of services and facilities

Protect and enhance the outstanding natural and built environment, including its landscape, biodiversity and geodiversity, and the local distinctiveness of places within the area – this will be the over-riding objective in those parts of the plan review area which are particularly sensitive to change

Reduce vulnerability to the impacts of climate change, both by minimising the potential impacts and by adapting to those that are inevitable– this will be the over-riding objective in those parts of the plan review area which are at highest risk

Provide greater opportunities to reduce car use; improve safety; ensure convenient and appropriate public transport services; and seek greater network efficiency for pedestrians, cyclists and equestrians

Achieve high quality and sustainability in design, reflecting local character and distinctiveness of the area

Do you agree with the proposed vision and strategic priorities?



Settlement hierarchy and spatial strategy

Policy SUS2 establishes a hierarchy of settlement with a higher proportion of development being directed towards the larger settlements:

Level 1: the 'main towns' of Dorchester and Weymouth (including outlying areas of Chickerell and Littlemoor);

Level 2: the 'market and coastal towns' of Beaminster, Bridport, Lyme Regis and Sherborne; the settlements on Portland; and the village of Crossways;

Level 3: settlements in 'rural areas' with Defined Development Boundaries;

Bishops Caundle Bradford Abbas Broadmayne and West Knighton Broadwindsor Buckland Newton	Burton Bradstock Cerne Abbas Charlton Down Charminster Charmouth Chiswell	Evershot Maiden Newton and Higher Frome Vauchurch Mosterton Piddletrenthide Portesham Puddletown	Salwayash Thornford Trent Winterbourne Abbas and Winterbourne Steepleton Yetminster
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Level 4: Settlements of 200+ population without a Defined Development Boundary

Abbotsbury Bradford Peverell Cattistock Cheselbourne Chetnole Chideock Corscombe Dewlish Drimpton	Frampton Halstock Holwell Leigh Litton Cheney Longburton Morcombelake Netherbury Nether Compton	Osmington Owermoigne Piddlehinton / White Lackington Puncknowle Shipton Gorge South Perrott Stinsford / Lower Bockhampton	Stratton Sydling St Nicholas Thorncombe Toller Porcorum Tolpuddle West Stafford Winterborne St Martin
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In addition, development will be permitted within settlements where a Defined Development Boundary has been introduced by a Neighbourhood Plan

Godmanstone	Loders	Uploders
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Do you agree with the proposed spatial strategy?



Housing & Employment

Level of housing & employment growth

Establishing the level of growth required to meet future needs, especially for housing and employment land, is an important part of the planning process. It ensures that social and economic needs are met, contributing to the achievement of sustainable development.

What is the need for housing?

The Government have introduced a standard approach to calculating housing numbers. This is based on the increase in population and the affordability of homes in the area. The target for the plan area is 794 dwellings per annum. The councils are required to deliver this level of growth.

This local plan review covers the period from 2016 to 2036 – a 20 year period. The plan therefore needs to make provision for a total of 15,880 new dwellings.

Housing Requirement and Land Supply 2016-2036 for the Local Plan Review Area

Housing Land Requirement	15,880
Sources of Housing Land Supply	
Completions 1 April 2016-31 March 2017	772
Extant planning permissions at 1 April 2017	4,727
Supply from unconsented allocations in the local plan review	8,785
Major sites (10+ dwellings) within settlements (SHLAA)	1,597
Minor sites (9 dwellings or fewer) (windfall allowance)	3,024
Supply from sites in neighbourhood development plans	45
Rural exception sites likely to come forward	66
Total Supply	19,016

What is the need for employment land?

The Workspace Strategy 2016 estimates the need for around 63 hectares of employment land for the period to 2036. The assessment allowed for growth in Dorset above the national trend forecast, and suggested growth in total employment of about 15,100 jobs. The result would be the provision of flexibility in the availability of sites to reflect different business sector needs

The need for 794 dwellings per annum (15,880 homes in total) has been based on the Government's proposed new standard methodology. The need for employment land (51.6 hectares) has been based on the 2016 Workspace Strategy.

Do you consider that these figures represent the 'objectively assessed need' for housing and employment land for the period 2016 to 2036?



Retail and Town Centre Development

In order to inform retail and town centre policies a Joint Town Centres and Commercial Leisure Study 2018 has been prepared. The study provides an robust assessment of national retail trends, current market share and future retail requirements.

The study projects an approximate need for 3,500 - 5,600 sq. m. food (convenience) floor space and 19,400 sq. m. non-food (comparison) floor space across the plan area by 2036.

In order to inform the future focus of retail and town centre development a three tier hierarchy of centres has been defined.

- Town centres are the principle centres within an area and function as important service centres, providing a range of facilities and services for extensive rural catchments.
- District centres will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks and restaurants, as well as local public facilities such as a library.
- Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub post office and a pharmacy.

RETAIL HIERARCHY	SETTLEMENT	
Town Centres	Weymouth, Dorchester, Bridport, Sherborne and Lyme Regis	
District Centres	Queen Mother Square at Poundbury	
Local Centres	Weymouth & Portland <ul style="list-style-type: none"> • Easton Square, Portland • Portland Road, Wyke Regis • Littlemoor Centre • Fortuneswell, Portland • Lodmoor Hill • Southill Centre 	West Dorset <ul style="list-style-type: none"> • Beaminster • Chickerell • West Bay

For each of these centres a town centre boundary has been defined where town centre uses such as retail, leisure, office and tourism proposals will continue to be focused. Primary and secondary shopping frontages which identify the streets with the highest concentration of shops are defined for the larger centres.

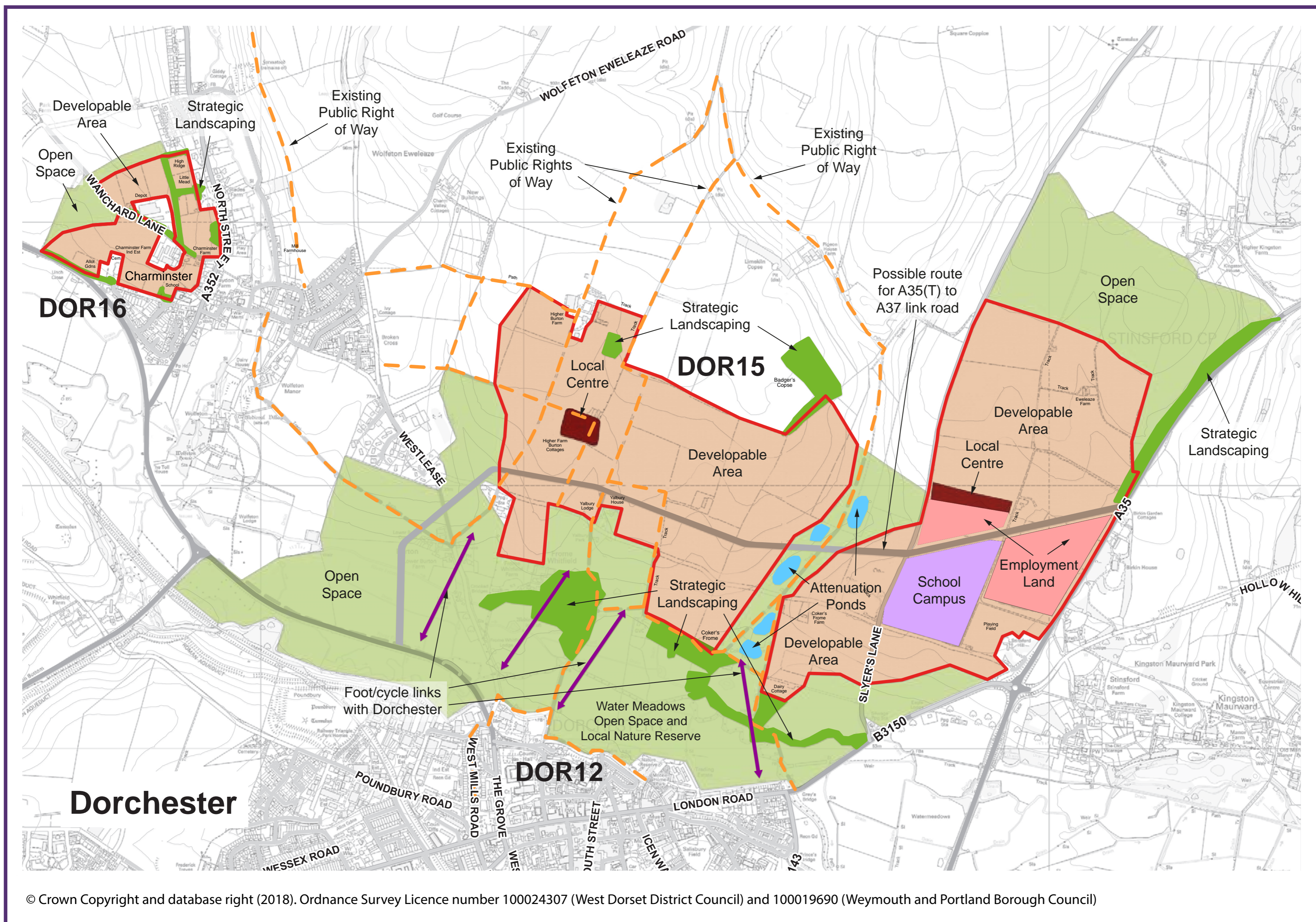
Sites that may provide suitable locations for future expansion of the town centres or primary shopping areas at Weymouth, Dorchester, Bridport and Sherborne are identified to help these centres to continue to grow and meet the needs of their catchment populations.

The need for additional retail development has been re-assessed in a new town centres and commercial leisure study.

Do you have any comments on the re-assessed need for retail development, the proposed retail hierarchy or town centre expansion areas?



Development at Dorchester



Dorchester Strategy

- Existing schemes at Poundbury and Brewery Square to be developed in the short term
- Formalisation of consent at the Prison as a preferred option
- Limited additional opportunities within the bypass
- Comprehensive masterplanned development on the northern side of the water meadows in Stinsford Parish and to the west of Charminster
- Three opportunities for meeting town centre growth needs

Location	Housing Supply (to 2036)	Approximate phasing			
		2016-21	2021-26	2026-31	2031-36
Poundbury Phases 3 and 4	1,127	⇒	⇒		
Weymouth Avenue Brewery Site	185	⇒	⇒		
Land South of St George's Road	50	⇒			
Land off Alington Avenue	50	⇒			
Former Prison Dorchester (PO)	185	⇒	⇒		
North Dorchester (PO)	2,340		⇒	⇒	⇒
Sites at Charminster (PO)	320	⇒	⇒	⇒	

Preferred Options:

Former Prison, Dorchester

- Retention of significant local landmark and historic buildings
- Access off North Square

North Dorchester (incl. sites at Charminster)

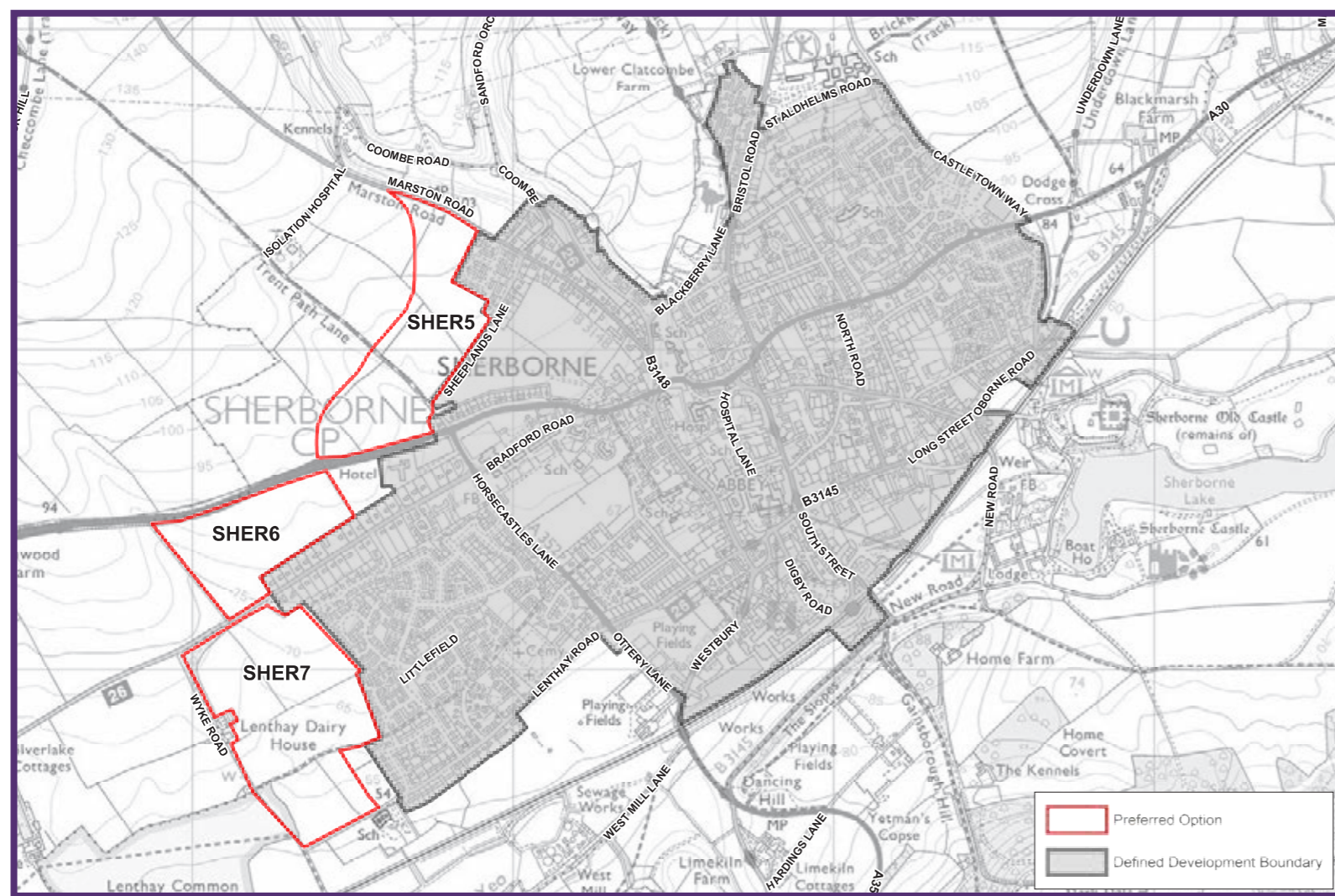
- 3,820 homes (2,340 homes by 2036)
- Road link between A35(T) and A37
- New 10 Ha schools 'campus'
- Further employment land
- New local nature reserve at water meadows
- Masterplan to ensure a coherent urban form

Do you have any comments on the proposed development sites to the North of Dorchester and West of Charminster?

An indicative layout has been produced for each of the proposed new site allocations to give a visual representation of how development could take place. The layouts have been produced to help guide future site design work and show where the main policy requirements for each site could be located. The layouts will however act as a guide only and may be subject to change through the planning process



Development at Sherborne



Sherborne Strategy

- Development focus to the West of Sherborne to minimise impact on landscape
- Link road provision between A30 and Marston Road
- Coordinated development to the West of Sherborne
- Additional access point to Sherborne Abbey Primary School
- Additional employment land provision with access onto A30
- Two opportunities for meeting town centre growth needs

Location	Housing Supply (to 2036)	Approximate phasing			
		2016-21	2021-26	2026-31	2031-36
Barton Farm	172	⇒	⇒		
Sherborne Hotel	119	⇒	⇒		
Former Gasworks Site	50	⇒			
Barton Farm Extension (PO)	470		⇒	⇒	⇒
North of Bradford Road (PO)	220			⇒	⇒
South of Bradford Road (PO)	120				⇒

Barton Farm extension

- Provision of link between A30 and Marston Road
- Access off A30

Land North of Bradford Road

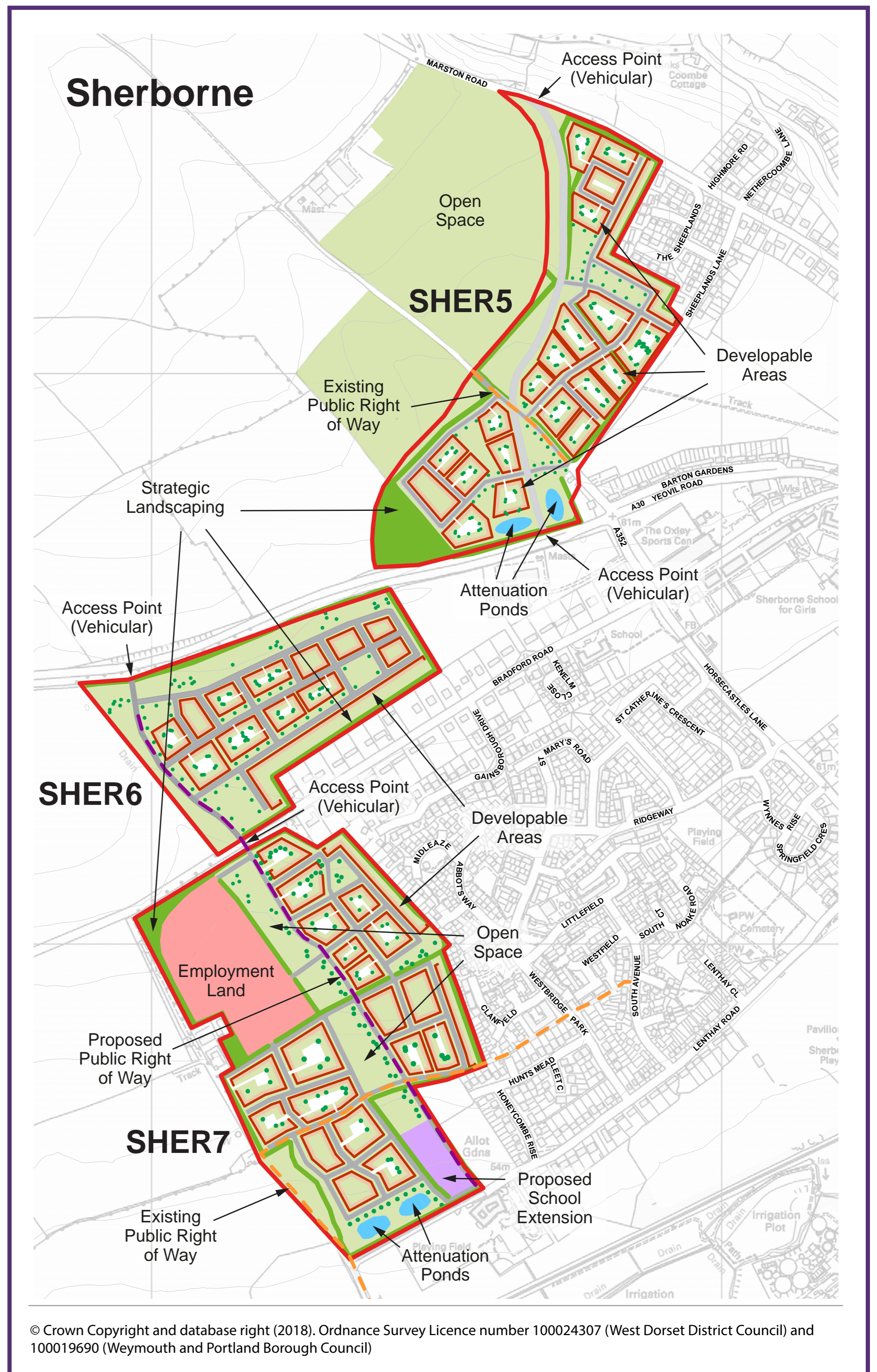
- Access off New junction on A30

Land South of Bradford Road

- This site has additional capacity beyond the end of the Plan period
- Total site capacity is around 485 new homes and 5ha of employment land
- Improved access to school
- Provision of employment space
- Access off New junction on A30

Yeovil (in Bradford Abbas Parish)

- No development at Yeovil (in Bradford Abbas Parish)



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