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Dorset Council Local Plan

Parish Council briefing

03 February 2020

Agenda

- The Local Plan

- Background to the new Local Plan

- Developing a Spatial Strategy

- Developing a Settlement Hierarchy

- Housing Numbers

- The Distribution of Housing

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The Local Plan

- Every Local Planning Authority must produce a Local Plan

- Decisions on planning applications must be made in accordance with the plan unless material considerations indicate otherwise

- The plan is subject to consultation and examination by the Planning Inspectorate

- It forms the framework for Neighbourhood Plans produced for Parish areas

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The Local Plan…

Should provide: (NPPF para. 15)

- a positive **vision** for the future of each area
- a framework for addressing **housing needs**
  and other economic, social and environmental priorities
- a platform for local people to shape their surroundings

Must include: (NPPF para. 17)

- **strategic policies** to address the local planning authority's priorities for the development and use of land in its area

Strategic policies should: (NPPF para. 20)

- set out an overall strategy for the **pattern**, **scale** and **quality** of development

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Background to the new Local Plan

- Consequential Order:
  - new Local Plan to be produced by 2024
- Dorset Council Cabinet (25 June 2019): recommendations –

    (a) produce Dorset Council Local Plan by 2023

    (b) agree new Local Development Scheme

    (c) agree not to take forward current reviews (except Purbeck)

- Purbeck Local Plan passing through examination

Timeframes

A Local Development Scheme has been agreed

THE LOCAL DEVELOPMENT SCHEME
FOR DORSET

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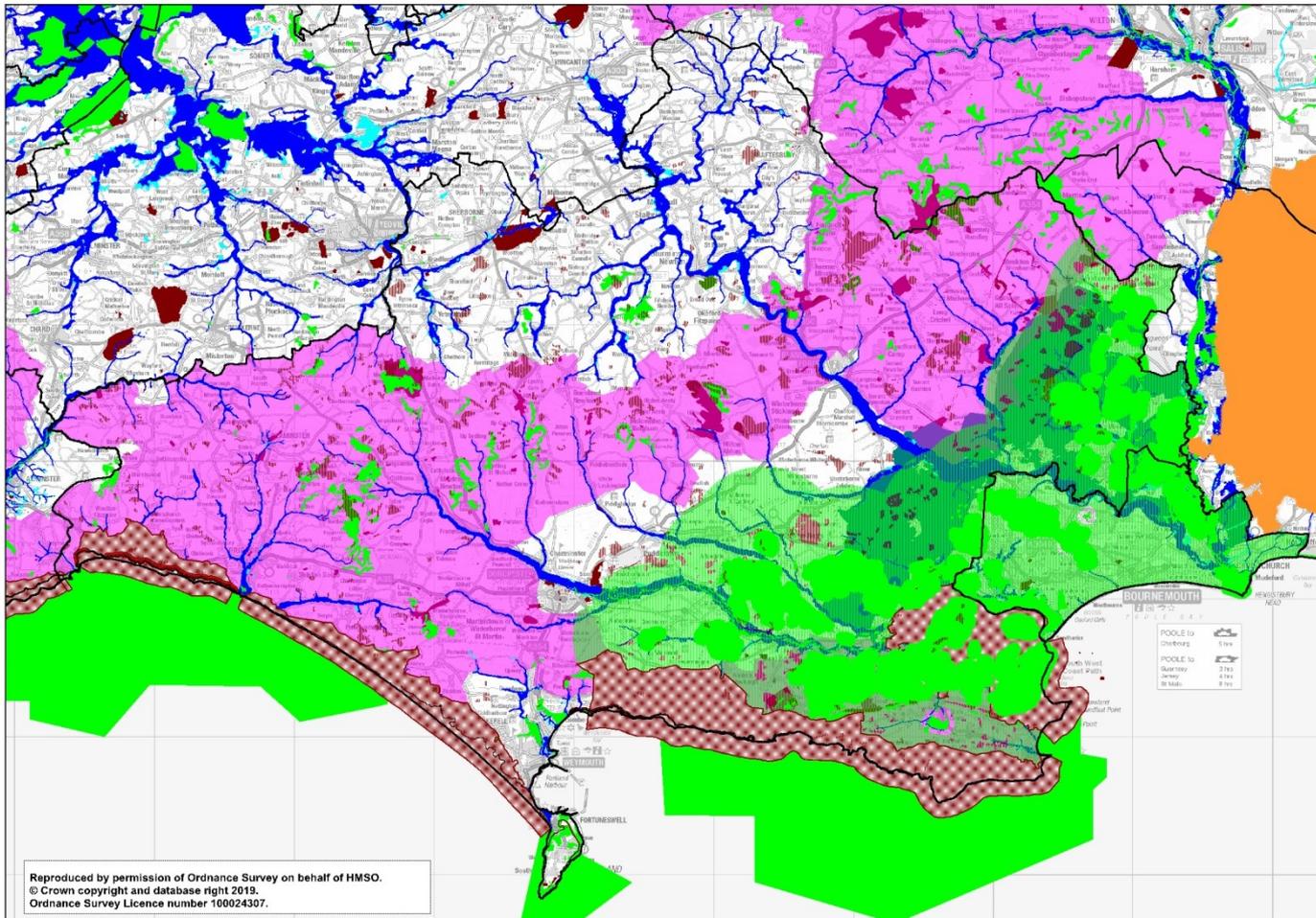Council

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June 2019

- Sustainability appraisal scoping consultation: **Complete**
- **Options consultation: Autumn 2020**
- Publication: September 2021
- Submission: March 2022
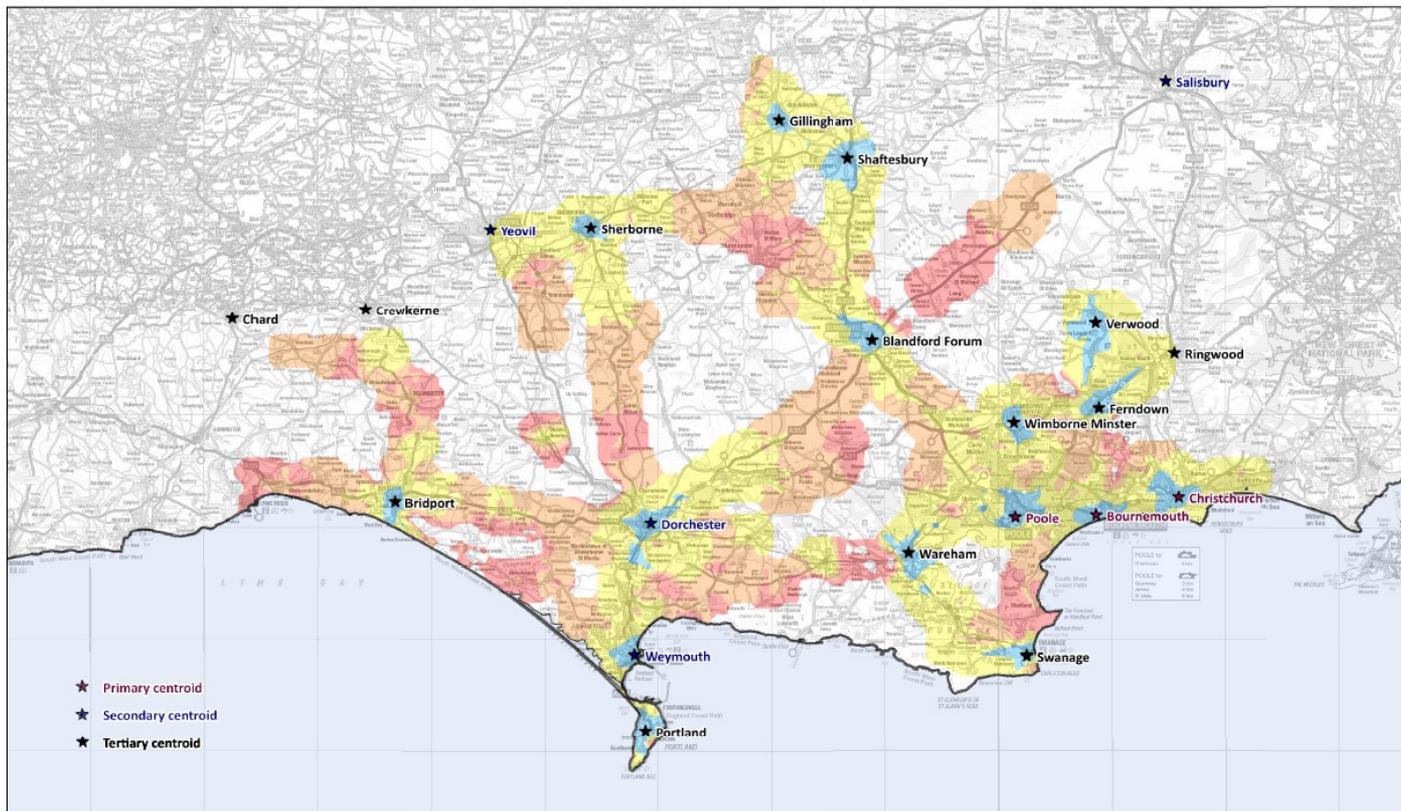- Examination: Summer 2022
- Adoption: Spring 2023

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When Developing a Spatial Strategy…

- **Need to consider:**
  - Constraints to development
  - Relative accessibility of settlements
  - How the area functions
    - Economic activity
    - Housing markets
    - Inter-relationship between settlements

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Constraints

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Relative Accessibility

Primary, Secondary, and Tertiary Towns in Dorset
Public transport routes servicing town centres
Outbound and inbound journeys collated
AM (0700-0900)
PM (1700-1900)

- 0 - 15 minutes
- 15 - 30 minutes
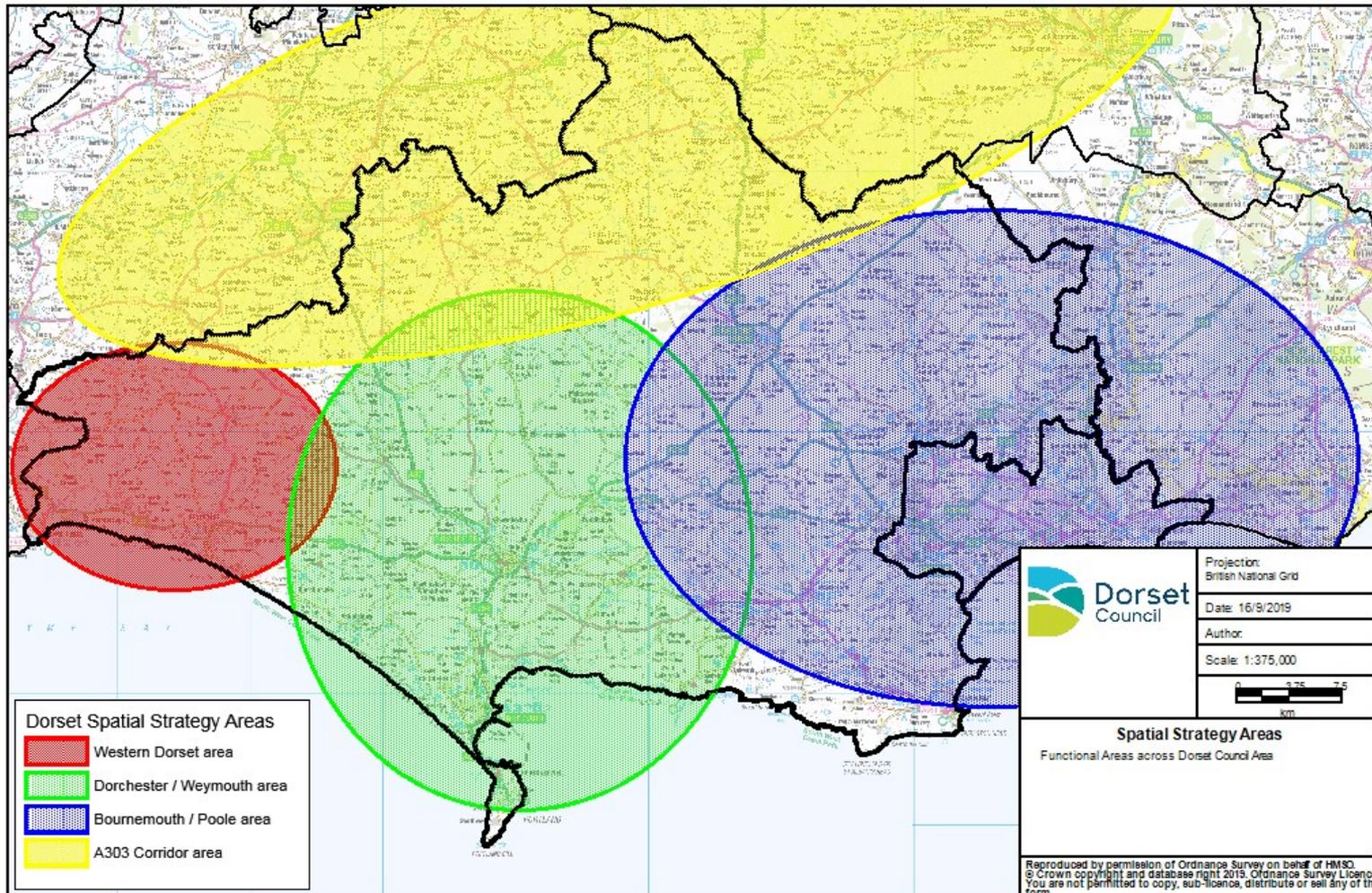- 30 - 45 minutes
- 45 - 60 minutes

★ Primary centroid
★ Secondary centroid
★ Tertiary centroid

Ref: TM9999/J240
Date: 24/09/2019
Scale:
Drawn By: AJ
Cent X:
Cent Y:

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Functional Areas

Dorset Spatial Strategy Areas
- Western Dorset area
- Dorchester / Weymouth area
- Bournemouth / Poole area
- A303 Corridor area

Projection: British National Grid
Date: 16/9/2019
Author:
Scale: 1:375,000

Spatial Strategy Areas
Functional Areas across Dorset Council Area

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The Housing Requirement

- Local Housing Need established through application of Government's Standard Methodology

  Local Housing Need is the *"minimum number of homes needed"* in the area   (NPPF para. 60)

- For Dorset:

Council Area	Housing Requirement
Dorset Council	around 1,800 homes per year
Bournemouth, Christchurch Poole Council	around 2,600 homes per year

- Legal duty to work with BCP on meeting need that they cannot meet

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Settlement Hierarchy

- Adopted / Emerging Local Plans all have different approaches

- Need a consistent approach across the new area

- Need to reflect the size and role of each settlement with thought given to the future role of a settlement

- Identifies which settlements are to be the focus for growth

- Growth proportionate to the settlements' relative sustainability
  - More sustainable settlements will have more growth
  - Less sustainable settlements will have less growth

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Settlement Hierarchy

- Settlements named within hierarchy are likely to have development boundaries

- Larger settlements (towns) are also likely to have sites identified for development (allocations)

- Within development boundaries development is generally acceptable

- Outside development boundaries (countryside) development is controlled

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Settlement Hierarchy

Suggested top two tiers:

Tier 1: Large Built-up Areas	
The South East Dorset Conurbation (including Upton and Corfe Mullen)	
Dorchester	Weymouth (including Littlemoor)
Tier 2: Towns and Other Main Settlements	
Blandford	Wimborne Minster / Colehill
Ferndown and West Parley	Verwood
St Leonards and St Ives	West Moors
Swanage	Wareham
Chickerell	Portland Settlements: Castletown; Chiswell; Easton; Fortuneswell; Grove; Southwell; Wakeham; and Weston
Gillingham	Sturminster Newton
Shaftesbury	Stalbridge
Sherborne	
Beaminster	Lyme Regis
Bridport	

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Settlement Hierarchy

- Tier 1 and tier 2 are the main towns where the majority of growth will be directed

- But what about the rural area?
    – Existing communities
    – Existing facilities (village hall, village shop, etc.)
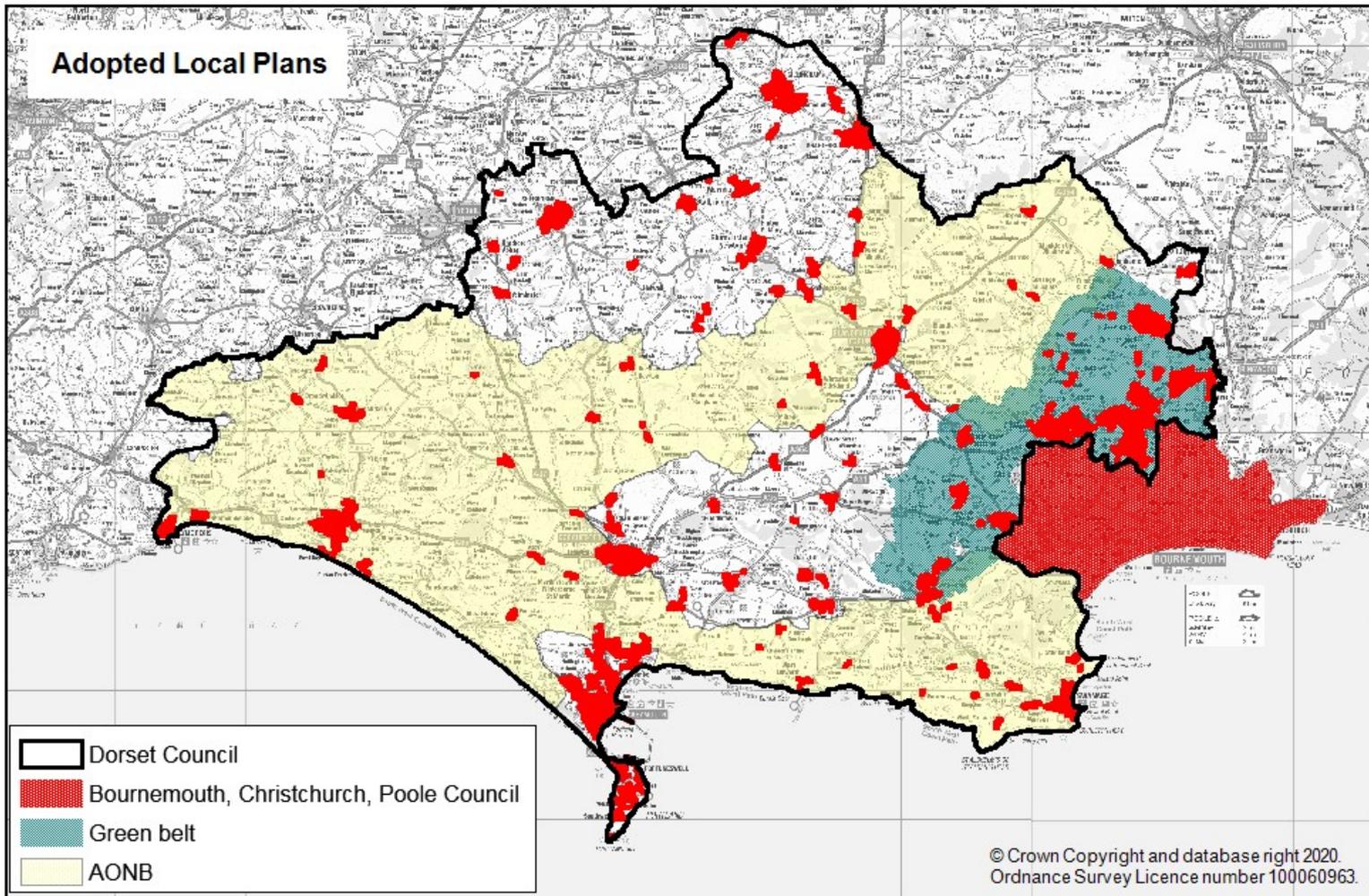   – Existing employers

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Rural Growth

- A mix of good quality housing is essential if a community is to thrive and evolve

- Affordable rural housing provides homes for those who might otherwise be forced to leave their village

- Development gives support for existing infrastructure and can provide enhanced facilities:

    – Broadband

    – Schools

    – Playgrounds

    – Shops

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Outside of the main towns…

- Tiers below the top 2

- Long list of villages in adopted Local Plans which had a settlement / development boundary where infilling was considered appropriate

- Need a consistent approach across the area. Have looked at:

    – Population of these settlements

    – Existing facilities in these settlements

    – Relative accessibility to higher order settlements

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The Current Position

Adopted Local Plans

Legend:
- Dorset Council
- Bournemouth, Christchurch, Poole Council
- Green belt
- AONB

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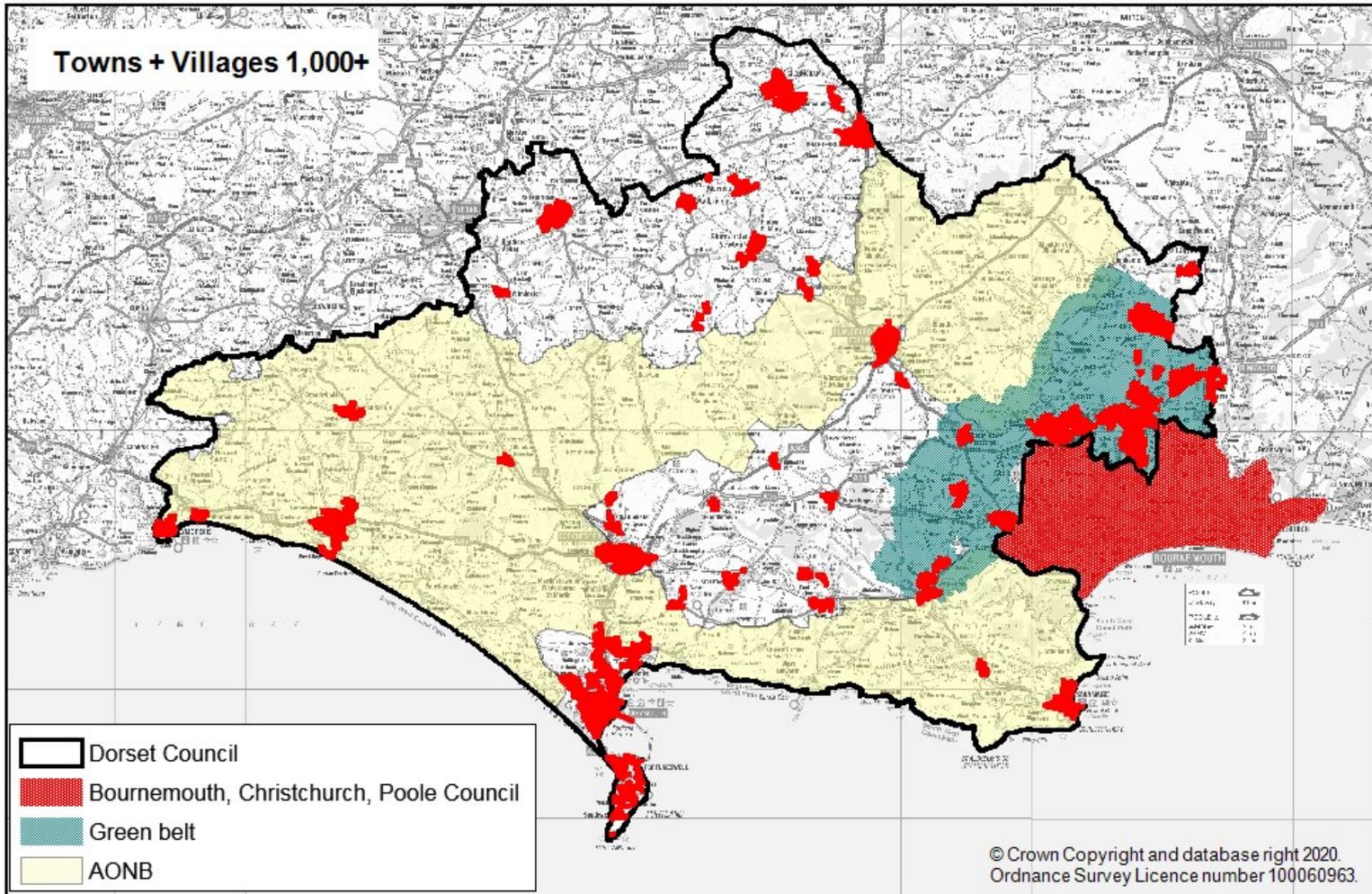Dorset Council

The Current Position

- Inconsistent approach
  - Villages of less than 100 population in same category as settlements of greater than 3,000 population
- Dispersed patterns of growth which result in reliance on car travel
- Some settlements have few facilities (no school, shop, employment space, meeting space, doctors surgery…)

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Towns + Villages 1,000+

Towns + Villages 1,000+

Legend:
- Dorset Council
- Bournemouth, Christchurch, Poole Council
- Green belt
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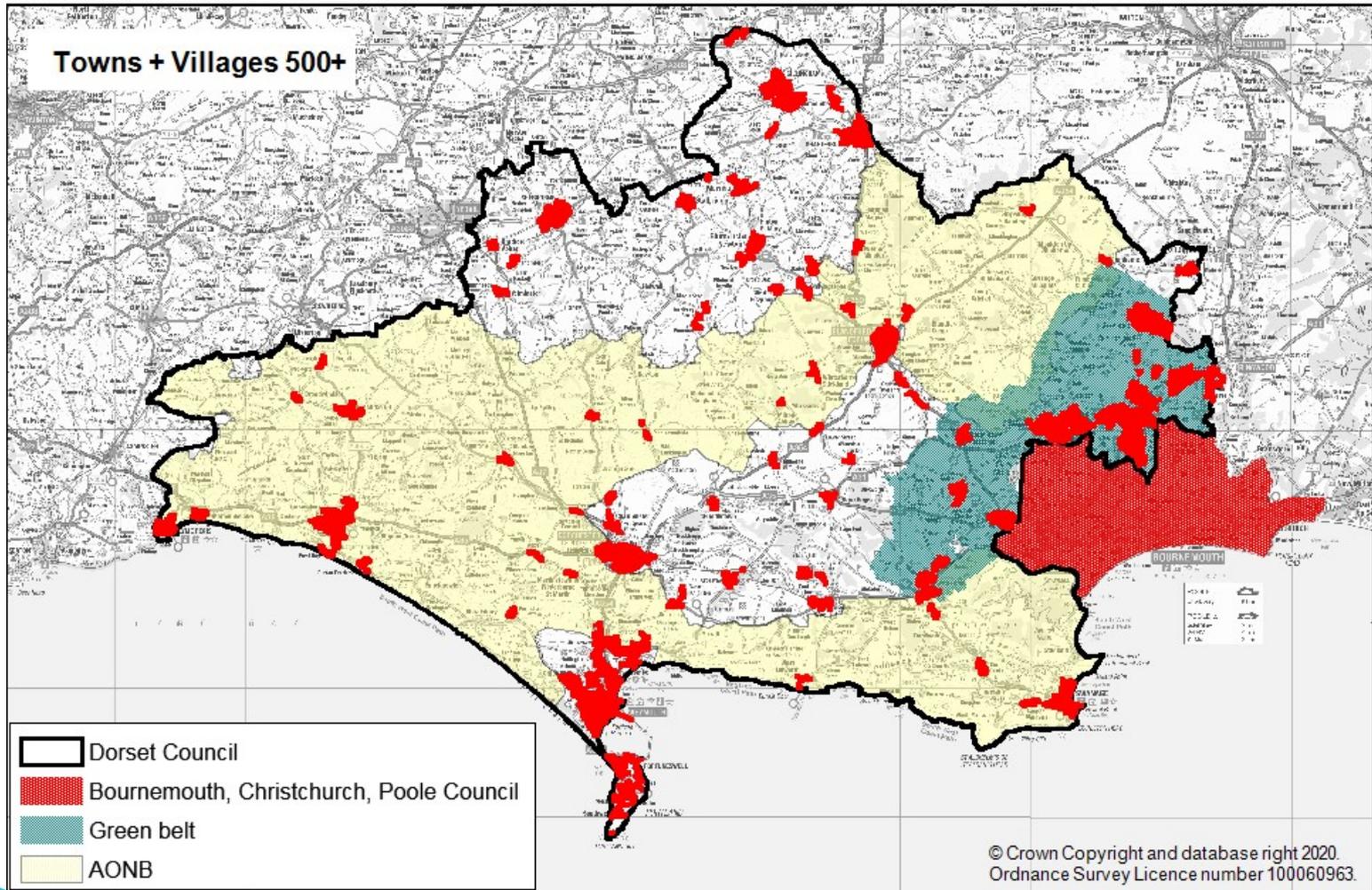Ordnance Survey Licence number 100060963.

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Towns + Villages 1,000+

All settlements with more than 1,000 population included with no consideration of facilities or access to larger towns

- Less dispersed approach reduces car based travel
- Difficult to meet needs of rural areas – there are gaps!
- Takes little account of relative sustainability of villages
- Less support for rural communities and existing facilities

but

- Growth focused on a few strategic locations

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Towns + Villages 500+

Towns + Villages 500+

Legend:
- Dorset Council
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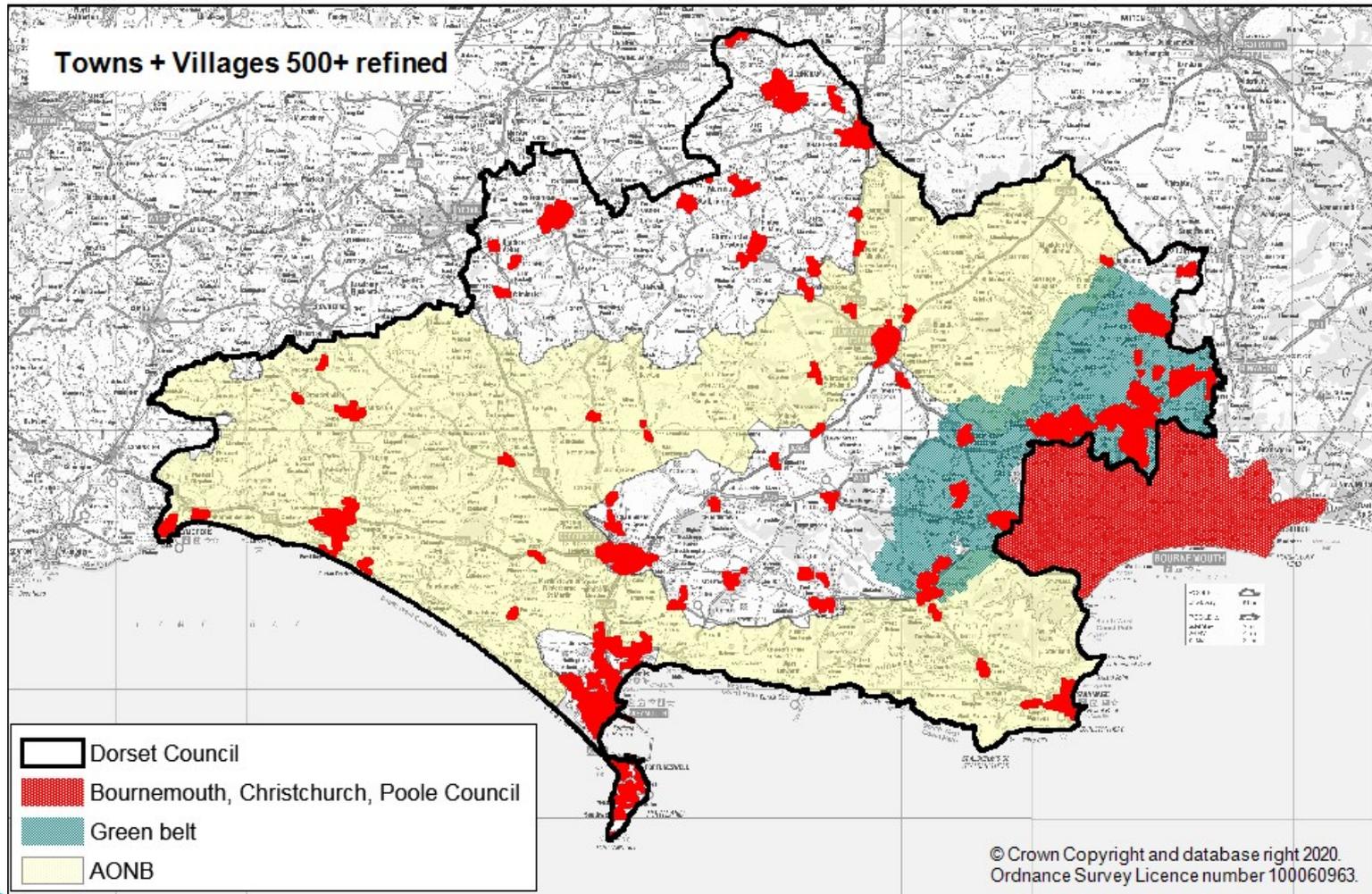Dorset Council

Towns + Villages 500+

All settlements with more than 500 population included with no consideration of facilities or access to larger towns

- More dispersed approach
- No consideration of existing facilities in settlements
- No consideration of travel time to larger towns

but

- Simple to understand

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Towns + Villages 500+ refined

Towns + Villages 500+ refined

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Bournemouth, Christchurch, Poole Council

Green belt

AONB

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Towns + Villages 500+ refined

Settlements with around 500 population included consideration given to:

– Facilities: at least 3 of school, doctors surgery, employment space, village shop, village hall

– Accessibility: travel time to town less than 30 mins by public transport, less than 15 mins by car

• Gives a reasonable distribution

• Considers existing facilities in settlements

• Supports areas with alternatives to car travel

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Discussion 1

- Do you agree that the number of existing facilities in each settlement should be a consideration?

- Which facilities do you think are important?
  - school, doctors surgery, employment space, village shop, village hall – anything else?

- Do you agree that we should consider journey time by public transport / by car?

- Should we consider an alternative approach?

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Opportunities for villages

- Need to deliver at least 1,800 new homes per annum across Dorset Council area

- Development will be focused on main towns through site allocations

- In rural areas, refined list of villages will have a development boundary within which principle of growth will be accepted *

But,

- Other opportunities exist to meet development needs of village…

* Subject to maintaining a 5-year supply

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Neighbourhood Planning

- Gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area

- Set planning policies that forms part of the development plan and used in determining planning applications

- No requirement to produce a neighbourhood plan - a choice for local communities

- Production follows a statutory process including a local referendum

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Neighbourhood Planning

- Applies to all parishes not just those with settlements with development boundaries

- Bring about development to meet aspirations of community

  - Housing

  - Affordable housing

  - Employment space

- Protect green spaces and character

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Housing Enabling

- Aim – Deliver good quality affordable housing

- Affordable housing that can provide life changing opportunities for local people and families

- Working with developers, housing associations and communities to ensure new homes meet identified needs

- Offering support, advice and engagement to local communities

- A conduit between the community and others such as developers and Housing Associations.

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Housing Enabling

- Helping the Parish Council and local residents understand the development process and what can and cannot be achieved.

- Housing need – understanding the current need, trends and future demand

- Two main routes to delivery:
  - Exception sites
  - Community Land Trusts

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Housing Enabling

Exception sites

- Small sites to meet a local need

- Scale appropriate to the location

- Affordable in perpetuity

- Normally (but not always) in rural areas

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Housing Enabling

Community Land Trusts

- Set up and run by local people

- Develop and manage homes for local people in conjunction with others

- Genuinely affordable now and for every future occupier

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Housing Enabling

Community Land Trusts – How they work

- Community identifies land and approaches landowner and Dorset Council

- Council:

  – act as conduit with interested developers

  – supports CLT with advice on planning process

  – supports with capital grant funding for some schemes

  – offers advice on bidding for funding

  – helps to overcome problems and gives informal advice

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Housing Enabling

Outcomes:

- 15 currently active and constituted CLTs
- 9 emerging CLTs
- 77 community owned affordable homes
- 102 community owned homes where planning consent has been granted or applied for

- One of the most active areas in the country

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Powerstock

- 8 Homes for rent
- Completed 2019

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Worth Matravers

- 5 Homes
- Completed 2012

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Lyme Regis

- 15 Homes for rent
- Completed 2018

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Housing Enabling

What we've learnt:

- Sites not the easiest to deliver – rural exception sites
- Schemes can be complex and expensive
- Need to spend time on community engagement

Why do we support CLTs

- Helps to preserve the sustainability of rural areas
- Helps mobilise support for new homes
- Gives community control over assets and revenue
- They work!

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Housing Enabling

How can I help as a Parish Councillor?

- You understand the community and the village
- You have local trust
- You help to access local community groups
- Your knowledge about availability of land in the community

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Discussion 2

- What are your community development aspirations?
- Which routes are best suited to meeting these aspirations?
  - Local Plan
  - Neighbourhood Plan
  - Community Land Trusts
  - Exception site

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Thank you for your time

- Presentation and response forms will be circulated

- Any comments by:

Friday 28 February

planningpolicy@dorsetcouncil.gov.uk

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