

WEST DORSET, WEYMOUTH & PORTLAND LOCAL PLAN

MATTER NO 2: INTRODUCTION

ON BEHALF OF PERSIMMON HOMES SOUTH COAST

Pegasus Group

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2.1 Do the Visions and Objectives for the two authorities identify key aspirations and represent reasonable goals consistent with community aspirations?

- 2.1.1 Persimmon Homes consider that the strategic objectives should reflect the need to ensure that there is a balance between the economic and social and environmental dimensions to sustainable development, consistent with the NPPF. These roles should not be treated in isolation because they are as stated in the NPPF mutually dependent.
- 2.1.2 The strategic objective states to meet local housing needs for all as far as is possible. Persimmon Homes consider that the housing needs have not been met as far as possible in the most sustainable locations for example Crossways is a village and it is not considered as a suitable sustainable development location for large scale strategic development. Whilst the scale of development proposed for at Crossways has been reduced in the Proposed Modifications in 2013, Persimmon Homes remain concerned that a strategic scale of development is still proposed for the village. Development at Crossways would exacerbate the acknowledged imbalance between commuting and housing in Dorchester, it would also lead to an social imbalance in terms of the percentage of affordable housing be placed on a small village and consequently affecting the equilibrium.
- 2.1.3 The proposed distribution in the eastern area of the plan will not support the objectives. The strategy for the eastern area of the plan will not meet the economic objectives as the supply of land and premises suitable for employment uses that is proposed will not reduce the imbalance in terms of housing and jobs at Dorchester.
- 2.1.4 It is useful to compare the objectives of the Local Plan with those of the West Dorset Corporate Plan and the West Dorset and Weymouth and Portland Housing Strategy. The objectives of the Local Plan are generally aspirational and broadly consistent with community aspirations. However, they would benefit from being more explicit and should follow through in the policies for the plan.
- 2.1.5 The first objective seeks high quality, better paid jobs. However, in the corresponding objectives of the West Dorset Corporate Plan and the Dorset LEP Prospectus there is explicit mention of either more and/or new jobs. Persimmon Homes consider that it is a key aspiration of the Council and the community to see growth in the number of jobs.

2.1.6 The second objective seeks to meet local housing needs for all. Persimmon Homes consider that further detail as contained in the objectives of the West Dorset, Weymouth and Portland Housing Strategy would provide greater clarity. As proposed the Plan does not meet objectively assessed needs and the plan period is shortened to 2028. The Housing Strategy defines the groups for which needs will be addressed and how these will be addressed, including:

- Providing the maximum opportunity to access and support the provision of new affordable homes;
- Preventing and resolving homelessness;
- Providing housing and support for younger and older people and other vulnerable groups.

2.1.7 By not meeting the objectively assessed needs and shortening the plan period this will not assist in meeting the objectives of the Local Plan or the Housing Strategy.

2.1.8 The West Dorset Community Plan 2010-2016 identifies a number of local priorities most in need of improvement. In order of need is affordable, decent housing.

2.1.9 The key aims of the Community Plan include:

- Increase the amount of affordable housing across a range of tenures (including social, rented, shared ownership), especially to support and encourage young people to live in the area
- Direct new housing provision – affordable and market – to meet local need or where it can help provide a better balance of homes and jobs for all ages
- Reduce the need to travel by providing jobs and services close to homes or to places which are accessible by other means of transport to the car.
- Support a broad range of business types though by retaining and developing business parks and industrial estates, mixed use development and other opportunities for employment

2.1.10 Whilst the Strategic Objectives of the Local Plan generally align with community priorities we suggest that there has been inadequate emphasis paid to:

- Providing a better balance of homes and jobs for all ages
- Supporting and encouraging young people to live in the area
- Developing business parks and industrial estates, mixed-use development and other opportunities for employment.