

Community Needs & Infrastructure

For the 'Community Needs and Infrastructure' chapter a total of 78 responses were received. The individual comments were broken down as follows:

Number of comments made: 78

Object: 45

Support: 21

Neutral: 12

Specific and general consultation bodies	Key landowners / developers
<i>Bridport Town Council</i>	<i>Persimmon Homes</i>
<i>Chideock Parish Council</i>	<i>Portland Port Group</i>
<i>Dorchester Town Council</i>	<i>Symondsburry Estate and the Watton Hill Trust</i>
<i>Dorset CPRE</i>	<i>Wyatt Homes</i>
<i>Dorset County Council (Environment & Economy)</i>	
<i>Dorset County Council (Transport)</i>	
<i>Dorset County Hospital</i>	
<i>Dorset Nature Partnership</i>	
<i>Historic England</i>	
<i>Homes England</i>	
<i>Moreton Parish Council</i>	
<i>Portland Town Council</i>	
<i>Sport England</i>	
<i>Sherborne Town Council</i>	
<i>Theatres Trust</i>	
<i>West Dorset CPRE</i>	
<i>Weymouth Civic Society</i>	

Responses on Question 6-i: The supporting text to Policy COM₁ has been revised: to define the larger strategic sites (including some new allocations) that will need to meet their infrastructure needs through planning agreements, rather than through the Community Infrastructure Levy (CIL) (paragraph 6.2.6); and to set out standards for the provision of certain types of infrastructure (Tables 6.1 to 6.4). Do you have any comments on these or any other changes?

General Comments

- Infrastructure requirements on specific sites should avoid the duplication of requirements on the Regulation 123 lists. (Dorset County Council)
- Community infrastructure should not be limited by the examples given. The policy should recognise that the provision of affordable housing is also a requirement, but the impression that developers can avoid making provision for supporting infrastructure should not be given. (Dorset County Council)
- Infrastructure must be properly planned through an infrastructure first policy. (Dorset CPRE)
- Contributions should not be sought from public sector bodies for their own development. (Dorset County Hospital)
- Cross referencing is needed between community infrastructure and green infrastructure in order to improve physical and mental wellbeing. Also cross referencing is needed to policies concerned with the avoidance of harm to wildlife, mitigation and compensation. (Dorset Local Nature Partnership)

Delivery

- Clarity is needed on whether the existing CIL charging schedules and supporting information will be updated. The requirement for community facilities should be defined and clearly set out in the evidence base. (Wyatt Homes)
- Concern over the exclusion of CIL on large sites.

Recreation / Leisure

- Can provision standards be flexible due to changing formal / informal needs? (Dorchester Town Council)
- Object to the use of provision standards in tables 6.3 and 6.4 as they are contrary to NPPF requirements. Instead, there is a need for up-to-date playing pitch and built facility strategies to feed into the plan. The findings of the recent built facility strategy are not reflected in this chapter. (Sport England)

Schools / Health

- There should be some reference to healthcare provision. (Portland Town Council)
- The plan should consider other healthcare needs (e.g. emergency services).
- The plan should consider provision for higher education at Kingston Maurward and Weymouth College to improve the quality of jobs and income.

Transport

- CIL should be used to support the wider impact of development.

Responses on Question 6-ii: Policies COM2 to COM6 dealing with community buildings, open space, recreation facilities and education provision remain largely unchanged. Do you have any comments on these policies?

Definition of Local Community Buildings and Structures: Support

- Support for inclusion of cultural facilities and specifically theatres in the policies (Theatres Trust).

COM3: Objections

- Policy COM3 should be amended to support change of use where there has been a service change or relocation. (Dorset County Hospital)
- Policy COM3 should be amended to recognise when alternative community facilities have already been provided.
- Criterion (ii) should not be regarded as a necessity as alternative community uses may not deliver best value for money. (Dorset County Hospital)

COM4 and COM5: Support

- Support COM4 and COM5, subject to the provision of robust supporting evidence. (Sport England)
- Support for the retention of recreation facilities to reduce crime.
- Support for COM5 as long as it does not compromise schools. (Dorset County Council: Environment & Economy)

COM5: Objections

- Policy COM5 is inconsistent. The supporting text should be amended to identify exceptions where the retention of open space and recreational facilities is not the best option. The supporting text should also recognise the opportunity for re-provision of these facilities as an option. (Homes England)
- COM5 should consider development acceptable where open space is no longer used or available for public use. (Dorchester NHS Hospital Trust)

COM6: Objections

- Policy COM6 should propose as well as support the provision of new or replacement education and training facilities to meet local needs (Dorset CPRE).
- The plan should recognise the reorganisation of educational facilities on Portland and an up-to-date playing pitch assessment / strategy needs to be in place to justifying the loss of pitches and avoid any burden on developers to provide the same information. (Homes England)

Responses on Question 6-iii: The supporting text to Policy COM7 provides: updated commentary on the implications of Local Government Reorganisation for transport planning in Dorset; information on commuting patterns; and clarifies what is meant by a 'severe' impact on the transport network. Policy COM8 relating to transport interchanges has been deleted. Do you have any comments on the changes to the supporting text to Policy COM7 or on the proposed deletion of Policy COM8?

General Comments

- All development proposals must include a realistic assessment of the additional number of vehicles, likely routes and car journeys.
- Proposals which have a negative impact on access to sustainable transport solutions should not be supported. (Dorchester Town Council)
- Development should contribute to the delivery of local transport infrastructure and strategies. (Dorset County Council)
- The plan should, as a whole, reflect on the need to increase public transport oriented development and development which fully utilises the highway network. (Chideock Parish Council)
- Reducing subsidies for public transport places more emphasis on the objective to locate jobs nearer to housing areas. (Chideock Parish Council)
- The policy needs to recognise the different tiers of Government as a result of Local Government Reorganisation. (Dorset County Council: Environment & Economy)

Climate Change / Renewable Energy

- The cumulative impacts of development on climate change should be assessed to consider the health risks to residents.
- Para 6.5.13 should recognise the value of rights of way for climate change mitigation. (Dorset Local Nature Partnership)

COM7: Objections

- Policy COM7 is negatively worded and therefore inconsistent with the NPPF which places a positive emphasis on development. (Wyatt Homes)
- 'Severe' impact in criterion iii) should be more clearly defined (e.g. one which puts junctions at over 85% RFC at peak times) (Dorset County Council).
- We are concerned that development proposals will not meet the requirements of Policy COM7. (Dorset CPRE)
- The scale of development proposed in Crossways would not meet the tests of Policy COM7.

COM8: Objections

- The under provision of parking has caused congestion and clutter on main and minor roads.
- Policy COM8 not deliverable. (Dorset CPRE)

- Parking standards should be set out in the local plan as opposed to a Supplementary Planning Document. (Persimmon Homes).
- The evidence base underpinning parking standards needs updating.

Deletion of Former Policy COM8: Objections

- The removal of Policy COM8: Transport Interchanges without explanation is not supported (Bridport Town Council, Portland Town Council).

Road Schemes / Strategic Routes

- Concern that the Jurassic Coast Highway / Western Relief Road is not included in the local plan (Portland Port Ltd).
- Priority should be given to the A37, A303 and A358 as the strategic routes for freight to reduce the impacts on Beaminster. (The Beaminster Society)

Responses on Question 6-iv: Former Policy COM10 (now COM9) has been updated to reflect the need for new homes and businesses to be provided with fibre cabling to support higher quality broadband provision. Do you have any comments on this, or any other changes to new Policy COM9?

COM9: Objections

- Policy COM9 i) does not make positive provision to alleviate infrastructure problems. (West Dorset CPRE)
- Policy COM9 iii) is too restrictive and cost prohibitive, particularly in rural areas. (Symondsburry Estate and the Watton Hill Trust)
- We are concerned that utility providers are not properly engaged in the planning process. (Portland Town Council)
- The plan doesn't recognise the ability to introduce new infrastructure and new technology. (Moreton Parish Council)

Policy COM10: Renewable Energy Development

COM10: Comments

- Solar parks should not be encouraged in sensitive areas (Dorset CPRE).
- Solar panels should be more commonplace on new builds.
- Include reference to climate change mitigation in paragraph 6.6.7. (Dorset Local Nature Partnership)

Responses on Question 6-v: Policy COM11 is a new policy dealing specifically with wind energy developments. Do you have any comments on this new policy?

COM11: Support

- Support (Dorset County Council: Environment & Economy)
- Support the principle of input from the local community (Dorset CPRE).

COM11: Objections

- Policy COM11 is too restrictive in terms of wind turbine heights. Larger turbines can be acceptable in appropriate locations.
- Policy COM11 is too conservative against a backdrop of increased sustainable energy targets. (Portland Town Council)
- COM11 criterion i), bullet 1: use of the word 'assimilated' is confusing. (West Dorset CPRE)