

3. ACHIEVING A SUSTAINABLE PATTERN OF DEVELOPMENT

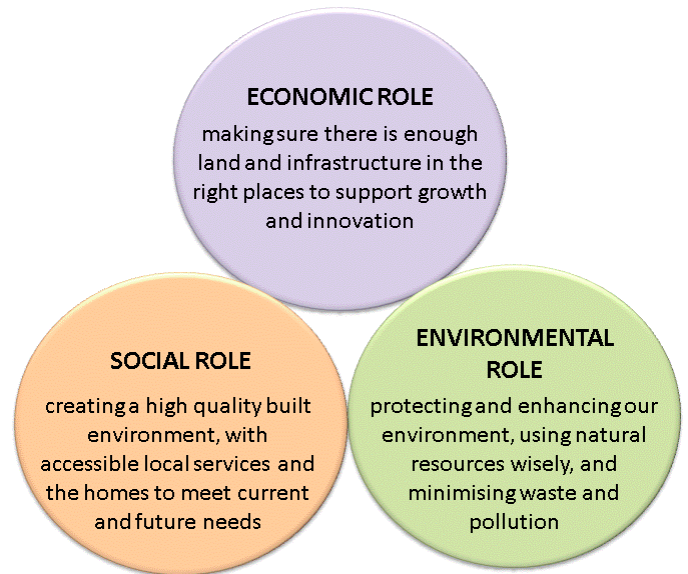
3.1 INTRODUCTION

3.1.1 Sustainable development can be described as ‘development which meets the needs of the present without compromising the ability of future generations to meet their own needs’. There is a presumption in favour of sustainable development as a cornerstone of national planning policy, and this is reflected through the policies in this plan. For plan-making, this means that the plan needs to seek the right balance of economic, social and environmental benefits. To do this, we need to:

- understand local circumstances and resource limits, and what impact failing to meet needs or exceeding these limits may have on existing and future generations,
- develop opportunities to meet social and economic needs while protecting and enhancing the environment,
- make sure we have good community ownership and participation in the planning process.

3.1.2 Influencing the pattern of development is a crucial element in seeking to achieve development that is more sustainable. It is about providing opportunities for people to make sustainable choices (although people will inevitably have the freedom to choose how they live their lives).

3.1.3 Localism is about encouraging communities to make decisions for their local area and take an active role in achieving their goals. This plan aims to maximise these concepts while making sure that we do ultimately achieve the growth we need.



STRATEGIC APPROACH

In the period 2011-2031 development should help deliver a steady supply of employment and housing land to meet projected needs (estimated to be about 60ha of employment land and between 12,340 to 13,220 new homes across the plan area). The distribution of development is influenced by:

- the needs, size, and roles of the area’s settlements, taking into account any current imbalances of housing or jobs
- the benefits of concentrating most development in locations where homes, jobs and facilities will be easily accessible to each other and there is a choice of transport modes,
- the availability of land, and whether it has been previously developed (brownfield);and
- the environmental constraints of the plan area,

The strategic allocations provide the main development opportunities and are fundamental to delivering sufficient development. These are located at Beaminster, Bridport, Chickerell, Crossways, Dorchester, Lyme Regis, Portland, Sherborne and Weymouth (including an area north of Littlemoor

that lies partly within West Dorset), and are indicated in Table 3.2. The main towns and smaller settlements with defined development boundaries also provide a considerable supply of smaller sites through redevelopment and infill opportunities that are needed to meet projected needs.

Development opportunities in the more rural areas will be focused primarily at the larger villages, and should take place at an appropriate scale to the size of the village (unless identified as a strategic allocation). It is expected that neighbourhood development plans and other appropriate planning tools will be used to help bring forward new development, and may allocate additional sites, or extend an existing (or add a new) development boundary to help deliver this growth.

Away from existing settlements, development opportunities will be more limited to those activities that will help continue to support the rural economy or help in the long-term management of the countryside and its unique character.

3.2 A SUSTAINABLE LEVEL OF ECONOMIC AND HOUSING GROWTH

- 3.2.1 Councils are expected, where possible, to identify a supply of specific, developable sites or broad locations for growth for a 15 year period. This plan looks beyond the 15 year period to 2026 to cover the period up to 2031. Planning for a 20 year period allows flexibility with respect to land supply. It allows for a greater degree of strategic thinking and long term planning and also provides opportunities to amend the supply of land towards the latter part of the plan period dependent on revised demand forecasts and build rates, and if necessary bring forward development earlier than anticipated. The amount of economic and housing growth we can accommodate is constrained by our duty to protect the environment.

ECONOMIC DEMAND

- 3.2.2 The economy is constantly changing, and its needs may well differ during the plan period. However based on predictions of the likely changes to the local workforce (by looking at how the population is ageing and likely in and out-migration), and the type of sectors that may grow, it is possible to predict future demand.
- 3.2.3 Economic forecasts indicate that, to achieve any economic growth, an additional 16,100 full time equivalent jobs will need to be planned for in the period up to 2031. To achieve this growth, the plan should ensure that there is 60.3ha of employment land that could come forward across the plan area for offices, light industrial, general industrial, storage and warehousing (covered by the B use classes). This allows for forecast demand, likely vacancies / churn and a degree of market choice, and may therefore exceed the actual (gross) amount of employment land delivered in the plan period.

HOUSING DEMAND

- 3.2.4 The amount of new housing delivered in the plan period will have an effect on the economy (as it will house the local workforce) and also our communities (helping provide decent, affordable homes and potentially reducing the need for young people to move away from the area).
- 3.2.5 In 2006 the Draft Regional Spatial Strategy (RSS) set an annual housing requirement (up to 2026) of 690 for the housing market area of Weymouth and Dorchester. This housing market area comprises both local authorities combined and therefore the area covered by this local plan. Of these 690 houses, 410 were required for West Dorset and 280 for Weymouth & Portland. In 2008 the independent Panel's report of the Examination in

Public (EIP) of the Draft Regional Spatial Strategy (RSS) for the South West was published by the Government Office for the South West. This suggested that West Dorset's annual housing requirements should be increased to 625 and that Weymouth & Portland's requirement remain unchanged from 280. This would result in a new figure for the Weymouth & Dorchester housing market area of 905. This amount of housing took into a strategy to focus development at the strategically significant cities and towns, such as Dorchester and Weymouth, and the continuation of a strong economic growth rate of 3.2%.

- 3.2.6 Since then regional guidance has been abolished. Local planning authorities now have the responsibility of calculating their future housing need, using relevant evidence such as the latest population and demographic estimates.
- 3.2.7 The Office of National Statistics' population projections published in April 2013 predict that the population of West Dorset will increase by 7% in the 10 years to 2021, and that the population of Weymouth and Portland will increase by about 2.3% in the same period. A broadly similar rate of increase is anticipated in the following 10 years. The projections also suggest that within the population, there will be large increases in the number of older persons. Household size (excluding vacant homes) is likely to drop from an average of 2.25 people per household to 2.20 in 2021, and reducing further to about 2.13 in 2031, mainly due to this factor. Deaths are likely to exceed births, but this loss will be outweighed by people moving into the area to live and work.
- 3.2.8 In terms of households, catering purely for this level of growth and the changes in household sizes means that there will be a need for around **455** new homes per year from 2011-2021 and **455-509** per year from 2021-31 in West Dorset and **162** new homes each year from 2011-2021 and **162-196** new homes each year from 2021-2031 in Weymouth and Portland. The latest ONS projections extend to 2021 and therefore a range has been adopted for the latter part of the plan period based on the most realistic scenarios. This level of growth over the next 10 years is broadly consistent with what has been delivered in the past 20 years in West Dorset but is lower than what has been delivered in the past in Weymouth and Portland. Sites with existing permissions will be counted towards this target.

DELIVERING GROWTH

DEMAND	West Dorset	Weymouth & Portland	Plan Area
HOMES	Land for about 455 new homes each year from 2011-2021 and 455- 509 new homes each year from 2021-2031 9,100-9,640 new homes in total over the 20 years	Land for about 162 new homes each year from 2011-2021 and 162-196 new homes each year from 2021-2031. 3,240-3,580 new homes in total over the 20 years	Land for about 617 new homes each year from 2011-2021 and 617-705 new homes each year from 2021-2031 12,340-13,220 new homes in total over the 20 years
EMPLOYMENT	43.6ha of land in total	16.7ha of land in total	60.3ha of land in total

- 3.2.9 By preparing a joint local plan, which reflects the strategic housing market area, the two councils can look at the wider area more strategically and enable greater flexibility to deliver the necessary growth.
- 3.2.10 It is accepted that this level of growth cannot cater for the predicted level of demand for affordable housing that would ensure that no household was in unsuitable accommodation. At the beginning of the plan period there were about 3,000 people on the housing register in West Dorset and 4,600 in Weymouth and Portland. Putting aside any backlog, there is an estimated future requirement for over 600 new affordable homes each year in West Dorset and nearly 750 new affordable homes each year in Weymouth and Portland, if all housing need were to be eradicated.
- 3.2.11 The following policy details the level of provision for employment and housing during the plan period. Minimum levels of provision for each local planning authority are also provided, but at 10% lower than their part of the overall plan area figure. For such a lower figure to be acceptable this would be dependent on a similar level of over provision in the other authority to ensure that the overall level of provision for the plan area is met.
- 3.2.12 If for any reason monitoring identifies that an insufficient amount of land is coming forward for development, whether this be for the plan area as a whole or within each council's area, then additional sites will be brought forward. These sites may be from allocations initially envisaged for later in the plan period.

SUS 1. THE LEVEL OF ECONOMIC AND HOUSING GROWTH

- i) **In the period 2011-2031 provision will be made for a deliverable supply of**
- **60.3ha of employment land. This should comprise:**
 - o **at least 39.2 ha in West Dorset and**
 - o **at least 15.0ha in Weymouth and Portland.**
 - **housing land to accommodate in the region of 617 dwellings a year in the plan area from 2011-2021 and between 617- 705 dwellings a year from 2021-2031 (12,340-13,220 during the period 2011-2031). This should comprise**
 - o **at least 410 dwellings every year in West Dorset from 2011-2021 and at least 410-458 dwellings every year from 2021-2031, and**
 - o **at least 146 dwellings every year in Weymouth and Portland from 2011-2021 and at least 146-176 dwellings every year from 2021-2031.**
- ii) **West Dorset District Council will work with existing landowners/developers and local communities to explore the options for development in the latter part of the plan period (post 2026), taking into account the results of housing land supply monitoring. Any additional development proposals for this period will be brought forward through a review of this Plan or a separate Development Plan Document.**

Monitoring Indicator: amount of land developed for employment by type and proportion on allocated sites. **Target:** 3ha/annum

Monitoring Indicator: employment land supply (permissions, allocations and under construction). **Target:** at least 39.2ha (residual) in West Dorset, and at least 15.0ha (residual) in Weymouth and Portland

Monitoring Indicator: the annual housing completions within the plan area and by local planning authority area. **Target:** 617 dwellings a year in the plan area, at least 410 dwellings p.a. should be completed from 2011-2021 and 410-458 dwellings p.a from 2021-2031 in West Dorset, and at least 146 dwellings p.a should be completed from 2011-2021 and 146-176 dwellings p,a, in Weymouth

and Portland

Monitoring Indicator: five year supply of housing land within the plan area and by local planning authority area. **Target:** five year supply +5% (or +20% if there has been persistent under-delivery) as per national planning policy

3.3 THE NEED FOR NEW HOUSING AND EMPLOYMENT LAND ALLOCATIONS

EXISTING SUPPLY AND UNMET DEMAND

- 3.3.1 In deciding the amount of land that will need to be allocated for development, existing permissions and likely development on small sites (informed by the strategic housing land availability assessment, employment land review and further studies) are taken into account. Allocating the remaining shortfall (and over-allocating) provides an opportunity to redress imbalances and provide development where it will best meet local need.
- 3.3.2 The following table outlines the existing supply (and factors in that not all permissions will be implemented and not all minor sites will come forward). This includes an allowance for the councils' strategy for bringing long-term empty homes back into use, which is expected to provide in the region of 100 homes across the plan area. A modest allowance has also been made for additional sites that may come forward through neighbourhood planning or the re-use of rural buildings. All of these will be monitored. From this potential supply we can estimate how much land needs to be allocated for development in each Council's area to achieve the proposed level of economic and housing growth.

COMPLETION S (2011/12)	West Dorset	Weymouth & Portland	Plan Area
HOMES	377 homes.	169 homes completed.	546 homes completed.
EMPLOYMENT	2.0ha	0.6ha	2.7ha
SUPPLY (2012)	West Dorset	Weymouth & Portland	Plan Area
HOMES	2,949 homes with permission at April 2012 and likely to come forward, including the outline permission for Poundbury Phases 3 and 4. Empty homes supply: 60 homes. Rural re-use / neighbourhood plan sites: 200 homes. 1,947 homes on minor sites likely to come forward, for the remaining years to 2031. Total: 5,156 homes	1,286 homes with permission at April 2012 and likely to come forward. Empty homes supply: 40 homes. Rural re-use / neighbourhood plan sites: 30 homes. 1,484 homes on minor sites likely to come forward, for the remaining years to 2031. Total: 2,840 homes	4,235 homes with permission at April 2012 and likely to come forward. Empty homes supply: 100 homes. Rural re-use / neighbourhood plan sites: 230 homes. 3,431 homes on minor sites likely to come forward, to 2031.

			Total: 7,996homes
EMPLOYMENT	24.4ha with permission (not all will come forward)	18.8ha with permission (not all will come forward)	43.2ha total with permission
UNMET DEMAND	West Dorset	Weymouth & Portland	Plan Area
HOMES	Land for 3,567-4,107new homes needed to 2031.	Land for 231-571 new homes needed to 2031.	Land for 3,798-4,678 new homes needed to 2031.
EMPLOYMENT	At least 17.1 additional hectares needed.	No additional land needed if all current permissions are built.	At least 14.4 additional hectares needed

THE APPROACH TO DISTRIBUTING UNMET DEMAND

3.3.3 Throughout the consultation that informed this plan recurrent themes were meeting local need and enabling local decision making. The settlement policy aims to meet local needs, and enable economic growth, whilst safeguarding our special environment. Localism is an important part of the new strategy encouraging communities to take responsibility for their own areas.

3.3.4 The proposed distribution of development takes account of:

- the needs, size, and roles of the area's settlements, taking into account any current imbalances
- the benefits of concentrating most development in locations where homes, jobs and facilities will be easily accessible to each other and there is a choice of transport modes;
- the availability of land, and whether it has been previously developed (brownfield);
- the importance of the environmental constraints of the plan area (including landscape designations, nature conservation designations and areas of flood risk and coastal erosion).

3.3.5 The development strategy therefore focuses the majority of new development on the larger settlements, which have more existing jobs and services, broadly in line with the local demand for that area, taking into account current imbalances, the current supply and existing constraints.

3.3.6 In the plan area, local housing and economic needs could not be met without major development in the Area of Outstanding Natural Beauty. The need for growth from both a national and local perspective is considered to justify the exceptional circumstances for allowing major development to take place within this nationally designated landscape. Such a stance is not taken lightly. Where growth is proposed, this is because there are no realistic alternatives to meet the need for growth in that area in a positive way, and the sites have been selected on the basis that any landscape impact can be effectively moderated. Indeed there are opportunities, in places, to actively enhance the setting of the AONB through softening the visual impact of the existing urban edge on the wider landscape.

IMBALANCES IN THE EXISTING PATTERN OF DEVELOPMENT AND MAJOR ENVIRONMENTAL CONSTRAINTS

Weymouth is an important seaside resort, dominated by lower-paid employment, which currently has a significant amount of outward commuting to Dorchester for jobs. The area is on the coast, and the floodplain of the river Wey runs through the town. The Dorset AONB lies to the north, and the Heritage Coast to the west.

Dorchester is the County Town and an important service area, and relies on a much wider area (including both nearby villages and Weymouth to the south) for its workforce and economic success. The floodplain of the River Frome runs to the north of the town, and the Dorset AONB wraps around the town to the south and west. There are some significant heritage assets in the area, including Maiden Castle hill fort and Poundbury Camp.

Portland has historically had a good balance of housing and employment, with islanders working predominantly in the numerous quarries, or at the Ministry for Defence and Naval establishments. With the closure of the latter establishments many islanders have had to look for job opportunities on the mainland and some of the employment opportunities created on the island do not match the skills of the local workforce. The coastline around the island is internationally important for its geology, limestone and coastal habitats.

Bridport is relatively well self contained with a good balance between housing and employment. The town lies within the Dorset AONB. The River Brit and its tributaries (Asker and Skilling) run through the town, creating large green corridors within their floodplains.

Sherborne has a close relationship economically with the neighbouring town of Yeovil, in Somerset. Sherborne has become an increasingly expensive place to live although many of the jobs within the town itself are relatively low paid, meaning that a significant proportion of the higher-skilled workforce commute out of the town, and there is an inward flow of lesser-skilled workers who cannot afford the local house prices. The River Yeo runs along the south-east side of the town. There are some significant heritage assets in the area, including Sherborne Old Castle.

Chickerell, which includes the Granby and Lynch Lane industrial estates, provides employment opportunities which serve both Chickerell town and neighbouring Weymouth to the south. The Heritage Coast runs along its western flank.

Lyme Regis is a small coastal town on the boundary with East Devon. It lies within the Dorset AONB. The River Lim runs from the north through the town. Due to its location and constraints, including land instability, there are few opportunities for growth within the district.

Beaminster is relatively well balanced in terms of employment and housing. It lies within the Dorset AONB. The River Brit and its tributaries run through the town.

STRATEGIC ALLOCATIONS AND PHASING

- 3.3.7 Strategic allocations have the potential to provide for a more comprehensive and planned approach to development, with housing and employment and related facilities such as new schools, brought forward in balance. Such allocations also allow for better control over the

phasing and release of development, ensuring that there is a steady supply of land with the necessary infrastructure for that area. Some of these already benefit from permission and therefore are not included in the 'supply' from allocations.

ALLOCATIONS	West Dorset	Weymouth & Portland
HOMES	Land allocated for about 2,930 new homes (excluding those already benefitting from planning permission) Shortfall in plan period: 637 homes shortfall for low range estimate, 1,177 homes shortfall from high range estimate (for the period 2026-31)	Land allocated for about 1,300 new homes (excluding those already benefitting from planning permission) Shortfall in plan period: none
EMPLOYMENT	31.1ha of additional land allocated for employment Shortfall in plan period: none	No additional land allocated for employment Shortfall in plan period: none

Table 3.1 – Summary table, housing supply and demand

	West Dorset		Weymouth and Portland		Plan area
Housing demand (2011-31)		9,100-9,640		3,240-3,580	12,340 – 13,220
Completions (2011/12)		377		169	546
Existing supply permissions		2,949		1,286	4,235
empty homes		60		40	100
rural re-use / NDPs		200		30	230
minor sites		1,947		1,484	3,431
New allocations		2,930		1,300	4,230
Housing supply (2011-31)		8,463		4,309	12,772

- 3.3.8 The following tables set out strategic allocations for employment and housing within the plan period. The broad locations for strategic development are shown on the key diagram.
- 3.3.9 Many of the larger sites are promoted for mixed use developments. The housing allocations table (Table 3.2) includes previously allocated strategic sites where development has not yet been completed. Additional allocations at the towns are also included that are not of a sufficient scale to be strategic to the overall delivery of the plan, if other alternative development in that area were to come forward. The table gives an indication, within five year periods, of when all these sites are likely to be developed. The total numbers of homes on the sites will depend on the mix of house types and sizes, and also the proportions of housing and employment, and may be higher or lower than those indicated. The approximate phasing is indicative and may need to vary between sites to ensure a reasonably continuous land supply throughout the plan period. Where planning permission has been granted but a site-specific policy has been included (in case their development is reconsidered through a new application), these are included in the existing supply figures and therefore have been marked in grey.
- 3.3.10 The shortfall of up to about 1,1800 homes in West Dorset is particularly relevant to the last five years of the plan period. Although a small allowance has been made for potential

development that may come forward as a result of Neighbourhood Development Plans and reuse of rural buildings this source could exceed this amount and potentially make up this shortfall. This will be kept under review. The plan also includes reference to further work with East Devon District Council, Lyme Regis Town Council and Uplyme Parish Council to explore options to support the long term growth of Lyme Regis.

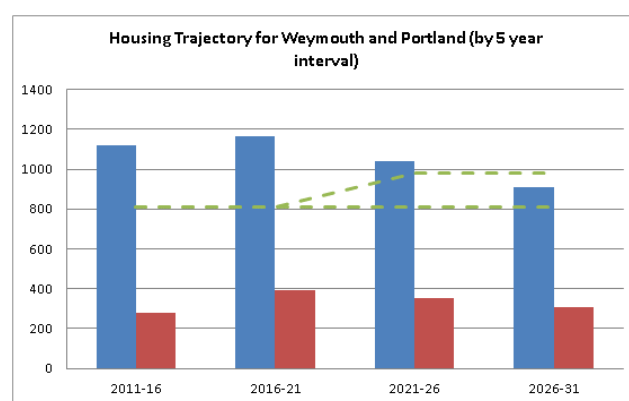
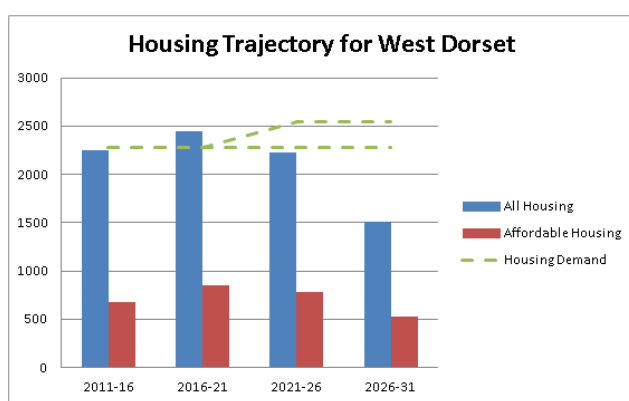
- 3.3.11 Housing trajectories, showing the approximate delivery of housing over the plan period, are shown in Figures 3.1 and 3.2. The delivery of affordable housing as a proportion of the overall housing delivery is not expected to increase until the second five year period, as the first five years relates primarily to completions on sites where permission has been granted under the previously adopted plans.

Table 3.2: Housing Allocation Sites (including large sites with current planning permission in grey shading, which are counted in the existing supply) with approximate phasing and estimated supply

Location	Housing Supply	Approximate phasing				Employment land	Strategic Allocation	Policy Ref
		2011-16	2016-21	2021-26	2026-31			
WEYMOUTH								
<i>Weymouth Town Centre</i>	400+		⇒	⇒	⇒	(possible)	✓	WEY1
<i>Markham and Little Francis</i>	320		⇒	⇒		(possible)	✓	WEY10
<i>Land south of Louviers Road</i>	100	⇒	⇒			--	✓	WEY11
<i>Land at Wey Valley</i>	400			⇒	⇒	(minimal)	✓	WEY12
<i>The Old Rectory, Lorton Lane</i>	30		⇒			--		WEY13
<i>Littlemoor Urban Extension (part)</i>	150		⇒	⇒		✓	✓	LITT1
PORTLAND								
<i>Osprey Quay</i>	35	⇒				✓		PORT2
<i>Former Hardy Complex</i>	384		⇒	⇒	⇒	--	✓	PORT3
Weymouth and Portland - NEW	1,300		⇒	⇒	⇒	✓	✓	
CHICKERELL								
<i>Putton Lane Area</i>	220	⇒	⇒				✓	CHIC1
<i>Chickerell Urban Extension</i>	850		⇒	⇒	⇒	(minimal)	✓	CHIC2
<i>Land off Rashley Road</i>	50				⇒			CHIC3
LITTLEMOOR (West Dorset)								
<i>Littlemoor Urban Extension (part)</i>	350		⇒	⇒	⇒	✓	✓	LITT1
DORCHESTER								
<i>Poundbury Phases 3 and 4</i>	1200	⇒	⇒	⇒		✓	✓	DOR1
<i>Weymouth Avenue Brewery Site</i>	560	⇒	⇒			(retain)	✓	DOR6
<i>Red Cow Farm</i>	54	⇒				(minimal)		DOR7
<i>Land South of St George's Road</i>	50		⇒			(possible)		DOR8
<i>Land off Alington Avenue</i>	50		⇒			--		DOR9
CROSSWAYS								
<i>Land at Crossways</i>	500		⇒	⇒	⇒	✓	✓	CRS1
BRIDPORT								
<i>Vearse Farm</i>	760		⇒	⇒	⇒	✓	✓	BRID1
<i>Land off Skilling Hill Road</i>	40				⇒			BRID2
<i>Land east of Bredy Vet's Centre</i>	40	⇒				--		BRID3
<i>St Michael's Trading Estate</i>	105	⇒				(retain)		BRID5

Location	Housing Supply	Approximate phasing				Employment land	Strategic Allocation	Policy Ref
		2011-16	2016-21	2021-26	2026-31			
BEAMINSTER								
<i>Land north of Broadwindsor Road</i>	120	⇒	⇒			✓	✓	BEAM1
LYME REGIS								
<i>Woodberry Down</i>	90		⇒			(retain)	✓	LYME1
SHERBORNE								
<i>Barton Farm</i>	279	⇒	⇒			✓	✓	SHER1
<i>Former gasworks site</i>	30		⇒			(possible)		SHER4
West Dorset – TOTAL NEW	2,930	⇒	⇒	⇒	⇒	✓	✓	

Figures 3.1 and 3.2: Housing Trajectories for West Dorset and Weymouth and Portland



The plan currently allocates sufficient housing land for the development of 8,463 new homes in West Dorset. This is short of a 20 year supply by between 637 and 1,777 – representing about 1.3 to 3.7 years’ worth of supply. A number of options for meeting this need have been assessed, including options for the future expansion of Dorchester, but there are some significant heritage constraints to be taken into account. Further work will be undertaken on future development options for the end of the plan period, depending on the results of housing land supply monitoring nearer the time, which may for example show that a greater amount of development has come forward from neighbourhood plans than had been anticipated.

- 3.3.12 Table 3.3 below lists the major employment allocations, some of which will become key employment sites. The figures shown are approximate and further employment opportunities may come forward as part of mixed use schemes. The list does not include existing employment areas (where there is scope for additional development which either has permission or would be allowed under Policy ECON 1) which should also bring forward a significant supply of employment premises.

Table 3.3: Employment Supply (Major Sites)

Town	Site Allocated For Employment	Employment (ha)	Key site	Notes	Policy Ref
Weymouth	Littlemoor urban extension	12	✓	primarily in West Dorset	LITT1
	Land at Icen and Weyside Farms	2		in West Dorset	LITT2
Portland					
	Osprey Quay	8.6 (minimum)		part with permission	PORT2
Chickerell	Putton Lane	0.7 (minimum)		with outline permission	CHIC1
Dorchester	Poundbury Urban Extension	6 (approximate)		with outline permission	DOR1
	Poundbury Parkway Farm	0.9	✓	site extension	DOR2
	Weymouth Avenue Brewery	1.7 (approximate)		with outline permission	DOR6
Crossways	Land at Crossways	3.5	✓		CRS1
Bridport	Vearse Farm	4	✓		BRID1
	St. Michael's Trading Estate	up to 2.5		mixed use scheme	BRID5
Beaminster	Broadwindsor Road	0.5		mixed use scheme	BEAM1
	Lane End Farm	0.7	✓		BEAM3
Lyme Regis	Woodberry Down	1 (retention)			LYME1
Sherborne	Barton Farm	3.5	✓	mixed use scheme	SHER1
	Sherborne Hotel	2.2			SHER3
	Former Gasworks Site	up to 0.8		mixed use scheme	SHER4

Figure 3.3: Strategic Diagram



DEFINED DEVELOPMENT BOUNDARIES

3.3.13 Defined development boundaries have been carried forward from the previously adopted local plans, defining the areas within which development will generally be accepted. The only changes from the previous adopted plans are where defined development boundaries have been extended to accommodate strategic allocations.

3.3.14 Although a lot of demand for new housing exists in the rural areas, allocations or extensions to defined development boundaries have not been made in these locations. Although there are suitable sites, there are problems associated with providing development in

Settlements with Defined Development Boundaries <i>This list may be expanded through Neighbourhood Plans</i>	
Beaminster	Grove
Bishops Caundle	Lyme Regis
Bradford Abbas	Maiden Newton and Higher
Bridport	Frome Vauchurch
Broadmayne and West Knighton	Mosterton
Broadway	Nottingham
Broadwindsor	Piddletrenthide
Buckland Newton	Portesham
Burton Bradstock	Puddletown
Cerne Abbas	Salwayash
Charlton Down	Sherborne
Charminster	Southwell
Charmouth	Sutton Poyntz
Chickerell	Thornford
Crossways	Trent
Dorchester	Upwey
Easton	Weston
Evershot	Weymouth
Fortuneswell	Winterbourne Abbas and
	Winterbourne Steepleton
	Yetminster

locations that have few facilities and where people tend to commute to the towns. It is more difficult to provide cost-effective local services for a more dispersed pattern of development, without putting greater reliance on potential unworkable public transport solutions which will inevitably increase carbon emissions and disadvantage those who don't have a car (usually the more vulnerable groups in our society), which is why it makes sense to try to focus development at the towns. And each village will be different in terms of its needs, opportunities and constraints. As such a more enabling approach is proposed for rural communities – working with those that want to see development take place, to help identify suitable sites to meet their local needs. Using neighbourhood development plans and other planning tools, communities can allocate sites, introduce or extend a development boundary, or develop a criteria-based policy to allow development to take place, where they consider this is the right approach for them. This plan does not include targets for development in these areas, and as part of the monitoring process the Councils will examine to what extent this approach is delivering growth.

SUS 2. DISTRIBUTION OF DEVELOPMENT

- i) **Development will be distributed according to the following settlement hierarchy, with a greater proportion of development at the larger and more sustainable settlements.**
- **The main towns of Dorchester and Weymouth (of which Chickerell and parts of Littlemoor form outlying parts) will be the highest priority locations for new development.**
 - **Elsewhere in the plan area, the market and coastal towns of Beaminster, Bridport, Lyme Regis, Portland and Sherborne and the village of Crossways will be a focus for future development.**

- **Development in rural areas will be directed to the settlements with defined development boundaries, and will take place at an appropriate scale to the size of the settlement. Settlements with no defined development boundary may also have some growth to meet their local needs.**
- ii) **Within the defined development boundaries residential, employment and other development to meet the needs of the local area will normally be permitted.**
- iii) **Outside defined development boundaries, development will be strictly controlled, having particular regard to the need for the protection of the countryside and environmental constraints, and be restricted to:**
 - **agriculture, forestry or horticulture or related enterprises such as farm diversification and equestrian development**
 - **alterations and extensions to existing buildings in line with their current lawful use, including their subdivision or replacement**
 - **new employment, tourism, educational/training, recreational or leisure-related development**
 - **affordable housing**
 - **rural workers' housing,**
 - **open market housing through the re-use of existing rural buildings**
 - **sites for gypsies, travellers and travelling showpeople**
 - **the replacement of properties affected by coastal change in a location identified in an approved local development document**
 - **proposals for the generation of renewable energy or other utility infrastructure**
 - **flood defence, land stability and coastal protection schemes**
 - **local facilities appropriate to a rural area or close to an existing settlement**
 - **specific allocations in a development plan document and associated landscape and infrastructure requirements**

3.4

3.4.1

3.5 THE RE-USE AND REPLACEMENT OF BUILDINGS OUTSIDE DEFINED DEVELOPMENT BOUNDARIES

- 3.5.1 Existing rural buildings that are no longer needed for the original purpose for which they were built, provide an opportunity for development without the impact that new buildings would have on the surrounding landscape. The re-use of an existing building may therefore be allowed in situations where new build for the same use would not. It is however important to consider whether the building is worthy of retention (in terms of its structure and how it contributes to local character), the impact on the surroundings that may arise from the changes necessary to enable the re-use, and to also consider what impact the use may have on the local community, local services and the local transport network.
- 3.5.2 National planning guidance says that in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, and new isolated homes in the countryside should be avoided. It does recognise that the re-use of redundant or disused buildings should be considered, particularly where development would lead to an

enhancement to the immediate setting or represent the optimal viable use of a heritage asset. In our area, affordable housing and essential rural workers' dwellings are generally supported wherever there is a need. The re-use of buildings for open market housing and built tourist accommodation will be supported in and adjoining established settlements with a population of 200+ (many of which have established development boundaries) as these tend to have some local facilities and are less likely to place an additional burden on services such as school bus / taxi and healthcare out-reach services. Outside these locations an exception may be made where a building adjoins existing serviced residential buildings (such as a farmhouse) and can be tied to the wider holding / main property. The tie ensures that the re-use directly benefits the local family / community (for example, by housing relatives, providing local rented accommodation, or let as tourist accommodation) and that the local benefit is maintained in the longer term. Where a tie to the wider holding / main property is required, this will need to be secured through a section 106 agreement. By taking a flexible approach to housing or tourist accommodation in these circumstances, the upkeep of rural buildings that make a positive contribution to the local character, and the availability of accommodation to meet evolving local needs (whether for the local family or rural business) can be assured. Open market housing and tourism uses will only be allowed where the building was in existence in 2011 (the start of the plan period). The reason for this is to avoid potential abuse of this policy through the building of new agricultural buildings with the intention of converting them in to open market homes in locations where they would not normally be permitted.

Settlements of 200+ Population without a Defined Development Boundary

(to be read in conjunction with the list of settlements with development boundaries (para 3.3.14))

- | | |
|---------------------|-----------------------------------|
| - Abbotsbury | - Netherbury |
| - Bradford Peverell | - Nether Compton |
| - Cattistock | - Osmington |
| - Cheselbourne | - Owermoigne |
| - Chetnole | - Piddlehinton / White Lackington |
| - Chideock | - Puncknowle |
| - Corscombe | - Shipton Gorge |
| - Dewlish | - South Perrott |
| - Drimpton | - Stinsford / Lower Bockhampton |
| - Frampton | - Stratton |
| - Halstock | - Sydling St Nicholas |
| - Holwell | - Thorncombe |
| - Leigh | - Toller Porcorum |
| - Litton Cheney | - Tolpuddle |
| - Loders | - Uploders |
| - Longburton | - West Stafford |
| - Morecombelake | - Winterborne St Martin |

3.5.3

SUS 3 ADAPTATION AND RE-USE OF BUILDINGS OUTSIDE DEFINED DEVELOPMENT BOUNDARIES

- i) **The adaptation and re-use of rural buildings will be permitted where:**
- **the existing building is of permanent and substantial construction, makes a positive contribution to the local character, and would not need to be substantially rebuilt or extended; and**

- **their proposed form, bulk and design will make a positive contribution to the local character**
- and where development is for one of the following uses:**
- **employment;**
 - **community uses, where the buildings are accessible and immediately proximate to the community served;**
 - **affordable housing, where the proposal is capable of meeting an identified, current, local need which cannot otherwise be met;**
 - **essential rural workers' dwellings;**
 - **open market housing or built tourist accommodation adjoining a settlement with a defined development boundary, or within or adjoining an established settlement of more than 200 population. In all cases only where the building/s was in existence in 2011;**
 - **open market housing or built tourist accommodation where the building adjoins an existing serviced residential building, and will be tied to the wider holding / main property and where the building/s was in existence in 2011;**
 - **other tourism uses, where there is a justifiable need for a rural location**
 - **or, where the building is a designated heritage asset and none of the above are possible, the optimal viable use to secure its long term future**

3.5.4 The replacement of rural buildings will normally be permitted where their continued use (either for the existing use or an agreed alternative use), alteration or extension would be acceptable, although consideration should be given to whether it would be more practicable to re-use the existing building. The replacement of a farm building that makes a positive contribution to the local character (such as the many stone barns and farmhouses) will be resisted.

SUS 4. THE REPLACEMENT OF BUILDINGS OUTSIDE DEFINED DEVELOPMENT BOUNDARIES

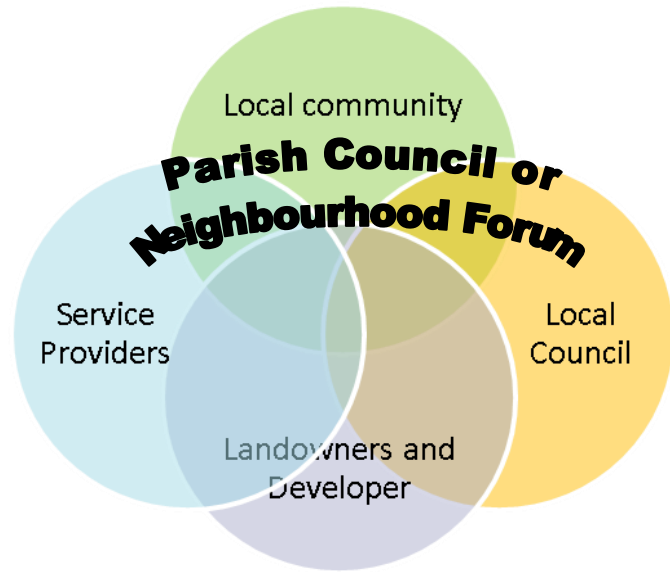
- i) **The replacement of a building should be permitted where the existing building is of permanent and substantial construction, and its continuing use would otherwise be consistent with other policies in this plan. Where this would involve the loss of a heritage asset, or a farm building that makes a positive contribution to the local character, its replacement must be shown to produce substantial planning benefits, such as economic regeneration or environmental enhancement.**

<p>Monitoring Indicator: the number and location of completions for the re-use and replacement of buildings outside defined development boundaries by use</p>
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3.6 NEIGHBOURHOOD DEVELOPMENT PLANS AND ORDERS

3.6.1 In 2012 the government provided a number of new planning tools for local communities, including neighbourhood development plans, neighbourhood development orders and community right to build orders. These tools provide a genuine opportunity for local people to influence what is built in their area, which in turn should foster greater trust in the planning process, as well as deliver development that is in tune with local people's wishes. The tools are meant to enable development to happen, for example by allocating sites for development, or allowing the type of development that local people would want.

3.6.2 This new planning approach has the potential to bring together communities (including those that live, work or visit the area), parish / town councils or neighbourhood forums, landowners and developers and service providers to build a consensus about the future of their area, and should help create lasting partnerships both within and outside the community.



3.6.3 A neighbourhood development plan becomes part of the development plan, and its policies will work alongside, and where appropriate, replace the policies in the local plan where they overlap. Neighbourhood development orders and community right to build orders will give permitted development rights to the types of development specified in that order, allowing developments that are consistent with the strategic policies of the development plan to proceed without unnecessary delay. The policies will only apply to the specific area covered by that neighbourhood development plan or order (rather than the local plan area).

3.6.4 Neighbourhood development plans have the potential to deliver a step-change in the level of growth in the plan area. They can make significant changes to the policies in this plan, so long as they do not undermine its strategic objectives and approach. Examples of changes could include:

- Extending existing defined development boundaries, or adding them to settlements that don't currently have a boundary
- Allowing open market housing on rural exception sites
- Encouraging self-build homes or low impact dwellings where these wouldn't currently be allowed
- Identifying specific sites for new development

They can also provide greater certainty over what is special about an area and how those features should be considered in allowing new development.

3.6.5 West Dorset District Council and Weymouth and Portland Borough Council will support communities that wish to use these new planning tools, by providing advice and assistance. As a minimum this will include advice on the area that the plan or order should cover (as this will need to be approved), and help identifying the extent to which their proposals are in general conformity with national planning policy and the strategic objectives and approach of this local plan. A greater level of support will be directed at those communities that can help in the delivery of sustainable growth in the plan area.

SUS 3. NEIGHBOURHOOD DEVELOPMENT PLANS

i) Neighbourhood Development Plans should:

- **show how they are contributing towards the strategic objectives of this plan and be in general conformity with its strategic approach**

- **clearly set out how they will promote sustainable development in their area at the same level or over and above that which would otherwise be delivered through the local plan**
- **have due regard to information on local need for new homes, jobs and facilities, for their plan area and any outlying areas which they may serve**
- **demonstrate that they are credible, justifiable and achievable. This can be assisted by involving landowners, developers and service providers in their preparation.**

Monitoring Indicator: the number of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders adopted

Monitoring Indicator: annual increase in housing land supply as a direct result of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders

