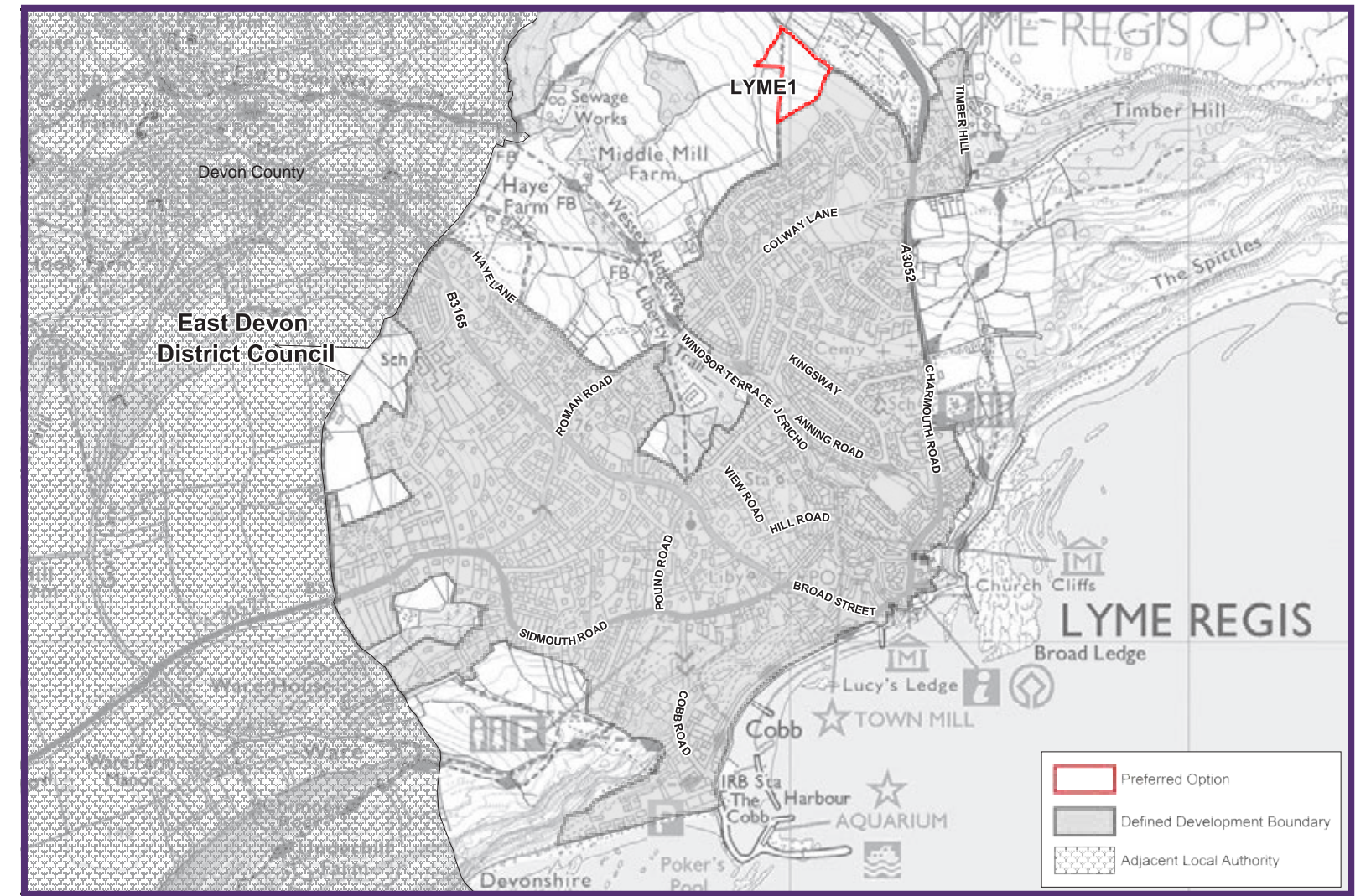
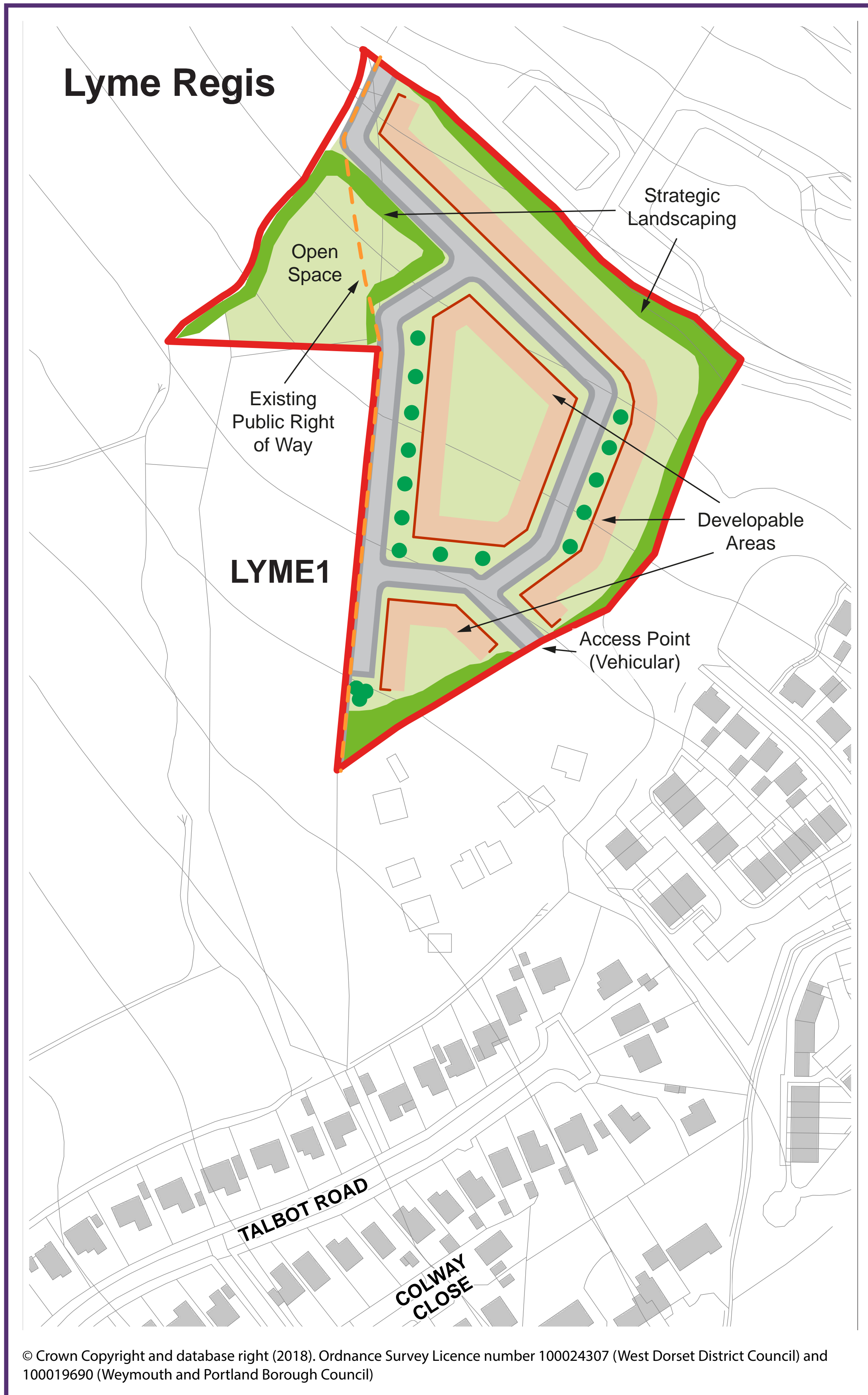


Development at Lyme Regis



Lyme Regis Strategy

- Continued development of existing sites
- Significant landscape and land stability constraints severely limit opportunities
- Extension to Woodberry Down site
- Designation as a Town Centre

Location	Housing Supply (to 2036)	Approximate phasing			
		2016-21	2021-26	2026-31	2031-36
Woodberry Down	64	↕			
Woodberry Down extension (PO)	40		↕		

Woodberry Down extension

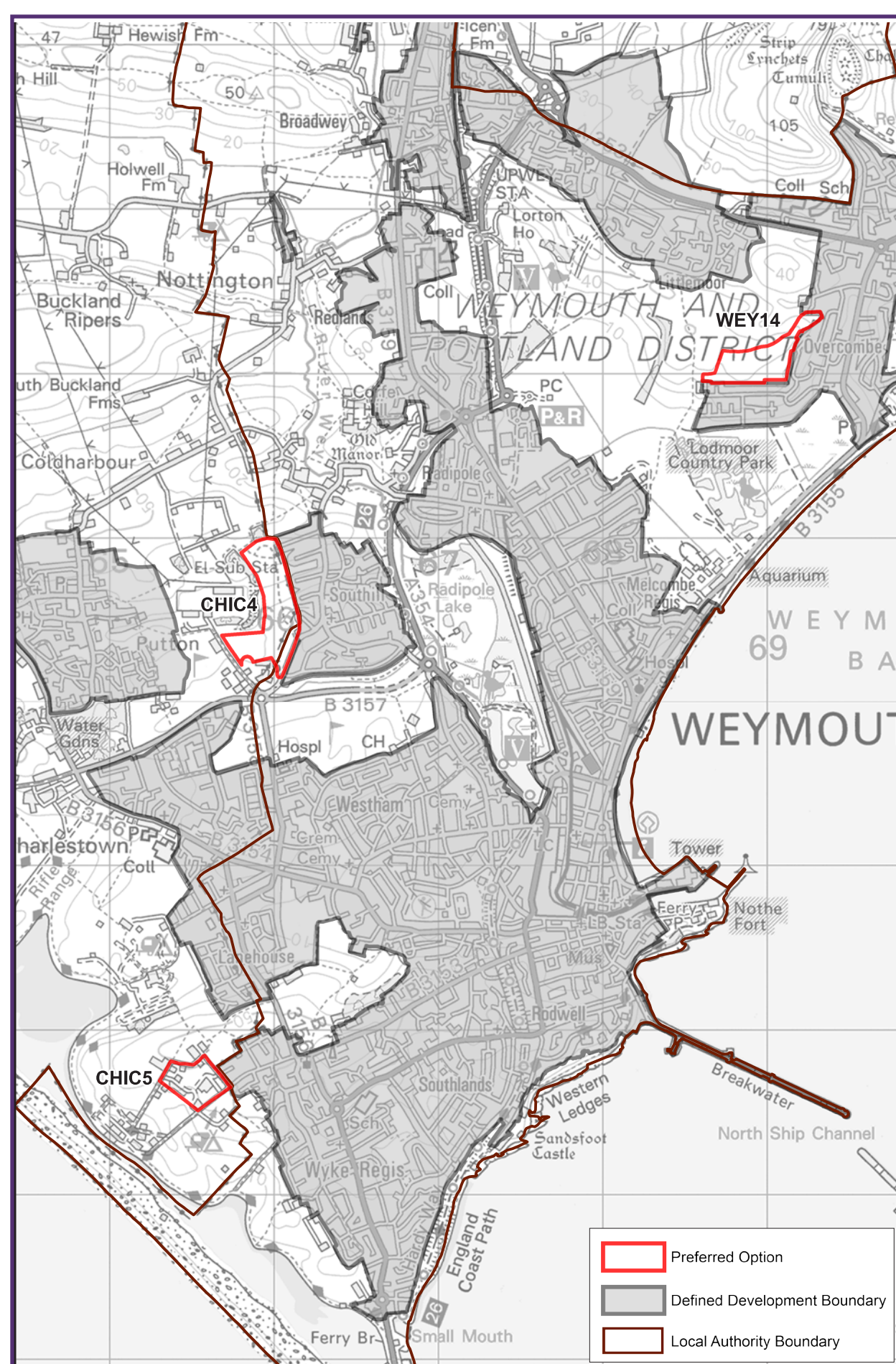
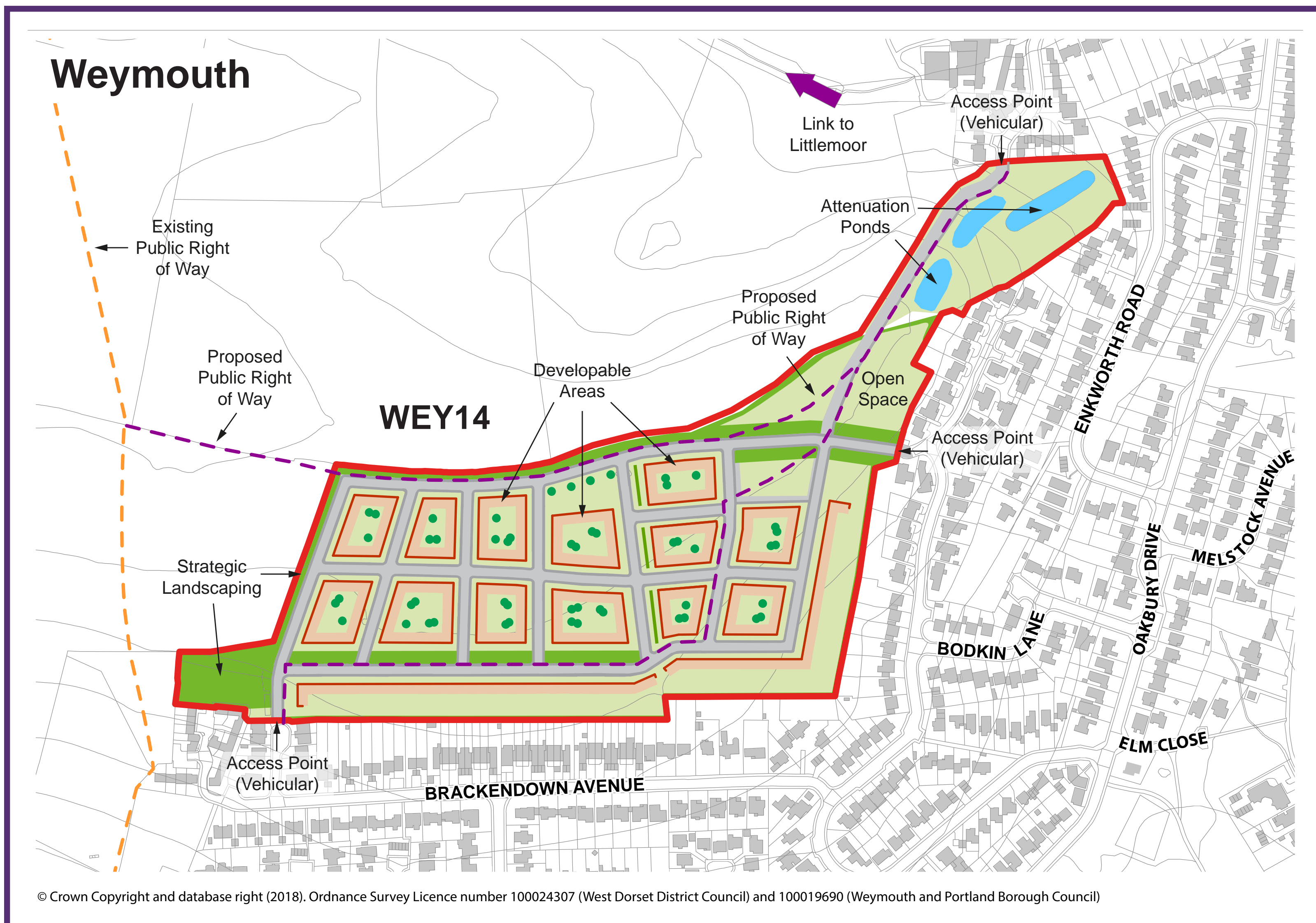
- Minimises landscape impact
- Later phase of existing Woodberry Down site
- Access off Woodberry Down Way

Do you have any comments on the proposed extension to Woodberry Down?

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 Weymouth



Location	Housing Supply (to 2036)	Approximate phasing			
		2016-21	2021-26	2026-31	2031-36
Weymouth Town Centre	400+		⇒	⇒	⇒
Markham and Little Francis	Up to 649	⇒	⇒	⇒	
Land South of Louviers Rd	100	⇒	⇒		
Land at Wey Valley	350	⇒	⇒	⇒	
The Old Rectory, Lorton Lane	39	⇒			
Littlemoor Urban Extension	600		⇒	⇒	⇒
Wyke Oliver Farm (PO)	150	⇒	⇒		

Weymouth Strategy

- Many sites in adopted local plan, including those at Littlemoor and Chickerell. These sites will be carried forward into the Local Plan Review
- Some capacity within existing urban area
- Limited further greenfield opportunities
- Various opportunities for meeting town centre growth needs identified through Weymouth Town Centre Masterplan.

Wyke Oliver Farm

- Extension to Lorton Valley Nature Park
- 'Green Links' to Littlemoor
- Avoids steeper ground to north
- Improvements to flood mitigation
- Access off Brackendown Ave, Budmouth Ave and Wyke Oliver Road

Do you have any comments on the proposed development site at Wyke Oliver Farm?

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 Portland



Portland Strategy

- No additional greenfield sites proposed on Portland but following developments have consent and are expected to play a major part in delivering the vision for Portland.
- Portland Port – is a major employment site with planning consent for port-related and B1, B2 & B8 uses. The employment uses are protected as a key employment site
- Osprey Quay – has various planning consents for a mix of uses, including employment, leisure, retail and housing development
- Former Hardy Complex – conversion of former Navy Block into 348 new homes
- Bumpers Lane – housing site for 64 new homes
- Former Masonry works, Bottomcoombe (Windmills phase III) – housing site for 62 new homes
- Land to South of Augusta Road, Portland – 22 new homes
- Underhill Community Junior School – 20 new homes
- Alma Terrace, Portland – 11 new homes
- Land adjacent, 88 Avalanche Road, Portland – 10 new dwellings
- Reorganisation of education on the island
- Vacated school sites may become available for development.
- Easton and Fortuneswell are designated as Local Centres

No additional greenfields sites are identified at Portland reflecting existing commitments.

Do you have any comments on the proposed approach to development at Portland?

No indicative layouts produced for Portland

Other Policy changes

Affordable housing

The Councils approach to affordable housing provision (Policy HOUS1) has been updated to reflect changes in National Planning Policy.

- Affordable housing provision will be sought on major sites (10 dwellings or more) and a financial contribution will be sought for developments of 6-9 dwellings in rural areas.
- Affordable housing contributions on site will be 25% on Portland and 35% in Weymouth and West Dorset.
- Where one or more affordable homes are being sought these should be provided on the open market site. A financial contribution will be sought for any provision shortfall.
- A viability assessment will be required to justify a lower level of affordable housing provision.
- Within any affordable housing provision, a minimum of 70% affordable rental products and a maximum of 30% affordable home ownership products will be sought.
- On sites of 10 dwellings or more at least 10% of all new homes will be required to be affordable home ownership products.
- The types, size and mix of affordable housing should address the affordable housing needs of the local area.

Self Build and Custom Build Housing

New Policy HOUS8 sets out the councils' approach to self-build and custom-build housing.

- Self-build and custom-build housing schemes may be permitted on sites within defined development boundaries (DDBs) or on strategic housing allocations.
- Outside DDBs self-build and custom housebuilding schemes may be permitted under certain circumstances.
- Sites for 100% (or a high proportion of) self-build and / or custom-build housing plots can be allocated through a policy in an adopted neighbourhood development plan.

Protection of key employment sites

The approach for the Protection of key employment sites (Policy ECON2) and Protection of other (non-key) employment sites (Policy ECON 3) has been updated.

- The list of key employment sites in Figure 4.1 has been revised to include new employment land allocations: north of Dorchester; south of Broadwindsor Road at Beaminster and land south of Bradford Road, Sherborne.
- The approach to other uses on non-key employment sites has been updated.

Green Infrastructure Network

Policy ENV4 (formally ENV3) has been redrafted to define the elements that make up the green infrastructure network and to set out how the network will be protected, expanded and enhanced.

- Changes to the policy include the need to protect green infrastructure from adverse impacts of development.
- There is also a requirement for developers to provide sufficient green infrastructure to serve development sites along with appropriate maintenance and management arrangements.
- New areas of greenspace identified in neighbourhood plans should be linked in to and will form part of the wider green infrastructure network.

Do you have any comments on any of the new or revised policies?



Other Policy changes

Re-use of buildings outside of defined development boundaries

Policy SUS3 has been revised to more clearly set out how any scheme for re-use would be judged.

- Policy SUS3 specifies that the reuse of the existing building will be permitted provided that development is for housing, affordable housing, rural workers dwelling, employment, community use or tourism.
- Substantial reconstruction will not be supported and any extensions would need to be of a small scale and essential to the functional requirements of the building.
- Policy SUS4 will be deleted as it duplicates the provisions of adopted policies HOUS6 and ECON1.

Wind energy

Policy COM11 is a new policy dealing specifically with wind energy developments.

- Proposals for small scale wind energy development should only be granted planning permission if the development is community led or the site is in an area identified as suitable for wind energy development in a neighbourhood plan.
- Development will only be permitted if any adverse impacts on local landscape character, townscape or areas of historic interest, residential amenity, designated wildlife sites, biodiversity, air traffic and telecommunications can be adequately mitigated.

Optional Technical Standards for Housing

Councils have the option of setting additional technical standards in respect of: accessibility and adaptability; wheelchair access; water efficiency; and an optional nationally described space standard.

- Responses to the previous consultation were mixed, but there was more support for applying additional 'accessibility and adaptability standards' and 'optional nationally described space standard'.
- The councils intend to gather further evidence on the need for these two standards and, on the basis of that evidence, will determine whether the inclusion of policies applying these standards in the local plan review would be justified.

Effective and efficient use of land

Former Policy ENV15 (now ENV17) has been expanded to set out more clearly how the councils will encourage the effective and efficient use of land.

- The policy encourages development of suitable brownfield land and under-utilised land and buildings.
- Land should be used efficiently but should still reflect the character of the area with higher densities in sustainable locations such as town centres.

Coastal Change Management Area

New Policies ENV8 and ENV9 have been drafted to set out the approach to development proposals at risk from coastal erosion.

- New residential development will not be permitted within Coastal Change Management Areas (CCMA).
- Any development that is permitted will be subject to time limited permission.
- Policy ENV9 allows the replacement and relocation further inland of existing homes and farm buildings threatened by coastal erosion.

Do you have any comments on any of the new or revised policies?



What happens next?



Where can I find out more?

This consultation brings together a large amount of policy, research and evidence. Further information can be found online at:
www.dorsetforyou.com/local-plan-review

How can I comment?

Access a copy of the plan and tell us what you think by completing our online comment form at:

www.dorsetforyou.com/planning-policy-consultation

OR comments can be returned to us at:

- strategic@dorset.gov.uk
- Local Plan Consultation, South Walks House, South Walks Road, Dorchester DT1 1UZ



How will you use what I've told you?

We will analyse your comments and put them on our website. Your feedback will be used alongside other evidence to prepare the final submission plan. The plan will then be submitted for examination and if found sound, it will be adopted.



What is the sustainability appraisal?

In addition to the Preferred Options consultation document, a sustainability appraisal has been produced which assesses the potential environmental, social and economic impacts associated with the draft policies, evaluates their overall performance in terms of sustainability, and suggests ways to reduce the adverse effects and maximise the beneficial effects of these policies.

More information on the Sustainability Appraisal and how you can comment on the document is available at:

www.dorsetforyou.com/sustainability-appraisal/west/weymouth

