



Dorset Council **Local Plan**



A new local plan for Dorset

Dorchester Civic Society
2 February 2021



Agenda



- Background to the Dorset Council Local Plan
- Why prepare a single Dorset plan?
- The local plan strategy – what it's trying to achieve
- The housing figures
- The strategy of the plan
- Economic and functional areas
- Distribution of development
- What it means for Dorchester
- Programme for plan preparation
- The current consultation and how to respond
- Looking ahead – the Planning White Paper



Background



- Unitary council from 1 April 2019
- Series of separate local plan reviews under way
- In this area there had been two consultation stages on the review of the West Dorset, Weymouth & Portland plan
- ‘Consequential orders’ forming new council included requirement for a new local plan ‘reflecting the new geography’ to be in place by 2024
- Cabinet agreed in June 2019 to start work on a new Dorset Council Local Plan and abandon the separate reviews (other than Purbeck which was already at examination)
- Cabinet also set tighter deadline of 2023!



The Role of the Local Plan



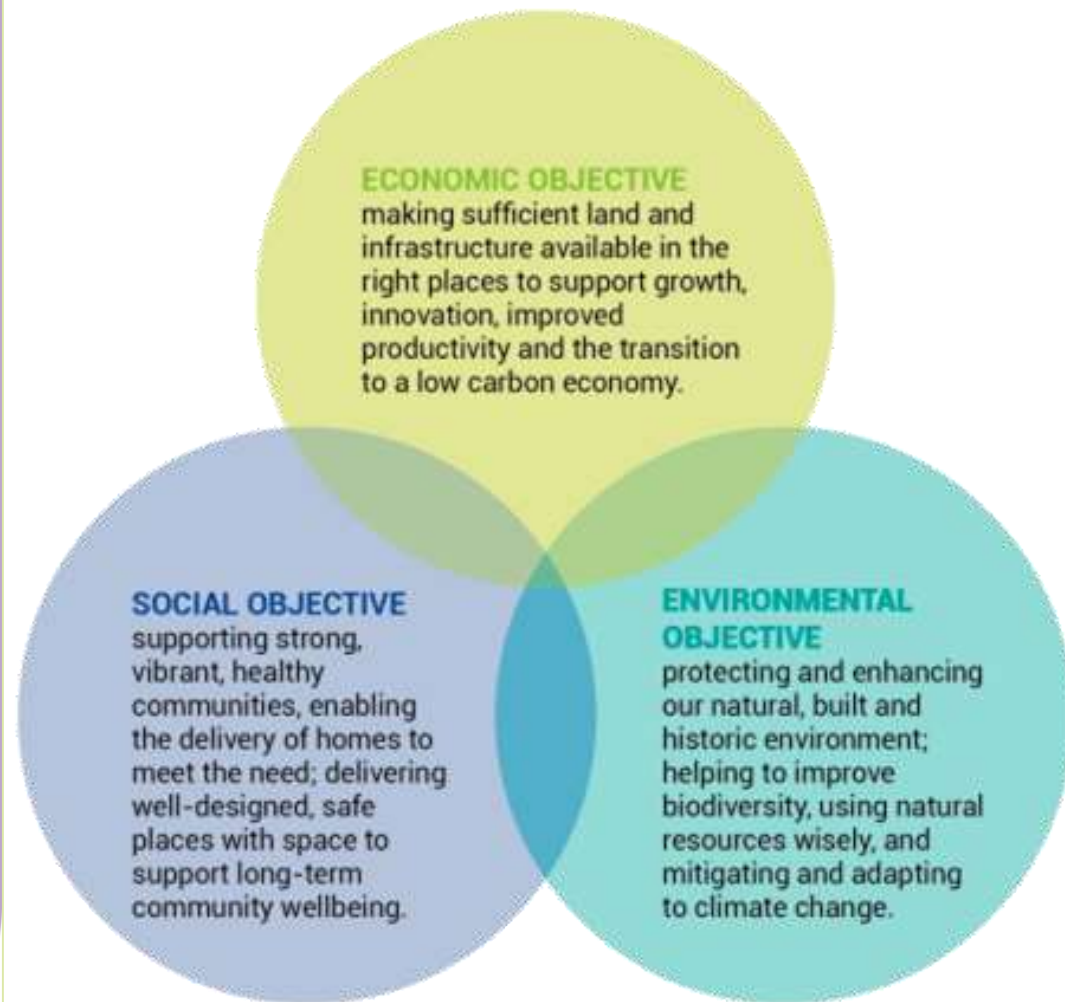
- The local plan will be used as the basis for planning decisions across the area
- Will establish a Vision and Strategic Priorities for the area and set out policies to help deliver these priorities
- The plan will set out the approach to managing development and aim to deliver the housing and jobs that the area needs, whilst protecting Dorset's environment
- Must meet the housing targets set by Government and supply jobs and infrastructure to support that growth
- The ability of the Council to influence the location and character of developments is reduced without a local plan



Why prepare a single plan?

- Opportunity to take more strategic view
- Secure basis for decisions
- Five year land supply – will be prepared on Dorset-wide basis in future
- Greater certainty and understanding for residents, developers and service providers
- Coordination with other Dorset wide strategies and services
- And why the urgency?
 - All the previous adopted local plans now more than 5 years old
 - Problems with five year housing land supply and housing delivery test

- Overarching objective is to contribute to achieving sustainable development
 - Fulfilling the economic, social and environmental objectives
- Work towards the vision of **making to make Dorset a great place to live, work and visit.**



Strategic Priorities



Unique environment



Climate and ecological emergency



Suitable housing



Economic growth



Staying safe and well



Strong, healthy communities



The Local Plan strategy



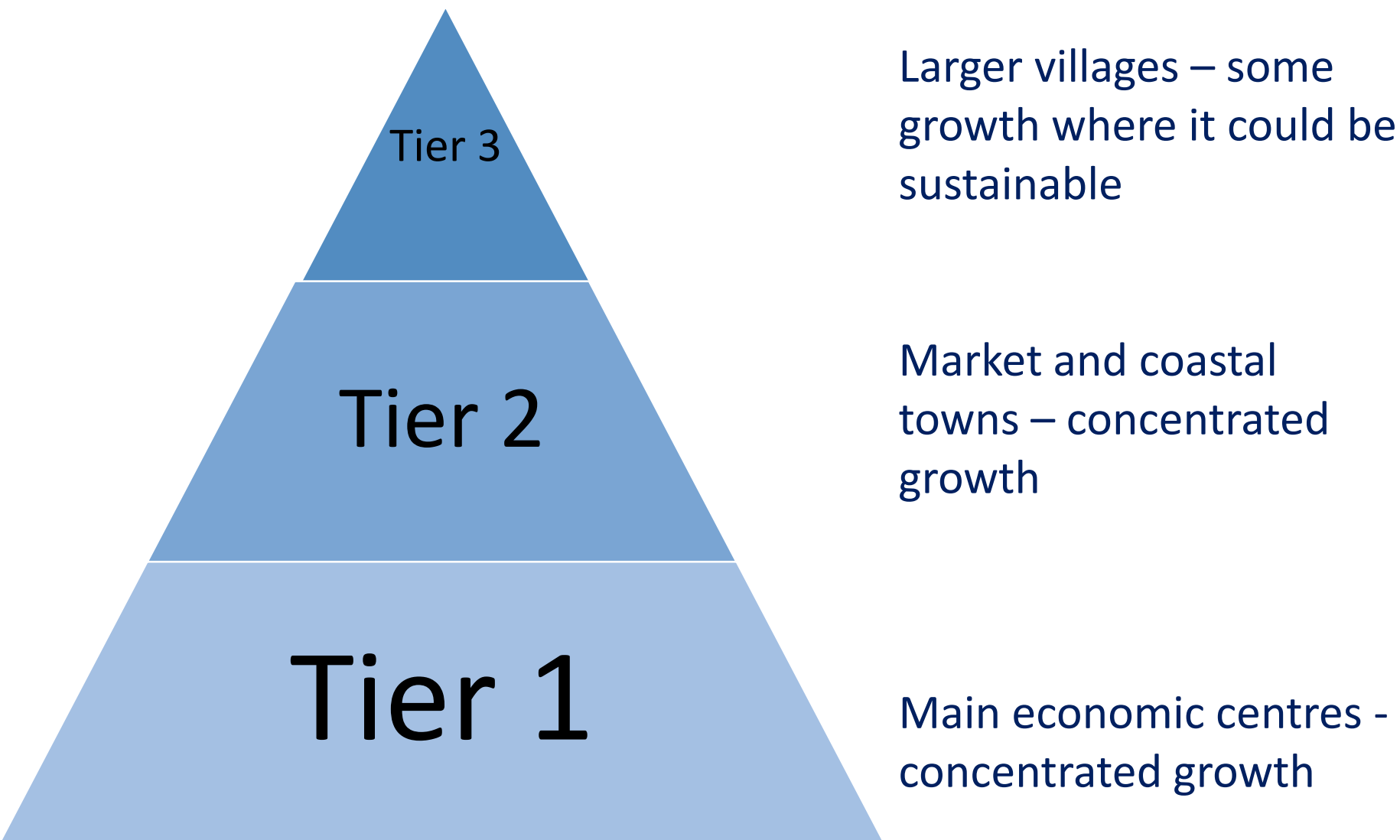
- Contribute towards preventing and reducing impacts of climate change
 - Homes, jobs and services easily accessible, by active travel modes
- Support the local economy and towns
 - Employment land, right balance of policy for town centres, housing to allow labour force increase
- Meet housing requirements as identified through national planning policy
 - Also helps local economy (labour force) and affordable housing provision
- Support provision of infrastructure and affordable housing
 - Working closely with service providers, and assessing viability
- Protect environmental assets
 - Includes identifying mitigation for impacts of development on Dorset Heathlands and Poole Harbour nature conservation sites



Housing requirements

- Must be in accordance with national planning policy or will not be found sound on examination
- The plan must meet the housing needs of all sectors of the market, not just local people or affordable housing
- Development is an opportunity for affordable housing provision – but we must make sure the development we plan for is viable, or it won't happen
- Standard national methodology for working out numbers
- Currently results in an annual target of **1,793**
- Or **30,481** over plan period 2021-2038
- Also required to consider meeting unmet need from adjoining council areas (not yet quantified)

Spatial Strategy - Settlement Hierarchy





Spatial Strategy – settlement hierarchy



Tier 1: The main economic centres

- The south east Dorset conurbation which crosses into Dorset at Corfe Mullen and Upton
- The Dorchester / Weymouth corridor

Tier 2: the market and coastal towns

Beaminster

Blandford

Bridport

Chickerell

Ferndown/West

Parley

Gillingham

Lyme Regis

Portland

Shaftesbury

Sherborne

St Leonards/St Ives

Stalbridge

Sturminster Newton

Swanage

Verwood

Wareham

West Moors

Wimborne/Colehill



Spatial Strategy – Settlement Hierarchy



Tier 3: The larger / more sustainable villages

Alderholt

Bere Regis

Bourton

Bovington

Bradford Abbas

Broadmayne/West

Knighton

Broadwindsor

Burton Bradstock

Cerne Abbas

Charlton Down

Charlton Marshall

Charminster

Charmouth

Child Okeford

Corfe Castle

Cranborne

Crossways/Moreton

Station

Fontmell Magna

Harmans Cross

Hazelbury Bryan

Iwerne Minster

Langton Matravers

Lytchett Matravers

Maiden Newton/

Higher Frome

Vauchurch

Marnhull



Introduction and Development Strategy

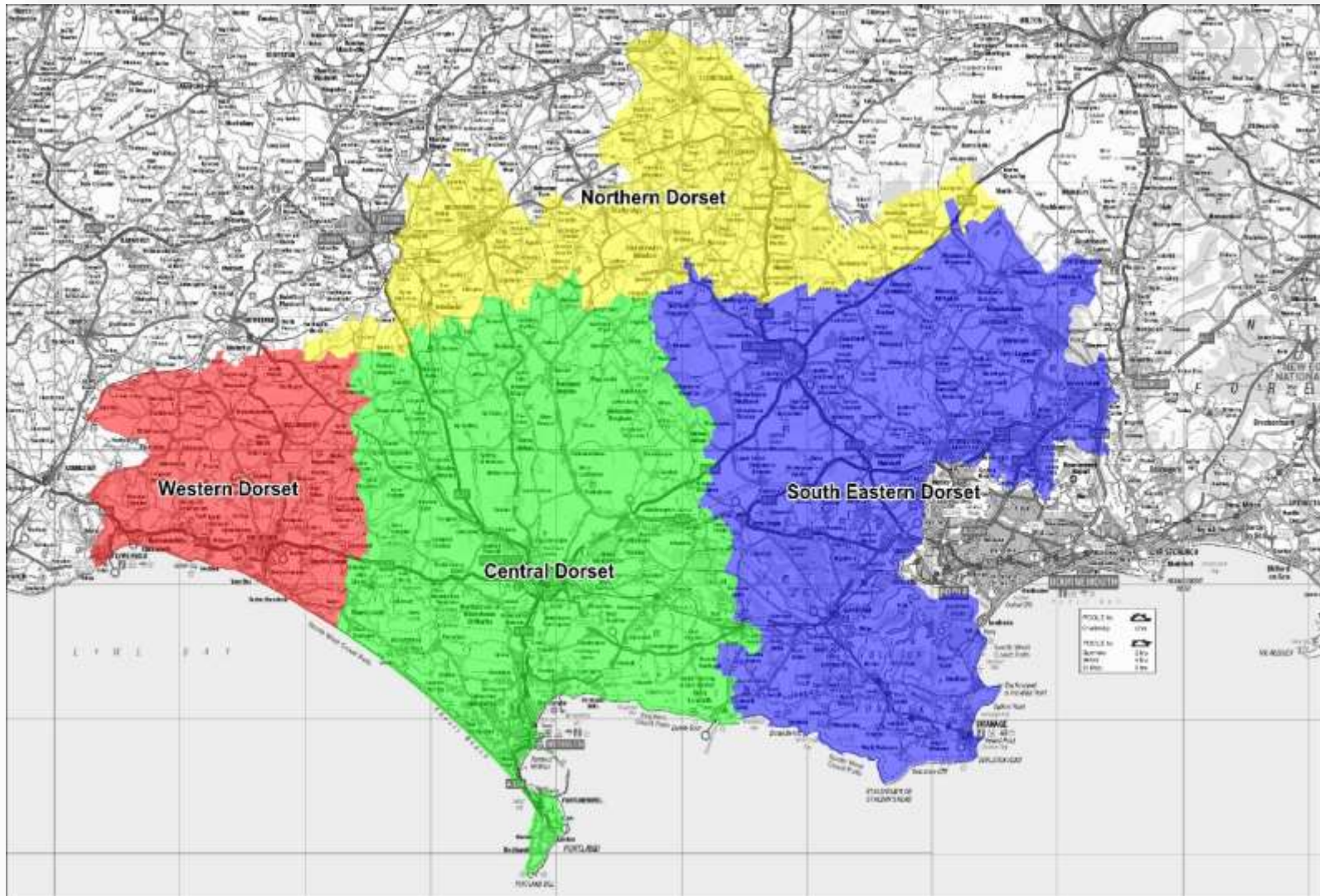


Tier 3: The larger / more sustainable villages

Milborne St Andrew	Shillingstone	Winterborne
Milton Abbas	Sixpenny Handley	Stickland
Mosterton	Stoborough	Winterborne
Motcombe	Stourpaine	Whitechurch
Okeford Fitzpaine	Sturminster	Winterbourne Abbas
Piddletrenthide	Marshall	/Steepleton
Pimperne	Thornford	Wool/East Burton
Portesham	Three Legged Cross	Yetminster
Puddletown	West Lulworth	
Salway Ash	Winterborne	
Sandford	Kingston	



Spatial Strategy – functional areas (housing markets / travel to work)





Key Strategy map for the
Central Dorset Functional Area



Functional Areas

- Central Dorset
- Western Dorset
- Northern Dorset
- South Eastern Dorset

Settlement Hierarchy

- Tier 1**
- Tier 2**
- Tier 3**
- Dorset Council Boundary

Broad locations for development

- Housing
- we are consulting on different levels of growth for these settlements
- Employment (Ha)

A Roads

- Rail/Stations
- Rivers
- Area of Outstanding Natural Beauty

Development sites:

Tier 1:

Dorchester – Poundbury and north of Dorchester

Weymouth – Littlemoor and town centre regeneration

Tier 2:

Portland and expansion of Chickereil

Tier 3:

Crossways/Moreton Station, Charlton Down, Charminster and Puddletown



Key Strategy map for the Northern Dorset Functional Area



Development sites:

Tier 1:

No tier 1 settlements in Northern area

Tier 2:

Market towns of Gillingham and Sherborne
Modest expansion of Shaftesbury
Smaller market towns of Sturminster Newton and Stalbridge

Tier 3:

No allocated sites, but growth through infilling permitted



Key Strategy map for the
Western Dorset Functional Area



Functional Areas

- Western Dorset
- Northern Dorset
- Central Dorset

Settlement Hierarchy

- Tier 1**
- Tier 2**
- Tier 3**

Dorset Council Boundary

Broad locations for development

- Housing
- Employment (Ha)

A Roads

Rail/Stations

Rivers

Area of Outstanding Natural Beauty

Development sites:

Tier 1:

No tier 1 settlements in Western area

Tier 2:

Significant growth at Bridport
Modest expansion at Beaminster and Lyme Regis

Tier 3:

No sites, but growth through infilling permitted



Key Strategy map for the
South Eastern Dorset Functional Area



Development sites:

More complex development strategy due to Green Belt

Tier 1:

Green Belt release at Upton and Corfe Mullen

Tier 2:

Green Belt release at Ferndown / West Parley and Wimborne / Colehill and more limited Green Belt release at Verwood, Wareham and West Moors

Tier 3:

Options for growth at Wool and Alderholt
Small-scale Green Belt release at Lytchett Matravers and Sturminster Marshall.



Development land supply

- Housing target **30,481** over plan period 2021-2038, plus potential unmet need from adjoining areas
- Housing supply **39,285**:
 - 12,050 from extant planning permissions
 - 3,615 from small sites (10-30)
 - 6,193 windfall development estimate (<9)
 - 737 from sites in neighbourhood plans
 - 120 from rural exception sites (with funding)
 - 16,570 from allocated sites in this plan
- Employment land target **131-151** hectares
- Employment land supply **214.75** hectares



What this all means for Dorchester



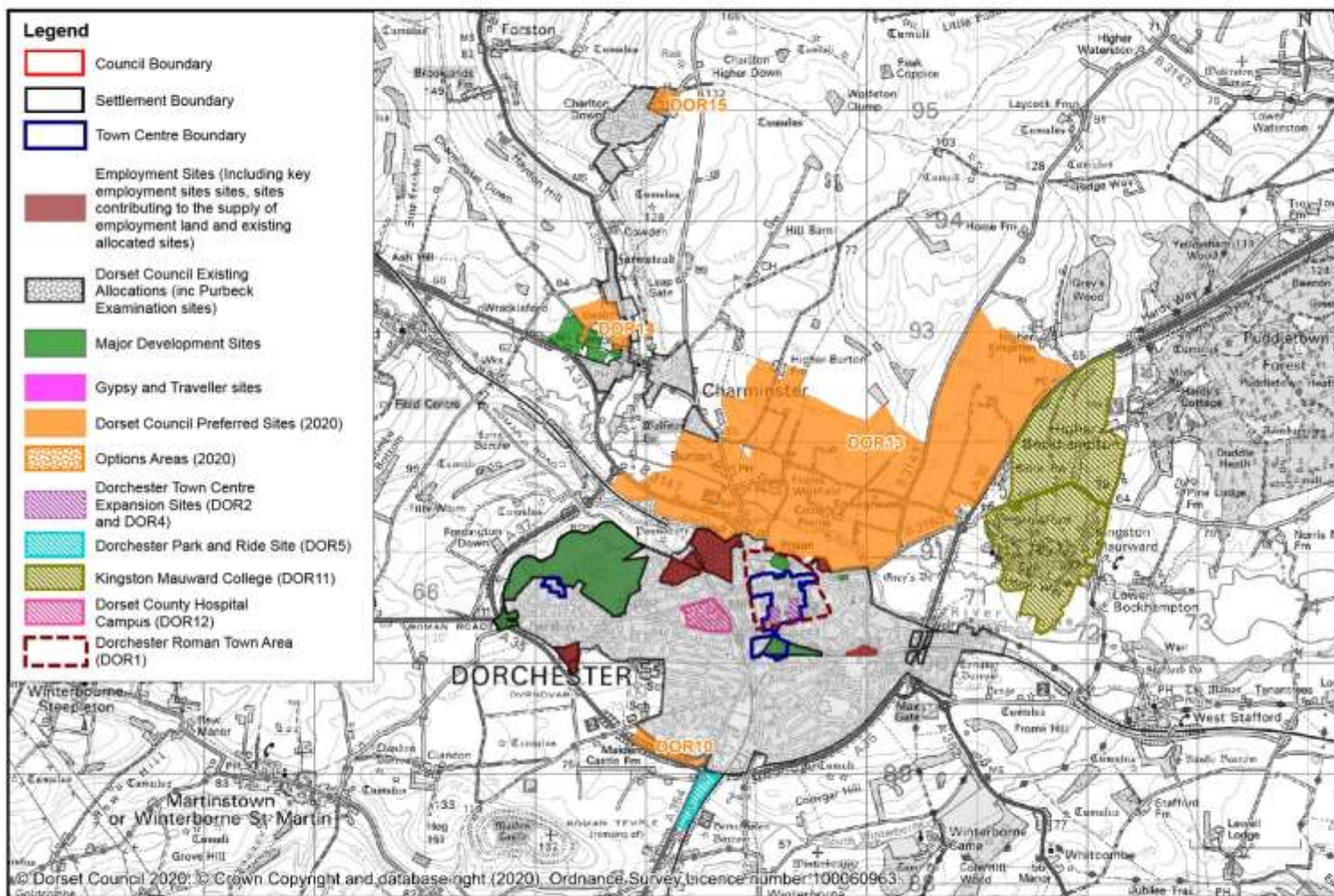
- Dorchester-Weymouth corridor a focus for growth, with development at both towns
- Strengthening Dorchester's role as county town
 - Employment centre, good quality shopping and visitor destination, reduced commuting
- Poundbury development coming towards the end
- Options for next phase of development have been considered previously, and local plan inspector stressed the need to plan for the next stage of development for Dorchester
- West Dorset, Weymouth & Portland local plan consultation in 2018 considered land north of Dorchester



Dorchester development



- Housing
 - c1,900 on existing commitments and brownfield sites
 - c3,500 North of Dorchester
 - c100 Castle Park
- Employment
 - 6 hectares at Poundbury
 - 1 hectare Poundbury Parkway Farm
 - 10 hectares North of Dorchester
- Other uses
 - Potential retail expansion Charles Street and Trinity Street (retail need evidence to be updated)
 - Hospital expansion
 - Kingston Maurward College masterplan



County town

Significant demand
for housing and
employment

Important heritage

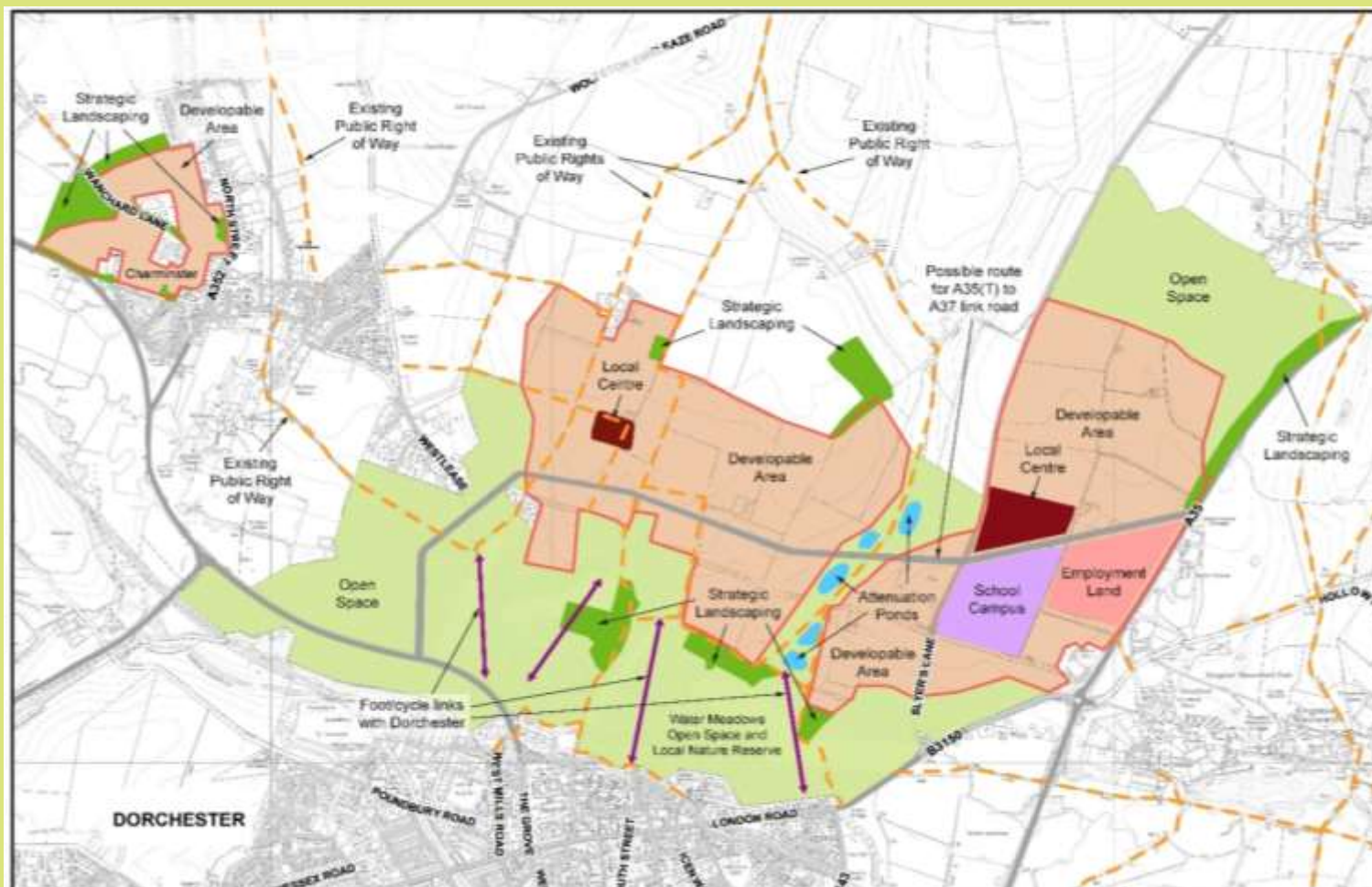
Opportunity to
balance housing
and employment



- Currently allocated sites
 - Completion of Poundbury & Brewery Square sites (1,440)
 - St George's Road & Alington Avenue sites (115)
- New options in the consultation document
 - Castle Park (100)
 - West of Charminster (250) and Forston Clinic (90)
 - North of Dorchester
(433 ha, of which 225 greenspace and 208 developable)
 - Approximately 3,500 homes (c2,500 in plan period to 2038)
 - 10 hectares employment land
 - 10-hectare school campus
 - Local centres with shops and community uses
 - Significant area as local nature reserve



North of Dorchester site

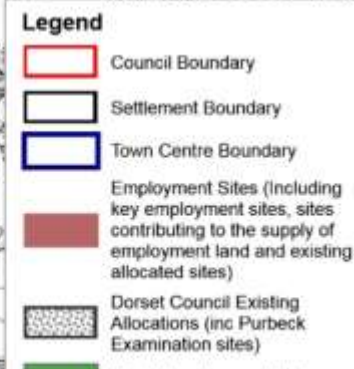
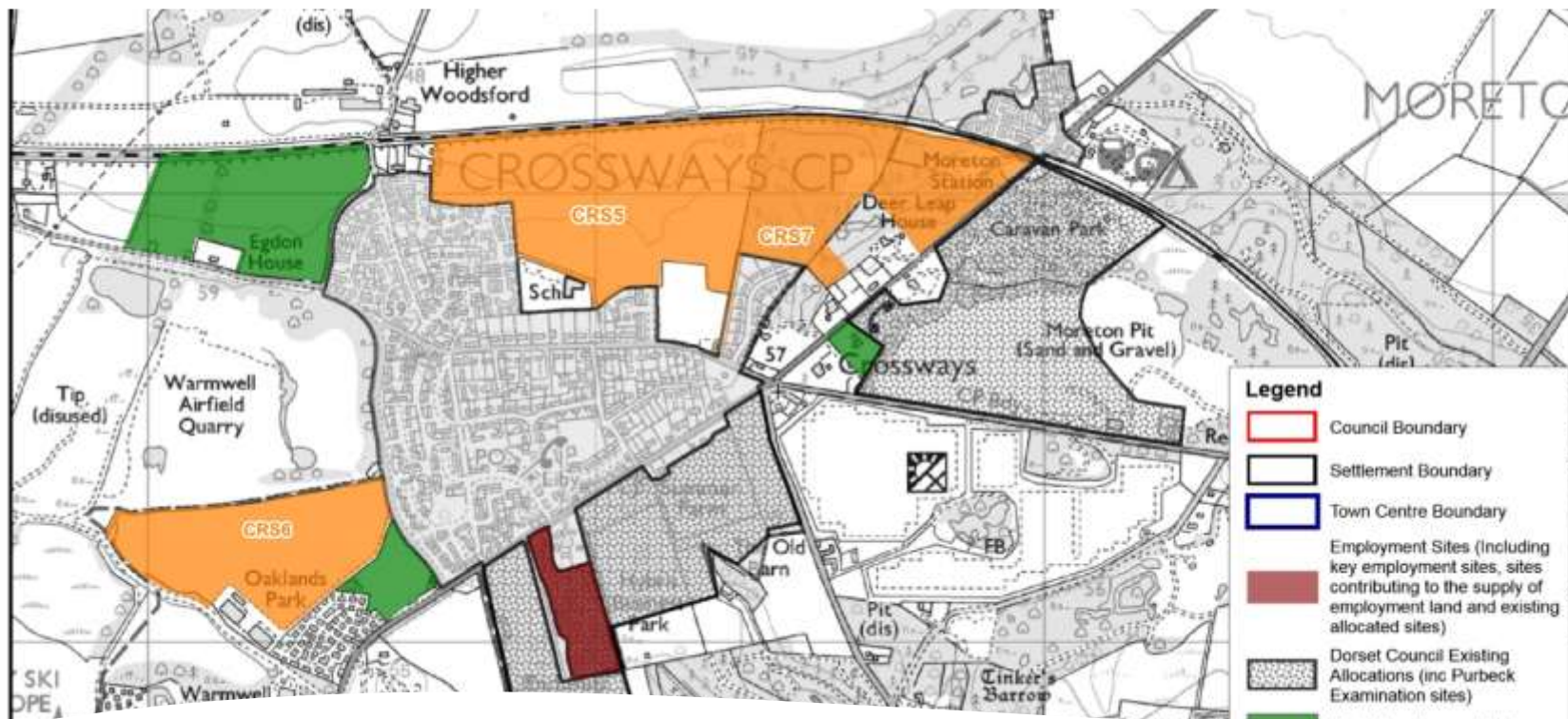




Castle Park site



Crossways and Moreton Station



Large village, short but important history



Railway



Lack of a defined centre, but opportunity to create a focus for local facilities and services



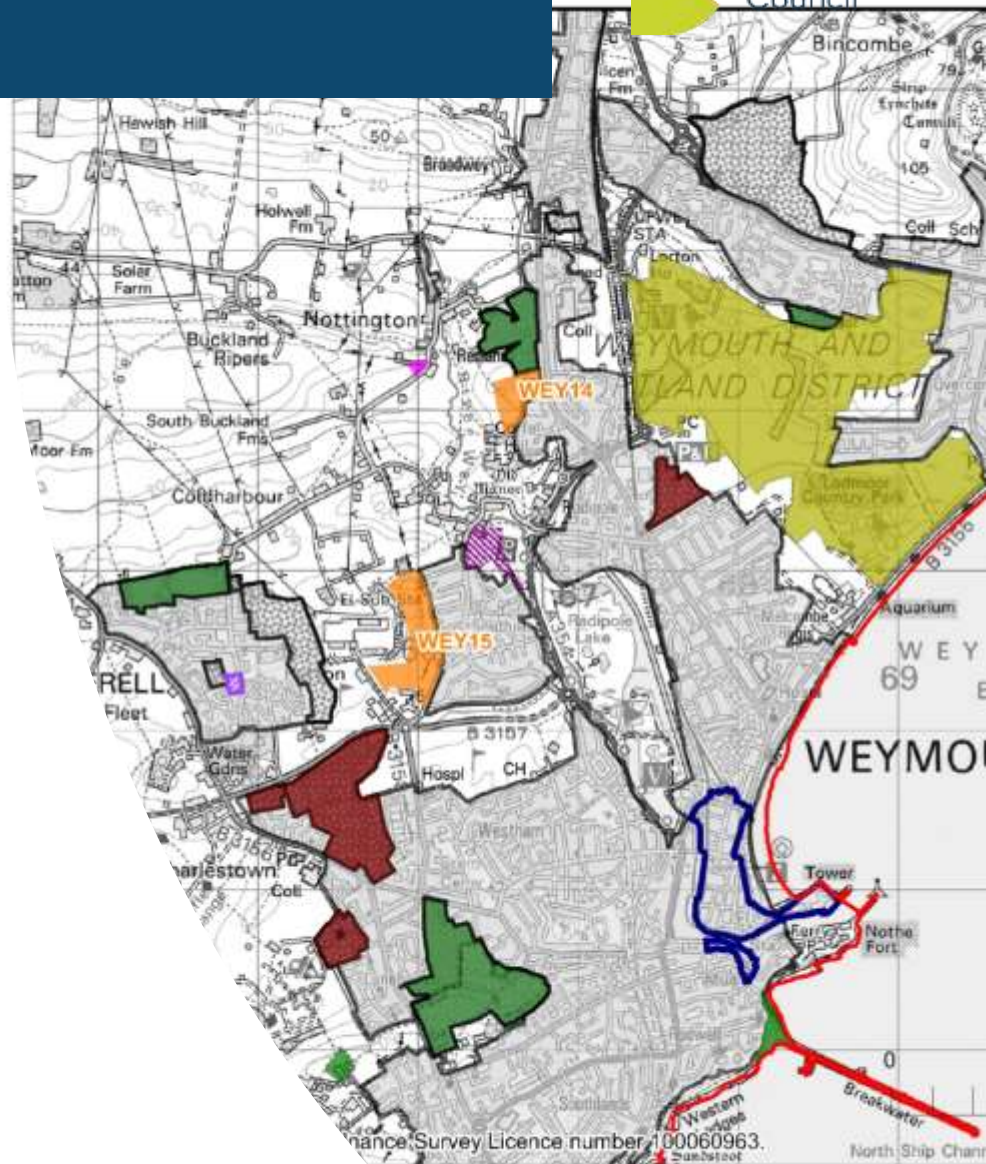
small collection of houses around the station – distinct historic identity



Area is an important resource of sand and gravel

Weymouth

- Largest town in Plan area
- Need for economic growth and regeneration
- Tourist destination
- Areas of multiple deprivation
- High quality landscape, heritage and seascape





Local Plan production process



- Key dates:
 - Cabinet on 8 December
 - Consultation started **18 January** and run for 8 weeks, closing **15 March**
 - Consider consultation responses
 - Gather further evidence (where needed)
 - Review content of the plan
 - Publish final draft plan for further comments
 - Submit final draft plan and comments to Secretary of State for examination **March 2022**
 - Examination **Summer 2022**
 - Adoption **Spring 2023**



Consultation



- Purpose of consultation is to
 - seek views of those who will be affected by the plan - those who live, work and carry on business in the area
 - engage as early as possible in the production of the plan
 - provide a range of opportunities for all to engage
 - make documents as clear to read as possible
- Normal methods would involve:
 - Use of the web site
 - Making documents available in libraries and at council offices
 - Holding public exhibitions as drop-in events
- However the Covid-19 pandemic restricts what we can do



Consultation

- Looking to engage through different methods:
 - Greater use of website and social media
 - Documents available for loan from libraries
 - Series of podcasts on specific topics
 - Series of 9 online webinars – available on YouTube after the events
 - Exhibitions in vacant shops
 - Dedicated telephone line 01305 252500
- Essential that all approaches are Covid Secure



- ‘Planning for the Future’ White Paper published last year
- Radical changes to whole planning system
 - Binding housing numbers for each council area
 - Fully digital and map-based local plans
 - Tight deadlines for preparation: 30 month timescale
 - Areas categorised as suitable for growth, renewal or protection
 - No local ‘development management’ policies
- Consultation responses being considered, and no announcement yet of changes, other than amendments to NPPF to include requirements for design codes
- Carrying on for now – but may have to change part-way

Other webinars in this series

- Distribution of development
- All things environmental: including Climate change and biodiversity
- Housing: Housing need, Neighbourhood Planning and affordable housing
- The economy, community and collecting money from development
- South Eastern Dorset and the green belt
- Central Dorset and heritage
- Northern Dorset and design
- Western Dorset and landscape

Get involved and go to:

dorsetcouncil.gov.uk/dorset-council-local-plan

Sign up for the Dorset Council news e-newsletter



Follow us on **Dorset Council UK**



From 18 January:

- View or call into an online webinar
- See the displays in libraries and public accessible areas (Covid-19 permitting)
- Call our local plan phone line: **01305 252500**
- Loan a hard copy from your local library
- Talk to your local town or parish council



Dorset Council **Local Plan**