



EXECUTIVE COMMITTEE

Members of Executive Committee are invited to attend this meeting at South Walks House, South Walks, Dorchester, Dorset to consider the items listed on the following page.

A handwritten signature in black ink, appearing to read 'Matt Prosser'.

Matt Prosser
Chief Executive

Date: Tuesday, 25 April 2017
Time: 2.15 pm
Venue: Rooms A & B, South Walks House, South Walks Road, Dorchester

Members of Committee:

A Alford (Chairman), P Barrowcliff, I Gardner, M Penfold MBE, J Russell, A Thacker (Vice-Chairman) and T Yarker

USEFUL INFORMATION

For more information about this agenda please telephone Susan Carne 01305 252216 email scarne@dorset.gov.uk

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Members of the public are welcome to attend this meeting with the exception of any items listed in the exempt part of this agenda.



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A G E N D A

Page No.

1 APOLOGIES

To receive apologies for absence

2 MINUTES

To confirm the minutes of last meeting. (previously circulated)

3 CODE OF CONDUCT

Members are required to comply with the requirements of the Localism Act 2011 and the Council's Code of Conduct regarding disclosable pecuniary and other interests.

Check if there is an item of business on this agenda in which the member or other relevant person has a disclosable pecuniary or other disclosable interest

Check that the interest has been notified to the Monitoring Officer (in writing) and entered in the Register (if not this must be done within 28 days)

Disclose the interest at the meeting (in accordance with the Council's Code of Conduct) and in the absence of dispensation to speak and/or vote, withdraw from any consideration of the item where appropriate. If the interest is non-pecuniary you may be able to stay in the room, take part and vote.

For further advice please contact Stuart Caundle, Monitoring Officer, in advance of the meeting.

4 EXECUTIVE COMMITTEE FORWARD PLAN

7 - 14

To receive the Forward Plan.

5 SUPPORT FOR DORSET COUNTY MUSEUM'S 'TOMORROW'S MUSEUM PROJECT

15 - 20

To consider a report by the Leisure Commissioning Manager.

6	SUPPORT FOR IMPROVED COMMUNITY ARTS FACILITIES IN SHERBORNE	21 - 28
	To consider a report by the Leisure Commissioning Manager.	
7	AFFORDABLE HOUSING PETITION	29 - 32
	To consider a report by the Corporate Manager Planning (Community and Policy Development).	
8	RESPONSE TO CONSULTATION OF HOUSING WHITE PAPER	33 - 48
	To consider a report by the Corporate Manager Planning (Community and Policy Development).	
9	NITROGEN REDUCTION IN POOLE HARBOUR SUPPLEMENTARY PLANNING DOCUMENT	49 - 90
	To consider a report by O Rendell, Environment Assessment Officer.	
10	PROPERTY ASSET MANAGEMENT PLAN - DISPOSAL LIST	91 - 96
	To consider a report by G Northcote, Estate Manager.	
11	REVIEW OF MEMBERS' ALLOWANCES - REPORT OF THE JOINT INDEPENDENT REMUNERATION PANEL	97 - 114
	To consider a report by the Independent Remuneration Panel.	
12	MINUTES OF THE DORSET WASTE PARTNERSHIP	115 - 122
	To receive the minutes of the meeting held on 16 January 2017.	
13	WESTERN DORSET ECONOMIC GROWTH STRATEGY ACTION PLAN	123 - 136
	To consider a report by N Thornley, Head of Economy, Leisure and Tourism.	
14	URGENT ITEMS	
	To consider any items of business which the Chair has had prior notification and considers to be urgent pursuant to section 100B (4))b) of the Local Government Act 1972. The reason for the urgency shall be specified in the minutes.	

15 EXEMPT BUSINESS

To move the exclusion of the press and the public for the following item in view of the likely disclosure of exempt information within the meaning of paragraph 3 of schedule 12 A to the Local Government Act 1972 (as amended).

Property Asset Management Plan – Disposal List - Appendix 1 - Exempt

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Executive Committee Four Month Forward plan 1 March 2017 To 30 June 2017

This Plan contains the decisions that the Council intends to make over the next 4 months, but will be subject to review at each committee meeting. The Plan does not allow for items that are unanticipated, which may be considered at short notice. It is available for public inspection along with all reports (unless any report is considered to be exempt or confidential). Copies of committee reports, appendices and background documents will be published on the council's website Dorsetforyou.com 3 working days before the meeting. hard copies of the papers will be available upon request.

Notice of Intention to hold a meeting in private - Reports to be considered in private are indicated on the Plan as Exempt. Each item in the plan marked exempt will refer to a paragraph of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 and these are detailed at the end of this document.

Page 7

- **Portfolio Holders**
- Corporate – Cllr P Barrowcliff
- Environment Protection & Assets – Cllr J Russell
- Planning – Cllr I Gardner
- Housing – Cllr T Yarker
- Enabling – Cllr M Penfold
- Community Safety & Access – Cllr A Thacker

Publication date:

KEY DECISIONS

Title of Report	Purpose of Report	Documents	Exempt	Portfolio Holder & Report Author	Decision Date
Report on the findings of a consultation on the West Dorset's Draft parking policy	To consider adopting the new parking policy for West Dorset.	Report to O&S 12 July 2016		WDDC Portfolio Holder for Environmental Protection and Assets Jack Creeber, Parking & Transport Manager	30 May 2017
Consideration of once-off funding to support projects and schemes	To review and potentially use reserves and capital receipts to support once-off funding for projects and schemes.			WDDC Portfolio Holder for Corporate Jason Vaughan, Strategic Director	25 Apr 2017

Page 8

Non Key Decisions

Title of Report	Purpose of Report	Documents	Exempt	Portfolio Holder & Report Author	Decision Date
Support for Dorset County Museum's "tomorrow's" museum for Dorset	To consider a request from Dorset natural History & Archaeological Society for grant and loan to support its "Tomorrow's Museum" project at Dorset County Museum in Dorchester.	Report to Executive Committee 14 March 2017 deferred		WDDC Portfolio Holder for Enabling Tony Hurley, Leisure Commissioning Manager	25 Apr 2017

NON KEY DECISIONS

Title of Report	Purpose of Report	Documents	Exempt	Portfolio Holder & Report Author	Decision Date
Affordable Housing Petition	To consider and respond to the petition received at Full Council on 28 February 2017.	Petition presented at Full Council on 28 February 2017		WDDC Portfolio Holder for Housing Hilary Jordan, Head of Planning Community & Policy Development	25 Apr 2017
Dorchester Sport Centre	To consider a progress report on the resolution of defects at Dorchester Sports Centre			WDDC Portfolio Holder for Enabling Tony Hurley, Leisure Commissioning Manager	30 May 2017
Nitrogen Reduction in Poole Harbour Supplementary Planning Document	To adopt the Nitrogen Reduction in Poole Harbour Supplementary Planning Document.			WDDC Portfolio Holder for Planning Trevor Warrick, Spatial Policy and Implementation Manager	25 Apr 2017
Review of Members' Allowances - report of the Joint Independent Remuneration Panel	To consider a report of the Joint Independent Remuneration Panel.			WDDC Portfolio Holder for Corporate	25 Apr 2017
Report on the findings of a consultation on the Proposed parking charges	To consider the findings of a consultation into the proposed parking charges.	report of 9 August 2016		WDDC Portfolio Holder for Environmental Protection and Assets Jack Creeber, Parking & Transport Manager	30 May 2017

NON KEY DECISIONS

Title of Report	Purpose of Report	Documents	Exempt	Portfolio Holder & Report Author	Decision Date
Property Asset Management Plan - Disposal List	To present the outcome of desktop reviews of properties in the Asset Register identifying potential development sites for either residential or employment use.		3	WDDC Portfolio Holder for Environmental Protection and Assets David Brown, Head of Assets & Infrastructure	25 Apr 2017
Response to consultation of Housing White paper	To agree a response to the consultation.			WDDC Portfolio Holder for Housing, WDDC Portfolio Holder for Planning Hilary Jordan, Head of Planning Community & Policy Development	25 Apr 2017
Future arrangements following the decision of Local Government Reorganisation	To inform members about the next stages of planning following the decision of 9 Dorset Councils on local government reorganisation.			WDDC Leader of Council NDDC Leader of Council WPBC Leader of Council Matt Prosser, Chief Executive	30 May 2017 5 Jun 2017 6 Jun 2017

NON KEY DECISIONS

Title of Report	Purpose of Report	Documents	Exempt	Portfolio Holder & Report Author	Decision Date
Piddle Valley Neighbourhood Plan - Independent Examiners Report	<p>That the Neighbourhood Plan as revised to reflect the Examiner's report be agreed and that a referendum be held as soon as possible.</p> <p>That a recommendation to make the Piddle Valley Neighbourhood Plan be made a the next Full Council after the referendum if the results are in support of the making of the plan.</p>			<p>WDDC Portfolio Holder for Planning Trevor Warrick, Spatial Policy and Implementation Manager</p>	30 May 2017
<p>Business Review Outturn Report 2016/17</p>	To receive the Quarter 1 Report			<p>WDDC Portfolio Holder for Corporate Julie Strange, Head of Financial Services</p>	30 May 2017

Page 11

Private meetings

The following paragraphs define the reason why the public may be excluded from meetings whenever it is likely in view of the nature of the business to be transacted or the nature of the proceedings that exempt information would be disclosed and the public interest in withholding the information outweighs the public interest in disclosing it to the public. Each item in the plan above marked Exempt will refer to one of the following paragraphs.

1. Information relating to any individual
2. Information which is likely to reveal the identity of an individual
3. Information relating to the financial or business affairs of any particular person (including the authority holding that information)
4. Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or Minister of the Crown and employees of, or office holders under, the authority.
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings
6. Information which reveal that the authority proposes:-
 - a. To give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
 - b. To make an order or direction under any enactment
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

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Executive Committee

25 April 2017

Support for Dorset County Museum's 'Tomorrow's Museum for Dorset' project

For Decision

Portfolio Holder:

Cllr Mary Penfold – Enabling
Cllr Ian Gardner – Planning

Senior Leadership Team Contact:

M Hamilton, Strategic Director

Report Author:

T. Hurley, Leisure Commissioning Manager
J. Allen, Cultural Development Officer

Statutory Authority:

Localism Act 2011 – 'general power of competence'.

Purpose of Report

1. To present to the committee a request from the Dorset Natural History & Archaeological Society for both a capital grant and short-term loan to support the Society's major development project. The report also seeks the committee's approval for an arrangement whereby the project can benefit from future developer contributions.

Recommendations

2. That the committee agrees to award to the Dorset Natural History & Archaeological Society the following funding as a contribution to the Society's 'Tomorrow's Museum for Dorset' project:
 - a) a grant of £150,000 from the council's Corporate Projects Reserve;
 - b) a loan of £475,000 from the Corporate Projects Reserve to be repaid with interest over a 7 year period and by March 2027 at the latest in accordance with the council's Community Lending Policy.
3. That the future developer contributions for museums from the Section 106 agreement for phases 3 and 4 of the Poundbury development, which are estimated to total £141,000, are to be forward funded by the District Council by way of the use of the Corporate Projects Reserve and paid as a grant to the Dorset Natural History & Archaeological Society as a contribution to the Society's 'Tomorrow's Museum for Dorset' project

4. That the Strategic Director and Section 151 Officer be given delegated authority to agree the terms of both the grant and loan agreements with the Dorset Natural History & Archaeological Society in accordance with the recommendations (2) and (3) above.

Reason for Decision

5. To enable the council both to respond to the funding request from the Dorset Natural History & Archaeological Society and to work with Dorchester Town Council to enable the Society's project to benefit from future developer contributions.

Background and Reason Decision Needed

6. Dorset County Museum is an independent museum, owned and operated by the Dorset Natural History & Archaeological Society and which houses several significant geological, historical and archaeological collections. The museum's Thomas Hardy collection is the largest in the world and its importance is internationally recognised. Although located in Dorchester, the museum serves various important functions for the county as a whole (providing support to other museums) and for the nation.
7. Since 2010, visitor numbers have doubled and the museum now needs to expand its display, learning and storage facilities in order for it to meet future needs. The Society has, therefore, embarked on an ambitious development project to maximise the potential of the range of historic buildings that it occupies between High West Street and Colliton Street in Dorchester and to create new spaces for visitors and students.
8. This major development project, entitled 'Tomorrow's Museum for Dorset', comprises the following key elements:
 - new galleries to increase display areas (at present 98.5% of the collections are inaccessible to the public)
 - state-of-the-art storage facilities with better public access
 - new international-standard gallery with the capacity to host touring exhibitions
 - new learning centre
 - new shop and café on the High West Street frontage.
9. The anticipated benefits of this project are as follows:
 - enable full public access to the collections
 - create gallery space for high quality art exhibitions
 - increase annual visitor numbers from 40,000 (in 2015) to 80,000 by 2020
 - increase annual learning visits to 7,000
 - restore the Reverend White's Rectory (listed building)
 - increase the museum's economic benefit to the area by £1.78 million per year
 - create new income streams to help support the museum in the future

10. The project is supported by a detailed business plan and is subject to constantly evaluation and monitoring by the HLF. There have been numerous meetings and workshops with the project's HLF Monitoring Officer and Case Officer to go through the all aspects of the business plan. In addition, the museum has employed a specialist consultancy to act as project managers and, in particular, to manage both the design team and the build programme. The consultants have extensive experience of project managing commercial, residential and heritage schemes. There are, therefore, significant control mechanisms in place to support the museum in the planning and execution of the project.
11. A significant step forward with the project, which is estimated to cost £13.2 million, was the award of a £9.9 million grant from the Heritage Lottery Fund which is conditional on the Society securing pledges for 90% of the remaining £3.3 million from other sources by May 2017 (the deadline for the stage 2 application). At present, the Society is actively engaged in a major fundraising campaign and is seeking grants from a range of private trusts, foundations and high-net-worth individuals. To date, the project has secured pledges totalling £1,268,450. In addition, the project has received support from Dorchester Town Council (£25,000) and Dorset County Council (£200,000).
12. To help meet its funding target, the Society has written to the district council requesting the following financial support:
 - one-off grant of £150,000;
 - loan of up to £475,000 to cover revenue deficit during the building works – to be repaid with interest over 5-years immediately following the completion of the project.
13. **Due diligence:** When this report was first considered at the February 2017 meeting of the Executive Committee, officers were asked to represent the report to the March meeting in order that further 'due diligence' could be undertaken with regard to the loan request.
14. As a result, the Financial Resources Manager has scrutinised the business plan produced by the Society in order to test its assumptions and ensure that the predicted repayment timetable is realistic. In summary, the proposed loan and project timetable is as follows:
 - a) The loan will be drawn down in the following tranches: £100k in 2017/18 (third quarter), £100k in 2018-19 and £275k in 2019-20.
 - b) Construction will commence early in 2019 (subject to HLF approval) and will continue for 24 months.
 - c) The museum will be mostly closed in 2019-20 and will, therefore, require most of the loan in that year.
 - d) The loan will be repaid from April 2020 onwards following the reopening of the museum.
 - e) The loan will be fully repaid by 2026-2027 at the latest but perhaps sooner if a favourable trading position allows.

15. The business plan and the loan drawdown/repayment schedule are based on the following assumptions:
 - a) The annual grant of £10,994 that the council gives to the Society (to offset the rent paid on All Saints Church) will cease from April 2019 following local government reorganisation.
 - b) The Society will continue to pay rent on All Saints Church until its surrenders the lease in 2023.
 - c) An interest rate of 5% will be applied to the loan (although it may well be lower).
 - d) The enhanced museum will attract 80,000 visitors per year – which is considered by consultants advising the museum to be a prudent assumption.
16. Having considered the Society's business plan and its plans for drawdown and repayment of the loan, the Financial Resources Manager is satisfied that granting the loan of £475,000 for the museum development is the type of project that is within the scope of the council's community lending policy.
17. When the grant and loan request was again considered by the Executive Committee in March 2016, members expressed a desire to scrutinise further the Society's business plan for the project, with a particular focus on predicted income levels and attendance figures.
18. The council can also assist the project through the allocation of developer contributions held by the council, specifically collected to enhance museums, and this money been requested by the Society. These contributions comprise a total of £23,193 of museum-only money derived from Section 106 agreements from in and around Dorchester, including Poundbury.
19. There are several existing planning obligations in place for developments in the Dorchester area which have yet to commence and which will make relatively modest contributions to museum facilities (perhaps at least £13,000).
20. It is the intention, therefore, for the Corporate Manager - Planning (Community and Policy Development) to allocate the contributions referred to in paragraphs 13 and 14 above to the Dorset County Museum project as and when they are received as long as the project is still in need of funding. These allocations will be undertaken in accordance with the council's Scheme of Delegation and in consultation with local members
21. In addition, it is estimated that a further £141,000 of museum-only contributions have yet be collected from Poundbury phases 3&4 (which are still under construction). It is intention of the Corporate Manager - Planning (Community and Policy Development) to allocate this money to the Dorset County Museum project following consultation with local members and relevant briefholders.
22. However, given that this money from Poundbury phases 3 & 4 will not be fully available for several years but that the Society has a pressing need for funds, it would seem appropriate to seek a mechanism whereby the museum project can benefit immediately.

23. It is therefore recommended that the district council forward funds the anticipated contributions from Poundbury phases 3 & 4 to the sum of £141,000 from the Corporate Projects Reserve which will be duly replaced on receipt of the actual contributions.
24. The Society is also considering bidding for 'recreation' money from the current S106 money that the council currently holds (mainly derived from Poundbury) via the on-going allocation process. Given that a significant part of the project will be to create a high quality art gallery space (which could host national touring exhibitions), it could be viewed as helping to address other deficits in cultural provision in Dorchester. Any such bid will be considered by a member panel and recommendations made to the Executive Committee in March 2017.
25. The council's support for the 'Tomorrow's Museum for Dorset' project could be key to ensuring not only the creation of a major cultural and tourist attraction for the area, but also to help secure one of the largest grants from the Heritage Lottery Fund yet seen in Dorset.
26. It should be noted that the Society leases the redundant All Saints Church in Dorchester from the council and uses the premises as its main bulk store. However, conditions in the church are far from ideal and not conducive to the long-term conservation of archaeological collections. Once the planned development project is complete, it is the intention of the Society to surrender early its lease on the Church. The council (or its successor) will need, in due course, to give consideration to the future use of this historically important building and the Society has indicated its willingness to provide assistance where needed.

Implications

27. **Corporate Plan.** *Empowering Thriving and Inclusive Communities.*
28. The district council's *Arts & Museums Support Plan 2012-17* (adopted in 2012) highlights key capital projects that will help to promote the Plan's objective of improving public access to high quality facilities. The Dorset County Museum project is specifically identified in the plan as a project worthy of council support.
29. **Financial.** The grants (£150,000 and £141,000) and the short-term loan (£475,000) would need to be derived from the Corporate Project Reserves. With regard to the developer contributions referred to in this report, £30,694 is currently held by the council and the additional £141,000 (estimate) is expected to be paid by the Duchy of Cornwall as part of the Section 106 agreement for phases 3 & 4 of the Poundbury development, probably over the next 5 years. The total contribution from the district council to the project will, therefore, be **£766,000** (grants and loan), with approximately £141,000 of this recoverable from future Section 106 contributions from the Poundbury development.
30. The due diligence assessment undertaken for this report with regard to the requested loan has been undertaken by the Financial Resources Manager.

31. **Equalities.** It is important to health and wellbeing that cultural and community facilities are sufficient to meet the needs of the growing community and are in accessible locations.
32. **Economic Development.** Cultural facilities make a significant contribution to the local economy both as employers and as tourist attractions. The enhancement of these facilities can, therefore, benefit the community not only in terms of education and wellbeing, but also from an economic perspective. The Society's estimates that the project will help to more than double the museum's visitor numbers by 2020 and will increase its economic impact in the area by £1.78 million per year.
33. **Risk Management (including Health & Safety).** The council will need to ensure that no funding is released until the project is in progress and its deliverability is certain. The phased release of the council's funding may be appropriate.

Consultation and Engagement

34. The portfolio holder for Enabling (Cllr Mary Penfold) and the ward members have also been consulted on the proposals set out in this report.

Appendices

35. None.

Background Papers

36. Grant application from Dorset County Museum (made via the council's Leisure Development Fund process).
37. *Arts & Museums Support Plan 2012-17.* West Dorset District Council.

Footnote

38. Issues relating to financial, environmental, economic and equalities implications have been considered and any information relevant to the decision is included within the report.

Report Authors: Tony Hurley (Leisure Commissioning Manager), Jude Allen (Cultural Development Officer)

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Executive Committee

25 April 2017

Support for improved community arts facilities in Sherborne

For Decision

Portfolio Holder:

Cllr Mary Penfold – Enabling

Senior Leadership Team Contact:

M Hamilton, Strategic Director

Report Author:

T. Hurley, Leisure Commissioning Manager

J. Allen, Cultural Development Officer

Statutory Authority:

Localism Act 2011 – ‘general power of competence’.

Purpose of Report

1. To present to the committee a request for funding for improvements to the West End Community Centre and to seek agreement as to the allocation of council reserves and developer contributions earmarked for the improvement of arts facilities in Sherborne.

Recommendations

2. That the committee agrees to award a grant of £200,000 from the council’s capital programme, allocated for improvements to community arts facilities in Sherborne, to the Sherborne West End Community Association (charity no. 301175) for the project to extend the West End Community Hall (planning application WD/D/17/000772).
3. That the Strategic Director and Corporate Manager Legal Services are given delegated authority to agree the terms of the grant agreements with the Sherborne West End Community Association in accordance with the recommendation (2) above.
4. That the council no longer seeks to accumulate up to £100,000 of developer contributions for recreation and community facilities in Sherborne for the purpose of contributing to the Sherborne Community Arts Centre project but instead liaises with local members and Sherborne Town Council to allocate any developer contributions to appropriate local projects.
5. That, subject to the agreement of recommendations (2), the remaining £337,123 allocated in the council’s capital programme for improvements to

community arts facilities in Sherborne, be allocated to other community arts facility projects in consultation with both local members and Sherborne Town Council.

Reason for Decision

5. To enable the appropriate use of council resources to support community arts projects in Sherborne and ensure the appropriate use of developer contributions.

Background and Reason Decision Needed

a) Background

6. In March 2008, Sherborne Town Council and West Dorset District Council jointly commissioned a consultant to undertake the following tasks. The research concluded that there was an unmet need for:
 - a) visual arts workshop and exhibition space,
 - b) medium-sized hall for the performing arts
 - c) permanent office space for an arts organisation in the same building.
7. Following this research, the Sherborne Community Arts Centre Trust (SCACT) was formed with the support of the town, district and county councils in order to pursue the creation of a new facility near Paddock Gardens. The new facility was designed to meet the needs (listed above) and also provide new accommodation for the tourist information centre – which would also provide ‘front of house’ services for the venue.
8. Despite grants from the district council to help with its major fundraising programme, the SCACT was unable to make significant progress towards its target and the project was formally suspended by the trustees in April 2014. However, more recently, there is indication that this project may very well come to fruition through the support of a private benefactor.
9. The district council initially allocated the following sums to support the SCACT project:
 - £100,000 – allocated in the capital programme of which £37,123 remains unspent.
 - £500,000 allocated in the capital programme – all unspent.
 - An aspiration to accumulate up to £100,000 of Section 106 contributions for the SCACT project.

There is, therefore, still **£537,123** allocated in the capital programme for Sherborne community arts facilities and in addition significant sums of Section 106 funding held by the council and not yet released (see **Appendix A**)

b) Progress with the Sherborne Community Arts Centre project

10. At present, the Sherborne Community Arts Centre Trust (SCACT) project is actively in development, and is in discussions with the town council with

regard to access to Paddock Gardens as an open space accessible from the new facility. The project is now fully supported by a private benefactor but has, perhaps, developed into a project with less space for community arts and crafts activities. However, the emerging proposals for the site indicate that it will be a high-quality facility with the potential to attract visitors from outside the region.

11. The SCACT project no longer requires any public sector support, however discussions are underway between the Trust and the Council for the potential relocation of the Tourist Information Centre service to the new facility in exchange for a one-off grant. This may provide a long-term future of the service within a high-profile visitor attraction.

c) Progress with the Digby Hall project

12. At its meeting in February 2016, the Executive Committee responded to a request from Sherborne Town Council for the re-allocation of the capital funding for arts facilities to the Digby Hall refurbishment project. At this point, the SCACT project seemed to have been abandoned and no longer required public funding.

13. As a result, and following the development of a business plan for the refurbished Digby Hall (jointly commissioned with the town council), the Executive Committee agreed to:

- provisionally allocates up to £500,000 to the Digby Hall project, subject to the submission of both full costings and details for the project and on the condition that the project provides both improved arts facilities for the town and a tourist information service.
- that the Executive Committee reviews the provisional allocation of up to £500,000 to the Digby Hall refurbishment project in 12 months' time.

14. However, after careful consideration of this offer of support from the district council, the town council decided in June 2016 not to proceed with the major refurbishment of the Digby Hall as it was not able to accommodate the TIC in the Hall. The town council decided, therefore, to request that the district council reallocate the £500,000 but to involve the town council in any decisions as to which projects it should be used to support in Sherborne.

15. The town council remains keen to ensure that the money allocated by the district council should still benefit arts facilities in Sherborne and suggested that investment in both Tinney's Youth Centre and the West End Community Hall could fulfil this aspiration. Although at its meeting in June 2016, the town council did agree to pursue more modest improvements to the Digby Hall.

d) Reallocation of capital funding

16. There is, therefore, a need for the district council to reconsider the use of the £537,123 allocated in the capital programme for the improvement for

arts facilities in Sherborne. This sum is no longer required by SCACT and the town council is no longer requiring it for a major enhancement of the Digby Hall.

17. The need for improved community arts facilities in Sherborne remains a need to be addressed – even if the SCACT project comes to fruition. In addition, the district council is unlikely to be able to continue any revenue funding for ArtsLink beyond 2019 (currently £23,642 p.a.) due to budget constraints and possible changes to local government. It would be beneficial, therefore, if any capital investment by the council can provide facilities that will help make ArtsLink more sustainable in the long-term.
18. As highlighted by the town council, support for improvements to the West End Community Hall could help to provide improved community facilities for arts and crafts activities. The Sherborne West End Community Association is actively pursuing a project to extend the Hall and provide a new and larger kitchen, a small meeting/function room, and new toilets (male, female and disabled) – planning application reference WD/D/17/000772. These facilities will enhance the capacity of the Hall to host community arts activities such as workshops and classes.
19. This extension project is estimates to cost £328,496 (including VAT) and the Association has requested a capital grant of £200,000 from the district council. As match funding, the Association will draw down a grant offer of £53,995 from Viridor Credits Environmental Company and has offers of £52,000 from other sources including The Simon Digby Memorial Trust. A business plan and detailed cost estimates have been provided in support of this request.
20. It is proposed, therefore, that the council awards a grant of £200,000 to the Sherborne West End Community Association for its extension project and for this grant to be derived from the £537,123 allocated in the capital programme for arts facilities in Sherborne. Any grant will need to be subject to a grant agreement based on standard documentation used by the council's Legal service.
21. It is also proposed that the council enters in to dialogue with the Sherborne Town Council and other key stakeholders to develop firm proposals for the allocation of the remaining £337,123 in way that benefits the community and enhances cultural activities for the benefit of the town and its hinterland. Following these discussions, a report will need to be presented to the Executive Committee later in 2017 to seek confirmation for the allocation of resources.

e) Reallocation of developer contributions

22. In order to support the SCACT project, the Executive Committee agreed in July 2011 to allocate up to £100,000 of developer contributions to support the SCACT project. The amounts of developer contributions currently held by the council are listed in **Appendix A**. Certain categories have been earmarked for the SCACT project (£44,736 to date) although other amounts have already been allocated to on-going projects following member consultation – particularly the town council's project to create a new adventure play area at Babb Lane.

23. Given that the SCACT project no longer requires public subsidy, it is proposed that the Executive Committee relinquishes the aspiration to collect up to £100,000 of developer contributions for this project and instead seeks to allocate these funds in the usual way, through consultation with local members and the town council. Relevant local projects will be invited to submit detailed applications and funding will be awarded following scrutiny of the submissions.

Implications

24. **Corporate Plan.** *Empowering Thriving and Inclusive Communities.*
25. The district council's *Arts & Museums Support Plan 2012-17* (adopted in 2012) highlights key capital projects that will help to promote the Plan's objective of improving public access to high quality facilities.
26. **Financial.** The council still has an allocation of £537,123 in the capital programme to support improved arts facilities in Sherborne. The grant of £200,000 to the West End Hall Community Association will need to be derived from this allocation.
27. **Equalities.** It is important to health and wellbeing that cultural and community facilities are sufficient to meet the needs of the growing community and are in accessible locations.
28. **Economic Development.** Cultural facilities make a significant contribution to the local economy both as employers and as tourist attractions. The enhancement of these facilities can, therefore, benefit the community not only in terms of education and wellbeing, but also from an economic perspective.
29. **Risk Management (including Health & Safety).** The council will need to ensure that no funding is released until the community hall project is in progress and its deliverability is certain. The phased release of the council's funding may be appropriate.

Consultation and Engagement

30. The portfolio holder for Enabling (Cllr Mary Penfold) and the ward members have also been consulted on the proposals set out in this report. In addition, discussions have taken place with Sherborne Town Council with regard to these matters. Cllr Peter Shorland has been consulted on the report and he is also President of the Sherborne West End Community Association.

Appendices

31. Appendix A - Developer contributions held by the council for community infrastructure improvements in Sherborne.

Background Papers

32. *Arts & Museums Support Plan 2012-17*. West Dorset District Council.

Footnote

33. Issues relating to financial, environmental, economic and equalities implications have been considered and any information relevant to the decision is included within the report.

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APPENDIX A – Developer contributions held by the council for community infrastructure improvements in Sherborne.

Category	Amount held	Prior allocation
Public open space	£9,221	Previously allocated to SCACT. If released, could be relocated to Blackberry Lane play project.
Car parking	£16,417	Previously allocated to SCACT. Can now be allocated to a car park-related project.
Footpath	£4,445	Previously allocated to SCACT. Can now be allocated to appropriate project following member and town council consultation
Parks, gardens and outdoor sport	£41,447	Can now be allocated to appropriate project following member and town council consultation.
Play areas	£24,453	Already allocated to Blackberry Lane project following member and town council consultation.
Allotments	£4,700	Can now be allocated to appropriate project following member and town council consultation.
Amenity space	£2,017	Already allocated to Blackberry Lane project following member and town council consultation.
Natural greenspace	£14,850	Can now be allocated to appropriate project following member and town council consultation.
Community venues	£38,872	Can now be allocated to appropriate project following member and town council consultation.
Museums	£5,692	Currently being released to Sherborne Museum projects.
Employment	£14,653	Previously allocated to SCACT. Can now be allocated to an appropriate employment-related project.

Note: Balances will increase both through accrued interest and contributions from further agreements.

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Executive Committee 25 April 2017 Affordable Housing Petition

For Decision

Portfolio Holder(s)

Cllr T Yarker - Housing

Senior Leadership Team Contact:

S Hill, Strategic Director

Report Author:

H Jordan, Corporate Manager, Planning (Community & Policy Development)

Statutory Authority

Housing & Planning Act 2016, Section 106 under the Growth and Infrastructure Act 2013.

Purpose of Report

- 1 To consider the petition on affordable housing, referred to this Committee by full Council on 28 February.

Recommendations

- 2 That members note the views expressed in the petition prior to their deliberations on the separate report considering once-off funding to support projects and schemes, including the potential use of reserves to support the provision of additional affordable housing.

Reason for Decision

- 3 To respond to the petition and reiterate that affordable housing is an important priority when making decisions about the potential spending of council reserves

Background and Reason Decision Needed

- 4 In February 2017 the council received a petition with over 400 signatures, *'calling on West Dorset District Council to spend the same amount of money that it spent on the new council offices in Dorchester (£9.7 million) on building homes that are genuinely affordable for local people'*. The petition was presented to the full council meeting on 28 February where it was referred to this committee for consideration.
- 5 The presentation of the petition included reference to the numbers on the council's housing waiting list, the cost of private rented housing and the relationship between local earnings and house prices, demonstrating the

need for affordable housing in the area. It also specifically asked that the council should enforce the local plan policy for 35% affordable housing on new development sites in all cases, and that the council should invest its own land and assets as well as financial reserves in the provision of housing.

- 6 Starting with the evidence of affordable housing need, it is not disputed that there is significant need in the District. In December 2016 there were 1,383 on the housing register, and the house price to earnings ratio is 11.9. The Strategic Housing Market Assessment carried out in 2014 indicated an affordable housing need of 104 new homes in West Dorset each year, and a combined total affordable housing need of 207 each year across the joint local plan area of West Dorset, Weymouth & Portland – out of the total housing need of 775 a year across the joint local plan area. The Housing Strategy set a target of between 70 and 100 new affordable homes a year in West Dorset.
- 7 The average annual delivery of affordable housing over the last five years has been within this target range, at 88 per annum, though the rate each year has varied, with 120 in 2011-12; 76 in 2012-13; 48 in 2013-14; 110 in 2014-15 and 88 in 2015-16. The anticipated number of affordable housing completions over the 2016-17 monitoring year is 87.
- 8 Planning is one of the key means of securing affordable housing: as referred to in the petition speech, there is a local plan policy seeking 35% affordable housing on new housing development sites. The policy however makes it quite clear that this is subject to negotiation on each site and is dependent on development viability. If the development is not viable with this level of affordable housing included, then it will not happen and no housing will be provided. It is clearly important that viability evidence is properly tested, and the council takes independent viability advice from the District Valuation office in order to do this. Both the developers' viability assessments and the District Valuer's response on behalf of the Council are published online, but in redacted form because of the commercial sensitivities involved. This is the approach taken by most councils.
- 9 The written ministerial statement that affordable housing proportions should not be sought on sites of ten or fewer homes (or six or fewer within designated rural areas including the Area of Outstanding Natural Beauty) has reduced the number of sites on which affordable housing can be sought, but is intended to ensure that small developments including those on brownfield and windfall sites are encouraged to come forward.
- 10 The review of the local plan will enable further sites to be allocated for housing development, one of the benefits of which will be the potential for further affordable housing.
- 11 The council already has capital funding committed towards affordable housing development in its Housing Initiatives capital budget:
 - £278,488 has been spent on affordable housing schemes and projects over the last three years.
 - £1,183,128 remains in this budget
 - £435,744 of the remaining funds is committed.

The Council also collects contributions towards off site affordable housing through S106 agreements. In the last three years:

- £778,115 has been spent
- £307,565 collected
- £913,461 remain in S106 funds of which £383,960 has been committed.

- 12 External funding is also critical to the achievement of affordable housing. The district has been successful in attracting £3,794,157 of Homes and Communities Agency (HCA) funding over the five years from 2011/12 to 2015/16, and over £3,000,000 has been allocated from the HCA in the current programme including the Extra Care scheme under construction at Poundbury. West Dorset has also recently been awarded £1,365,432 towards community-led housing development, in recognition of the challenges faced by the high proportion of second homes in the area. The area has a strong record of community-led affordable housing developments, with eight Community Land Trusts currently active, 2 Neighbourhood Plans adopted and 16 in preparation.
- 13 The petition asks that the council invests £9.7 million in building affordable housing in the local area. This committee at the same meeting will be considering proposals for once-off funding from reserves to support projects and schemes. This is covered in a separate report but is due to include options for the allocation of funding towards the provision of affordable housing, and committee members will be aware of the strength of local feeling when making decisions on that report. The council has also agreed (in December 2016) an 'Accelerating Home Building' programme of actions to increase home building in the area. An action plan has subsequently been developed and is being implemented, with progress reported to members through the Western Growth Area Board and through member working groups for each council. The first West Dorset District Council member group took place on 3 April 2017.
- 14 Members are therefore asked to note the considerable activity that is currently taking place in order to enhance the provision of new homes, including affordable homes, in West Dorset, and the views expressed in the petition when coming to their decision on the separate report on the consideration of once-off funding to support projects and schemes.

Implications

15. **Corporate Plan**
Increasing the number of new homes built within the district is one of the key aims of the Corporate Plan, under the priority of contributing to a stronger local economy.
16. **Financial**
See separate report on proposals for spending of council reserves

17. Economic Development

Provision of affordable housing helps to support economic development by providing additional homes for those working locally

18. Risk Management (including Health & Safety)

There are risks associated with the spending of reserves on affordable housing provision, particularly the priority of spending within the next two years. Options for this spending are currently being assessed.

19. Human Resources

Additional resources are being brought in to support implementation of the Accelerating Home Building programme.

20. Consultation and Engagement

A communications strategy around the Accelerating Home Building programme will be developed, with the aim of involving and informing the local community. Consultation on options for future development has started as part of the local plan review.

21. Appendices

There are none

22. Background Papers

Petition and supporting statement presented to full Council on 28 February 2017

Report to 15 December Executive Committee on the Accelerating Home Building programme

Footnote

Issues relating to financial, environmental, economic and equalities implications have been considered and any information relevant to the decision is included within the report.

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Executive Committee

25 April 2017

Response to Consultation on Housing White Paper

For Decision

Portfolio Holders

Cllr I Gardner, Planning

Cllr T Yarker, Housing

Senior Leadership Team Contact:

S Hill, Strategic Director

Report Author:

H Jordan, Corporate Manager, Planning (Community & Policy Development)

Statutory Authority

Town & Country Planning Act 1990 and subsequent amendments

Purpose of Report

- 1 To enable a formal response to the consultation on the Housing White Paper to be agreed.

Officer Recommendations

- 2 That the response set out in Appendix 2 be agreed as this council's response to the consultation on the Housing White Paper.

Reason for Decision

- 3 To ensure that this council's views on the proposals in the White Paper can be taken into account.

Background and Reason Decision Needed

- 4 The Housing White Paper, 'Fixing our Broken Housing Market', was published on 7 February and sets out a range of proposals aimed at addressing current problems with the housing market. Some of these proposals, relating to changes in planning policy, are subject to public consultation, with a closing date for comments of 2 May.
- 5 The paper is divided into four chapters, covering:
 - Planning for the right homes in the right places – a series of proposals for reforms to the planning system to create a positive planning framework to deliver housing

- Building homes faster – proposals which introduce funds and tools to enable houses to be built, as well as penalties for authorities which cause delays in housebuilding
 - Diversifying the market – proposals which support various sectors of the housebuilding industry, from small builders and self builders to housing associations and the public sector
 - Helping people now – proposals which support those wishing to buy and to rent property, and protecting those who already own or rent their property.
- 6 A general summary of the paper has been circulated to all members and is attached as [Appendix 1](#). This report concentrates on the changes that are subject to consultation – largely the changes proposed to the planning system. The paper recognises that the housing crisis is the result of a number of market variables, that there is no single solution, and that it is not all due to the planning system. There is however a shift in focus from delivering more planning consents towards the delivery of housing on the ground, with an expectation of more proactive approaches from councils, as indeed we are doing through our ‘Accelerating Home Building’ programme.
- 7 Some of the changes put forward for consultation include:
- Introducing a housing ‘delivery test’ for local planning authorities in addition to the requirement for the five-year land supply;
 - Introducing a standard methodology for assessing housing requirements, with the aim of reducing the time and complexity of discussions at local plan examinations;
 - An amendment to green belt policy to clarify the decision-making process for green belt reviews;
 - Changes to the National Planning Policy Framework, including: amendments to the ‘presumption in favour of sustainable development’; clarification of the key strategic policies that each local planning authority should maintain; the removal of the expectation that local planning authorities should produce a single local plan; and encouragement for the allocation and delivery of small sites.

Implications

- 8 The proposed response, set out under the themes of the consultation questions in the White Paper, is attached as [Appendix 2](#) and key points are summarised in the remainder of this report.
- 9 The introduction of the ‘delivery test’ means that local planning authorities will be tested on their delivery against housing targets in future, not only on their maintenance of a supply of deliverable land for housing. Failure to meet specified percentages of the targets would mean that an action plan would need to be put in place to improve delivery, that the 20% buffer requirement on the five year land supply would apply as it does currently, and that the ‘presumption in favour of sustainable development’ would apply in planning decisions even if there was a five year land supply.

- 10 The Partnership councils are very conscious of the wider role that councils can play in bringing housing delivery forward, and are taking a proactive approach including developing action plans for accelerating home building and working proactively with developers. Councils can clearly have an influence on delivery, but are not fully in control of it – much depends on developers and landowners and indeed the state of the national housing market. The introduction of the delivery test will increase the likelihood of councils being unable to give significant weight to their local plan policies and having to make decisions on the basis of the presumption in favour of sustainable development, undermining the plan-led system and reducing public confidence in the planning system.
- 11 The paper does recognise that councils are not solely responsible for delivery, and proposes a number of potential approaches to hold developers to account, including the requirement that they provide details of their intended build-out timing of development (so that their performance against these intentions can be assessed), the suggestion that developers' past record of delivery could be a factor to take into account when determining applications, and the potential reduction in the time that planning applications are valid, from three to two years. These proposals are welcome, insofar as they recognise developers' responsibility for delivery and will enable greater clarity and transparency over future delivery expectations. They will not necessarily improve supply, though they might lead to more realistic assessments of what is available.
- 12 The paper proposes the introduction of a standardised method of assessing housing requirements, though the detail of this is not yet set out: options are intended to be published for consultation later this year. The aim is to reduce the time and effort involved in determining housing requirements and debating them through local plan examinations. This has certainly been a problem for our councils: the West Dorset, Weymouth & Portland local plan examination was delayed by the exploratory meeting resulting in the need for a new assessment of housing requirements; and the North Dorset local plan was only found sound on the understanding that there would be an early review to take on the increased numbers coming out of the new Strategic Housing Market Assessment.
- 13 The new methodology would be used to assess five-year housing land supply figures and the delivery tests. Local planning authorities would be encouraged to use it to identify the objectively assessed housing needs for their areas unless there was a compelling case to do otherwise, and this was agreed with the Planning Inspectorate. A standardised methodology was one of the recommendations of the 'Local Plan Expert Group' that reported to Government two years ago, and could potentially be a valuable means of saving time and effort at examinations, though we will obviously need to see and comment on the options at the next stage of consultation.
- 14 None of our three councils include green belt land but the changes proposed to green belt policy could have an impact on land in our areas, particularly North Dorset which is currently identified as part of the Eastern Dorset Housing Market Area, along with Bournemouth, Poole, Christchurch, East Dorset and Purbeck. The changes are intended to clarify the circumstances under which green belt might be reviewed, and

include the detail that green belt should only be released for development if local authorities have fully examined all other reasonable options for meeting development requirements, including exploring whether other local authorities can help to meet some of the requirement. If developing in other local authority areas takes priority over releasing green belt land, this encourages a less sustainable pattern of development (meeting a town or conurbation's needs further away from where they arise, and encouraging longer commuting journeys). It also effectively gives green belt a much higher level of protection than other designated areas such as Areas of Outstanding Natural Beauty which are protected for their inherent qualities rather than their policy function.

- 15 The changes to the NPPF specifying the strategic policies that all local planning authorities should maintain (including strategic housing land allocations), and allowing local plans to be prepared as more than one document if necessary, reflect the recommendations of the Local Plan Expert Group. The NPPF currently says that authorities should normally prepare a single local plan, though there is some flexibility for additional documents. The changes allow for a high level strategic plan to be prepared, potentially jointly, and supplemented later by more detailed policies in separate Development Plan Documents or neighbourhood plans. The paper also suggests that combined authorities might prepare spatial development strategies that would provide the strategic policies for their areas. The flexibility allowed by this change, and the encouragement for joint working, is potentially positive, though if only the strategic policies would be a requirement, there is a risk of less comprehensive planning and place-shaping taking place in future. The proposed requirement that local plans must be reviewed every five years will also have resource implications. The Dorset Strategic Planning Forum (SPF) includes members from all local planning authorities and representatives from the Dorset Local Enterprise Partnership (LEP) and Dorset Local Nature Partnership (LNP). The purpose of the SPF is to fulfil the statutory obligations under the Duty to Co-operate and potentially provides an informal mechanism for considering the implications of the changes to the NPPF in relation to plan-making across the county.
- 16 Encouragement for more small sites to be developed is a strong theme of the paper. This is intended to improve delivery rates both by providing a wider choice of sites, and encouraging a wider variety of house builders in the market, including more small and medium sized enterprises, rather than the current domination by the major house builders. Proposals include the suggestion that at least 10% of sites allocated for residential development should be of half a hectare or less, encouragement of subdivision of larger development sites, and an emphasis on the role of neighbourhood plans and rural exceptions sites policies in bringing forward small sites. Encouraging a wider variety of sites to be included in an area's supply, and encouraging the inclusion of small sites suitable for smaller local builders, is recognised as a worthy aim, but many of these sites currently are within areas that plans simply identify as being generally suitable for housing development, rather than specifically allocated sites. Allocating more small sites will make plans longer and more complex, which is not compatible with the aims of their being reviewed every five years. It is also hard to see how this will be set out in areas where there

are two levels of plans (strategic and more local) as the strategic level plan will not be allocating small sites.

- 17 It is proposed to change the wording of the ‘presumption in favour of sustainable development’ in the NPPF to state that local planning authorities should plan to meet their housing requirements (and those of neighbouring authorities that cannot be met in their areas) “through a clear strategy to maximise the use of suitable land”. It is important that any such strategy is developed in this context. Local planning authorities should be able to restrict development, especially in less sustainable locations, if objectively assessed needs are being met and appropriate densities achieved in the most accessible locations. This is also important for taking forward the review of local plans, where the capacity of any options being considered can often be more than the minimum required to meet the identified needs (as is the case with the options for the review of the West Dorset, Weymouth & Portland Local Plan).
- 18 The changes to affordable housing policy are largely welcomed. The council submitted comments to the previous consultation about starter homes, which set out the proposal that 20% of all homes on larger development sites should be starter homes. This would have significantly reduced the opportunity for provision of other forms of affordable housing, and so the changes now put forward, that allow for a range of tenures still, and propose that 10% should be for affordable home ownership products of some sort, are welcomed. The more detailed definition of affordable housing, and the inclusion of ‘affordable private rented’ products, are also positive changes.

Corporate Plan

- 19 Relevant to the priorities of contributing to a stronger local economy, and increasing the number of homes built

Financial

- 20 No direct implications of the report, though the White Paper refers to a number of potential funding streams for supporting house building.

Equalities

- 21 The paper includes proposals for ensuring that local plans include policies to encourage provision of housing for those with particular needs, including people with disabilities.

Environmental

- 22 The introduction of the housing ‘delivery test’, in addition to the current requirement for the five year land supply, will increase the risk of housing having to be permitted on sites that are not included in local plans and that may have adverse environmental impacts. The paper proposes to clarify that development that would harm certain designations including Areas of Outstanding Natural Beauty and national and international nature conservation sites, would be contrary to the policies of the NPPF.

Economic Development

- 23 The proposals aim to increase the delivery of housing, which has positive economic benefits, as outlined in the councils' economic development strategy and 'Accelerating Home Building' programme.

Risk Management (including Health & Safety)

- 24 The 'delivery test' introduces a greater risk that development will have to be permitted in areas that have not been proposed in the local plan. The new methodology for housing requirements, if it results in higher figures for the area, will increase this risk. The risk can be reduced by planning to provide a robust supply of land to meet the requirements, planning a suitable variety of sites, and taking a proactive approach to bringing sites forward, as we are proposing. If the requirements are much higher than the market is able to provide, this will still be challenging however.

Human Resources

- 25 Delivery of housing involves primarily staff in the Planning (Community & Policy Development, and Development Management & Building Control) services. The Accelerating Home Building programme is led by a cross-divisional team and additional resources are being provided to support it.

Consultation and Engagement

- 26 The paper is subject to consultation, focusing on the planning issues.

Appendices

Appendix 1: Summary of Housing White Paper

Appendix 2: Draft Response to Consultation Questions

Background Papers

White Paper, Fixing our Broken Housing Market, DCLG, February 2017

Footnote

Issues relating to financial, environmental, economic and equalities implications have been considered and any information relevant to the decision is included within the report.

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Appendix 1

Housing White Paper – summary of main issues

The Housing White Paper, 'Fixing our Broken Housing Market', was published on 7 February and is available at <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>. Consultation is taking place on the planning policy proposals within it and responses are due by 2 May. This summary has been prepared for information in the meantime.

The main sections of the paper cover:

- **Planning for the right homes in the right places** – a series of proposals for reforms to the planning system to create a positive planning framework to deliver housing.
- **Building homes faster** – proposals which introduce funds and tools to enable houses to be built, as well as penalties for authorities which cause delays in housebuilding.
- **Diversifying the market** – proposals which support various sectors of the housebuilding industry from small builders, self-builders to housing associations and the public sector.
- **Helping people now** – proposals which support those wishing to buy and to rent property, and protecting those who already own or rent their property.

Planning for the right homes in the right places

The paper continues previous statements about the importance of up to date local plans, and introduces a requirement that local plans should be reviewed every five years.

The Duty to Co-operate is to be strengthened by the introduction of a requirement for 'Statements of Common Ground' setting out how councils will work together on cross-boundary issues and meeting housing requirements. There is also encouragement for joint plans, including strategic plans prepared by combined authorities.

A new standard methodology for calculating housing requirements is proposed to be introduced, and five-year housing land supply is to be assessed against the new figures from April 2018. Options for this methodology will be subject to further consultation this year. It is also suggested that local authorities would need to give Neighbourhood Plan groups a housing requirement for their area.

There is support for the role of small sites in delivering homes, including the suggestions that local plans include policies to support windfall development, that 10% of sites allocated for residential development should be sites of half a hectare or less, and that the subdivision of larger sites should be encouraged.

There is an emphasis on making efficient use of land by developing at higher densities and height in appropriate locations, and an emphasis on setting design principles in plans, though with the expectation that design should not be a reason for refusal of applications if they accord with those principles.

Building homes faster

This section of the paper is about enabling the industry to deliver. There will be a significant Housing Infrastructure Fund that will be grant rather than loan, and will be allocated to areas of highest housing need to support necessary infrastructure provision.

The paper considers shortening the period over which planning permissions are valid, from three to two years, and allowing larger applications to be refused on the grounds of the applicant's track record of delivery.

Councils would have the option of having their five-year land supply independently examined each year: the conclusion would then hold valid for the whole year and could not be challenged again in that period.

The Community Infrastructure Levy will be reformed to increase simplicity and transparency, with an announcement on this to be made in the Autumn Budget.

Local authorities will be able to increase national planning fees by 20% from July 2017 if they commit to investing the additional income in the planning department. There is also the potential for an additional 20% increase for those successfully delivering homes.

A 'housing delivery test' for local authorities is proposed. This would mean that if delivery was below a certain percentage of the overall target, the presumption of sustainable development would apply even if there was a five year supply.

Diversifying the market

This section is about diversifying the market by supporting new and different providers, encouraging innovation in methods of construction, and supporting new investors into residential development. Funding proposals include a new Accelerated Construction funding programme for public sector land, focusing on small and medium enterprises, custom building and innovative construction methods.

There are proposals for encouraging housing associations and local authorities to build more homes, and support for Build to Rent, including proposals for positive policies in local plans. 'Family-friendly' tenancies of three or more years are encouraged.

Helping people now

The paper proposes to tackle some of the current impacts of the housing shortage, by supporting people to buy their own homes through Help to Buy and Starter Homes.

There is no mandatory requirement for a percentage of starter homes on development sites, though there is a policy expectation that housing sites will deliver at least 10% of affordable home ownership units, and the definition of affordable housing is widened to include starter homes, discounted market sales housing and affordable private rent housing.

Support for those in rented housing includes proposals for longer tenancies, and greater controls over private rent, such as banning letting agent fees and banning orders for the worst landlords/agents.

Appendix 2

Proposed response to consultation questions

Proposals from Chapter 1

1-2 Getting plans in place / Making plans easier to produce

The changes to the NPPF specifying the strategic policies that all local planning authorities should maintain (including strategic housing land allocations), and allowing local plans to be prepared as more than one document if necessary, reflect the recommendations of the Local Plan Expert Group. The flexibility allowed by this change, and the encouragement for joint working, are potentially positive. We agree with the proposal that combined authorities may prepare spatial development strategies provided that these require unanimous agreement of the combined authority members.

If only the strategic policies are requirements and others are optional, however, there is a risk of less comprehensive planning and place-shaping taking place in future. It is also unclear how a two-tier plan would meet some of the requirements set out elsewhere in the paper such as ensuring that 10% of allocated sites are of half a hectare or less.

A more proportionate approach to consultation and examination procedures for plans would be helped by guidance on proportionate evidence base requirements for plans. A significant amount of plan preparation and examination time is taken up with the setting and assessment of housing numbers. The proposals for a standard methodology would significantly help to reduce the time and costs involved – though it is still likely to be necessary to undertake detailed studies to support affordable housing policies.

3 Assessing housing requirements

The expectation for local plans to include clear policies for meeting the housing requirements of groups with particular needs, such as older or disabled people, is supported but there are dangers in establishing policies that are too prescriptive, as experience has shown that assessing such needs is a 'snapshot' and actual needs change over time. There is a relationship here with the national space standards, proposed to be reviewed, and 'Lifetime Homes' standards: less prescriptive approaches might be the inclusion of policies encouraging care homes and sheltered housing in the most accessible locations.

The aim of reducing the time and effort involved in determining housing requirements and debating them through local plan examinations is strongly supported. This has been a significant problem for our councils: the West Dorset, Weymouth & Portland local plan examination was delayed by the exploratory meeting resulting in the need for a new assessment of housing requirements; and the North Dorset local plan was only found sound on the understanding that there would be an early review to take on the increased numbers coming out of the new Strategic Housing Market Assessment. The option of using a standard methodology, if this would achieve the aim of being able to avoid debate and discussion at examination, would save time and resources and could significantly speed up the examination process – as long as it was not possible for developers to challenge it on the grounds that requirements should be higher for particular areas.

We would hope to see swift progress on identifying and consulting on options for this, to avoid progress on current plans being held up.

It will be important to make clear whether the new requirement figures, which it is assumed will use the ONS projections as part of the calculation, will hold for the five years between local plan reviews, or whether the requirement will change each time new projections are published, which would potentially make local plans out of date very quickly if there were significant changes between projections.

At present the NPPF specifies that 'objectively assessed needs for housing' should be met across housing market areas (HMAs). There is no reference to housing market areas in the White Paper: instead there are references to 'housing requirements', presumably for districts, being set through the standard methodology – though the encouragement for joint plans implies support for planning over wider areas. It will be important to understand what role housing market areas will play in the proposed methodology. One of the Local Plan Expert Group recommendations was that housing market areas should be defined nationally so that this did not have to be debated through examinations, and this would be strongly supported as part of the standardised methodology.

At present, the good practice advice is that HMA boundaries, for practical purposes, should be adjusted so that they are made up of entire local authority areas. Where this is not being done in practice, there are some districts (eg New Forest) that are being regarded as being split between two or three HMAs, without necessarily the agreement of the surrounding districts. This is significantly delaying plan-making and cooperation in those areas, and a national-level prescription of HMAs (covering whole local authority areas) as part of the methodology would be helpful, as would advice on how authorities should be meeting their duty to cooperate responsibilities in relation to objectively assessed needs for housing.

4-5 *Making enough land available in the right places*

If the NPPF is to be changed to state that local planning authorities must have a clear strategy in place for maximising the use of suitable land in their areas, it must be clear that this is in the context of meeting their housing requirements (and those of neighbouring authorities that cannot be met in their areas) rather than developing every site identified in a SHLAA as potentially 'suitable.' If the objectively assessed needs are being met and appropriate densities achieved in the most accessible locations, it should still be appropriate to restrict development in less sustainable locations.

It is helpful to have the position regarding the approach to be taken in considering applications in the specified designated areas clarified, though it is hoped that the second part of the decision-taking test, referring to any adverse impacts outweighing the benefits, will still allow other considerations such as local landscape value to be taken into account. The reference to these policies providing a 'strong reason' for restricting development in b(i) is also potentially ambiguous – is it intended that harm to these listed interests would be regarded as a strong reason, or that it would have to be a strong degree of harm to justify the restriction on development? Linked to the comments on questions 10-11 on Green Belt, we also have some concern about Green Belt review only being considered if needs cannot be met in adjoining areas, as this will potentially push development to less sustainable locations further away from where the needs arise and where the jobs and services are located.

The changes allowing local planning authorities to dispose of land with the benefit of planning permissions that they have granted themselves are supported.

The proposal to amend the NPPF to encourage weight to be attached to the value of using suitable brownfield land within settlements is welcomed, but it is important that only brownfield land in the more sustainable locations is prioritised. A recent legal case (the Dartford case) has confirmed that the legal definition of brownfield land excludes gardens within built up areas, but does not exclude gardens outside built up areas: this is contrary to the principles of sustainable development and needs to be amended.

6 *Improving local authorities' role in land assembly and disposal*

These proposals, which would resolve the discrepancy between the powers available in unitary and two-tier areas, are supported.

7 *Regenerating housing estates*

These are not particularly relevant to our areas and we therefore have no comments.

8 *Supporting small and medium sized sites and thriving rural communities*

It is agreed that neighbourhood plans provide important opportunities for identifying and allocating small sites for housing, and that the ministerial statement proposing that where a neighbourhood plan allocates land for housing, the plan will be considered up to date with only a three year supply of housing, provides a useful incentive for land allocation. The reference should be strengthened by referring to the 'role' of neighbourhood plans in identifying and allocating sites, rather than simply 'opportunities'. Allocating small sites in neighbourhood plans can also help to streamline the local plan process if fewer small sites need to be allocated in the local plan - though the requirement for 10% of allocations to be on small sites would require some of the small sites to be in a local plan.

Having a variety of sites within an area's housing supply, including a good range of smaller sites, is valuable in terms of deliverability as well as providing opportunities for small and medium sized enterprises. The requirement that 10% of allocated sites are small sites (of less than half a hectare), however, would mean that many sites that are currently within settlement boundaries and so regarded as appropriate for development but not allocated, would now have to be subject to specific allocations. This could make plans longer and more complex and potentially slow down plan-making. It also means that more sites that fall below the threshold for affordable housing provision should be allocated.

The emphasis on rural exception sites and development that helps villages to thrive is generally supported, but there should be some qualification to refer to the sustainability of villages. It is important to be aware that it actually takes very large amounts of development to make a difference to the viability of local services – generally the amount that significantly changes the character of a settlement. Often neighbourhood plans, and community-led housing schemes, are the best means to bring forward development proposals in villages that are of the scale and type that the local community considers is right for their area. Allowing market housing on rural exception sites incurs the risk of higher land values and landowner expectations and may not always assist in bringing such sites forward. However, more innovative approaches, such as allowing an element of self-build for local people in housing need, may help to bring exception sites forward with the support of local communities.

The subdivision of large sites will require the co-operation of developers to help deliverability. Any greater flexibility by local authorities in this respect should not

reduce their ability to secure the best outcomes for the area in terms of infrastructure provision and coordination. It is likely that greater weight will need to be given to masterplans to co-ordinate development across sub-divided large sites, which would have resource implications. Greater use of local development orders and area-wide design codes would also have resource implications.

9 *A new generation of new communities*

The principle of supporting the development of new communities where appropriate to meet housing needs is supported.

10-11 *Green Belt land*

We are concerned at the proposed changes that would clarify the development options that should be considered as preferable to green belt release. In particular, if developing in other local authority areas takes priority over releasing green belt land, this encourages a less sustainable pattern of development (meeting a town or conurbation's needs further away from where they arise, and encouraging longer commuting journeys). It also effectively gives green belt a much higher level of protection than other designated areas such as Areas of Outstanding Natural Beauty which are protected for their inherent qualities rather than their policy function, and should have stronger protection. It is preferable for councils to be able to assess the relative sustainability merits of sites in and outside the Green Belt rather than prioritise all non-Green Belt options.

The suggested requirement for compensatory improvements to remaining green belt land as a condition of green belt release would have an impact on development viability. We agree that appropriate facilities for existing cemeteries should not be regarded as inappropriate development in the green belt, and that when carrying out green belt reviews, local planning authorities should prioritise land that is previously-developed or close to transport hubs (though as referred to under questions 4-5, we do not consider that residential gardens outside settlements should be prioritised). We would have some concerns about allowing the detail of reviewing green belt boundaries to be carried out through neighbourhood plans, as these are reliant on the referendum results and the delivery of housing would not be certain.

12 *Strengthening neighbourhood planning and design*

As stated above, neighbourhood plans are a valuable means of allocating small sites for housing, but the opportunity is not always taken. Having a methodology for working out a neighbourhood housing requirement would have some value in giving clarity to groups about what they should be aiming for, and encouraging neighbourhood plans to make a positive contribution to housing provision. Neighbourhood plans are however not mandatory and it would be important not to rely too heavily on them to deliver the housing that a district requires. We look forward to seeing the further consultation on this alongside the proposals for housing requirements methodology.

It is agreed that neighbourhood plans, detailed local plans and area action plans are an appropriate place to set out clear design expectations, to ensure that new development preserves the valued characteristics of an area. Not all areas of course will have neighbourhood plans or more detailed local policies, and the preparation of design codes is potentially resource-intensive for neighbourhood plan groups. The suggestion that design should not be a valid reason to object to development where it accords with the design expectations set out in a statutory plan has some merit, but may be difficult to operate in practice unless the design expectations were very prescriptive.

13-15 Using land more efficiently for development

It is agreed that it is important to make good use of previously developed and well situated sites in the most sustainable locations, but building at high density can have negative impacts on the character and function of areas, as well as on local infrastructure. Open space within developments is also important to local character, amenity and recreation and this needs to be recognised. Any change in national policy should therefore retain flexibility to reflect local circumstances, and any indicative minimum density standards should be set locally rather than nationally.

We would support the review of the nationally described space standards, as their use is potentially deterring small and medium sized building enterprises and discouraging innovation and flexibility in design.

Proposals from Chapter 2

16-17 Providing greater certainty

The option of agreeing and fixing a five year land supply over a one-year period could be valuable in areas that were facing very significant development pressure and had marginal five-year land supplies. As it is proposed that this would be prepared in consultation with developers and infrastructure providers, and subject to examination, it should be a robust assessment and there seems to be no reason why this should have a 10% buffer attached to it, rather than 5% if the authority has no record of underdelivery.

It is noted that the protection for neighbourhood plans set out in the written ministerial statement of 12 December 2016 (essentially indicating that areas with a neighbourhood plan that includes housing allocations will still be regarded as having an up to date plan if they have a three-year, rather than five-year, land supply) will be carried forward into the revised NPPF. If this is to be amended to allow the same protection for a plan that 'meets its share of local housing need' rather than including site allocations, it will depend on how the neighbourhood's share of local housing need is to be calculated. Overreliance on neighbourhood plans to deliver housing would have implications for the overall five year land supply, though it is certainly desirable to encourage neighbourhood plan groups to make sure that they are facilitating more housing development.

18 Deterring unnecessary appeals

We note that there will be additional consultation on the proposal to introduce fees for planning appeals, but would support this in principle and consider that lower fees for less complex cases may be sensible in order to avoid deterring small and medium sized enterprises from bringing forward legitimate appeals.

19-20 Ensuring infrastructure is provided in the right place and right time

Paragraph 156 of the NPPF already sets out that local plans should include strategic policies to deliver many different types of infrastructure. The Government's agreements around fibre broadband provision to new developments are welcomed, and we have no objection to the suggestion that the intentions for high quality digital infrastructure provision in an area are also set out in local plans.

21 *Greater transparency through planning and build out phases*

The proposed requirement that developers provide estimated start dates and build-out rates as part of planning applications, and provide progress updates to local authorities, is welcomed and would help to enhance local authorities' monitoring of housing supply and completions, supplementing existing monitoring activities and potentially leading to more realistic assessments of what is available. The progress updates would be important, as market conditions change over the lifetime of a planning permission, and it is unclear what sanctions would be in place if the information was not supplied. Having a clearer picture of when homes would be delivered would also be helpful in planning for infrastructure delivery.

22-25 *Sharpening local authority tools to speed up building of homes*

The proposals to take account of developers' track records and the likelihood of non-implementation when granting permission are welcome insofar as they recognise developers' responsibility for delivery and could enable greater clarity and transparency over future delivery expectations. Withholding or removing planning permission will not in itself do anything to bring development forward, however. It is agreed that it would be important to avoid this penalising smaller developers and new entrants to the market.

26-27 *Improving the completion notice process*

The proposals to speed up this process by removing the need for notices to be confirmed by the Secretary of State are supported, though as the effect of a notice is that the planning permission ceases to have effect after the specified period, it does not necessarily result in the development being completed and the process may not lead to improvements in housing delivery.

28-30 *The housing delivery test*

The three councils within the Dorset Councils Partnership are very conscious of the wider role that councils can play in bringing housing delivery forward, and are taking a proactive approach including developing action plans for accelerating home building and working proactively with developers. Councils can clearly have an influence on delivery, but are not fully in control of it – much depends on developers and landowners and indeed the state of the national housing market. We are concerned that the introduction of the delivery test will increase the likelihood of councils being unable to give significant weight to their local plan policies and having to make decisions on the basis of the presumption in favour of sustainable development, undermining the plan-led system and reducing public confidence in the planning system.

The proposed new housing delivery methodology should be the basis for assessing housing delivery. For local authorities whose requirements significantly increase as a result of the new methodology, the use of these figures by 2018/19 will give them insufficient time to respond to the new approach: it may be preferable to have a longer transitional period during which councils have the option to use either local plan figures or the new methodology. Where councils have already set very ambitious targets in local plans it is important that they are not penalised for doing so, and can have their delivery assessed under the standard methodology.

It is agreed that net annual housing additions should be used to measure housing delivery. It is important to recognise that full field surveys of housing site progress are critical in monitoring housing delivery: the monthly building control

data on starts and completions, published nationally, do not pick up all completions and for example very significantly underestimate the actual housing delivery in our three councils' areas. This data should not be used as the basis for assessing the councils' delivery records.

In terms of support to local planning authorities to increase housing delivery in their areas, it is considered that funding, support and guidance to assist in the provision of large scale infrastructure necessary to unlock sites is critical. The total cost of infrastructure necessary to deliver development is often beyond what the development scheme can fund. Being able to bring in infrastructure at an earlier stage of the development would also be valuable.

31-33 Affordable housing

The proposed revised definition of affordable housing is supported, particularly the greater level of detail, and the inclusion of affordable private rented housing which allows greater flexibility and increases the options for provision, for example on smaller sites that registered providers may not wish to take on. We have concerns about the inclusion of starter homes, as expressed in our response to the previous consultation on this (in December 2015), as they are not affordable in perpetuity unlike other forms. However the amendments following that consultation are welcomed and have gone some way to alleviating the earlier concerns.

We do not believe that a transitional period is necessary, as it is more valuable to have certainty about what is expected and what we are asking for.

We are content with the inclusion of 10% affordable home ownership units on larger sites (over 10 units). Presumably this is not suggesting that financial contributions towards affordable housing cannot continue to be taken from sites of 6-10 houses within designated rural areas, as is currently allowed. We also support the suggested list of types of residential developments that would be excluded from this policy.

34-38 Sustainable development, climate change, flood risk, noise and other impacts on new development, onshore wind energy

We support these changes, which largely incorporate previous written ministerial statements into national policy or add clarification.

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Executive Committee 25 April 2017 Nitrogen Reduction in Poole Harbour Supplementary Planning Document

For Decision

Portfolio Holder

Cllr I Gardner - Planning

Senior Leadership Team Contact:

S Hill, Strategic Director

Report Author:

O Rendle – Environmental Assessment Officer

Statutory Authority

The Council are the competent authority under the Conservation of Habitats and Species Regulations (2010) which transposes into U.K law Directive 2009/147/EC on the conservation of wild birds, and this supplementary planning document has been prepared in accordance with the Planning and Compulsory Purchase Act (2004).

Purpose of Report

- 1 To adopt the Nitrogen Reduction in Poole Harbour Supplementary Planning Document (SPD).

Recommendations

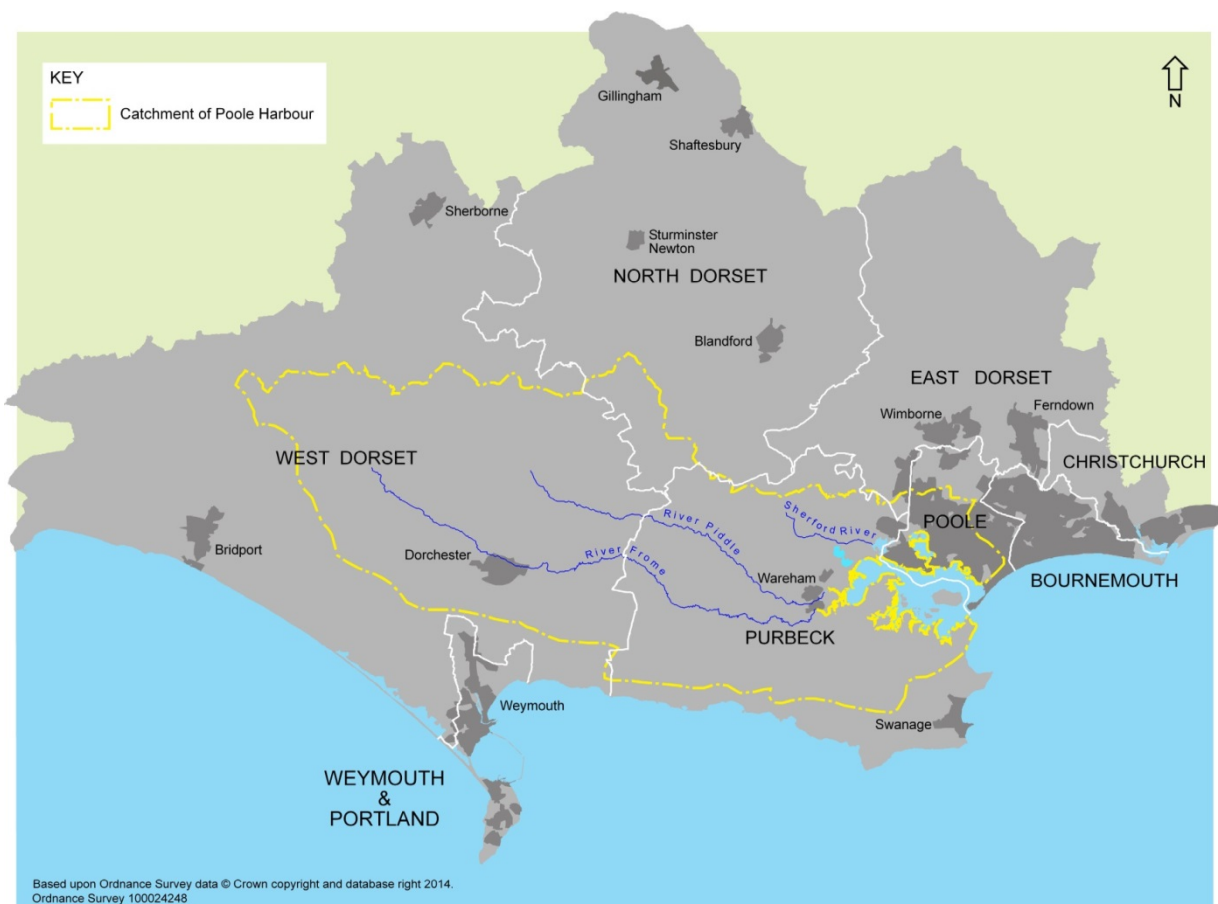
- 2 That the Executive Committee:
 - a) adopts the Nitrogen Reduction in Poole Harbour SPD as set out in Appendix 2; and
 - b) agrees to delegate further minor changes to the SPD to the Corporate Manager – Planning (Community and Policy Development) in consultation with the Portfolio Holder.

Reason for Decision

- 3 The SPD provides a means of mitigating the impacts of development upon the Poole Harbour European wildlife designation. This ensures that compliance with European wildlife legislation is achieved, permitting the Council to grant planning consent or allocate land for development within the Poole Harbour catchment.

Background and Reason Decision Needed

4. Poole Harbour is a natural harbour that is designated a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site for its nature conservation importance.
5. Scientific evidence suggests that high concentrations of nitrogen in the harbour are encouraging the growth of wide spread algal mats through the process of eutrophication. These mats restrict the availability of invertebrates, which provide food to wading birds, and affect other important features and processes within the harbour. The extent of the algal mats has increased since the 1960s, expanding from Holes Bay to become widespread across the harbour.
6. The majority (~85%) of nitrogen entering Poole Harbour from land sources is generated by agriculture within the Poole Harbour catchment, which occupies an area of 820km² and comprise the rivers and streams which drain into Poole Harbour, as shown in the map below. However, a proportion (~15%) of the nitrogen entering Poole Harbour is from human sewage discharged within the Poole Harbour catchment, since the Sewage Treatment Works remove only part of the nitrogen from human waste.



7. The Environment Agency and Natural England have published a nutrient management plan (NMP), entitled the 'Strategy for Managing Nitrogen in the Poole Harbour Catchment to 2035' (June 2013). The NMP provides the most comprehensive and up to date scientific knowledge and understanding of the complex underlying processes causing the eutrophication. It also recommends that the local planning authorities that

share the Poole Harbour catchment, which includes West Dorset, prepare an implementation plan to ensure that future residential development is 'nitrogen neutral', which means that it does not result in a net increase in nitrogen entering the Poole Harbour European site.

8. To conform with the Habitats Directive (92/43/EEC), local authorities planning for a growth in population may only allocate land for development or grant planning consent for development that has either avoided harm to European protected sites or mitigated the impact to ensure that there is no significant adverse effect.
9. Avoiding harm is not possible in this instance, as allocating land for development or granting planning consent will cause an increase in population which will lead to more nitrogen entering Poole Harbour. Therefore, the only option is to provide mitigation so that new development is nitrogen neutral, ensuring that the Council are legally permitted to grant planning consent or allocate land for development within the Poole Harbour Catchment.
10. The Council's development plan documents will provide this mitigation. Policy ENV 2 of the adopted West Dorset, Weymouth and Portland Local Plan ('Local Plan') requires new development within the Poole Harbour catchment in West Dorset to be nitrogen neutral. The purpose of the Nitrogen Reduction in Poole Harbour SPD is to provide details of how the nitrogen neutrality in new development will be achieved.
11. In preparing the SPD, West Dorset District Council has worked closely with the other local authorities in the catchment, namely North Dorset District Council, Purbeck District Council and Poole Borough Council, with support from the Environment Agency and Natural England.
12. Following approval by the Executive Committee on 14 April 2015, the four local authorities consulted jointly on a draft of the SPD between 9th October and 20th December 2015, with the consultation coordinated by The Borough of Poole. The consultation attracted 26 comments (see Appendix 1) and officers used the feedback to make the following key amendments to the draft SPD:
 - Apply an occupancy rate of 2.42 people per house and 1.65 people per flat;
 - Rather than predicting future growth and the proportionate mitigation required in advance, the level of growth and progress in delivering mitigation will be reported through a regularly updated Implementation and Monitoring Report; and
 - To provide more flexibility and choice of mitigation methods in future, the more general option of removing nitrogen through 'alternative technologies' was introduced rather than listing possible current technologies, reducing the number of mitigation options from nine to three.
13. West Dorset District Council will collect the money required for mitigation mostly through the Community Infrastructure Levy (CIL), which is a tax on

development for infrastructure improvements. The money required for the mitigation will be top-sliced from the CIL 'pot'.

14. Where a development is exempt from CIL, for example strategic sites and tourism development, Section 106 agreements are used to collect the money required for mitigation. Under section 106, where the applicant is unable to provide mitigation, the applicant will have to pay a financial contribution. The SPD sets out how the developer can calculate what mitigation is necessary to ensure the development is nitrogen neutral.
15. The Councils within the Poole Harbour Catchment will be responsible for using the money collected for securing suitable mitigation. The Implementation and Monitoring Report will set out the amount of development which has occurred and identify appropriate mitigation projects in consultation with organisations and landowners in the Poole Harbour Catchment Initiative.
16. The agricultural sector has also prepared a plan for reducing nitrogen, dealing with nitrogen leaching from farming rather than additional nitrogen inputs from development. There may be potential to work jointly with landowners to provide wider benefits upon, for example, biodiversity, water management and green infrastructure.
17. The SPD was recommended for adoption by the Overview and Scrutiny Committee on 28th March 2017.
18. In addition, Overview and Scrutiny Committee recommended that delegated authority be given to the Corporate Manager of Planning (Community and Policy Development) to make further minor changes in consultation with the Portfolio Holder. This delegated power will enable any minor changes to the DPD suggested by members of the local authorities within the Poole Harbour Catchment to be made without the need to seek approval from the Executive Committee.
19. The SPD has been adopted by Poole Borough Council and Purbeck District Council, and is yet to be considered for adoption by the committees of North Dorset District Council.

Implications

Corporate Plan

20. The SPD would contribute towards achieving the following priorities of the Corporate Plan:
 - 'Increase the number of new homes built within the district', since the SPD would enable the development of new housing within the Poole Harbour catchment; and
 - 'Safeguard and provide opportunities to enjoy the natural and built environment now and in the future', as the SPD would prevent harm to the natural environment of Poole Harbour from new development. Furthermore, the mitigation schemes may in future provide greater opportunities to enjoy the natural environment.

Financial

21. Failure to provide adequate mitigation against the impacts of new development upon the Poole Harbour European site would prevent new housing from coming forward within the section of West Dorset within the Poole Harbour Catchment. This would reduce the Council's New Homes Bonus receipt.
22. The money to pay for mitigation projects would be provided by financial contributions by developers through the Community Infrastructure Levy or Section 106. This money will be top-sliced from CIL receipts, restricting the money available for other infrastructure projects.

Environmental

23. Poole Harbour is a large natural harbour of great ecological importance, comprising extensive tidal mud flats and saltmarshes together with reedbeds, freshwater marshes and wet grasslands.
24. Poole Harbour qualifies as a Special Protection Area under EC Directive 79/409 on the Conservation of Wild Birds ('Birds Directive') since it supports large assemblage of waterbirds and significant populations of the following bird species:
 - Common shelduck (*Tadorna tadorna*);
 - Pied avocet (*Recurvirostra avosetta*);
 - Black-tailed godwit (*Limosa limosa islandica*);
 - Mediterranean gull (*Larus melanocephalus*); and
 - Common tern (*Sterna hirundo*).
25. In addition, the site is used by populations of rare, vulnerable and threatened bird species listed in Annex 1 of the Birds Directive, and nationally important bird species.
26. In addition to the European ornithological interest, Poole Harbour is designated as a wetland of international importance under the Ramsar Convention, a Site of Special Scientific Interest, and in some areas a National Nature Reserves.
27. The purpose of the SPD is to prevent new development from causing harm upon this site.

Consultation and Engagement

28. A public consultation on a draft SPD was conducted jointly by the four authorities in the Poole Harbour catchment and coordinated by The Borough of Poole.
29. The consultation took place between 9th October and 20th December 2015 and attracted 26 comments. These comments (set out in Appendix 1) were taken into consideration whilst finalising the SPD.

Appendices

Appendix 1 – Consultation Summary

Appendix 2 – Nitrogen Reduction in Poole Harbour SPD

Background Papers

West Dorset, Weymouth & Portland Local Plan

Strategy for Managing Nitrogen in the Poole Harbour Catchment to 2035

Footnote

Issues relating to financial, environmental, economic and equalities implications have been considered and any information relevant to the decision is included within the report.

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Nitrogen Reduction in Poole Harbour

Supplementary Planning Document

Summary of Comments to the Consultation Document

Poole, Purbeck, North Dorset and West Dorset & Weymouth Councils consulted upon the Draft Supplementary Planning Document (SPD) for 6 weeks from 9 October – 20 November 2016. Each Council contacted organisations and members of the public who have asked to be kept informed of planning policy matters. The consultation attracted 26 responses. 19 of these were from organisations and 6 from members of the public. The responses are summarised in the tables below with an officer response.

Comments from Organisations:

Respondent	Comment	Officer comment and Action
Ashvilla Estates Page 55	<ul style="list-style-type: none"> • Request some clarity in relation to the evidence-base behind the SPD and how the calculations for nitrogen off-setting have been arrived at. In particular, how the figure of £18,000 per hectare has been arrived at. • To avoid double dipping, each Council should clearly define the circumstances where contributions to offsetting will be sought via CIL or site specific S106 agreements (S106); either to secure on site mitigation e.g. via SANG, and/or off-site contributions to a defined project, in order to ensure that such obligations are consistent with CIL regulations on the pooling of S106. • An effective way to deliver the necessary nitrogen off-setting will be to prioritise sites through the Local Plan process which can deliver at least some of their nitrogen off-setting on-sites. 	<ul style="list-style-type: none"> • The calculations as set out in the appendices are a guide for calculating nitrogen neutrality. £18,100 represents an estimated cost of buying a hectare of land and planting up sparsely with trees. Acknowledge that costs can be quickly outdated so these will be removed from the final version of the SPD. • The relevant Local Plans already set out where certain sites (settlement extensions) should be nitrogen neutral. Monitoring will ensure that there is no double dipping as settlement extensions will be expected to be nitrogen neutral (usually under S106 not be charged CIL for self nitrogen neutral) • The delivery of required infrastructure is one of the factors considered when determining the development options in the Partial Review. <p>Action required: Remove costings from final version of SPD as they become quickly outdated. Instead refer to mitigation in tonnes of nitrogen or hectares of land. Highlight in the SPD the importance of monitoring of CIL/S106 contributions and how it has been spent securing mitigation.</p>

Respondent	Comment	Officer comment and Action
Page 57	<p>nitrogen application is high.</p> <ul style="list-style-type: none"> • Land use change should also aim to be multi-beneficial, e.g. creating wetlands for wading bird populations, providing flood protection for communities downstream, increase habitat connectivity and improve green infrastructure. • The SPD has the potential to create a false market which accelerates the already increasing land prices to an unsustainable level and that is not viable economically. • Consult with conservation bodies to ensure that there is appetite for taking on land that may not initially be of any direct conservation value. It would be helpful to have a clear strategy that identifies: <ul style="list-style-type: none"> ○ Areas of high nitrogen loading, ○ Where land is likely to be made available for purchase, ○ Where there is a willingness of conservation bodies to purchase/ manage sites. • Explore other investment in land within the Poole Harbour catchment such as green bonds and pension investment schemes. 	
Dorset County Council	<ul style="list-style-type: none"> • Supportive of the fact that Nitrogen reduction in Poole Harbour is to be addressed through the proposed guidance. • SPD should refer to Water Framework Directive. • The SPD should acknowledge that future land use will be assessed on a site specific basis and follow guidance within the Dorset Landscape Character Assessment and the Dorset Landscape Change Strategy. It is not appropriate to generalise converted/changed landscapes as sparsely treed landscape as this may not fit with the surrounding character of the area. The guidance must ensure that there is no uncharacteristic change to our landscape. • There is a need for a clear coordinated strategy on what methods are likely to be used. Identify possible areas of agricultural land that may be 	<ul style="list-style-type: none"> • Agree SPD should make reference to Water Framework Directive. • Agree that reference should be made to the Dorset Landscape Character Assessment and mitigation should respect character. This will be an important element to the implementation and monitoring plan to be prepared after the SPD. • Implementation will need a coordinated approach with partners in the catchment. • Minerals sites were considered early on for inclusion as possible mitigation but there is uncertainty of the long-term future of the sites and mitigation needs to be in perpetuity. This could be revisited as part of the implementation and monitoring plan. • Agree with importance of linking to Minerals and Waste local plans

Respondent	Comment	Officer comment and Action
	<p>purchased and whether there may be a willingness of organisation to purchase/manage sites and if indeed land would be made available for purchase. Consult with conservation bodies to ensure that there is a desire to take on land that may not initially be of any conservation value.</p> <ul style="list-style-type: none"> • Land use change should aim to have multiple benefits. Where nitrogen input is reduced through land use changes opportunities for managing flood risk to communities downstream should be taken. In addition, opportunities to create habitat should be taken in particular with a mind to establishing ecological corridors linking existing habitats. Improvements should be made where possible to green infrastructure. Consider the creation of saltmarsh and reed bed habitat in Poole Harbour itself. • Minerals and waste planning has an impact on the reduction of the amount of nitrogen entering Poole Harbour but no reference is made in the SPD to the current and in preparation minerals and waste policy documents. • The Draft Waste Plan (July 2015) seeks to encourage improvements to STWs which would help to reduce levels of nitrate from the Frome and Piddle river catchments. One of these lies within the Poole Harbour catchment area at Maiden Newton, West Dorset. Criteria based policy guidance will be provided in the Waste Plan should the need arise for the expansion of other sites. • The Draft Mineral Sites Plan identifies potential sites for quarry development, some of which are currently in intensive agriculture. During quarrying the sites will be taken out of intensive agriculture entirely. Removal of the aggregate could help to physically remove nitrates that have entered the soil. Restoration could be to a non-agricultural use or a reduced-intensity level of agriculture, reducing 	<ul style="list-style-type: none"> • Development contributions will not be sufficient to upgrade STWs but the Councils will work with Wessex Water on potential schemes through the catchment partnership <p>Action: Refer to Water Framework Directive, Dorset Landscape Character Assessment, and Minerals and Waste plans.</p>

Respondent	Comment	Officer comment and Action
	<p>future levels of nitrates entering the surface or ground water. The restored use of at least one site could be a specifically designed wetland that will act to remove nitrates from ground/surface water.</p> <ul style="list-style-type: none"> The SPD could refer to the Site Restoration /Aftercare/ Afteruse Policy (Policy RS1) of the Bournemouth, Dorset and Poole Minerals Strategy (Adopted 2014). Policy RS1 could be used to justify restoration of sites to non-agricultural uses or reduced-intensity. 	
Dorset CPRE	<ul style="list-style-type: none"> Document is too complacent as it only seeks nitrogen neutrality. Real improvements/betterment should also be sought and implemented, e.g run off from farmland may be reduced by changing ploughing techniques, improving flood management, reducing excessive use of fertilisers and by planting trees/hedges. Encouragement to use less washing up liquids and to pay for more thorough/expensive sewage treatment. The need for collaborative education across the associated catchment area should also be stressed to supplement the need for wise monetary investments. 	<ul style="list-style-type: none"> This SPD focusses on new development which is only required to be nitrogen neutral, not to try and solve the much bigger issues around excess nitrates in the Poole Harbour catchment. <p>No action required</p>
Dorset Local Nature Partnership	<ul style="list-style-type: none"> Supports the mitigation options 7 and 8 set out within the draft because these will have additional benefits to nitrogen reduction in terms of their potential for increasing biodiversity and creating open spaces which will support health and wellbeing through access to nature, both of which support the DLNP vision. The DLNP vision should be incorporated into the SPD. The DLNP's position paper on Water Management in Dorset supports the catchment partnership approach and contains recommendations that should be integrated into the SPD. A public engagement and education programme is needed to raise awareness about water management in Dorset. Integrate water management into all development plans. Flood defences should work with nature and enhance the environment 	<ul style="list-style-type: none"> The SPD is focussed very specifically on the duty of local authorities to mitigate development and ensure no further harm to Poole Harbour. The DLNP suggestions are aimed more at the implementation of mitigation to ensure as the DLNP Water Management Paper recommends "<i>effective future water management in Dorset through integrated catchment partnership delivery</i>". <p>Action: Consider the DLNP Water Management Paper in preparing the implementation and monitoring plan to mitigate the impact of development. There is an opportunity to work with the catchment partnership to ensure joined up offsetting projects.</p>

Respondent	Comment	Officer comment and Action
	<ul style="list-style-type: none"> • Adopt soft engineering solutions as a first and preferred option • Development should not result in increased nutrient loads. 	
Environment Agency	<ul style="list-style-type: none"> • Have no objections or concerns to make in regards to the document submitted, as have been involved in the evidence base and discussion lead up to the draft document. • Point out an inconsistent approach to kg or tonnes unit for 0.000875. • Given the pressures and demands on CIL, this will need to be appropriately monitored through the annual monitoring programme. 	<ul style="list-style-type: none"> • Reference to units is noted • Delivery of mitigation through S106 and CIL will be closely monitored and reported on annually. <p>Action required: Amend incorrect reference to units</p>
Grainger	<ul style="list-style-type: none"> • Support in principle for a planning mechanism that seeks to ensure that future development is 'nitrogen neutral'. However, the purpose of the consultation document is a little confusing, possibly because it is trying to cover such a wide range of issues. Needs clarity on: <ul style="list-style-type: none"> ○ How the planning authorities will use CIL; ○ How mitigation secured through CIL contributions will be provided before new development is occupied; ○ What mitigation projects are being considered for each planning authority's Regulation 123 list - what balance is to be struck in practice between CIL contributions to nitrogen reduction and other key, necessary infrastructure; ○ The application of S106 for strategic sites; ○ How double counting of CIL/S106 will be avoided; ○ The inherent inequality in an approach that seeks to tackle development industry related impacts whilst the largest polluter (agricultural practice) carries on unhindered; ○ How action and spending on mitigation projects will be co-ordinated, monitored and reviewed; ○ The duties applying to Wessex Water in terms of the stripping of nitrates at sewage treatment works (STWs); • Agree that offsetting the impact of agriculture through taking agricultural 	<ul style="list-style-type: none"> • The document highlights the options for using CIL money and how strategic sites will be expected to be nitrogen neutral. • Projects will be set out in an implementation and monitoring plan to follow this SPD, and will appear in Councils Reg123 list where funding is through CIL. • Delivery of mitigation through S106 and CIL will be closely monitored and reported on annually. • The focus of this document is on the requirement of development to be nitrogen neutral. Measures are also being put in place by bodies in the catchment partnership to reduce nitrates from agriculture. • The sewage works which are most efficient at stripping nitrogen, such as the one at Poole, produce significant amounts of CO2. Swapping one problem for another is not deemed appropriate. <p>Action required: Remove costings from final version of SPD as they become quickly outdated. Instead refer to mitigation in tonnes of nitrogen or hectares of land. Highlight in the SPD the importance of monitoring of CIL/S106 contributions and how it has been spent securing mitigation.</p>

Respondent	Comment	Officer comment and Action
	<p>land out of production is desirable as a principle, but there will be some practical issues to resolve:</p> <ul style="list-style-type: none"> ○ Achieving / enforcing mitigation on a wider land holding ○ How is land taken out of high agricultural production is managed and funded without any form of productive economic use? ○ The cost implications of taking land out of agricultural production <ul style="list-style-type: none"> ● Promotes land at North Dorchester for a comprehensive strategic development solution could include mitigation in the form of an extensive country parkland to serve the town. 	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 61</p> <p>Inland Homes</p>	<ul style="list-style-type: none"> ● Support the overall principle of the strategy and consider the mitigation strategy to be sound. ● Supports the current planned mitigation measures which involve indirectly offsetting the impact. ● Recommend that other options are considered, and as a minimum, the level of contributions is subject to ongoing monitoring and review to reflect any potential savings that could be made through other delivery mechanisms ● Consider the RSPB's 'The Feasibility of a Nitrogen PES Scheme in the Poole Harbour Catchment' (2013), which identifies that nitrogen reduction could be achieved at significantly lower cost through changes to existing land management (such as establishment of cover crops following winter wheat production) rather than land purchase and reversion ● Consider other measures which may help to reduce overall costs under the land purchase option, such as other land uses which could provide an income from the land (such as use for solar production, game rearing or other outdoor pursuits), and use of existing grant schemes. ● Welcome the intention to use the CIL, but caution against the use of Section 106 payments as SPD should be used only "where they can 	<ul style="list-style-type: none"> ● Agree that implementation measures should be flexible to allow for bespoke mitigation, particularly future alternative nitrogen reduction technology. Local Plan policies require strategic sites to be nitrogen neutral and the option is there for developers to choose S106 rather than CIL on these schemes, enabling developers to offer bespoke mitigation. This is a flexible approach. Therefore the SPD will not be specific in terms of mitigation requirements or S106/CIL for specific types of sites. ● Using CIL for grants to landowners would in principle appear easier than land purchase and reversion, but the mitigation has to be secured in perpetuity. Cover crops cannot achieve this but longer term woodland projects could if accompanied by a legal contract. ● The S106 contributions are not unfair burdens on development, but a means to help the developer achieve nitrogen neutrality and therefore secure a planning permission, which is what the purpose of SPD is for – providing certainty and enabling development. ● Extensions to properties do not always require planning permission, so are not liable for a contribution, which follows national guidance. <p>Actions – Provide flexibility for S106 or CIL on sites and allow the applicant to undertake bespoke mitigation packages that can achieve nitrogen neutrality at a cheaper cost.</p>

Respondent	Comment	Officer comment and Action
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 62</p>	<p><i>help applicants make successful applications or aid infrastructure delivery</i>”, should not be used to “add unnecessarily to the financial burdens on development” and “<i>should not be used to set rates or charges which have not been established through development plan policy</i>” (NPPF/NPPG). Concerned that s106 contributions, at a cost of £956 per dwelling, will be sought on future residential planning applications which would be contrary to the policies in the NPPF and NPPG. To resolve this the SPD should provide a distinction between what would be considered a small scale infill type developments and covered by CIL payments and what would be considered to be strategic and expected to provide S106 contributions. Encourage a flexible approach is adopted if S106 contributions are sought as this could have financial viability implications on complicated sites.</p> <ul style="list-style-type: none"> • Recommend that consideration is given to the potential for bespoke mitigation schemes delivered by individual developments, particularly if the developer is able to deliver nitrogen offsetting at a lower cost than that set out by the SPD. Notably, under the planning permission for redevelopment of the former Pilkington Tiles, conversion of arable land to SANG to offset nitrogen was secured at a cost of £380 per dwelling rather than £956 per dwelling set out under the SPD. • Concerned over the SPD’s approach in dealing with the potential increased amounts of sewage arising from extensions to residential and commercial properties that are not CIL liable. There is a concern that the SPD will place an unfair requirement on developers to pay for the mitigation measures for these developments. 	
<p>Milborne St Andrew Parish Council</p>	<ul style="list-style-type: none"> • The capacity of the STW which serves this community and discharges into the Bere Stream has not kept pace with the increase in population and will require upgrading in order to be able to contribute towards achieving the reduction in nitrates being proposed. 	<ul style="list-style-type: none"> • Wessex Water is responsible for removing 75% of nitrogen from waste water and will need to invest in STWs to ensure this target is achieved. • The Councils will prepare annual monitoring reports that set out how much mitigation has been secured from development contributions (through CIL

Respondent	Comment	Officer comment and Action
Page 63	<ul style="list-style-type: none"> • The sewage infrastructure in the village is not secure and suffers ingress of groundwater which probably adds to the overall nitrate level that the plant has to deal with. Wessex Water has partially lined sewage pipes in the village but further work will be needed. • The village lies in a flood plain and when flooding occurs the STW cannot cope, leading to raw sewage entering the Stream. • Wessex Water has a borehole upstream of the village which it regularly flushes to be able to pump potable water to a reservoir. The waste from this flushing process is discharged into the Bere Stream, a process which possibly adds to the nitrate level in the Stream. This will need to be investigated as the volume of water discharged is significant and creates significant disturbance to the silt in the Stream, an action which in itself releases nitrate into the water. • The Parish Council feels very strongly that the revenue raised by any form of levy imposed on developers, householders or Wessex Water is used locally to reduce the problem of nitrate levels contributing to the overall level in Poole Harbour, and does not 'disappear' into a central fund with no transparent accountability. 	<p>or S106). This funding must be used for the purpose it was required.</p> <p>Action: Highlight in the SPD the importance of monitoring of CIL/S106 contributions and how it has been spent securing mitigation.</p>
National Farmers Union	<ul style="list-style-type: none"> • There should be some principles that guide the planning authorities and any future development in implementation: <ul style="list-style-type: none"> ○ A voluntary approach ○ Look to ensure that there is no swapping of issues from the area to another area ○ Multiple benefits are produced by the mitigation options ○ The nitrogen saved must be accounted for against a baseline ○ Nitrogen savings belong to the asset and sector owner unless paid for and/ or agreed via contract as an offsetting. ○ When the option or options are chosen there must be full consultation to ensure that they meet the principles here and have 	<ul style="list-style-type: none"> • Recognise the need to work together on a voluntary approach to implementation of mitigation measures - a partnership between the Councils, landowners and other bodies in the catchment. Agree with many of the suggestions for mitigation than need exploring through the preparation of an implementation and monitoring plan. • In terms of banking past growth, the SPD has to mitigate development that has taken place since relevant local plans were adopted, and should recognise mitigation that has already taken place. For example SANGS take land out of agricultural use and this provides a double benefit to the developer, helping in mitigating both heathland and nitrate issues. • Agree with comment of WPZs

Respondent	Comment	Officer comment and Action
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 64</p>	<p>buy in.</p> <ul style="list-style-type: none"> The list of options should include different ways of delivering nitrogen offsets combined with appropriate contracts. This together with some of the other options might produce a workable package. Explore the use of an offsetting bank as this would have the advantage of adding some flexibility to the process whilst still delivering the nitrogen savings required to a set criteria. Concerned that developers and local authorities are banking current and previous land use change as mitigation for future growth. Any changes would sit with agriculture unless otherwise agreed through some form of contract. This highlights the need for a banking process and/ or monitoring. Concerned that SANGs are being used for nitrogen offsetting as well as for its intended regulatory role of greenspace to mitigate for development pressures on existing Natura 2000 sites. Do not support option 3 for the use of Water Protection Zones. They are a last resort but crucially any savings made would be for the agricultural sector and not as a free pass for development. If Wessex Water agreed to the end of pipe solutions for options 5 and 6 then these options would deliver the necessary nitrogen savings with many additional benefits. NFU would be concerned regarding the loss of county farmland from agriculture and into forestry. County Farms represent a critical gateway into farming for young farmers. The option 9 for the creation of woodland has potential to deliver benefits but would likely need to be phased and very strategic. In addition it would have multiple benefits for water quality, biodiversity, carbon storage and recreation. Purchasing land under either option 7 or 8 would seem to be difficult 	<ul style="list-style-type: none"> Note the concern about the role of County Farms This SPD is about how development addresses its Habitat Regulations and Water Framework Directive requirements, not about how the agricultural industry tackles its responsibilities around nitrogen reduction. We acknowledge a parallel process is being undertaken to address this and will refer to it in the SPD. <p>Action: Ensure message of SPD is that implementation will be in partnership with landowners. Remove the option of a WPZ as an option for mitigating development. Ensure SPD extends beyond 2025. Refer to role agriculture is playing in tackling nitrates.</p>

Respondent	Comment	Officer comment and Action
	<p>and create an issue in perpetuity rather than a solution. It would also likely have an impact on land prices locally. However, it might be possible to deliver some of the needed mitigation via this route.</p> <ul style="list-style-type: none"> • There should be some balance which shows that farmers are taking action, e.g. Catchment Sensitive Farming. • Why is the period only until 2025? • Is there any possibility for an offset to be traded? • Most solar farms will have a trust attached to deal with removal costs and as such it could be possible to include clauses that require the land to remain in low intensity production after the panels have been removed or for the trust to pay for suitable alternative nitrogen offsetting elsewhere. 	
<p>Natural England</p> <p>Page 65</p>	<ul style="list-style-type: none"> • Add a new option for innovative strategic solutions to offset nutrients through e.g. wetland establishment. Add <i>“It may be that applicants at large scale development sites or at unrelated land uses are able to propose bespoke solutions which are appropriate but are specific to their proposal. These will be considered by the authorities with advice from the Environment Agency and Natural England on a case by case basis”</i> • Note perpetuity is either 80 and 125 years not 120 years as far as Natural England are aware. • Clarify that recent CIL regulations limit the way S106 is collected and that the authorities may either collect contributions from small developments not required to pay CIL, through either S.111 provisions, or that they may meet the mitigation requirements from their existing CIL funds as is the case for normal CIL exempt development. • The authorities should be mindful of reviewing mitigation provision in light of new local plans. • Suggest changing occupancy rates from population projections in NMP 	<ul style="list-style-type: none"> • Agree with the suggested amendments to improve the SPD • Rather than plan to 2025, the timeframe and costings will be removed and the occupancy updated to the census data. These changes will make the SPD more flexible and will not require an update every time one of the authorities changes a plan, provided the strategy of nitrogen neutrality is required. • Rather than use S111 agreements, mitigation for CIL exempt developments (excluding tourism accommodation & attractions and residential institutions) will be covered by the CIL funding pot. <p>Action: Add option for innovative strategic solutions, amend perpetuity timeframe, amend example A and use new occupancy rates for consistency</p>

Respondent	Comment	Officer comment and Action
	<p>to take account of emerging local plans and the fact that the Dorset Heathlands SPD uses census predictions giving an occupancy figure of 2.42 people per house. A consistent approach would avoid a situation where mitigation requirements for the same additional dwelling are calculated on different occupancy rates for two SPDs. An appendix should be added referencing the sources and assumptions made to provide suitable transparency.</p> <ul style="list-style-type: none"> • Natural England advise that the document should continue to provide a long term forecast of mitigation provision but should also provide a graph (as Fig 2) showing the actual and predicted cumulative housing delivery in the periods, 2011-2016, 2016-2021 etc for each authority and for the four authorities. This will aid in considerations of short term variations in delivery. • Natural England advise that the authorities should make available a clear map showing the extent of the catchment where the SPD will apply, this should be at a level of detail which allows the development control function of the authority as well as applicants to see which applications require consideration and which do not. • Natural England advises that the principles used in calculating nutrient offsetting in Appendix 4 are considered robust, proportionate and pragmatic. There is clear advice that the applicant may present their own evidence which provides a suitable level of flexibility. Clarify that Example A it is a worked example relating to N neutrality rather than any consideration of SANG provision. • Natural England suggest that note is made that in the final paragraph that where the authorities agree a strategic facility for offsetting nutrients is available the applicant could alternatively make a suitable contribution towards this facility. 	
Persimmon	<ul style="list-style-type: none"> • The SPD lacks certainty in how its strategy will be implemented to 	<ul style="list-style-type: none"> • The SPD focusses on what developers will need to do. Further work is

Respondent	Comment	Officer comment and Action
Homes South West	<p>deliver the mitigation.</p> <ul style="list-style-type: none"> • Supportive of CIL to mitigate nitrates. Where S106 is used, there could be double counting. If there are opportunities for on-site mitigation – such as taking agricultural land out of production then this must be off set against any contributions whether through CIL or 106. • More attention needs to be given to agriculture as it is the greatest polluter. 	<p>needed with the catchment partnership to prepare an implementation and monitoring plan to secure the mitigation required by the SPD.</p> <ul style="list-style-type: none"> • The avoidance of double dipping, or the appearance of double dipping, will be managed through detailed monitoring. • The catchment partnership is also supporting the preparation of a plan for agriculture in the catchment to reduce nitrate pollution and many projects are already being implemented <p>Action: Highlight in the SPD the importance of monitoring of CIL/S106 contributions and how it has been spent securing mitigation.</p>
Salmon & Trout Association Page 67	<ul style="list-style-type: none"> • We find the nitrate issue confusing since this consultation document relates purely to mitigation and is described as supplementary to a nitrate reduction strategy. It would be very helpful to have a single table highlighting historic nitrate trends and future targets and whether they are being achieved. • Whilst it is appreciated that STWs incorporated a nitrogen stripping facility in 2009 the consultation document does not give the reader information about annual trends in the level of nitrates entering Poole Harbour over say the past 10 years. • We do not believe that nitrates can be looked at in isolation and does need to be researched in relation to sedimentation. • With Poole Harbour already failing environmental legislation the consultation gives no comfort as to whether it ever will. The European Commission has challenged the United Kingdom's commitment to the implementation of the of the Water Framework Directive (WFD - Directive 2000/60/EC). If the UK fails to act, the case may be referred to the Court of Justice of the EU. • Rather than provide a vague overview of the NMP it would be useful to highlight what tangible progress is being / has been made to date. 	<ul style="list-style-type: none"> • The information requested is set out in the NMP which provides a technical background and justification for nitrogen reduction in the harbour. It recommends two approaches – a plan for reduced nitrates from agriculture and a plan for nitrogen neutral development. This SPD only deals with the latter. <p>No action required</p>

Respondent	Comment	Officer comment and Action
	<ul style="list-style-type: none"> We believe in the concept of the polluter pays. We fully understand mitigation can come at a significant cost but equally there is a cost associated with inaction. What value can you place on the environment? Not just Poole Harbour but also the river catchments. It is rightly acknowledged that the local authority is the competent authority under the Habitats Regulations. As such it has a responsibility to fully consider an environment impact assessment for all proposals impacting directly or indirectly on a designated area which falls under the Habitats Directive. 	
<p>Savills – on behalf of a range of clients</p> <p>Page 68</p>	<ul style="list-style-type: none"> Question whether the main basis of the SPD is correct – that without it LPAs will be liable as competent authorities under the Habitats Regulations for the deleterious effects of the additional nitrogen loading on the harbour that results from new development? <ul style="list-style-type: none"> This is a fundamental question and the SPD does not set out a clear explanation of the legal basis on which the CIL and S106 implications of the SPD are to be levied. When the quantum of the additional contribution to the overall levels of pre-existing pollution is relevant and, when that additional contribution is very small, it can be considered insignificant. Question whether the policy will be effective and make a tangible difference in solving the problem? <ul style="list-style-type: none"> Even if the full nitrogen load of new development is avoided or offset, there will remain very significant loading from other sources, the effect of which may well be to render ineffective any measures related to new development. There is also a considerable time lag between nitrogen entering surface or ground water in the catchment and the effects of it appearing in the harbour. 	<ul style="list-style-type: none"> The comments raise important questions about the principle of the mitigation, in particular the significance of the additional nitrogen loading from development when compared to the loading from agriculture. The Council has been advised through a legal paper prepared by Natural England that the contribution from development is significant and therefore requiring mitigation, without which no development could proceed and all applications would be turned down. The Councils are working with partner bodies to the Poole Harbour Catchment Initiative to ensure that nitrates are reduced from all sources and that any mitigation secured is part of a joined up strategy working with landowners. Since 2011 Councils' have required that strategic settlement extensions should be nitrogen neutral through section 106 agreements. The requirements for infill developments will be met through CIL, including those that are not CIL liable, or are exempt, such as affordable housing.. CIL is not linked to any specific development but can be spent anywhere on anything appropriate. CIL and S106 are the only/most appropriate funding sources for any of the options. The most likely solutions to the issue involve 'provision, improvement, replacement, operation or maintenance of infrastructure' through improvement or changes to STWs or converting agriculture to

Respondent	Comment	Officer comment and Action
	<ul style="list-style-type: none"> ○ Changes to the way fertilisers are applied and slurry managed in recent years are unknown and may themselves be effective on reducing nitrates in the harbour. ○ For hotels / boarding schools - people living here also stay in tourism accommodation / live in schools outside the catchment, which has a balancing effect. ● Question whether the conclusion that offsetting is the most appropriate means to address nitrogen from new developments correct? <ul style="list-style-type: none"> ○ The cost structure of the SPD therefore assumes offsetting is the means by which mitigation will occur. The options are an incomplete analysis of nitrogen reduction options. Suggest the use of cover crops, catchment sensitive farming, thermal techniques to lock nitrogen into a chemical structure, slurry management, incorporating drainage, mires, reed beds, etc., the more targeted and data-driven application of nitrates, restoration of minerals sites. ○ Recognise that there may be problems in attempting to create “conservation covenants” that bind future interested parties. ○ Is there suitable land for offsetting and if the price of land increases then the fixed amounts required set out in the SPD will buy less land? ○ Any land removed from intensive agricultural use, e.g. SANGS, schools, etc., should also be taken into account. ○ Rather than the total removal of land from agricultural production, other forms of intervention may have the effect of reducing the productivity of land. ○ Suggest creation of a “Catchment System Operator” that would be paid through levies on water bills or council tax to resolve conflicts between activities in the catchment. This would require primary 	<p>open space, which is precisely what happens with the Suitable Alternative Natural Green Space, an accepted form of infrastructure which co-incidentally may double up to provide nitrogen offsetting. The list on infrastructure is not exclusive. Nitrogen reduction is an intrinsic part of development on green field sites, so the development itself contributes to the requirements of nitrogen neutrality.</p> <ul style="list-style-type: none"> ● Acknowledge that costings are soon out of date so will be removed from final version of SPD and an implementation and monitoring plan will be prepared on a regular basis in consultation with catchment partners and landowners. ● Agree with suggestion about boarding schools having a balancing effect and so will therefore remove residential institutions as requiring mitigation. However tourism accommodation and attractions will generate a net in-migration as this is a tourist area and this increase in population will therefore need mitigation. <p>Action required: Remove costings from final version of SPD as they become quickly outdated. Instead refer to mitigation in tonnes of nitrogen or hectares of land. Remove example of a residential institution. Highlight in the SPD the importance of monitoring of CIL/S106 contributions and how it has been spent securing mitigation</p>

Respondent	Comment	Officer comment and Action
Page 70	<p>legislation and be a significant intervention in the system for managing water and environmental resources.</p> <ul style="list-style-type: none"> • Question whether CIL and Section 106 actually provide a workable solution or the best means of addressing the issue. <ul style="list-style-type: none"> ○ Not clear that the mitigation is infrastructure and therefore capable of being delivered through CIL. ○ The levies although relatively small would impose an additional development cost and thus be a disincentive to project delivery, which Government is advising authorities against. ○ The Councils will need to update their list of infrastructure projects to be funded by CIL (CIL Regulation 123). ○ Further top-slicing of CIL will mean that other infrastructure intended to be funded from CIL will lose out. For a 100sq m dwelling located in the lowest charged areas of Poole, the nitrogen mitigation would be nearly 13% of the CIL payable. The ability of CIL to actually fund the mitigation is not clear as collection rates will vary between Charging Authorities. ○ It is unclear from the SPD what forms of development are considered necessary to require mitigation. The existing and emerging CILs in the Poole Harbour catchment area focus on residential development, on the basis that it would not be viable to charge CIL on other forms of development. ○ It is not clear whether non-CIL liable developments will have to provide mitigation through S106, e.g. affordable housing. ○ The SPD is an opportunity to set out what infrastructure will be funded by CIL and from S106 ○ Mitigation delivered on site will reduce developable area, which may affect viability. 	

Respondent	Comment	Officer comment and Action
	<ul style="list-style-type: none"> ○ S106 contributions will introduce procedural complexity and delay to development in administering payments, in particular spending of no more than 5 contributions on a single mitigation project. 	
Sibbett Gregory	<ul style="list-style-type: none"> ● We should not be doing anything to reduce the amount of land in food production, or the ability of the available land to generate increased food production. The alternatives must be given greater priority. ● The development industry and new home buyers cannot be expected to keep on funding requirements which should be funded by the community at large. 	<ul style="list-style-type: none"> ● At present there is no shortage of land for food production in the UK. If there is a future shortage, it can be expected that food production would take a precedent over the state of Poole Harbour and agricultural land would be re-instated. Any offsetting mitigation will be provided by working with landowners to secure mitigation on land that is less productive and requires a large amount of nitrogen fertiliser. For example planting trees on steeply sloping fields offered up by landowners. ● There is no mechanism to secure such mitigation through taxation. The most direct mechanism currently available is through CIL or Section 106 Agreements to enable the grant of planning permission. <p>No action required</p>
Southern Fisheries and Conservation Authority	<ul style="list-style-type: none"> ● Supportive of the SPD generally, but the plan could support the use of aquaculture to mitigate eutrophication. ● Shellfish has a significant potential for fixing nitrogen and mitigating the harmful effects of future development. ● The plan should identify a business case to look at the opportunities for shellfish aquaculture. 	<ul style="list-style-type: none"> ● Mitigation is regarded as preventing the problem, in this case reducing the amount of nitrogen in groundwater, streams, rivers and the harbour at source. The suggestion is a 'cure' rather than 'prevention', and would be difficult if not impossible to secure in perpetuity. <p>No action required</p>
Wessex Water	<ul style="list-style-type: none"> ● Supports the aims and proposals put forward to achieve nitrogen neutrality from future residential and commercial development within the Poole Harbour Catchment. The requirements outlined in the SPD will assist in the overall aim of lowering nitrogen levels within the Harbour to achieve the necessary outcomes mandated by the Habitats Regulations and Water Framework Directive. ● Advocates a sustainable approach to tackling eutrophication and its effects within the catchment, focussing on the sources of the problem rather than costly, energy and chemically intensive end-of-pipe 	<p>Agree the need for implementation to be part of a catchment wide approach to provide a joined up strategy. The implementation and monitoring plan that follows this SPD will be worked up in other bodies in the with catchment partnership.</p> <p>Actions required: Remove reference to water bills and costings. Make clearer reference to wider catchment partnership role and contribution development makes.</p>

Respondent	Comment	Officer comment and Action
	<p>treatment solutions. Moving towards nutrient neutrality for new development will become an active component of such a wider sustainable approach and will complement the investment and efforts that Wessex Water is already making, or planning to make, to reduce nitrogen levels within the catchment.</p> <ul style="list-style-type: none"> • Data and costings on which the SPD is based arise from information supplied by WW to inform the NMP and was correct at the time of production, but may be subject to change in the intervening period and in the future. • The latest source apportionment information for nitrogen demonstrates that 66% of the nitrogen arises from diffuse agricultural inputs, with only 12% from STWs. • Recommend Option 5 is reworded to <i>“Improve the discharge quality at Poole STW to 5 mg/l”</i>. • Emphasise that any increase in future water bills would need to be considered as part of future water industry Price Review processes and would be subject to discussion and agreement with OFWAT and the Secretary of State. • It should be more clearly emphasised that Options 2 & 3 are nil cost options only for developers, but will involve significant costs to other sectors. Options 5 & 6 should include a footnote indicating that the figures are based on costings from 2012/13. • Under the National Environment Programme) for 2015-2021 Wessex Water will be completing: <ul style="list-style-type: none"> ○ A nitrogen offsetting scheme in the Poole Harbour catchment. Already underway this involves Wessex Water catchment advisors working with farmers and landowners to deliver a 40t/yr nitrogen reduction to offset some of the load discharged from Dorchester STW. This will include agronomic advice and payments to change 	

Respondent	Comment	Officer comment and Action
Page 28	<p>land management practices leading to a measurable decrease in nitrogen application, leaching and runoff.</p> <ul style="list-style-type: none"> ○ An obligation to install nitrogen removal at Wareham STW to meet a 15mg/l nitrogen standard by December 2021. This requirement was not foreseen at the time of the production of the Nutrient Management Plan (NMP). ● Recommend outcomes delivered as part of the SPD are reported to, and integrated into, Poole Harbour Catchment Initiative's wider plans and future programmes to ensure stakeholder awareness and maximise opportunities for joint working and achieving multiple beneficial outcomes. There will be a need for a clear coordination and auditing strategy that covers all partners involved with nitrogen reductions in the catchment. There is a potential risk of overlap or double counting when deployment of nitrogen offsets are being initiated through the SPD, by Wessex Water and other farmers/land managers involved with the diffuse pollution reduction plan. 	
Woodland Trust	<ul style="list-style-type: none"> ● Pleased to see the references to the role of trees & woods in reducing the effect of nitrogen on Poole Harbour. Trees and woodlands can deliver a major contribution to resolving a range of water management issues. They offer opportunities to make positive water use change whilst also contributing to other objectives, such as biodiversity, timber & green infrastructure. ● As well as commercial woodland, there are also opportunities to create conservation woodland, for wildlife, landscape and recreation benefits and Countryside Stewardship grant aid may be available for this. Suggest the option is amended to read <i>"Provide grants for farmers to change land use to commercial and conservation woodland"</i>. ● Do not agree with para 29 that <i>"Option 9 is the most expensive option due to high maintenance costs"</i>. Planting certain woodland regimes can 	<ul style="list-style-type: none"> ● Agree that if offsetting options are pursued, such as planting of trees, commercial timber or conservation woodland, the wider benefits of improved biodiversity and water management can be achieved. ● The costings were used in the consultation draft as a guide and further work is needed in costing up specific projects. <p>Action: Remove costings from the SPD as they are easily outdated and through the implementation and monitoring plan the benefits of individual projects can be reviewed on a case by case basis.</p>

Respondent	Comment	Officer comment and Action
Page 74	<p>offer long term management budget savings. In addition, maintenance costs can be offset against future timber income from positive woodland management. Therefore maintenance costs for woodland can vary depending on site circumstances and management intentions and are not always 'the most expensive option.</p> <ul style="list-style-type: none"> • Table 3 - the figures do not reflect the wider ecosystems benefits that trees can provide at the same time as contributing to nitrogen mitigation, including biodiversity, landscape recreation and health. The planting costs do not reflect possible Countryside Stewardship grant of up to £4,000 per hectare. In addition, the £200 per hectare management grant is included as a cost rather than income. We also query why a 100 year period is assumed for mitigation when nitrogen levels may well decrease over this period due to legislation and changes in farming practice. Furthermore the figures do not reflect any direct income from thinning and/or timber harvesting over the 100 years. 	

Comments from the Public:

Respondent	Comment	Officer comment and Action
Beeson, Mr K	<ul style="list-style-type: none"> • The SPD should consider the impact of reduced nitrogen use on food production. • Consider re-directing Dorchester's effluent from the Frome to Weymouth Bay by means of a 5 mile pipeline. It may be possible to take advantage of putting high voltage cables underground in order to find cost savings. 	<ul style="list-style-type: none"> • At present there is no shortage of land for food production in the UK. If there is a future shortage, it can be expected that food production would take a precedent over the state of Poole Harbour and agricultural land would be re-instated. Any offsetting mitigation will be provided by working with landowners to secure mitigation on land that is less productive and requires a large amount of nitrogen fertiliser. For example planting trees on steeply sloping fields offered up by landowners. • Suggestion noted <p>No action required</p>

Respondent	Comment	Officer comment and Action
Burrell, Mr T	<ul style="list-style-type: none"> Simple and inexpensive technologies are on the horizon such as a new and relatively inexpensive way to treat wastewater and drainage from agricultural lands using "denitrifying bioreactors." These bioreactors use common waste products, such as wood chips, to provide a food source for naturally occurring microorganisms. The microbes convert dissolved nitrogen into harmless nitrogen gas, which is then released to the atmosphere. Denitrifying bioreactors have been integrated into agricultural fields - underground drainage pipes there remove excess water that contains excess nitrogen. By intercepting some of this drainage water, direct inputs of nitrate to surface water can be reduced. Bioreactors can operate for more than a decade without replacement of wood chips or substantive maintenance. 	<ul style="list-style-type: none"> Suggestion noted. This technology, if viable, could retain the principle use of the land for production with CIL/S106 monies paying for the drainage pipes. Consideration would be needed for how the cost of maintenance is paid for over 80-120 years <p>Action required: Include option for development to utilise alternative forms of technology to secure mitigation.</p>
Cross, Dr M. Page 75	<ul style="list-style-type: none"> Delivery organisation structure should be set up to manage nitrogen in Poole Harbour. Open monitoring system set up for the catchment area. 	<ul style="list-style-type: none"> The Councils could utilise the partnership of the Poole Harbour Catchment Initiative that is already in place and oversees a number of different initiatives focussed on the harbour including nitrogen reduction from agriculture and development. This could include assessing bids for offsetting mitigation from landowners and providing grants for mitigation schemes. Similarly the partnership can continue to monitor the position, through the Environment Agency updating the NMP. <p>No action required</p>
Jarvis, J (by telephone)	<ul style="list-style-type: none"> Will climate change affect indirect mitigation? Will growth of algal mats be further increased by rising water temperatures? Would extremely heavy rainfalls increase the rate at which nitrogen spread on farmland is washed into the rivers and would farmers increase their use of nitrogen in these circumstances? 	<ul style="list-style-type: none"> Climate change may be an issue that needs monitoring to ensure that any implementation of mitigation measures is effective. It is likely that the mitigation will help with adaptation to climate change, with tree planting helping to reduce surface run off, controlling temperatures, etc. <p>No action required</p>
Meachin, Rev C	<ul style="list-style-type: none"> Could fountains in the harbour like those in Cardiff Bay disperse algae? 	<ul style="list-style-type: none"> Fountains could serve to oxygenate the water but this is not the problem. Fountains may just serve to stir the nitrogen up, perhaps releasing more nitrogen into the water.

Respondent	Comment	Officer comment and Action
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 76</p> <p>Williams, Mrs H.</p>	<ul style="list-style-type: none"> • Issues around age of STWs to manage additional effluent are not covered in the SPD. • It would not be beneficial to the local economy to take agricultural land out of production. • Lower the limit on the use of nitrogen fertilisers on farmland. • Housing development in the catchment should be nitrogen neutral. Developers should pay for improvements to STWs before they build. • Avoiding harm to the Poole Harbour SPA/Ramsar is more important than housebuilding. • Building large scale development on areas of greenbelt which have low agricultural use will increase nitrogen loading on Poole Harbour. 	<p>No action required</p> <ul style="list-style-type: none"> • At present there is no shortage of land for food production in the UK. If there is a future shortage, it can be expected that food production would take a precedent over the state of Poole Harbour and agricultural land would be re-instated. Any offsetting mitigation will be provided by working with landowners to secure mitigation on land that is less productive and requires a large amount of nitrogen fertiliser. For example planting trees on steeply sloping fields offered up by landowners. • There is minimal prospect of government designating the catchment as a water protection zone, which would set limits on fertiliser usage. • The STWs which are most efficient at stripping nitrogen, such as the one at Poole, produce significant amounts of CO2. Swapping one problem for another was not deemed appropriate. Implementing nitrogen stripping measures in STWs is significant and not deliverable by developers due to the sheer cost. • If Green Belt in the catchment of Poole Harbour is needed for development, such sites would be expected to be nitrogen neutral to be granted planning permission. <p>No action required</p>
<p>Woolfe, Mrs D.</p>	<ul style="list-style-type: none"> • Environmental issues associated with additional house building and population pressure are the real problem. 	<ul style="list-style-type: none"> • Local plans that determine future housing targets, undergo rigorous testing through sustainability appraisal and habitats regulations assessment to determine whether growth can be accommodated within the environment. <p>No action required</p>

Nitrogen Reduction in Poole Harbour

Supplementary Planning Document

How residential and commercial development in the catchment of Poole Harbour will achieve nitrogen neutrality



Draft for Adoption - January 2017



Executive summary

Poole Harbour is an outstanding natural feature on the south coast of England. It provides a resource for a variety of local businesses and port activities. The quality of the natural environment in Dorset makes it an attractive place to live, work and recreate. However, increasing nitrogen levels from sewage and agriculture are contributing to the growth of algal mats in the Harbour, restricting the growth, distribution and variety of important food available for wading birds protected under European law and smothering estuarine habitats.

The majority of nitrogen is generated from agriculture, but a proportion is generated from human sewage. To conform to the requirements of the Habitats Regulations and the Water Framework Directive, the Council's planning for a growth in population have to be certain that development has either avoided harm to European protected sites or mitigated the impact to ensure that there is no adverse effect. Avoidance is not possible in this case as the population will continue to grow. Therefore the additional nitrogen generated through sewage from new housing in the catchment of Poole Harbour will have to be mitigated. Mitigation can be 'direct' through upgrading sewage treatment works and through alternative technologies, e.g. wetlands or reedbeds; or 'indirect' by offsetting the nitrogen generated from new development by taking land out of a nitrogen intensive uses, e.g. where fertiliser is applied to crops. Mitigation measures will need to be secured over the duration over which the development is causing the effects, generally 80-125 years.

Ideally each development should be nitrogen neutral, but often this is only possible for development schemes within a wider land holding such as settlement extensions, where the mitigation will be secured through Section 106 agreements. Therefore, Councils will secure mitigation from Community Infrastructure Levy paid by development. The Councils will be responsible for (i) monitoring the amount of new development, and (ii) ensuring that CIL monies are spent on securing projects to provide nitrogen neutrality. Certain developments such as tourist accommodation and tourist attractions will require bespoke mitigation agreed with developers through Section 106 agreements.

The catchment covers five local authorities. Four of these authorities have worked closely with the Environment Agency and Natural England to put together this joint strategy. A small part of the catchment falls within East Dorset District, but as it is protected habitat where no development is planned, mitigation is not necessary.

The SPD was consulted upon from 9 October to 20 November 2015, attracting 26 comments. The feedback fed into this final version. The SPD has no timeframe and will only require an update should there be a change in strategy. It supports higher level local plan policies covering nitrogen neutrality in Poole Harbour.

The Councils will prepare an implementation and monitoring plan that is regularly updated to support this SPD. It will set out the amount of development and identify mitigation projects. This plan will be prepared in consultation with organisations and landowners in the Poole Harbour Catchment Initiative, with a shared ambition to reduce nitrogen entering Poole Harbour.

This SPD only covers how the Councils will ensure that new development is nitrogen neutral. The agricultural sector has also prepared a plan for reducing nitrogen leaching from farming. Clearly there is a need to coordinate the two implementation plans, working with landowners on joint projects that have the potential for wider benefits, such as biodiversity, water management and green infrastructure.

Contents

Executive summary	2
1. Introduction.....	4
2. Nitrogen generated by development	7
New development within the catchment of Poole Harbour	7
3. Options for mitigation	8
Direct mitigation	8
Indirect mitigation	8
Perpetuity	9
4. The role of the local authority	10
Using Community Infrastructure Levy (CIL)	10
Using Section 106 agreements (S106)	10
Delivering the mitigation	11
Appendix 1: Examples of S106 calculations.....	12
Example A: Settlement extension	12
Example B: Serviced tourist accommodation	13
Example C: Tourist attractions	14

1. Introduction

1. Poole Harbour is a natural harbour that is designated a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site for its nature conservation importance. The harbour is tidal and is also fed by the rivers Frome (also a SSSI) and Piddle. The catchment of Poole Harbour is illustrated by Figure 2.
2. The recent assemblage of a wide range of scientific evidence indicates that nitrogen (nitrates) in the harbour, through a process known as eutrophication, is encouraging the growth of wide spread algal mats. These mats restrict the growth, distribution and variety of important food (invertebrates) available for wading birds and affect other important features and processes. The presence of algal mats has increased since the 1960s with an expansion from Holes Bay to become widespread across the harbour.
3. Nitrates enter Poole Harbour from inflowing rivers (73%), from the sea (19%) and from direct discharges to the harbour (8%). Nitrogen entering Poole Harbour from the land comes from either a combination of widespread places known as 'diffuse sources', which are mainly losses from agriculture such as nitrogen fertilisers and livestock manure (85%), or from concentrated point sources such as sewage treatment works (STWs) (15%). The time it takes nitrates to reach the harbour from the source varies from very quickly where waste water is piped from STWs to very slowly where nitrates from agriculture percolate through soil into the rivers which takes an average of about 30 years to reach the harbour. In 2009 nitrogen stripping was incorporated in Poole STW reducing the nitrate concentration in the waste water entering the harbour significantly.

Figure 1: Algal mats on foreshore at Hamworthy, Poole



4. The primary legislative drivers to address the issue of nitrates in Poole Harbour are The Habitats Regulations¹ and Water Framework Directive²:
- Habitats Regulations Assessments (HRAs) prepared for each Council's local plans and a few large planning applications have highlighted that the increase in population generated by new development will contribute to nitrogen entering Poole Harbour and in-combination with other plans will have an adverse effect upon the integrity of the Poole Harbour SPA/Ramsar site unless avoidance or mitigation measures are carried out. In determining planning applications the competent authorities have been mindful of their duties and secured appropriate mitigation. The HRAs recommend that the Councils prepare a policy and strategy for avoiding or, if this isn't possible, mitigating the impact upon the Poole Harbour SPA/Ramsar site. In addition any measures brought forward must show that the effects have been mitigated for the duration over which they continue to occur.
 - The Water Framework Directive defines Poole Harbour as a 'Protected Area' and is classed as having poor chemical status due to elevated nitrogen concentrations. The objective for Protected Areas is to achieve Good Ecological Status where this is technically feasible and would not result in dis-proportionate cost. For Poole Harbour, the Environment Agency and Natural England have recognised that there will be a significant time delay in achieving Good status, as historic leaching of nitrates across the catchment will take many years to be flushed through the groundwater and into the Harbour (on average 30 years across the catchment).
5. The Environment Agency and Natural England published a nutrient management plan (NMP), entitled the 'Strategy for Managing Nitrogen in the Poole Harbour Catchment To 2035' (June 2013)³. The NMP provides the most comprehensive and up to date scientific knowledge and understanding of the complex underlying processes causing eutrophication. The NMP also sets out different options for reducing nutrients entering Poole Harbour in a sustainable and considered manner. The NMP is flexible in its approach, considering measures across the whole harbour catchment. It recommends that the representatives of the agricultural sector prepare a plan for reducing the impact of nitrates from agriculture. It also recommends that the local planning authorities that share the catchment prepare a plan to ensure that future residential development is nitrogen neutral.
6. This supplementary planning document (SPD) is that plan, providing additional policy context to the following Local Plan policies⁴:
- North Dorset Local Plan Part 1 (2016) - Policy 4: The Natural Environment
 - Poole Core Strategy (2009) - Policy PCS29: Poole Harbour SPA and Ramsar Site;
 - Purbeck Local Plan Part 1: Planning Purbeck's Future (2012) - Policy PH: Poole Harbour; and

1 The Conservation of Habitats and Species Regulations 2010

2 The Water Environment (Water Framework Directive) (England and Wales) Regulations 2003

3 <http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environment-agency.gov.uk/research/library/publications/148450.aspx>

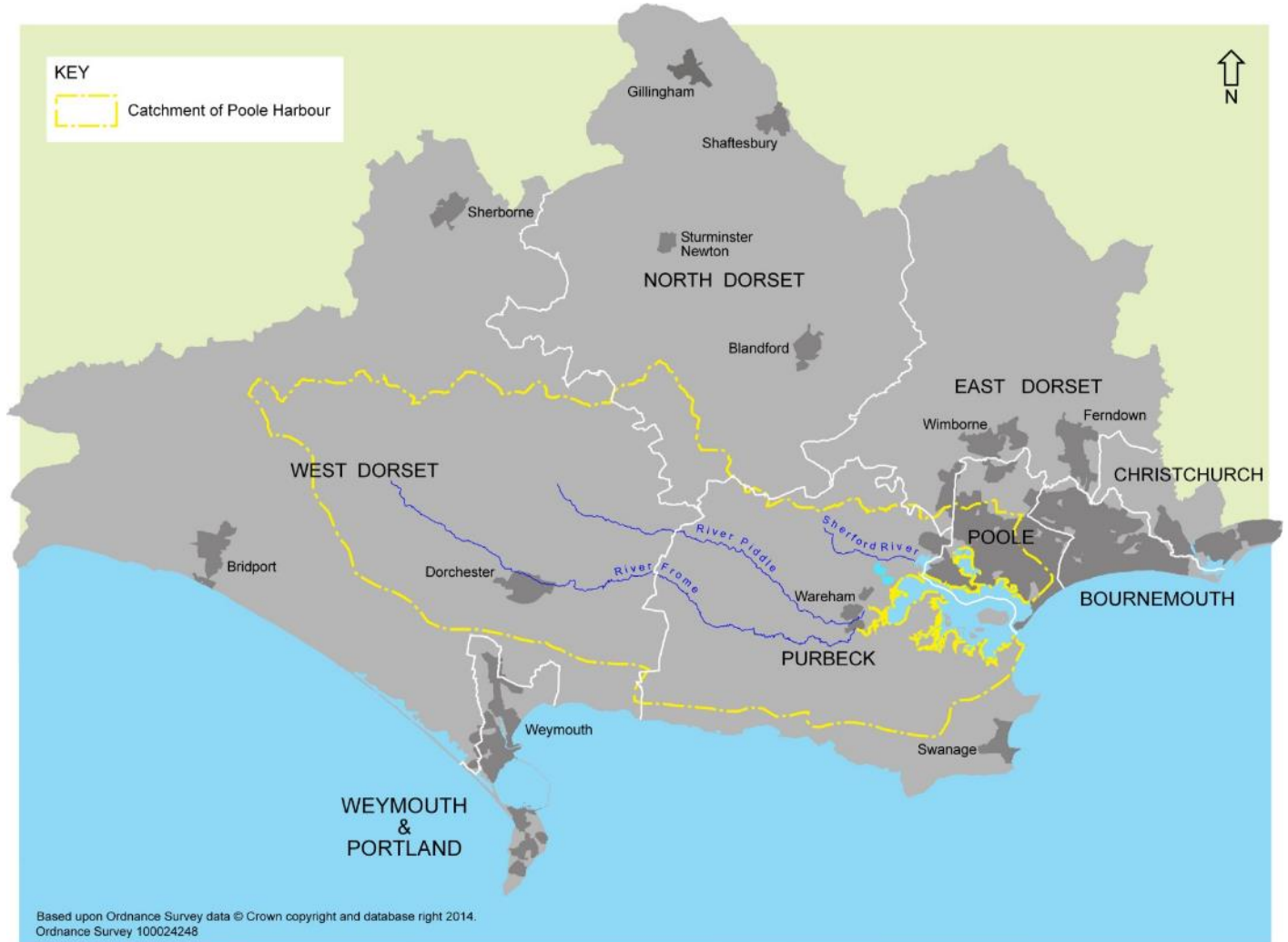
4 Or relevant policy in a local plan updated since this SPD was prepared

- West Dorset, Weymouth & Portland Local Plan (2015) – Policy ENV2: Wildlife & Habitats.

In addition there are relevant linkages with the following local plans:

- Dorset Waste Plan (emerging) – Proposed Policy 10: Sewage treatment works
- Bournemouth, Dorset and Poole Minerals Strategy (2014) - Policy RS1 Restoration, Aftercare and Afteruse of Minerals Development

Figure 2: Catchment of Poole Harbour



[Note – a more detailed plan can be accessed from the webpage where this SPD is located]

2. Nitrogen generated by development

New development within the catchment of Poole Harbour

7. For simplicity this SPD makes the assumption that anyone living in the catchment also works and uses facilities in the catchment, and therefore any sewage generated by that person can be calculated using the number of new homes built. This removes the potential for double counting of human waste water arising from different planning uses⁵. There are exceptions, such as tourism attractions and tourism accommodation that attract people into the catchment and are therefore dealt with differently.
8. On average each person produces sewage containing 0.0035 tonnes of nitrogen per year (3.5 kilograms)⁶. Assuming this population growth occurs in catchments that feed STWs which meet Urban Waste Water Treatment Directive criteria, Wessex Water who manage the STWs, is required⁷ to remove 75% of nitrogen from waste water.
9. The local authorities are required under the Habitats Regulations to avoid harm to the specially protected sites at Poole Harbour. This means those bringing forward plans or projects (e.g. residential development) for consideration must provide mitigation for the additional 25% of the nitrogen entering Poole Harbour from new development that Wessex Water is not required to remove. This residual amount is 0.000875 tonnes of nitrogen per person per year.
10. To calculate the amount of nitrogen generated by new development:
 - (i) Calculate household occupancy – multiply the proposed number of homes by 2.42 people per house or 1.65 people per flat; and
 - (ii) Multiply the total from (i) by 0.000875 tonnes of nitrogen per person per year.

Example: A scheme of 100 homes (60 houses and 40 flats)

- (i) $60 \text{ houses} \times 2.42 = 145 \text{ people}$
 $40 \text{ flats} \times 1.65 = 66 \text{ people}$
Total occupancy = 211 people

$211 \text{ people} \times 0.000875 = 0.185 \text{ tonnes of nitrogen per year for the development}$

⁵ Acknowledge that people who live within the catchment but work outside it and vice versa. The assumption provides a practical approach and assumes a worst case scenario, the precautionary principle as required for assessing effects on SPA.

⁶ AMEC Cumulative Nitrogen and Phosphorus Loading to Groundwater Final Report (22 Nov 2010) Table 7.1 page 36 & 37

⁷ Urban Waste Water Treatment Regulations 1994 (Section 5(3))

3. Options for mitigation

11. The mitigation can be achieved either directly or indirectly. The options available are:

Type	Options
Direct	Improve / introduce nitrogen stripping at Sewage Treatment Works
Direct	Technologies to remove nitrogen, such as reed beds and wetlands
Indirect	Changing agricultural land from high nitrogen input to low input

Direct mitigation

12. One option is to improve nitrogen stripping at STWs so that Wessex Water can remove more than its 75% requirement. Poole STW already has a nitrogen stripping facility and this technology could be installed in other STWs. However, this is a costly option. Installation and operation are expensive and the technology generates a significant amount of carbon dioxide.

13. New technology is being developed that could be installed within new developments to remove nitrogen such as reed beds and wetlands. It may be that applicants with large scale development sites are able to propose bespoke solutions which are appropriate but are specific to their proposal. These will be considered by the Councils with advice from the Environment Agency and Natural England on a case by case basis.

Indirect mitigation

14. The alternative is to offset the impact. This can be achieved by converting high nitrogen input land uses (crops and managed grassland) to low input uses (woodland, rough grazing). Any change in land use will be guided by the relevant environmental policies and strategies, e.g. landscape character assessments.

15. To calculate the amount of land required to offset the development the following conversion rates can be used⁸:

- Change of use of land from high input use to low input use (e.g. plant a maize field with woodland) = A reduction of 0.0298 tonnes of nitrogen per hectare per year.
- Change of use of land from high input use to urban development (e.g. a settlement extension with houses replacing a maize field) = A reduction of 0.0214 tonnes of nitrogen per hectare per year.⁹

Example: A scheme of 100 homes (60 houses and 40 flats)

Generates 0.185 tonnes of nitrogen per year for the development

0.185 divided by 0.0298 = 6.2 hectares of land

Therefore, the development of 100 homes can be mitigated through the change in management of 6.2 hectares of land from high input uses to low input uses

⁸ As recommended by Natural England and the Environment Agency

⁹ Note the amount of land occupied by the development should be subtracted from the amount of land needed for mitigation (as in the example presented in Appendix 1)

Perpetuity

16. In terms of complying with the Habitats Regulations, mitigation has to be in place for the same period of time as the effect which is arising. For new residential dwellings, occupation of the new dwelling will be in perpetuity, which planning law has defined as either 80 or 120 years. The Council, acting as a competent authority in approving mitigation must be certain that the mitigation will still be effective and secured for the duration of the impact, effectively for a period of 80 or 120 years. The Councils can secure mitigation through conditions on a planning permission or the use of covenants.
17. Mitigation in the form of woodland planting generally has a similar life time and is straight forward for the Council to monitor and ensure that the landowner is complying with the condition/covenant. It is less easy to monitor and secure mitigation where there is a management agreement to reduce an application of nitrogen, where the changes may not be visibly apparent and hence uncertain.
18. The last few years have seen a surge in planning applications for ground-mounted solar panels in agricultural fields, potentially reducing agricultural nitrogen inputs. Planning permission for these schemes is generally granted for a 25-30 year period. It is not known what will happen beyond this time period, and a change in market value or other factors may mean that panels are removed earlier. There is therefore no certainty that these types of development will endure for 80-120 years and so they cannot be included as mitigation, despite the fact that the land is no longer being used for high input uses. However, the presence of operational solar farms could provide a form of frontloading of mitigation where they act as a buffer in the short term before permanent mitigation is delivered. The Councils will need to confirm the operational status of the solar farms and actual extent.

4. The role of the local authority

19. Each Council is the competent authority under the Habitats Regulations, responsible for decision making. To grant planning permission for new development that could generate nitrates through waste water each Council has to be certain that mitigation of any adverse effects upon Poole Harbour is effective and can be secured. Councils will do this by monitoring how much housing is being built and ensuring that sufficient mitigation is in place prior to the grant of planning permission. How this is done this will vary depending upon the approach taken by each Council.
20. Development can provide mitigation through either Community Infrastructure Levy (CIL) or a Section 106 Agreement alongside a planning permission¹⁰.

Using Community Infrastructure Levy (CIL)

21. CIL is taxation upon development to contribute to the costs of infrastructure. Improvements to sewage treatment works, alternative technologies and offsetting through a change of the use of agricultural land are infrastructure. It is anticipated that the majority of infill/windfall development requiring mitigation will pay CIL, and the Council's will use the CIL to deliver the mitigation for those developments¹¹.
22. Some developments though may be exempt from paying CIL, such as affordable housing and self-build developments, or zero rated for CIL such as tourism accommodation in some local authority areas¹². As such, where these are small scale infill type developments they will be unable to contribute to nitrogen neutrality, but can still be permitted. It becomes the responsibility of the Council's to ensure that this development is mitigated and delivers the necessary amount of mitigation from the overall CIL receipts.

Using Section 106 agreements (S106)

23. In some circumstances the Council's may require a developer to enter into a Section 106 agreement for all or part of a scheme to secure the requisite mitigation as part of the grant of planning permission. These circumstances are likely to be for:
- Strategic housing sites / settlement extensions that are required by policy to be nitrogen neutral; and
 - Schemes that are zero rated for CIL (tourism accommodation or tourist attractions)
24. Legislation dictates that each Council cannot pool Section 106 agreements from five or more projects, which limits the application of this approach (unlike CIL). Each Council will set out clearly its infrastructure requirements (Regulation 123 List) to ensure that there is no perceived 'double dipping' where a developer pays twice for a scheme through a Section 106 agreement and by paying CIL.
25. Each development subject to a Section 106 agreement will have to show how the specific development is nitrogen neutral and avoids any adverse harm on Poole Harbour through the provision of mitigation in perpetuity. Nitrogen neutrality can be calculated using the examples set out in Appendix 1. Alternatively developers can propose bespoke schemes that achieve

¹⁰ Mitigation would also be required by either of these means if development was carried out under a Neighbourhood Development Order.

¹¹ North Dorset will introduce CIL in Summer 2017

¹² Some of the 4 local authorities charge CIL for tourism accommodation some don't.

nitrogen neutrality. It is likely that each Council's approach will be different and will be dealt with on a case by case basis. For example, Purbeck District Council will require developers, in the first instance, where it will not impact adversely on other policy requirements, to consider alternative technologies to provide direct mitigation of the development, thereby minimising agricultural land take. Any proposed departure from this approach will have to be supported by robust evidence.

Delivering the mitigation

26. This SPD will be supported by a monitoring and implementation plan, updated regularly, that sets out how much mitigation is required and how it has been or will be secured. It is critical that sufficient mitigation (direct or indirect) is planned to come forward in the catchment to meet the expected delivery of housing. In extreme circumstances the local authorities may have to refuse planning applications for new housing development until such a time as adequate mitigation has been provided.
27. The agricultural sector is already implementing projects and measures to reduce nitrogen leaching. The monitoring and implementation plan will be prepared in consultation with the Poole Harbour Catchment Initiative, a partnership of organisations and landowners/farmers with an interest in reducing nitrogen entering Poole Harbour. This will ensure that there is a co-ordinated approach to the delivery of mitigation projects that can achieve wider benefits, such as improved biodiversity, water management and green infrastructure. Landowners will play an important role in identifying land that could be used to help mitigate development in addition to their own contributions to reducing nitrates from farming.
28. It will be the responsibility of each Council to ensure that a suitable proportion of the total income from CIL (and any Section 106 monies¹³) during a financial year is spent on securing the necessary mitigation. This mitigation will be top sliced from the overall CIL monies to ensure that mitigation is prioritised. The mitigation can be delivered anywhere within the catchment and the Councils can work together to ensure appropriate delivery. The mitigation needs to be provided before the new development is occupied and remain in perpetuity.

¹³ No more than five S106 agreements can be pooled and used for one infrastructure project

Appendix 1: Examples of S106 calculations

The following four examples set out different scenarios for calculating mitigation to ensure a development is nitrogen neutral.

Example A: Settlement extension

This example is for a 1000 houses in a settlement extension on agricultural land with 30 hectare Suitable Alternative Natural Greenspaces (SANGs) also on agricultural land:

(Note – this is a worked example for illustrative purposes only, relating to nitrogen neutrality rather than any consideration of SANG provision. The yellow boxes require an input by the developer)

	Dwellings	Multiplier	Sub/Totals
1. Population			
Number of dwellings multiplied by 2.42 additional people per dwelling	1000	x 2.42	= 2,420
2. Amount of nitrogen produced by the development:			
Estimated population of development multiplied by 25% of a person's average annual production of nitrates in sewage ¹⁴	2,420	25% load (tonnes/person/year) x 0.000875	Total nitrate load (tonnes/year) = 2.1175
3. Planned land use changes:			
Calculate a credit where a development can provide its own mitigation:	Hectares	Nitrate change (tonnes/ha/year)	Net change in nitrate (tonnes/year)
Site area changing from agriculture to urban (the housing)	30	x 0.0214	= 0.642
Site area changing from agriculture to low input uses (the SANGs)	30	x 0.0298	= 0.894
	Subtotal		= 1.536
4. Total amount of nitrogen produced by population growth minus planned land use change			
Row 2 minus Row 3	2.1175– 1.536		Net change in nitrate (tonnes/year) = 0.5815
5. Amount of land required to offset the nitrogen produced:			
Row 4 divided by net change in nitrates for conversion of agricultural land to low input uses	0.5815	Nitrate change (tonnes/ha/year) / 0.0298	Land required (ha) = 19.51

The example shows that the projected population of 1000 houses is 2,420 people. As 75% of the nitrogen will be removed at the sewage treatment works, the development will have to find mitigation to cover the other 25%, which is calculated at 0.000875 tonnes per person per year. The total nitrogen load of the development is 2.1175 tonnes per year. The scheme gets a credit for already taking some land out of agricultural use. Firstly the housing will replace 30 hectares of agricultural land and secondly the accompanying 30 hectare SANGs will also replace agricultural land. Combined, the housing development and the SANGs generate a credit of 1.536 tonnes per year. This leaves 0.5815 tonnes a year that requires mitigation which equates to 19.51 hectares of additional offsetting required.

The developer has four choices for the Section 106 agreement¹⁵; (i) to provide alternative technologies to remove the remaining nitrogen; or (ii) increase the size of the SANGs by 19.51 hectares of agricultural land; or (iii) to agree with the Council a change to the management of 19.51 hectares of agricultural land in the wider landholding in perpetuity; or (iv) purchase 19.51 hectares of agricultural land elsewhere within the catchment and use it for mitigation.

¹⁴ 25% of a person's annual average nitrogen production through sewage. Water company responsible for remaining 75% of nitrogen.

¹⁵ In Purbeck, alternative technologies should be considered as set out in paragraph 25.

Example B: Serviced tourist accommodation

If the Council does not charge CIL for serviced tourist accommodation, the developer may be required to calculate the mitigation required to ensure the development is nitrogen neutral. The mitigation will be secured through a Section 106 agreement.

The assumption is that anyone staying in serviced tourist accommodation is visiting from outside of the Poole Harbour catchment, and the impact of these visits through the generation of additional sewage and consequential nitrate loading, must therefore be mitigated. Serviced accommodation includes hotels, guest houses, bed and breakfasts and self catering holiday chalets and static caravan sites. Evidence¹⁶ points to an average occupancy rate for the South West of 60% of days of the year over the period 2010-13. Therefore mitigation is only required for this period of time.

The following example is for a 60 room hotel, and assumes 3 beds per room (180 beds). Mitigation should be calculated on the assumption that all beds are occupied, and then 40% deducted for the time unoccupied.

	Beds	Multiplier	Sub/Totals
1. Population			
Total number of beds	180		180 beds
2. Amount of nitrogen produced by population growth in catchment:			
Estimated population of development multiplied by 25% of a person's average annual production of nitrates in sewage	180 beds	25% load (tonnes/person/year) x 0.000875	Total nitrate load (tonnes/year) = 0.1575
3. Reduction for 60% seasonal occupancy			
Assumes 60% occupancy over the year	0.1575	X 0.6	Total nitrate load (tonnes/year) 0.0945
4. Amount of land required to offset the nitrogen produced:			
Row 2 divided by net change in nitrates for conversion of agricultural land to low input uses	0.0945	Nitrate change (tonnes/ha/year) / 0.0298	Land required (ha) = 3.17

In this example, the development will produce 0.1575 tonnes of nitrogen per year, which equates to around 3.17 hectares of offsetting.

The developer has three choices for the Section 106 agreement¹⁷; (i) to provide alternative technologies to remove the nitrogen; or (ii) purchase 3.17ha of agricultural land elsewhere within the catchment and use it for suitable mitigation in perpetuity; or (iii) agree with the Council to provide a payment for the equivalent of 3.17ha of agricultural land and the cost of planting trees.

¹⁶ http://www.visitengland.org/Images/December%20%20EOS%20Newsletter_tcm30-40722.pdf

¹⁷ In Purbeck, alternative technologies must be used in order to minimise agricultural land take, unless the developer can provide robust evidence ruling out the use of alternative technologies.

Example C: Tourist attractions

As with tourist accommodation above, visitors to attractions will include people from outside of the catchment. It is likely that this form of development will not be CIL liable and the Council would be likely to use a Section 106 agreement to ensure that the development is nitrogen neutral.

The calculation is different to the other examples as it is based upon trips per day, and it discounts visitors who live within the catchment (to avoid any double counting). For ease of calculation the assumption is that each visitor will use the toilet once during their visit, regardless of the length of their visit in that day. Each scheme will have to be dealt with on its own merits.

The following example is for a tourist attraction that estimates 25,000 visitors per year. It assumes that 70% of visitors come from outside of the catchment.

		Multiplier	Sub/Totals
1. Expected total visits to attraction per year	Visits 25,000		Annual visits = 25,000
2. Less visits of people who live within the catchment	25,000	70% out of area 0.7%	Annual visitors out of area = 17,500
3. Visits per day Assume people visit once a year and use the toilet once per trip	17,500	Days of year / 365	Daily visitors 47.94
4. Amount of nitrogen produced by the visits: Estimated daily visitors multiplied by 25% of a person's average annual production of nitrates in sewage	47.94 visitors	25% load (tonnes/ person/year) x 0.000875	Total nitrate load (tonnes/year) = 0.0419
5. Planned land use changes:	Hectares	Nitrate change (tonnes/ha/year)	Net change in nitrate (tonnes/year)
Site area changing from agriculture to urban (e.g. visitor centre)	0.1	x 0.0214	= 0.0021
Site area changing from agriculture to low input uses	1	x 0.0298	= 0.0298
	Subtotal		= 0.0319
6. Total amount of nitrogen produced by the visits minus planned land use change:			Net change in nitrate (tonnes/year)
Row 4 minus row 5	0.0419 – 0.0319		= 0.01
7. Amount of land required to offset the nitrogen produced: Row 6 divided by net change in nitrates for conversion of agricultural land to low input uses	0.01	Nitrate change (tonnes/ha/year) / 0.0298	Land required (ha) = 0.336

In this example, the attraction expects 17,500 visits a year from people who live outside of the Poole Harbour catchment. This equates to 47.94 daily visits. The attraction is taking land out of agricultural use for the visitor building (0.1ha) and associated land (1ha), which is discounted from the mitigation, leaving a requirement to provide 0.336ha of mitigation land.

The developer has three choices through Section 106 agreement¹⁸; (i) to provide alternative technologies to remove the nitrogen; or (ii) purchase 0.336ha of agricultural land elsewhere within the catchment and use it for suitable mitigation in perpetuity; or (iii) agree with the Council to provide a payment for the equivalent of 0.336ha of agricultural land and the cost of planting trees.

¹⁸ In Purbeck, alternative technologies must be used in order to minimise agricultural land take, unless the developer can provide robust evidence ruling out the use of alternative technologies.

Executive Committee **25 April 2017** **Property Asset Management Plan – Disposal** **List**

Appendix -Not for publication by virtue of Paragraph 3 of Part 1 of Schedule 12a of the Local Government Act 1972, as amended. The public interest in maintaining the exemption outweighs the public interest in disclosing it.

For Decision

Portfolio Holder

Councillor John Russell – Environmental Protection and Assets

Senior Leadership Team Contact:

M Hamilton, Strategic Director

Report Author:

Greg Northcote, Estate Manager

Statutory Authority

Legal power to dispose of the land – s123 (2) and s 128(1) Local Government Act 1972 and Circular 06/03 Local Government Act 1972 General Disposal Consent (England) 2003.

Purpose of Report

- 1.1 To present the outcome of desktop reviews of properties in the Asset Register identifying potential development sites for either residential or employment use and other assets suitable for disposal.

Recommendations

- 2 a) To approve the actions and disposals contained in the 2017 and 2018 Disposal Opportunity Lists in the Confidential Appendix in principle and instruct the Strategic Director in consultation with the Assets and Finance Portfolio Holder to progress the work identified as part of the work program.
- b) To authorise the Strategic Director in consultation with the Assets and Finance Portfolio Holder to progress the work program through the use of external consultants and agents as required including use of the West Dorset Public Sector Partnership LLP where appropriate, offsetting all related preparation and disposal costs against future capital receipts.
- c) That officers report progress periodically to the Committee and through the WDDC Public Sector Partnership LLP Board.

Reason for Decision

- 3 To progress the delivery of the overall objectives of the Asset Management Plan by progressing elements of the work program identified in the confidential appendix.

Background and Reason Decision Needed

- 4 Members will recall that officers presented the Property Asset Management Plan to committee on 1st November 2016 and agreed to present a work program for the period until March 2018. The work program was to address
 - (i) Potential development sites for either residential or employment use based on a review of the following asset types

Let land, vacant land, car parks, garages and stores
 - (ii) Improving Commercial Returns to the council based on a review of the following asset types

Catering & retail, commercial, residential, plus leased in or managed properties, and vacant land or buildings
- 5 It was further agreed that officers would seek to achieve a target to commit to deliver 35-50 new homes, and that there will be a target to achieve a 5-10% increase to property income over the period.
- 6 Officers have undertaken a desk top review of all of the assets in the Asset Register falling within most of the above asset types. Their analysis has drawn from the updated Technology Forge asset software that now lists each asset with data including tenure, occupancy details, rental and lease terms and reported asset valuations. They have also had regard to a suite of previously commissioned asset reviews completed by Bruton Knowles in 2009.
- 7 Officers have presented these recommendations more fully to the Portfolio Holder. Officers have had regard to the merits or limitations of individual assets, costs of continuing management where relevant, the financial return derived from assets (if any), alternative use opportunities, the condition of each asset (where relevant and assessed by the Buildings and Facilities Team), any known future liabilities, and/or service requirements. Officers have in a few cases identified the need to further assess issues of local need and will approach local Councillors and Parish Councils to inform the way forward where appropriate.
- 8 The Disposal Lists reported in the Confidential Appendix identify opportunities for the council to realise capital receipts, bring forward land for housing development and generate cost savings. This will be achieved through asset disposals and transfers to community and other suitable bodies. Some assets should be parcelled with adjacent land in 3rd party ownership to extract best development opportunities. All development opportunities will be investigated ahead of marketing. It may be

appropriate to consider joint venture opportunities if revenue generation is a preferable outcome to capital receipts.

- 9 By additionally pursuing new lettings and scheduled rent review and lease renewal activity the council will also generate increased revenue from its retained assets.
- 10 The Disposal Lists identify sites potentially for up to 72 units for housing development but also identify other more complex sites where there is scope to deliver mixed development schemes too. None of the land currently in Council ownership is primarily suitable for employment uses alone. The land development opportunities are largely small sites offering up to six units individually and consideration will have to be given as to how these can be delivered for local benefit.
- 11 Several of the asset opportunities listed are complex in nature. These include the land assembly opportunity that the council's landholdings if parcelled with others present in West Street, Bridport where the combination of bus depot, bus station and car parking could be a trigger to support some remodelling of the area. A number of car parks that generate modest revenue streams are identified for further review some such as those in Sherborne should be reviewed collectively to ensure that the overall parking offer remains sufficient.
- 12 Officers are seeking consent to utilise the West Dorset Public Sector Partnership LLP to assist in undertaking the above reviews and advising on some individual opportunities including land holdings in West Bay that may have leisure potential.
- 13 The Disposal Lists are solely based on a desk top review of assets and all require further work to justify and support the reasons stated for the recommendations and to progress delivery. The assets require subsequent site investigations, legal title checks and planning enquiries to establish their potential. Some may be best sold with planning consent to realise best consideration. While most are suitable to be openly marketed some are opportunities to dispose to special purchasers with existing interests.
- 14 Where proposals relate to the disposal of existing open space then the Council will advertise the disposals and invite representations in respect of each proposal prior to marketing to ensure that their statutory responsibilities in respect of Section 123 (2) A of the Local Government Act are addressed.

Implications

Corporate Plan

- 15 A4. Regenerating and supporting vibrant town centres
B1. Preventing homelessness and supporting communities to meet their housing needs
D2. Adapting service delivery to the changed financial environment

Financial

- 16 The potential disposal of the assets identified in the Disposals List will generate significant potential capital receipts for the council, will provide some income generating opportunities and will reduce some future liabilities and management costs. However their delivery will attract resource costs whether addressed in house, through external consultants and agents or through the WDDC PSP LLP.
- 17 The last asset valuations indicated in the Confidential Appendix (where available) may not be a good guide to future receipts as these reflect current uses and are not open market valuations. Some are historic. The council should expect to match or exceed the figures listed. Many of the car park valuations are of the entire car parks. Few if any will be sold as a whole.

Equalities

- 18 All development schemes will have regard to the impact of disposals on retained assets.

Environmental

- 19 All development schemes will require planning consent and their impact on the environment will be one consideration in the approval process.

Economic Development

- 20 Several of the opportunities listed will potentially contribute to the local economy by their development and enhance the economy in their new use.

Risk Management (including Health & Safety)

- 21 Any projects contemplated will be subject to all statutory compliance requirements.

Human Resources

- 22 The delivery of these proposals will require resources from Property, Legal and Planning Teams.

Consultation and Engagement

- 23 Portfolio holders have been consulted. Officers will consult with Parish Councils as indicated in the Confidential Appendix and will advise local members ahead of any planned disposals if Parish Council's have been offered terms but declined them prior to marketing.

Appendices

Confidential Appendix – List of Disposals 2017-2018

Background Papers

Executive Committee Report - Property Asset Management Plan 2016-2020 dated 1st November 2016

Footnote

Issues relating to financial, environmental, economic and equalities implications have been considered and any information relevant to the decision is included within the report.

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Executive Committee 25 April 2017 Report of the Joint Independent Remuneration Panel

For Recommendation To Council

Portfolio Holder(s)

Corporate

Senior Leadership Team Contact:

S Caundle, Assistant Chief Executive

Report Author:

S Caundle, Assistant Chief Executive

Statutory Authority

Local Government Act 2000, The Local Authorities (Members' Allowances) (England) Regulations 2003.

Purpose of Report

- 1 To receive the report of the Joint Independent Remuneration Panel.

Recommendations

- 2 That the attached report and recommendations of the Joint Independent Remuneration Panel in respect of the Council's Scheme of Members' Allowances be presented to Full Council for formal consideration, subject to any comments or recommendations Executive Committee may wish to make.

Reason for Decision

- 3 To enable the Council to consider recommendations on the scheme of allowances following a fundamental review undertaken by the Joint Independent Remuneration Panel.

Background

- 4 Under the Local Government (Members' Allowances) (England) Regulations 2003, West Dorset District Council, like all local authorities, is required to establish an Independent Remuneration Panel to make recommendations to the Council in respect of its Scheme of Members' Allowances. When setting a scheme of allowances, the Council must have regard to the recommendations of the Independent Remuneration Panel.

This fundamental review has been undertaken by a Joint Independent Remuneration Panel who has also undertaken a review of members' allowances for North Dorset District Council and Weymouth and Portland Borough Council.

The Joint Independent Remuneration Panel has concluded their fundamental review of the Council's Scheme of Members' Allowances and their report and recommendations are presented at appendix 1 for members' consideration.

Members will note that the report recommends continuation of SRAs for members of the Strategy Committee who hold formal portfolios, the appointments to which will be determined by the Strategy Committee itself.

Implications

Financial

The recommendations in the report of the Joint Independent Remuneration Panel, if agreed by Full Council, would result in a decrease in the members' allowances budget by £1,857 as a result of the reduction in the SRA for the Chairman and Vice Chairman of the Licensing Committee.

In accordance with the Council's Scheme of Members' Allowances, allowances are adjusted annually in line with the same percentage as is awarded to officers through the nationally negotiated settlement. With effect from 1 April 2017, the basic and special responsibility allowances will be increased by 1%. Due to the timing of the review, the figures shown in the report of the Joint Independent Remuneration Panel are the figures for 2016/17.

Equalities

The level of allowances paid to local councillors can have an effect on encouraging candidates for local elections from diverse backgrounds.

Risk Management (including Health & Safety)

The council is required to have an Independent Remuneration Panel and to have regard to the recommendations of the panel in setting a scheme of members' allowances.

Consultation and Engagement

All members of Council were invited to submit written representations for consideration by the Joint Independent Remuneration Panel. All Group Leaders were invited to meet with the panel.

Chief Executive, Assistant Chief Executive, representatives of the Corporate Management Team.

Appendices

Appendix 1 – report of the Joint Independent Remuneration Panel

Background Papers

West Dorset District Council Scheme of Members' Allowance (Part 6 of the Council's Constitution)

Footnote

Issues relating to financial, environmental, economic and equalities implications have been considered and any information relevant to the decision is included within the report.

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Date: April 2017

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Executive Summary of Recommendations

The Independent Remuneration Panel has met to consider a fundamental review of the Council's Scheme of Members' Allowances. The full report follows this summary of the recommendations, where the justification for our proposals is to be found.

The Panel's recommendations are:

RECOMMENDATION 1 – That the Basic Allowance for 2017/18 be set at the present level of £5,097 for each councillor and that the indexation of the Basic Allowance for future years continue to be linked to the same percentage as is awarded to officers through the nationally negotiated wage settlement.

RECOMMENDATION 2 – That the supplement currently paid to councillors of £100 per annum to cover the costs of IT consumables, be included within the Allowances Scheme.

RECOMMENDATION 3 - That for the purposes of calculating special responsibility allowances and the indexation of allowances, only the core Basic Allowance (currently £5,097) i.e. without this supplement, continue to be used.

RECOMMENDATION 4 – That consideration of the SRAs for the roles of Chair, Vice Chair and Portfolio Holders on the Strategy Committee be deferred for 6 months to enable evidence to be gathered of the roles to be performed and for the roles of the Leader and Deputy Leader to be clarified.

RECOMMENDATION 5 – That as a holding position;-

- A. the SRAs for the Leader of the Council and the Vice Chairman of the Executive be paid to the Chairman and Vice Chairman of the Strategy Committee (the Leader and Deputy Leader of the Council); and**
- B. the SRAs currently paid to the Members of the Executive be paid to the appropriate positions within the new Strategy Committee, providing that in those positions, they performed the role of a Portfolio Holder as described in paragraph 7.11 of the new Constitution.**

RECOMMENDATION 6 - That the SRA for the role of Chair and Vice Chair of the Council continue to be set at 1.25 x and 0.6 x the Basic Allowance respectively i.e. £6,372 and £3,057.

RECOMMENDATION 7 – That the SRAs payable to the Chairs of the Overview and Scrutiny, Audit and Planning Committees continue to be set at £6,372 per annum (1.25 x Basic Allowance).

RECOMMENDATION 8 – That the SRA payable to the Chair of the Licensing Committee be reduced to £5,097 per annum (1 x Basic Allowance).

RECOMMENDATION 9 – That the SRAs payable to the Vice Chairs of the Overview and Scrutiny and Audit Committees continue to be set at £1,020 per annum (0.2 x Basic Allowance).

RECOMMENDATION 10 - That the SRA payable to the Vice Chair of the Planning Committee continue to be set at £1,530 per annum (0.3 x Basic Allowance).

RECOMMENDATION 11 - That the SRA payable to the Vice Chair of the Licensing Committee be reduced to £510 per annum (0.1 x Basic Allowance).

RECOMMENDATION 12 - That no action be taken to award an SRA to all members of the Planning Committee to recognise the additional workload and number of meetings.

RECOMMENDATION 13 – That consideration be given to including the responsibilities of the Champion for Domestic Violence Issues within the responsibilities of the appropriate Portfolio Holder on the Strategy Committee, but should this not be agreed then an SRA continue to be payable to the Champion for Domestic Violence Issues at the rate of £1272 per annum (0.25 x Basic Allowance).

RECOMMENDATION 14 - That the SRA payable to the Leader of the Liberal Democrat Group continue to be set at the rate of £1272 per annum (0.25 x Basic Allowance), but that within the Allowances Scheme the wording be changed to the “Leader of the Largest Opposition Group”.

RECOMMENDATION 15 - That currently there was little evidence to justify any additional SRA for the Chairs of the Joint Advisory Committees and that in the view of the Panel the chair of the relevant sovereign committee should chair the Joint Committee and this responsibility should be considered to be part of their SRA.

RECOMMENDATION 16 – That the Scheme of Allowances continues to specify that only one special responsibility allowance is permitted to be claimed by a member to whom the Scheme applies.

RECOMMENDATION 17 – That the remainder of the Allowances Scheme including the list of approved duties, relevant for travel and subsistence and carer claims, remain as in the current Scheme.

Context Statement

1. The Panel was asked to undertake a fundamental review of the Scheme of Members' Allowances and to report to the Council in May 2017.
2. The Panel was aware of the impending decision of the Secretary of State regarding Dorset's bid for unitary status and that the shelf life of any allowances scheme that was recommended, could be fairly short. Should the Secretary of State's decision be to not proceed with Dorset's bid, then it might be appropriate for the Panel to reconsider the allowances.
3. In the short time available to the Panel and in view of paragraph 2 above, there are a certain aspects that have been taken as read so that the Panel could concentrate on the key issues of the review.

Introduction

4. The Independent Remuneration Panel has been established under the Local Government (Members Allowances) (England) Regulations, 2003, to make recommendations on councillors' allowances.
5. A new Panel was appointed in March, 2017 to undertake a joint review of the allowances schemes of the three Councils within the Dorset Council's Partnership and comprises

John Quinton, Local Government Adviser – Previous Head of Democratic Services at Wiltshire Council

Keith Broughton, a resident of North Dorset and Council tax payer, and retired HR professional

Daniel Cadisch, Bureau Manager, Dorchester and District Citizens Advice Bureau

Revd Pip Salmon, a resident of Weymouth and representing the faith sector

6. Our report with recommendations is made on the basis of evidence received and our best judgement of the needs of the Council as reflected by that evidence. Much of the evidence has come from meetings held with Group Leaders. Alongside this, various Officers of the Council have furnished us with information and advice. We are extremely grateful for all of this Member and Officer support.
7. As explained at Paragraph 2 and 3, although this is a fundamental review, which is required to be carried out at least every 4 years, the Panel has focussed on

key aspects of the Scheme of Allowances. It has however had regard to all aspects of the Scheme of Members' Allowances including:

- the level and purpose of the Basic Allowance that all councillors receive and which must be awarded at the same level for each councillor;
- the leadership and other roles within the Council that currently attract a Special Responsibility Allowance (SRA) on top of the Basic Allowance – the differentials between such allowances and whether all such roles and levels of allowance remain relevant to the Council for the future;
- the broader allowances scheme and the general support available to councillors.

8. Finally, whilst it is not within the remit of the Panel to consider the overall financial constraints under which the District Council is operating, the Panel is aware of the need to balance issues relating to members' allowances with other demands on Council budgets.

Primary Purpose of Review

9. The primary purpose of our review of the Scheme of Members' Allowances is to ensure that the Scheme remains relevant. Our review complements the work of the previous Panels which has set a clear and robust framework for allowances to date.

10. The primary focus of the review are the changes to the political management arrangements of the council and the proposed new joint working arrangements with the three councils comprising the Dorset Council's Partnership.

Process and Methodology of the Review

11. In undertaking the Review the Panel met on 21 and 27 March for initial briefing sessions and on 28 March, 4 and 11 April for interviews and deliberations.

12. The Panel met with the following Group Leaders:-

Councillor Alford – Leader of the Council

Councillor Barrowcliff – Corporate Portfolio Holder

Councillor Stella Jones – Leader of the Liberal Democrat Group

13. In addition the following Councillors submitted representations to the Panel for consideration and where relevant these were discussed with the appropriate Group Leader:-

Councillor Stella Jones

Councillor Dave Rickard

Councillor Robin Potter

Councillor Jacqui Sewell

14. The Panel were provided with additional information from officers including comparative data across Dorset District Councils, copies of the Allowances Schemes for all three councils within the Dorset Council's Partnership, details of the Members Allowances Budget and the multipliers used to calculate the SRAs from the Basic Allowance.

Basic Allowance

15. The Basic Allowance is currently £5,097 per member which is the same as Weymouth and Portland Borough Council and slightly more than North Dorset District Council, the other members of the Dorset Council's Partnership.

16. The Panel has looked at the formula set by the previous Panel in 2011 in determining the level of the Basic Allowance, which is an entitlement for each councillor in West Dorset District Council at the same level and recognises their general duties and responsibilities as elected councillors. The formula used originally to calculate the Basic Allowance is based on the Local Government Association (LGA) published daily rate x 32 days (33% voluntary discount on 48 days per year for Council business). The 48 days was calculated on the basis of evidence provided by councillors at a previous fundamental review as to their average time commitment. The voluntary element reduction reflects central government guidance that a number of hours committed by councillors on Council business should be unremunerated.

17. Because of the disparity between the increase in the LGA day rate and local pay rates for employees and local government finance in general, the use of the day rate ceased to be used in 2011.

18. The consensus amongst Group Leaders was that the workload of ward councillors varied enormously but in any case, the estimate used by previous Panels was out of date. The estimates from Group Leaders was that on average, councillors committed 12-15 hours per week to council business. However, whilst the formula used to calculate the Basic Allowance was out of date in terms of the number of days used, the level at which it was set in numeric terms, was about right and it was comparable across the Partnership.

19. On this basis the Panel were of the view that as no evidence had been presented to them to the contrary, there was no reason to increase the allowance.

RECOMMENDATION 1 – That the Basic Allowance for 2017/18 be set at the present level of £5097 for each councillor and that the indexation of the Basic Allowance for future years continue to be linked to the same percentage as is awarded to officers through the nationally negotiated wage settlement.

IT Provision for Councillors

20. Whilst this issue had not been raised specifically with the Panel, it had been raised by councillors serving in the other councils in the Partnership. On the basis that support to councillors should be aligned wherever possible, the Panel gave some brief attention to the present practices of the Council with regard to the provision of IT equipment for councillors.

21. Officers have provided the Panel with a statement of current practice as follows:-

“The Partnership has committed to introducing paperless committee meetings as part of the overall digital by default programme and the introduction of a committee management system which provides an app for easy access to committee papers. Paperless meetings will help the Dorset Council’s Partnership (DCP) to achieve significant savings from reducing our print budget, approx. £50,000 per year across the partnership and the DCP received Transitional Challenge Award funding to help us provide mobile devices for councillors.

Councillors have been offered the choice of a laptop or a tablet, both of which will be compatible with the Modern.gov app. The roll out of the laptops starts on 30th March. The roll out of the tablets was due to take place over the first 3 weeks of April, however this has had to be postponed as the tablets have been recalled by the manufacturer for a fault with the life of the battery. New timescales for the roll out of tablets have not been confirmed but I would hope that they would be back from the manufacturer and rebuilt by IT by the end of April, this would enable us to roll out the tablets in May and look to start paperless meetings June/July.”

22. The Panel was aware that in addition to the Basic Allowance, councillors were also given an allowance of £100 per annum to cover the cost of ICT consumables. However, this did not appear in the Allowances Scheme and the Panel felt that for transparency purposes, that it should.

RECOMMENDATION 2 – That the supplement currently paid to councillors of £100 per annum to cover the costs of IT consumables, be included within the Allowances Scheme.

RECOMMENDATION 3 - That for the purposes of calculating special responsibility allowances and the indexation of allowances, only the core Basic Allowance (currently £5097) i.e. without this supplement, continue to be used.

Special Responsibility Allowances

23. The Members Allowances Regulations state that “a special responsibility allowance (SRA) may be paid to those members of the council who have significant additional responsibilities over and above the generally accepted duties of a councillor”. The regulations list the categories of responsibilities which might call for an SRA. Guidance from Government released in association with the Regulations do not limit the number of SRAs payable nor do they prohibit the payment of more than

one SRA. However, within the guidance the Government sets an expectation that the proportion of SRAs should not exceed 50% of the total number of councillors. The Panel understands that currently the level within the Council is at approximately 45% (42 councillors, 19 of whom have SRAs).

24. The Panel has spoken to Group Leaders about the present structure of special responsibilities and whether the differentials between SRAs are about right. It is perhaps fair to point out that not all special responsibility work is immediately visible to others e.g. meetings with officers, reading up on key policies of the council and other bodies, planning presentations etc.

25. SRAs are currently calculated as a value of the core Basic Allowance (BA) – see our recommendation 3 above and we see no reason to move away from that practice as it is open and transparent and shows a clear linkage and distinction from the duties undertaken by all Councillors.

26. Set out below is the existing banding of Special Responsibility Allowances (SRAs).

- (a) Chairman of Council - £6372 per annum (1.25 x BA)
- (b) Vice-chairman of Council - £3057 per annum (0.6 x BA)
- (c) Leader of Council - £15291 per annum (3 x BA)
- (d) Members of the Executive Committee - £7644 per annum (1.5 x BA)
- (e) Vice-chairman of the Executive Committee - £8667 per annum (1.7 x BA)
- (f) Chairmen of Overview and Scrutiny, Audit, Planning and Licensing Committees - £6372 per annum (1.25 x BA)
- (g) Vice-chairmen of Overview and Scrutiny, Audit and Licensing Committees - £1020 per annum (0.2 x BA)
- (h) Vice-chairman of Planning Committee - £1530 per annum (0.3 x BA)
- (i) Non-Executive Champion for Domestic Violence Issues - £1272 per annum (0.25 x BA)
- (j) Leader of the Liberal Democrat Group - £1272 per annum (0.25 x BA)

27. As an introduction to the discussion on the issue of SRAs the Leader of the Council briefed the Panel on the way the current Council worked. This was very different than 2011 when the Panel had last met to consider allowances. Indeed in his opinion that change was more significant than the current issue facing the Panel in terms of the change to the political management arrangements. The Council was a much more member-led organisation now and with the very lean management structures of the Partnership, leading councillors had a significant role in establishing policy and priorities.

The transition from an executive model to a committee system

28. The Panel recognised that whilst individual decision making was not a feature of West Dorset's Executive, the importance to the Council of executive members playing a leading role in the drive for increased efficiency and building effective partnerships was always recognised. Similarly, Portfolio holders on the Strategy Committee will be important but will need time to establish their roles.

29. The Leader was very clear that it was important from a public perspective and in response to the outcome of the recent referendum, that the Strategy Committee should provide an open and transparent forum at which leading councillors could be held to public account by the opposition group.

30. Currently it was planned for the Strategy Committee to have 10 members and based on the current political proportionality of the Council, the Liberal Democrat Group would have 3 seats. The Leader emphasised that they would have a very important role in holding the majority group to public account and in fulfilling an opposition spokesperson role.

31. The Panel were aware of the roles proposed for Portfolio Holders as set out in the proposed Constitution and these were very similar to those of Brief Holders on the Weymouth and Portland Borough Council's Management Committee.

32. However the Leader emphasised that it was not proposed to replicate that Council's arrangements as the two councils were quite distinct culturally and politically. Indeed, it should not be assumed that all members of the Strategy Committee would hold portfolios. This would be a matter for the Strategy Committee to decide at its first meeting.

The Chair of the Strategy Committee and Portfolio Holders

33. The Panel recognised that the Chair of the Strategy Committee would be elected by the Council and would be known as the Leader. They were aware that the intention was that the Leader would fulfil and perform the same role as the Leader under the current executive arrangements. However, the Panel accepted that statutorily, the role would not have the same powers and responsibilities. Indeed, currently there was no specific role contained within the proposed new Constitution for either the Leader or Deputy Leader.

34. The role of the Portfolio Holder was however specified within the proposed Constitution and in the view of the Panel this represented a full and significant role. As mentioned in paragraph 32 above, it was not clear currently what portfolios and how many would be established.

35. The Leader of the Liberal Democrat Group was of the view that all members of the Strategy Committee should hold portfolios and be treated as equals. However, she appreciated that this was within the gift of the Leader and that this would not be decided until the first meeting of the Strategy Committee. In her view though, since the new Leader had been elected, the opposition group had been more involved in decision making as the Leader had increasingly allowed individual executive

members to take responsibility for their own portfolios and she hoped that this would transfer into the new arrangements. Indeed, she felt that the public would expect that as a result of the referendum, opposition councillors would have a role in decision making and hold a brief within the Strategy Committee.

36. The Panel appreciated the various perspectives that they had been given on the operation of the Strategy Committee. However, there was a substantial gap in the amount of evidence they had been given and within the constitution, which prevented them from coming to a view on SRAs for the Chair and Portfolio Holders on the Strategy Committee. The Panel were clear that SRAs were only payable for positions with significant responsibility attached to them and currently there was little evidence other than the role proposed for Portfolio Holders within the constitution. The role of opposition members on the committee required clarification as simply performing a role that held the majority group to account and providing political opposition was not a significant responsibility in its own right. In addition, the role of the Leader and Deputy Leader, irrespective of whether they held specific portfolios, required clarification. In view of the changes to the political management arrangements it was really important from a transparency perspective that in line with other local authorities, the roles and responsibilities of the Leader and Deputy Leader, over and above their membership of the Strategy Committee, should be clearly stated.

37. On this basis the Panel agreed that they could not formulate recommendations on these issues until more information was available. Therefore, it would defer making such recommendations but that as a holding position, the SRAs currently paid to the Leader of the Council, the Vice Chairman of the Executive and the Members of the Executive should continue to be paid to the appropriate positions within the new arrangements, providing that in those positions they performed the role of a Portfolio Holder as described in paragraph 7.11 of the new Constitution.

RECOMMENDATION 4 – That consideration of the SRAs for the roles of Chair, Vice Chair and Portfolio Holders on the Strategy Committee be deferred for 6 months to enable evidence to be gathered of the roles to be performed and for the roles of the Leader and Deputy Leader to be clarified.

RECOMMENDATION 5 – That as a holding position;-

- A. the SRAs for the Leader of the Council and the Vice Chairman of the Executive be paid to the Chairman and Vice Chairman of the Strategy Committee (the Leader and Deputy Leader of the Council); and**
- B. the SRAs currently paid to the Members of the Executive be paid to the appropriate positions within the new Strategy Committee, providing that in those positions, they performed the role of a Portfolio Holder as described in paragraph 7.11 of the new Constitution.**

Chairman and Vice Chairman of Council

38. The Panel is aware that the previous Panel had made a recommendation to reduce the SRA payable to the Chair of Council and to remove the SRA payable to the Vice Chair.

39. The Panel has not received any evidence to suggest that there should be any change to either of these SRA's and we believe therefore that the value of these SRA's should be retained at the current level.

RECOMMENDATION 6 - That the SRA for the role of Chair and Vice Chair of the Council continue to be set at 1.25 x and 0.6 x the Basic Allowance respectively i.e. £6,372 and £3,057.

Chairmen of Overview and Scrutiny, Audit, Planning and Licensing Committees

40. The SRAs currently payable to these positions are £6,372 per annum and comprise 1.25 x BA.

41. The Panel has only received one representation concerning these roles and that suggested that the SRA received by the Chair of Licensing Committee was disproportionate compared to the other Chairs. On investigation, the Panel were informed that the Committee only met twice in the last municipal calendar year whereas all the other committees met on a far more frequent basis. Whilst frequency of meetings is not the major determinant of responsibility, it does reflect on the roles and responsibilities of the chair. The time, effort and commitment involved in chairing this Committee and the degree of engagement required outside of the meetings appears to be significantly less than for other committees.

RECOMMENDATION 7 – That the SRAs payable to the Chairs of the Overview and Scrutiny, Audit and Planning Committees continue to be set at £6,372 per annum (1.25 x Basic Allowance).

RECOMMENDATION 8 – That the SRA payable to the Chair of the Licensing Committee be reduced to £5,097 per annum (1 x Basic Allowance).

Vice Chairmen of Overview and Scrutiny, Audit, Planning and Licensing Committees

42. As mentioned at paragraph 38, the Panel is aware that previous Panels have made recommendations to remove the SRAs payable to the Vice Chairs of Committees. The Panel remains of this view but due to the time constraints previously mentioned within this report, hasn't been able to test the evidence taken by previous Panels in making their recommendations. On this basis, it is unable to make further recommendations on this matter but wishes it to be recognised that as part of the 6 month review referred to in Recommendation 4 above, it will wish to take evidence to justify these SRA's, recognising that the payment of these SRAs could take the Council above the 50% guideline for the number of SRA's (as referred to in paragraph 23 above).

43. In line with the decision set out at Recommendation 8 above, and to maintain existing differentials, the Panel was of the view that the SRA payable to the Vice Chair of the Licensing Committee should also be reduced.

RECOMMENDATION 9 – That the SRAs payable to the Vice Chairs of the Overview and Scrutiny and Audit Committees continue to be set at £1,020 per annum (0.2 x Basic Allowance).

RECOMMENDATION 10 - That the SRA payable to the Vice Chair of the Planning Committee continue to be set at £1,530 per annum (0.3 x Basic Allowance).

RECOMMENDATION 11 - That the SRA payable to the Vice Chair of the Licensing Committee be reduced to £510 per annum (0.1 x Basic Allowance).

Planning Committee Members

44. The Panel received a representation that all members of the Planning Committee should receive an additional allowance to reflect the frequency and length of its meetings. Based on the workload of other committees the Panel has sympathy with this view. However, it would create an unusual precedent for the Panel to recognise this workload by awarding an SRA for all of the members of the Planning Committee. Apart from taking the Council well above the 50% guideline for the number of SRA's (as referred to in paragraph 23 above) the Panel felt that this type of regulatory work appealed to certain councillors and attracted them to serve on the committee knowing full well what the workload entailed.

RECOMMENDATION 12 - That no action be taken to award an SRA to all members of the Planning Committee to recognise the additional workload and number of meetings.

Non – Executive Champion for Domestic Violence Issues

45. The Panel received evidence from Group Leaders that this position was still very important and relevant to the work of the Council. Good work had been undertaken across the county by the current champion. However, the suggestion was made that perhaps this role should be included within a Strategy Committee portfolio.

RECOMMENDATION 13 – That consideration be given to including the responsibilities of the Champion for Domestic Violence Issues within the responsibilities of the appropriate Portfolio Holder on the Strategy Committee, but should this not be agreed then an SRA continue to be payable to the Champion for Domestic Violence Issues at the rate of £1272 per annum (0.25 x Basic Allowance).

Leader of the Liberal Democrat Group

46. The Panel were aware that an SRA was payable to the Leader of the Liberal Democrat Group and that a representation had been made to the Panel that this should be based on the numbers of councillors within the group so that there was a

differentiation between the responsibilities of leading a large group of members as opposed to a small group.

47. The Panel recognised this but as there was only currently provision within the Allowances Scheme for the Liberal Democrat Group, did not feel that this was an issue. The Panel did however feel that the wording should be changed to the Leader of the largest opposition group.

RECOMMENDATION 14 - That the SRA payable to the Leader of the Liberal Democrat Group continue to be set at the rate of £1272 per annum (0.25 x Basic Allowance), but that within the Allowances Scheme the wording be changed to the “Leader of the Largest Opposition Group”.

Joint Arrangements

48. In 2016 the Council agreed to Joint Arrangements including the appointment of a Joint Advisory Overview and Scrutiny Committee (JAOSC) and Joint Advisory Accounts and Audit Committee (JAAAC). The former was to act as an advisor on matters in relation to the discharge of functions of: (i) the Council; and/or (ii) any of the partner councils forming the Dorset Councils Partnership. The JAOSC will consist of fifteen members. Each Council making up the Dorset Councils Partnership shall appoint five Members to JAOSC. The JAAAC was (a) To act as an advisor on matters referred to in relation to: (i) internal and external audit issues, and/or (ii) financial risk management; and/or (iii) internal financial controls; and/or (iv) corporate governance; and /or (v) financial accounts, in all cases to the extent that such matters have relevance to all of the partner councils that make up the Dorset Councils Partnership. The JAAAC will consist of twenty-one Members. Each Council making up the Dorset Councils Partnership shall appoint seven members to JAAAC.

49. It was understood that the chair of each Committee would rotate each year from Council to Council.

50. Evidence has been presented to the Panel that the joint arrangements may evolve in such a way as to reduce the workloads of the relevant sovereign committees of the individual councils. The thinking is that as services are being provided across all three councils as one service rather than three different services, any scrutiny or audit function would look at them collectively rather than individually. This in the view of the Panel is a distinct possibility with the increasing joint service provision across the three councils.

51. This was discussed with Group Leaders who clearly felt that the sovereign committees would continue to set their own agenda and would wish to deal with issues within their own council. Certainly, Group Leaders understood that from an aspirational point of view increased joint working at committee level was very sensible. In reality there were enough local differences within the district council area let alone across the three councils. Whilst it was difficult at this stage to gauge the workload there would undoubtedly be areas where the joint committees could add value.

52. In addition, we have spoken to Group Leaders across the other two councils for their views on how these joint arrangements might work as well as the Chief Executive and a Service Manager engaged in the delivery of front line service across all three councils.

53. Across the other Councils the view of Group Leaders was mixed. In one respect the differences between the councils were such that services may need to be looked at differently and there would anyway still be a need for each council to maintain a sovereign committee. Also, the evolution of these joint committees was at an early stage and it was difficult to estimate their future workload.

54. Having interviewed the Head of Housing it was clear that from an officer perspective what the benefits of the joint arrangements were. He was already holding joint briefings for all portfolio holders/brief holders across all three councils. This was a much more effective use of his time and provided for a dynamic, whereby comparable issues could be dealt with.

55. There is currently little evidence to justify any additional SRA for the Joint Advisory Committees. What evidence existed was purely anecdotal and across the three councils, the views varied as to the likely workload and responsibilities of these committees. If as forecast, the workloads of the Joint Committees increased at the same time as the workloads of the sovereign committees decreased and the chair of the joint committees is rotated, then in the view of the Panel arrangements should be put in place to ensure that the chair of the relevant sovereign committee should chair the Joint Committee and that this should be considered to be included as part of their SRA when it was the turn of that council to chair the joint committee. Over a period of three years (the interval between councils chairing the joint committees) the balance of workloads and responsibilities for the chairs of the sovereign committees would balance out.

56. The Panel recognised however that the workload of the Joint Committees may evolve over time, particularly with the potential for more local government reorganisation on the horizon, and in this case, this was an area to keep under review.

RECOMMENDATION 15 - That currently there was little evidence to justify any additional SRA for the Chairs of the Joint Advisory Committees and that in the view of the Panel the chair of the relevant sovereign committee should chair the Joint Committee and that this responsibility should be considered to be part of their SRA.

Number of Special Responsibility Allowances

57. The present Scheme of Allowances permits members to claim only one special responsibility allowance, even if the member performs more than one role that attracts such an allowance.

58. We have considered whether there is merit in permitting a member who holds more than one position that attracts an SRA access to all or part of the second allowance. On balance, we believe that the present arrangement remains appropriate.

RECOMMENDATION 16 – That the Scheme of Allowances continues to specify that only one special responsibility allowance is permitted to be claimed by a member to whom the Scheme applies.

Remainder of the Scheme of Allowances

59. The Panel has considered the remainder of the Scheme of Allowances including present travel and subsistence allowances for councillors, approved duties and care allowances.

60. We have received no evidence to suggest that there is a need to change any of these allowances and therefore recommend that they remain unchanged.

RECOMMENDATION 17 – That the remainder of the Allowances Scheme including the list of approved duties, relevant for travel and subsistence and carer claims, remain as in the current Scheme.

Dorset Waste Partnership Joint Committee

Minutes of the meeting held at on Monday, 16 January
2017.

Present:

Anthony Alford (West Dorset District Council) (Chairman)
Michael Roake (North Dorset District Council) (Vice-Chairman)

Members Attending

Peter Finney (Dorset County Council), Robert Gould (Dorset County Council), Colin Bungey (Christchurch Borough Council), Margaret Phipps (Christchurch Borough Council), Ray Bryan (East Dorset District Council), Barbara Manuel (East Dorset District Council), David Budd (Purbeck District Council), Peter Webb (Purbeck District Council), Alan Thacker (West Dorset District Council), Graham Carr-Jones (North Dorset District Council) and Kevin Brookes (Weymouth & Portland Borough Council).

Other Members in attendance

John Ellis and Timothy Yarker (Observers).

Dorset Waste Partnership Officers Attending:

Paul Ackrill (Finance and Commercial Manager), Louise Bryant (Service Development Manager), Gemma Clinton (Head of Service - Strategy), Grace Evans (Clerk), Michael Moon (Head of Service (Operations)), Lisa Mouny (Service Development Manager), James Potten (Communications and Marketing Officer), Karyn Punchard (Director), Andy Smith (Treasurer) and Denise Hunt (Senior Democratic Services Officer).

Other Officers in attendance

Steve Mackenzie (Purbeck District Council); Lindsay Cass (Christchurch and East Dorset Borough Councils), Graham Duggan (Dorset Councils Partnership) and Rebecca Kirk (Purbeck District Council), Rupert Bamberger (South west Audit Partnership).

- (Notes:(1) Publication In accordance with paragraph 8.4 of Schedule 1 of the Joint Committee's Constitution the decisions set out in these minutes will come into force and may then be implemented on the expiry of five working days after the publication date. Publication Date: **Monday, 23 January 2017**
- (2) These minutes have been prepared by officers as a record of the meeting and of any decisions reached. They are to be considered and confirmed at the next meeting of the Joint Committee to be held on **Thursday, 23 March 2017**.

Apologies for Absence

- 1 Apologies for absence were received from Ray Nowak and David Walsh.

Code of Conduct

- 2 There were no declarations by members of any disclosable pecuniary interests under the Code of Conduct.

Minutes

- 3 The minutes of the meeting held on 7 November 2016 were confirmed and signed.

Public Participation

4 Public Speaking

There were no public questions received at the meeting in accordance with Standing Order 21(1).

There were no public statements received at the meeting in accordance with Standing Order 21(2).

Petitions

There were no petitions received in accordance with the County Council's petition scheme at this meeting.

Dorset Waste Partnership Forward Plan 2017

- 5 The Joint Committee considered its forward plan and were advised of the items to be considered at the next meeting on 23 March 2017.

A member enquired whether consideration should be given to the implications of local government reorganisation on the future composition of the DWP. However, it was felt including an item on the forward plan would be premature at this stage as it concerned practical planning that might affect DWP in the longer term.

Noted

Finance and Performance Report January 2017

- 6 The Director introduced a new format of report that looked at progress on the 2016/17 budget and members were reminded that appendix 3 of the report was exempt from publication. The predicted underspend of £1.28m had slightly improved since the November meeting and represented 3.7% of the original budget. The reasons for the underspend were primarily around the renewal of the Household Recycling Centre contract, and more favourable recycle prices and trading account figures than had been anticipated in the budget.

Highlighting the favourable variance relating to extended bin life, a member asked whether the DWP was able to reclaim the purchase price for faulty bins and it was confirmed that a sub-standard batch of containers had been returned to the manufacturer and fully refunded.

Councillor Barbara Manuel highlighted the potential savings on route optimisation and described a situation that had arisen in East Dorset whereby residents had been advised of the collection day and a few days later received a further letter of correction. This had led to some anxiety regarding future savings and members wanted some assurance that the arrangements would run smoothly from now on.

The Director explained that following the route optimisation project, some routes had not worked and additional resources were allocated whilst the issues were investigated. The results of this work would be rolled out on 23 January 2017 and 4,000 households had been sent letters, 700 of which contained incorrect information. Although the collection day remained unchanged, there was a difference in the recycling and refuse weekly collections. A further letter was sent to all the affected households to correct this error and town and parish councils also advised accordingly. She explained data had significantly improved and that officers were working hard to address any errors in the internal checking processes before information was sent to residents.

Councillor Ray Bryan sought confirmation from the Director that any issues experienced during the rollout period would be dealt with quickly and that missed bins would be collected earlier than the 3 days indicated in the policy. He wished to record that he had received e-mails by fellow councillors criticising this error, however, the majority of members supported the work of the DWP and recognised the achievements and savings that had been made.

The Director advised that during the rollout the following week, both refuse and recycling crews would be available and that arrangements had been put in place so that the DWP could respond to issues in a timely manner. The additional resources would continue to be available until the new arrangements had been embedded.

Members suggested that a press article would be helpful in order to convey the way in which savings had been driven by the high recycling rate and it was confirmed that a recent press release had publicised the recycling rate and budget underspend. A link to the Dorset for You web page had also been sent to Members in order to view further information regarding waste streams.

Noted

Revenue Estimates 2017/18

- 7 The Joint Committee considered a report by the Treasurer to the Dorset Waste Partnership which contained revenue estimates for 2017-18 totalling a net cost of £33.1M.

The Treasurer confirmed that no comments had been received from the partner councils since the November meeting and therefore the figures contained in the report remained unchanged.

Resolved

- 1 That the revenue estimates for 2017/18, now re-presented be approved, to enable partner councils to include the relevant provision within their own revenue estimates for 2017/18;
- 2 That the savings proposals included within the revenue estimates for 2017/18 be noted;
- 3 That the cost shares for each partner council, calculated in accordance with the Inter Authority Agreement be noted.

Reason for Decisions

The Inter Authority Agreement required the Joint Committee to approve an estimate for the following year, following consultation with partner councils. This is to enable partners to reflect this in their own budgets.

Internal Audit Progress Report - January 2017

- 8 The Joint Committee considered an internal audit progress report which was introduced by the Assistant Director of the South West Audit Partnership (SWAP).

The Joint Committee was advised that the second recommendation was to be approved and not noted as indicated in the report.

Members asked whether the price of recyclate was worthy of further investigation and internal audit time in order to de-risk that element of significant volatility.

The Finance and Commercial Manager advised members that he would be meeting with insurance colleagues with regard to a hedge fund and could report back on these discussions.

Resolved

- 1 That the internal audit progress and update on reviews be noted;
- 2 That the planned internal audit activity for the 2017/18 financial year be approved.

Reason for Decisions

The Joint Committee along with Senior Management Team (SMT) have oversight of the Partnership's performance, budget and governance. As part of this, SMT and Joint Committee will want to ensure that there is a robust system of internal control within DWP. Internal Audit provides an independent and objective opinion on the control environment by evaluating its effectiveness.

Dorset Waste Partnership Business Plan 2017-2018

- 9 The Joint Committee considered a report setting out the Business Plan for the DWP for the financial year 2017-18. The Chairman referred to the supplementary agenda containing appendices A-D of the Business Plan and reminded members that appendix D was exempt from publication.

Members asked about a change in the number of working days lost to sickness from 9.74 to 12 and why the figures were no longer split between operational and office based staff.

The Joint Committee was advised that a target of 9.74 days was not realistic or achievable given the current sickness level of 15-16 days. An overall figure for the whole service was reported on same basis as other DCC services, using a general template. However, this figure was split down at a management level for monitoring purposes and these figures could also be made available if required.

The Chairman stated that the action plan did not specify how the reduction in sickness days would be achieved. The Director explained that tackling sickness was a daily task that formed part of the workload of all supervisors, using both the DCC sickness policy and procedure as well as an internal DWP procedure. A dedicated officer followed up all incidences of sickness.

Members asked whether any consideration had been given to benchmarking other organisations of a similar size and were advised that the internal auditors (SWAP) had been asked to undertake this exercise as it was easier for them to access comparative data, particularly from other local authorities. It was noted that comparative data was difficult due to the different way in which waste services were provided as well as differences in the public and private sector terms and conditions relating to sick pay.

Members asked about street cleansing and whether this service could be improved in the Christchurch area and were advised that although no changes to the service were anticipated in the 2017-18 budget, this was currently being investigated as a priority area arising from the Budget Challenge Workshop.

Resolved

- 1 That the Dorset Waste Partnership Business Plan 2017-18 be adopted;
- 2 That the new targets for the key Performance Indicators (PIs) for 2017/18, as set out in Section 12 of the Business Plan be approved.

Reason for Decisions

To achieve the vision and strategic aims of the DWP.

Charging for "Recycle for Dorset" Containers - Results of Public Consultation

- 10 The Joint Committee considered a report by the Head of Service (Strategy) which provided the results of the public consultation with regard to charging for certain "Recycle for Dorset" containers.

Following introduction of the report the Head of Service (Strategy) confirmed that the recommendations remained unchanged in light of the consultation and that there would be no charge for lost or damaged containers other than communal bins.

Members commented on the risk of charging for container swaps in discouraging people from recycling and asked whether end of life replacement bins would be on a like for like basis. They were advised that the aim was to move towards a standard set of containers, however, this would be determined by the Joint Committee with budget being a key factor.

The ways in which to mitigate risks had been set out in the equalities impact assessment. Charges related to bin swaps included residents who had initially requested a smaller bin during rollout of the Recycle for Dorset service and had subsequently realised that they required a larger bin.

It was confirmed that a charge would not be made for a smaller recycling bin that provided a clear operational benefit, such as eliminating the need for an assisted collection.

Further to a question regarding numbers of containers that were lost or damaged each year, it was confirmed that this information was now being captured on the e-form and would be available in future.

Resolved

- 1 That the proposals to commence charging for the provision of the following DWP containers as detailed in para 3.3 of the report be approved:
 - i) New developments
 - ii) Larger rubbish bins (for properties with five or more residents)
 - iii) Additional rubbish sacks (for families with a 140 Litre rubbish bin and one or more children in nappies)
 - iv) Replacement of lost or damaged communal bins
- 2 That the increase in charges for the following container swaps as detailed in section 3.3 of the report be approved:
 - i) Smaller recycling bins
 - ii) Larger recycling bins
- 3 That the 'Recycle for Dorset' policy wording relating to additional refuse sacks as identified in paragraph 3.3 (iii) of this report be amended;
- 4 That authority be delegated to the Director of DWP, following consultation with the chair of Joint Committee, to review the level of charges and make any further policy changes regarding charging for containers.

Reason for Decisions

- 1 Implementing the proposed policy and charges would allow the DWP to recover the costs of purchasing and delivering some of the household waste containers as permitted by the EPA 1990 (s 46), resulting in an avoided financial burden of up to approximately £124,000 per annum (minus an annual admin charge of £25,521 and a one off IT cost of £15,000). So the net saving to the DWP in year 2 would be £98,479.
- 2 Without the introduction of a charging policy for these specific waste containers, the DWP would continue to incur this cost.

Dorset Waste Partnership Corporate Risk Register

- 11 The Joint Committee considered a report by the Head of Service (Strategy) which included the current corporate risk register of the Dorset Waste Partnership. She highlighted an improvement in Risk 1 due to the budget underspend and that Risk 3 remained high as it related to the security of treatment and disposal facilities going forward.

Noted

Questions from Councillors

- 12 A question was submitted by County Councillor Clare Sutton (Rodwell) under Standing Order 20.

The question and the response was read aloud by the Chairman of the Joint

Committee and is attached to the minutes of this meeting.

Meeting Duration: 10.00 am - 11.00 am

DORSET WASTE PARTNERSHIP JOINT COMMITTEE 16 JANUARY 2017

12. QUESTIONS FROM COUNCILLORS

The following questions have been e-mailed by Councillor Clare Sutton, Dorset County Councillor for Rodwell, for submission to the DWP Joint Committee on Monday 16 January 2017:-

What quantitative estimate have Dorset Waste Partnership made on the effect on recycling rates of their proposals set out in the recent consultation on charging for rubbish containers, and how will their estimate affect their proposals?

What estimate have Dorset Waste Partnership made when a rubbish receptacle is lost or damaged of the proportion of occasions when that loss or damage is due to the householder concerned, Dorset Waste Partnership themselves, fair wear and tear or the actions of third parties?

What estimate have Dorset Waste Partnership made of the number of families in
a Dorset as a whole,
b Weymouth and Portland and
c the Rodwell Division
who will be affected by the plan to charge for extra sacks for disposable nappies, and why they think it is fair to single out this particular group for charging?

Response from Dorset Waste Partnership:-

Officers of the Dorset Waste Partnership have not made any estimates on the effect of these proposals on recycling rates, as we are not recommending to charge for lost or damaged containers. We believe this is the only form of charging that could potentially impact our recycling rates. Similarly we have not made estimates on the proportion of bins that are broken due to fair wear and tear as opposed to being lost or damaged by the householders as we are not proposing to charge for lost or damaged containers.

Officers estimate that approximately 2260 households in Dorset will be affected by the plan to charge for extra sacks for families with children in nappies. This figure is based on previous applications made to DWP for this service. This equates to 458 applications being made last year in Weymouth and Portland (1.5% of the total households) and 39 applications in Rodwell. An equalities impact assessment has been completed and appended to the committee report which details how staff would mitigate any impact on families.

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EXECUTIVE COMMITTEE

25 April 2017

Western Dorset Economic Growth Strategy Action Plan

For Decision

Portfolio Holder

Cllr Penfold

Senior Leadership Team Contact:

M Hamilton, Strategic Director

Report Author:

N Thornley – Head of Economy, Leisure and Tourism

Statutory Authority

Local Government Act 2000 – Promotion of economic and social wellbeing

Purpose of Report

- 1 To agree a high level dynamic action plan for the delivery of the recently adopted Western Dorset Economic Growth Strategy.

Recommendations

- 2 (a) That the Western Dorset Economic Growth Strategy Action Plan is adopted as the first five year whole council dynamic action plan for delivery of the recently agreed strategy.

(b) That progress on the action plan is reported to Western Dorset Growth Strategy Member Board.

Reason for Decision

- 3 To agree a dynamic action plan that guides the work of the four councils and others engaged in Economic Regeneration in Western Dorset in order to deliver the recently adopted economic growth strategy.

Background and Reason Decision Needed

4. The Western Dorset Economic Growth Strategy was approved by each of the four Councils (Dorset County Council and the 3 councils in the Dorset Councils Partnership) in December 2016 and is the first joint economic strategy embracing all four councils and all service areas.
5. This report proposes an extensive and dynamic 5 year action plan through to 2022 to address the local economic challenges and opportunities expressed in the objectives from the strategy

6. The development of the strategy has been informed through economic analysis and forecasting of: employment growth; employment land and housing delivery; and sector strengths and sector change. This analysis has identified opportunities for growth or intervention.
7. In addition, the strategy and action plan have been informed by the Growth Deal 2 Dorset LEP funded studies (£600k) covering:
 - i. Transport and Movement – including roads, cycling walking, rail, public transport and parking – principally for the Western Dorset Growth Corridor but also for the major road and rail connections across the area. The rail element of this study area is approaching completion.
 - ii. Skills – looking at the skills and education requirements to meet the current and future growth needs across Western Dorset.
 - iii. Culture and Tourism – considering the work required to develop the tourism offer through attracting higher spend visitors to the area and the role of events and festivals, museums and heritage and the public realm in supporting and growing the tourism offer.
 - iv. The development potential for the 5 identified sites from the Weymouth Town Centre masterplan.
8. The LEP funded studies have enabled the councils to engage industry experts in an objective review of issues and challenges in Western Dorset. The studies have produced an extensive set of recommendations which have been incorporated into the action plan appended to this report.
9. In addition to the actions from the economic analysis, and the Dorset LEP funded studies, the plan has been informed by the economic aspirations of others from across the area, such as the coastal community teams (CCT), private sector and educational partners and as expressed in their published plans.
10. It is anticipated that the strategy and action plan together will both influence others in their decision making and underpin applications for funds whether made by the Councils or other delivery partners such as the CCTs.
11. The Government recently launched its green paper: Building our Industrial strategy. The green paper identifies 10 pillars on which the national strategy will be developed:
 - science, research and innovation;
 - skills; infrastructure;
 - business
 - growth and investment;
 - procurement;
 - trade and investment;
 - affordable energy;
 - sectoral policies;
 - driving growth across the whole country; and
 - Creating the right institutions to bring together sectors and places.

The Western Dorset Economic Growth Strategy and the action plan have been developed around five themes: Infrastructure; Homes and Employment Sites; Employment and Skills; Businesses and Sectors; and Assets and Policy. These themes and identified actions can be directly related to the majority of the Governments 10 pillars of the national industrial strategy.

12. The action plan as presented is an ambitious and dynamic work programme, with several work streams that will require their own detailed delivery plans and both assessment and identification of resources required. It is not anticipated that the partnership will deliver on all actions, but will use its ability, informed by the strategy and action plan, to influence key partners (including Dorset LEP, Dorset Employment and Skills Board, HCA, Highways England, Dorset Growth Hub, Dept. International Trade, DCCI etc.) and the private sector to deliver projects and services, accessibly and appropriately, for economic growth in our area. Relationships with many delivery partners are well established, and there will be a need for members and officers to build new relationships with potential deliverers and deliver a consistent message from the strategy and action plan.
13. Regular progress reports adopting a RAG system will presented to the Western Dorset Growth Strategy Member Board at no less than six monthly intervals.

Implications

Corporate Plan

The Council has a corporate priority: Building a Stronger Local Economy

Financial

There are no financial implications directly associated with this report. Changes to current Government incentives such as new Homes bonus and the introduction of new incentives, such as business rates retention are likely to impact on the councils resources. Actions in this strategic action plan may increase positive and lessen negative impacts.

Equalities

There are no equalities impacts directly associated with this report.

Environmental

There are no environmental impacts directly associated with this report.

Economic Development

This report establishes the priority actions for the next 5 years to in order to deliver the recently agreed strategic objectives.

Risk Management (including Health & Safety)

There are no risks directly associated with this report

Human Resources

There are no human resource impacts directly associated with this report

Consultation and Engagement

The Councils enjoy good working relationships with a number of local businesses and groups such as the chambers of trade. There are regular meetings on key topics and a newsletter is distributed to over 1000 businesses on a regular basis. A high profile launch event is being planned for the new strategy and action plan to promote the area as being 'open for business' from a local authority perspective.

Appendices

Appendix A: Action Plan

Background Papers

Western Dorset Economic Growth Strategy

Footnote

Issues relating to financial, environmental, economic and equalities implications have been considered and any information relevant to the decision is included within the report.

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Appendix A – Western Dorset Economic Growth Strategy Action Framework 2017 to 2022

STRATEGIC THEME	NO1: INFRASTRUCTURE
Theme Driver:	Need to improve electronic & physical connectivity for business, learning, & leisure use. Project themes: High-speed broadband, Transport & travel infrastructure, Public Realm.
Key theme aims:	<ul style="list-style-type: none"> • Digital Infrastructure upgrades – Ultrafast and broadband rollout and improved mobile (broadband, 3G,4G,5G) coverage • Integrated spatial and infrastructure planning • Targeted highway network improvements • Transport and travel projects – all modes.
Strategic Outcomes:	An infrastructure that supports economic growth through improved access for businesses to markets, and for residents to employment and learning. I Indicators: Numbers of schemes and projects completed; Improvement in Western Dorset attractiveness and relative competitiveness (indices 2016: 99* & 91.2**).

*Grant Thornton Business Location Index- Infrastructure; ** DCC Local Economic Assessment Report

Ref	Project description	Project benefits, direct outputs & success measures	Target Dates	Delivery Roles	Indicative cost	Main Funding Sources & status
T 1.1	Delivery of the Superfast & Ultrafast Dorset Broadband programme across DCP area.	<p>Connectivity upgraded in support of economic growth and productivity.</p> <ul style="list-style-type: none"> • Over 400 business premises connected • Potential for over 1,000 homes connected <p>MEASURE –average rural coverage</p>	<ul style="list-style-type: none"> • By 2020 	<p>LEAD: DCC DCP: funder & steering group</p>	>£6M	<ul style="list-style-type: none"> • Superfast and Ultrafast Dorset
T 1.2	Promotion of the Economic Case for improvement to the North-South links between M4 and South Coast ports.	<p>A case for potential Improvements to rail services and infrastructure to deliver better journey times between Dorset and external markets, to support improved productivity.</p> <ul style="list-style-type: none"> • Highways England agreement to include Dorset highway improvements in their Roads Investment Strategy. • Delivery of study and evidence of economic benefits of various options for rail network investment, and timetable improvements <p>MEASURE – Reduction in journey times; increased service frequency</p>	<ul style="list-style-type: none"> • External project milestones driven by Highways England & Network rail. 	<p>LEAD: DCC - Commissioner DCP: consultee</p>	Staff Time	<ul style="list-style-type: none"> • N.A.
T 1.3	Improvements to highways, traffic movement, and transport links to Employment Sites in Dorset's Growth Towns.	<p>Improved access to employment sites in support of their developments for economic growth.</p> <ul style="list-style-type: none"> • Investment in sustainable transport modes • Improved access to key development sites at Vearse Farm, Bridport; Barton Farm, Sherborne; and The Urban extension at Gillingham. • Associated Road Infrastructure development – incl Enmore Green Link Rd (nb:GD3 bid) <p>MEASURE – Reduced junction dwell times</p>	<ul style="list-style-type: none"> • By 2022 	<p>LEAD: DCC - (part -funder) DCP: Consultee</p>	Up to £7M	<ul style="list-style-type: none"> • LTP, developers
T 1.4	Integrated Parking & Transport Strategies linking On&Off-road parking and Park&Ride provision; for Weymouth and for Dorchester.	<p>More choice of a reliable supply of car parking for commuters & visitors.</p> <ul style="list-style-type: none"> • An Integrated strategy for Dorchester • An Integrated strategy for Weymouth • A suite of projects including <ul style="list-style-type: none"> - Improved Park&Ride options on the A354 corridor between Dorchester and Portland - improved facilities & Information for P&R users - Improved public realm at Swannery & Lodmoor <p>MEASURES – increase in P&R usage, increase in carpark performance: occupancy rate & income generation</p>	<ul style="list-style-type: none"> • Start 2017 • Complete 2021 	<p>LEAD: Joint DCC/DCP partnership DCP: Planning</p>	Staff time, Capital elements between £150k and £1.5M (tbc)	<ul style="list-style-type: none"> • LTP • DLEP • HE • DCP
T 1.5	A354 Corridor Highway improvements (access to Portland).	<p>To provide safer, more reliable and faster road connections from Portland to external markets and data to guide future developments.</p> <p>A interconnected suite of highways improvements at A354 pinch points:</p> <ul style="list-style-type: none"> • Stadium roundabout Dorchester • Manor roundabout Weymouth • Wyke mini- roundabout, Wyke • Foords corner roundabout, Wyke • Revised HGV routing along corridor <p>MEASURES -Improved journey-times</p>	<ul style="list-style-type: none"> • Start 2017 - for minor elements. 	<p>LEAD: DCC (with Highways England) DCP: Consultee WPBC: Consultee</p>	£30k initial elements. External funding needed for major works	<ul style="list-style-type: none"> • Dorset County Council

Appendix A – Western Dorset Economic Growth Strategy Action Framework 2017 to 2022

Ref	Project description	Project benefits, direct outputs & success measures	Target Dates	Delivery Roles	Indicative cost	Main Funding Sources & status
T 1.6	Flood Defence Scheme at Weymouth inner harbour & seafront,	Flood protection provided for around 1500 properties & 350 businesses in Weymouth Town Centre - securing the regenerated potential and the possibility of 200+ homes and 1200+ jobs within an attractive public realm. <ul style="list-style-type: none"> • Raised Inner harbour wall • Raised & developed esplanade seawall. • Improved public realm MEASURES: Homes & business within area protected	<ul style="list-style-type: none"> • Start 2018 • Phase1 complete 2020 	LEAD: DCP - Civil Eng Authority, Project & Finance Management WPBC: Owner	>£10M	<ul style="list-style-type: none"> • EA in-principle • DCLG pending
T 1.7	Weymouth: Securing improvements to infrastructure and user experience at bus interchanges around Weymouth Town centre.	Improved access to town centre for bus users; Safer and more attractive public realm along the Esplanade. <ul style="list-style-type: none"> • Improved bus interchange facilities for scheduled services • Rationalisation of bus stop locations on Esplanade MEASURES -Increased bus usage; Reduced town access times	<ul style="list-style-type: none"> • Start 2021 • Complete 2026 	LEAD: DCC DCP: Planning, consultee WPBC: Consultee	>£2M	<ul style="list-style-type: none"> • LTP • Developers • LEP
T 1.8	Town Centres: Making Western Dorset town centres safe and attractive for all users, with a particular focus on pedestrians, cyclists, but also including public transport users. Includes the GD3 project package for Dorchester.	Safer, practical and more attractive environment for cyclist & pedestrians, supporting sustainability alongside economic growth. Delivery of complementary projects including: <ul style="list-style-type: none"> • Through-route vehicle restrictions on key streets in central Dorchester • Weymouth core retail area pedestrianisation • Bus waiting area upgrade – Dorchester Trinity St • Bridport Dorchester Sherborne & Weymouth cycle network improvements • Dorchester & Weymouth Wayfinding Network • Cycle & pedestrian bridges at 2 Dorchester locations and at 3 Weymouth harbour locations. • Pedestrian route & public realm upgrades, Dorchester and Weymouth MEASURE – Reduction in town centre vehicle traffic	<ul style="list-style-type: none"> • Minor works start 2017 • Some elements complete 2021 	LEAD: DCC DCP: Planning, consultee DTC: Consultee BTC: Consultee	Projects from £10k to £5M	<ul style="list-style-type: none"> • Public sector
T 1.9	Programme of support to localised projects in Growth Towns & rural areas aimed at delivering improvements to: traffic, transport & movement, facilities, public realm & built environmental enhancements.	Achieving general enhancements to the infrastructure across wider Western Dorset area. Delivery of a wide range of projects addressing needs for: <ul style="list-style-type: none"> • Traffic & parking management measures • Bus infrastructure & service proposals • Town centre WiFi projects • 4G & 5G network in towns • Built & natural environment improvements • Public realm improvements in Town Centres • Improved facilities & amenities MEASURE – increase in local town-centre leisure usage	<ul style="list-style-type: none"> • Aligned to project timetables 	LEAD: Aligned to projects	Staff time. Various capital costs	<ul style="list-style-type: none"> • Public sector • Private sector • 3rd sector

DRAFT FRAMEWORK APRIL 2017

Appendix A – Western Dorset Economic Growth Strategy Action Framework 2017 to 2022

STRATEGIC THEME	NO2: HOMES AND EMPLOYMENT SITES
Theme Driver:	a)The need to increase supply of housing: -a major barrier to economic growth, and a key factor in retaining and/or attracting young people to the local labour market. b)The need to address historic failure to build out employment land allocations; and to deliver new employment premises
Key theme aims:	<ul style="list-style-type: none"> Promote the supply of land; and broker development incentives Support housing provision including key worker housing Deliver suitable employment land and workspaces Address infrastructure issues
Strategic Outcomes:	An established rolling supply of housing and employment land & premises - for the economically active population, and for businesses needing new employment premises. Indicators: Increase in the rate of housing completions (1060 homes p.a. in 2016) and of employment land development (5.6 ha p.a. at 2016)

Ref	Project description	Project benefits, direct outputs & success measures	Target Dates	Delivery Roles	Indicative cost	Main Funding Sources & status
T 2.1	Accelerated Housing Delivery: Realisation of Local Plan Key Site allocations for Housing & Employment development in principal settlements including: - Beaminster, Blandford, Bridport, Chickerell, Crossways, Dorchester, Gillingham, Littlemoor, Lyme Regis,Portland, Shaftesbury, Sherborne, Sturminster Newton Weymouth	Delivery of appropriate housing in sustainable locations to meet local housing needs (open market and affordable) Development of appropriate employment land in sustainable locations to support housing and economic growth <ul style="list-style-type: none"> Programme of close working with applicants and stakeholders to: <ul style="list-style-type: none"> Secure planning permission & development proposals identify delivery issues , overcome barriers to progress & expedite site delivery A rolling schedule of interventions with prioritised delivery where appropriate. MEASURE: Housing units - total approx. by 2022: 9750 (2,400 in W&P, 4,600 in WD, 2750 in ND). Employment land - Approx 5.5 ha p.a. across DCP area	<ul style="list-style-type: none"> Ongoing 	LEAD: DCP's Spatial Policy, DC and Ec Dev - Coordinate, deliver , monitor , promote	Staff time	<ul style="list-style-type: none"> DLEP DCP
T 2.2	North Dorset new employment site infrastructure enablement –highways & utilities	Unlocking of attractiveness and viability of 24.9 ha greenfield employment land <ul style="list-style-type: none"> Engagement of landowners at Blandford, Shaftesbury and Gillingham 3-No Site infrastructure plans develop and implemented MEASURE –Land brought forward early for development for employment uses.	<ul style="list-style-type: none"> Ongoing 	LEAD: DCP - Coordinate, deliver , monitor – Spatial Policy, DC and Ec Dev NDDC: Consultee	Staff time	<ul style="list-style-type: none"> DLEP DCP
T 2.3	Dorchester Town Centre Retail led Development	Strategic developments of additional and future-proofed retail space <ul style="list-style-type: none"> Charles Street – significant new retail development with ancillary mixed uses providing significant boost in available retail floorspace. 2.2ha West of Trinity Street – future retail expansion of the town's primary shopping area with stronger frontage on to Trinity Street 1.7ha Weymouth Ave Brewery Site – retail appropriate to a location outside the local centre. MEASURE – Hectares developed	<ul style="list-style-type: none"> Start 2017 	LEAD: WDDC, Owner & Planning DTC: Consultee DCC: Highways/traffic schemes	Staff Consulting costs	<ul style="list-style-type: none"> DCP
T 2.4	Weymouth Town Centre Regeneration – Engagement, facilitation, enablement and delivery programme	Unlocking of future delivery of new homes & significant business & employment opportunities. <ul style="list-style-type: none"> Stakeholder engagement secured through Masterplan SPD. Regeneration of five mixed-use strategic sites across Weymouth Town Centre <ul style="list-style-type: none"> Weymouth Station Gateway Harbourside West / North Quay Commercial Road Pavilion Peninsula Lodmoor leisure park MEASURE –Brownfield land regenerated (c 58ha), Homes built (c 600), new jobs enabled (c2700).	<ul style="list-style-type: none"> Start 2017 	LEAD: DCP- Spatial Policy, and Ec Dev WPBC: Part landowner DCC: Highways/traffic schemes	>£150k	<ul style="list-style-type: none"> DCP DLEP

Appendix A – Western Dorset Economic Growth Strategy Action Framework 2017 to 2022

Ref	Project description	Project benefits, direct outputs & success measures	Target Dates	Delivery Roles	Indicative cost	Main Funding Sources & status
T 2.5	Development of Council sites for housing & employment	<p>Local Authorities contributing to land & premises supply in support of economic growth with new Homes and Employment sites</p> <ul style="list-style-type: none"> • Land & premises portfolio compiled and prioritised • Priority business cases drawn up and approved • Funding and delivery partners secured <p>MEASURE – Hectares developed</p>	<ul style="list-style-type: none"> • Start 2017 	<p>LEAD: DCP & DCC joint working</p>	<p>Staff time Consultants costs</p>	<ul style="list-style-type: none"> •
T 2.6	Study & Development of potential flexible work hubs & incubation space across DCP area	<p>New workspace identified and brought forward for development to meet demand</p> <ul style="list-style-type: none"> • Need, demand & opportunity identified across Western Dorset • Best practice model developed • Pilot projects defined <p>MEASURE – Hectares developed</p>	<ul style="list-style-type: none"> • Start 2017 	<p>LEAD: DCP - Owner Ec Dev</p>	<p>£10k</p>	<ul style="list-style-type: none"> • DCP

DRAFT FRAMEWORK APRIL 2017

Appendix A – Western Dorset Economic Growth Strategy Action Framework 2017 to 2022

STRATEGIC THEME	NO3: EMPLOYMENT AND SKILLS
Theme Driver:	<ul style="list-style-type: none"> Need to raise skills levels & supply in the Western Dorset workforce, & raise skill levels in occupations: - major contributors to improving business productivity Inequitable access to quality education & training opportunities, recognising geographical gaps across Western Dorset (particularly in the North and West) Need to reverse decline in the working age proportion of the population through retaining and attracting higher skilled and younger workers Preparing school leavers better for work and retention in the local economy with improved Careers Advice
Key theme aims:	<ul style="list-style-type: none"> Improved careers Information, advice and guidance Increase in entrepreneurship skills with new starts Development of skills acquisition pathways (by geography or need) for individuals and for business workforces
Strategic Outcomes:	<ul style="list-style-type: none"> More people entering and staying in the local labour market – incl entrepreneurs Improved business productivity through skills upgrades Improved access to learning Sustained low levels of unemployment Increase in average wage levels offered, and individual earning potential.
Indicators: Quantity of local labour supply; Proportion of higher skilled workers in work; People in apprenticeships and learning	

Page 131

Ref	Project description	Project benefits, direct outputs & success measures	Target Dates	Delivery Roles	Indicative cost	Main Funding Sources & status
T 3.1	Enterprise Advisor Network to broker Careers Education Information Advice & Guidance and links between education & business	<p>Increase in the number of beneficiaries aged 15-24 engaged & receiving more comprehensive & better quality careers advice.</p> <ul style="list-style-type: none"> Enterprise Coordinator in post for DCC area 20 schools matched to high calibre employers and prepared coordinated careers and enterprise plans <p>MEASURE – numbers of beneficiaries</p>	Project runs Jan 2017 to Sept 2018	LEAD: DCC supported by Dorset LEP and Careers and Enterprise Company	<£100k (2017/2018)	50% through Careers and Enterprise Company and match from DCP, PDC, DCC and Dorset LEP
T 3.2	Workforce investment support for SME businesses	<p>Local business workforce skills levels raised to support their delivery of improved output & GVA</p> <ul style="list-style-type: none"> Enterprises encouraged and supported to develop worker investment Businesses assisted to develop workforce plans including recruitment and training. Workers received skills provision <p>MEASURE – Business assists</p>	• Programme start 2017	LEAD: Dorset Growth Hub Training providers: delivery DCC&DCP: EcDev support to promotion & delivery	<£100k	Dorset LEP, DCC, DCP and DECC (previously BIS)
T 3.3	Working for Growth: Promoting training and employment opportunities in public & private regeneration projects.	<p>Creation of local work & training opportunities for the local population.</p> <ul style="list-style-type: none"> Regeneration projects engaged Work & training placements created <p>MEASURE – Number of placements created and filled</p>	• Programme start 2017	LEAD: DCP/DCC – engage regeneration projects Private sector: enter into partner projects FE/HE and training providers	<£100k	Private sector, Dorset LEP, ERDF, DCC and local authorities
T 3.4	Marketing Western Dorset for its employment opportunities.	<p>Raised profile of Western Dorset with increase incoming workforce bringing a supply of higher levels of skills to meet local demand.</p> <ul style="list-style-type: none"> Marketing strategy adopted. Annual marketing programme implemented <p>MEASURE – No of website hits; No of marketing events</p>	• Commence 2017	LEAD: DCP DLEP:, DCCI and local FE: support to the marketing	>£100K related to scale of promotion	DCP/DCC, DLEP, Private sector and DECC (previously BIS)
T 3.5	Enterprise Education Initiative: Development of enterprise education, entrepreneur role models, & facilitate start-ups.	<p>Increased contribution of new & successful entrepreneurs to Western Dorset economy.</p> <ul style="list-style-type: none"> Entrepreneurship support service launched Role models recruited Potential entrepreneurs assisted <p>MEASURE – No of entrepreneur assists</p>	• Annual rolling programme, start to be determined	LEAD: Generally Private and Third Sector DCC EcDev supporting role DCP EcDev supporting role	>£100k to £400k related to scale of program.	Dorset LEP, Growth Hub, DCC, DCP, ERDF, Enterprise Fund, Coastal Community Fund

Appendix A – Western Dorset Economic Growth Strategy Action Framework 2017 to 2022

Ref	Project description	Project benefits, direct outputs & success measures	Target Dates	Delivery Roles	Indicative cost	Main Funding Sources & status
T 3.6	Vocational Pathways initiative: A coordinated approach to promoting&enabling vocational pathways incl apprenticeships	Increased proportion of school leavers taking the apprenticeship route to meet future local skills needs. <ul style="list-style-type: none"> % of school leavers progressing into apprenticeships apprenticeship starts achieved No. of employers providing apprenticeships MEASURE – Rate of apprenticeship uptake in schools	<ul style="list-style-type: none"> Annual rolling programme, start to be determined 	LEAD: Private & Third sectors with Local FE & Schools DCP&DCC: Apprenticeship places provision	>£100k to £400k depending on scale and quantity	SFA, Dorset LEP, ESIF, DCC, DCP, Employers
T 3.7	Delivery of functional & employability skills for residents with low skills, unemployed or inactive	Increased ability of less able sectors of the community to contribute to their own wealth and to the economy. <ul style="list-style-type: none"> Improved information, signposting & co-ordination. Learners gaining basic skills Learners gaining level 2 MEASURE – Learners completing basic & level 2 courses	<ul style="list-style-type: none"> Annual rolling programme, start to be determined 	LEAD: Dorset ESB Training Providers: delivery DCC & DCP: EcDev broker business work placements	<£100k	DLEP (ESB), SFA, ESF, DCC, local authorities
T 3.8	Construction Sector Skills supply. Addressing the shortage of skilled labour in the construction industry – particularly new Dorset Enterprise Zone	Stability in the supply of skills to support construction and wider economic growth <ul style="list-style-type: none"> Extended & improved learning & skills in construction New and improved facilities at Weymouth College EZ workforce placements MEASURE –Trainees completing construction units	<ul style="list-style-type: none"> 2017 onwards 	LEAD: Weymouth College Dorset Enterprise Zone: employment Dorset Local Authorities: procurement DLEP, Dorset ESB, Private Sector: program support	>£10m	DLEP
T 3.9	Enhanced FE provision in areas of low access across DCP area.	Increase in skills uptake in low access areas to supply both business skills needs & individual aspiration. <ul style="list-style-type: none"> Flexible learning & new training delivery piloted Increase in FE participation % of participants aged 15-24 MEASURE –Numbers of FE participants in target areas	<ul style="list-style-type: none"> Start 2018 	LEAD: Dorset LEP. FE Colleges & Training Providers: delivery. VCS Organisations, Dorset Rural Enterprise Group, Portland Economic Board: brokerage	<£100k	Dorset LEP, ESB, ESF, LGF, SFA
T 3.10	Redundancy Retraining: To equip local workforce with skills required to access new opportunities particularly in high growth sectors.	Accelerated return of redundant workforce to work <ul style="list-style-type: none"> Demand scale & nature determined Redundant workers participating Participants entering employment or job search on leaving MEASURE – No of redundancy traineeships completed	<ul style="list-style-type: none"> Start 2019 	LEAD: Dorset LEP (ESB) Providers: Delivery Employers, DWP, JCP, Dorset Skills & Learning: Brokerage	<£100k	ESF, DWP, DLEP

DRAFT FRAMEWORK APRIL 2017

STRATEGIC THEME	NO4: BUSINESSES AND SECTORS
Theme Driver:	The need to reform and grow the area's economy through: supporting our best performing business and sectors; to assist poorly performing or reforming sectors to adapt; to address low industry productivity generally; to turn around low business start-ups & low survival rates; improve on slow rates of technology adoption; and support business in the local economy to be sustainable and contribute to economic growth.
Key theme aims:	<ul style="list-style-type: none"> Support growth sectors:- Advanced Engineering & Manufacturing; Agricultural Technologies; Care Sector; Construction & Environmental; ICT services; Support reforming sectors: Retail; Tourism & Leisure Delivery of productivity improvements across all sectors and businesses Delivery of support to both the established and new business community.
Strategic Outcomes:	Shift in sector emphasis in Dorset towards a sector composition delivering the greatest economic benefits with sustainable growth. Indicators: Growth in Western Dorset GVA; growth in overall business numbers; proportion of businesses and workforce in higher GVA activity

Ref	Project description	Project benefits, direct outputs & success measures	Target Dates	Delivery Roles	Indicative cost	Main Funding Sources & status
T 4.1	Inward Investment Strategic and local area development of Inward Investment offer.	<p>Strong support to FDI businesses in Western Dorset to give confidence when generating jobs & investment; More competitive offer to new incoming businesses</p> <ul style="list-style-type: none"> Strategic Inward Investment Programme in partnership with DLEP & DiT supporting FDI businesses in Dorset Local area development projects to improve the offer to attract SMEs <p>MEASURE – Position in England attractiveness rankings.</p>	<ul style="list-style-type: none"> Ongoing 	<p>LEAD:DLEP DCC&DCP EcDev: Member of DLEP FDI Strategy & Operations groups, DGH support services</p>	Staff time	<ul style="list-style-type: none"> DLEP DCP
T 4.2	DCP Business Account Management programme	<p>Businesses and employees benefitting from supportive relationships with DCP, and from ED partners' services.</p> <ul style="list-style-type: none"> Top 100 companies in active engagement. Majority of significant Large & SME businesses supported DCP delivering UKTi MoU on FDI Business engagement <p>MEASURE – Business account satisfaction rating</p>	<ul style="list-style-type: none"> Ongoing 	<p>LEAD DCP: Management and delivery of programme</p>	<£10k	<ul style="list-style-type: none"> DCP, DCC
T 4.3	Programme of business support events and services for Exporting Businesses	<p>Growth in number of exporting businesses & export volumes with benefits feeding into the local economy.</p> <ul style="list-style-type: none"> Increase in delivery of No & reach of exporting events Growth in business numbers engaging with export advisors and services <p>MEASURE – Businesses starting or increasing exports</p>	<ul style="list-style-type: none"> Ongoing 	<p>LEAD: DCP with DiT & DCCi partners: Information and signposting, DGH support services</p>	<£1000	<ul style="list-style-type: none"> DCP DiT / DCCi
T 4.4	Dorset Engineering and Manufacturing Cluster	<p>Cluster deriving business benefits leading to growth in GVA, GDP and employment</p> <ul style="list-style-type: none"> A established, business-led cluster to lead sector growth & development Significant & inclusive sector penetration Cluster-driven initiatives including STEM skills supply development; R&D and Innovation support. <p>MEASURE – Local businesses gaining tangible benefit</p>	<ul style="list-style-type: none"> Ongoing 	<p>LEAD:DLEP DCP: Steering group member, DGH support services</p>	Staff time	<ul style="list-style-type: none"> ESiF
T 4.5	Marine Sector development	<p>Critical mass to encourage & attract sector growth</p> <ul style="list-style-type: none"> Collaboration established between Dorset and adjacent LEAs to develop sector & promote Inward Investment. <p>MEASURE – Formal co-operation initiatives delivered</p>	<ul style="list-style-type: none"> Ongoing 	<p>LEAD:DLEP DCC&DCP EcDev: Working group member,</p>	Staff time	<ul style="list-style-type: none"> DLEP
T 4.6	SME Business Support Programme	<p>Businesses provided with support to finding solutions to their growth & development needs.</p> <ul style="list-style-type: none"> Customer-facing I.A.G. service delivery by DCC/DCP ED on matters of: Land&premises, Workforce&skills, Business&sector support. Brokerage of existing & new business support services & initiatives. <p>MEASURE – SME interventions delivered</p>	<ul style="list-style-type: none"> Ongoing 	<p>LEAD:DCP EcDev – Steering , funding and service delivery, DGH support services.</p>	Staff time	<ul style="list-style-type: none"> DCP ESiF

Appendix A – Western Dorset Economic Growth Strategy Action Framework 2017 to 2022

Ref	Project description	Project benefits, direct outputs & success measures	Target Dates	Delivery Roles	Indicative cost	Main Funding Sources & status
T 4.7	Support to town centre businesses across DCP area	<p>Groups enabled to develop their capacity, to form plans: and deliver business improvement projects & initiatives</p> <ul style="list-style-type: none"> Engagement and support to BIDs and other existing town business groups Support to new town/sector collaborations <p>MEASURE – BIDS successfully supported through process</p>	<ul style="list-style-type: none"> Ongoing 	<p>LEAD:DCP EcDev – Steering, support , seed funding, DGH support services.</p>	Staff time	<ul style="list-style-type: none"> Private sector DCP seed funds
T 4.8	Support to development of Tourism Sector businesses , associations and operators to grow performance improvement.	<p>A stronger sector, with stronger business representation, and with increased capacity to grow GVA and GDP.</p> <ul style="list-style-type: none"> Growth & development support to tourism businesses Support to the Dorset Tourism Association and other sector business groups. <p>MEASURE – Increased sector membership</p>	<ul style="list-style-type: none"> Start 2018 	<p>LEAD:DCP with key players across DCP area- Develop and coordinate partnership incl DTA & projects</p>	Staff time	<ul style="list-style-type: none"> Various public, private, and sector specialist bodies.
T 4.9	Support to development of the Tourism & Leisure offer.	<p>A more competitive and sustainable Tourism & Leisure offer, with improved potential for future development.</p> <ul style="list-style-type: none"> Support delivered to destination development in major towns and growth towns across Western Dorset Support delivered to development of specific themes, attractions, amenities, services and systems including: <ul style="list-style-type: none"> Dorchester: Maltings, Dorset County Museum, Shire Hall Weymouth Attractions – Lodmoor Park & key sites Portland attractions – Jurassic, MEMO & Quarry Pks Museums across all of Western Dorset Arts ,Cultural & Sport organisations & their initiatives Weymouth Town offer – Peninsula, hotels & retail Western Dorset Harbours Festival & Event evaluation system <p>MEASURE – Scheme, or stage of scheme , delivered</p>	<ul style="list-style-type: none"> Start 2018 	<p>LEAD:DCP with key players across DCP area- Develop and coordinate partnership incl DTA & projects Town Councils: Consultee</p>	Staff time	<ul style="list-style-type: none"> Various public, private, and sector specialist bodies.
T 4.10	Growth sector projects	<ul style="list-style-type: none"> Programme of initiatives to support target sectors identified in the strategy potentially including: <ul style="list-style-type: none"> Agri- & Aquaculture technology for productivity ICT Service sector – Skills development programme Care sector – Academy for workforce & skills <p>Assistance directed to target sectors to help them meet their various growth challenges.</p> <p>MEASURE – Sector strategies & action plans & initiatives</p>	<ul style="list-style-type: none"> 	<p>LEAD: Various</p>	Staff time	<ul style="list-style-type: none"> Various

DRAFT FRAMEWORK APRIL 2017

Appendix A – Western Dorset Economic Growth Strategy Action Framework 2017 to 2022

STRATEGIC THEME	NO5: ASSETS AND POLICY
Theme Driver:	<ul style="list-style-type: none"> Government policy on economic growth driving Local Authorities' policy development to maximise their contribution to economic growth Imperative on Local Authority to grow income generation especially around use of their land & property assets for employment. Using LA assets and policies to support business development and their capacity to contribute to a sustainable local economy.
Key theme aims:	<ul style="list-style-type: none"> Revised Local Authorities Procurement policies – to open up local supply chain opportunities Revised LA policies and practices to make best use of, or repurpose assets to deliver economic growth
Strategic Outcomes:	<ul style="list-style-type: none"> Local Authorities develop an increased role in driving forward the local economy. Local Authorities derive new income streams from new ways of working, asset developments, and regeneration projects/schemes in support of service delivery <p>Indicators: Economic Impact shown to be delivered by Local Authority policies</p>

Page 135

Ref	Project description	Project benefits, direct outputs & success measures	Target Dates	Delivery Role	Indicative cost	Main Funding Sources & status
T 5.1	Apprenticeship Delivery Programme based on Levy.(Internal and External to DCC/DCP)	<p>Increased number of individuals benefitting from more apprenticeship training routes.</p> <ul style="list-style-type: none"> DCC & DCP launch of new apprenticeships Priorities identified for support to apprenticeships in target deprived wards in DCP area <p>MEASURE - No of Apprentices on LA sponsored programme</p>	<ul style="list-style-type: none"> Start April 2016 Annual rolling programme Annual Members Board 	LEAD: DCP & DCC –Develop & Implement new internal apprenticeship programme	>£200k	Apprenticeship Levy, DCP, DCC, Private Sector
T 5.2	Development of Local Growth Fund	<p>Local businesses to benefit from an ongoing local source of matched funding for growth.</p> <ul style="list-style-type: none"> DCP Policy agreed and implemented A Growth Fund to support businesses starts launched Growth support delivery commenced <p>MEASURE – Value of fund & investments</p>	<ul style="list-style-type: none"> Policy start 2017 Annual review with quarterly report 	LEAD: DCP & DCC - Development and implementation of policy	Based on business rates take.	LA
T 5.3	Development of Procurement Policy to support local business opportunity	<p>Local business turnover & sustainability improved by an increase in income from Dorset LA supply contracts.</p> <ul style="list-style-type: none"> Revised DCC & DCP Procurement Policies agreed Local supply chain businesses supported New apprenticeships and work placements started linked to major Western Dorset regeneration projects Social Enterprises supported <p>MEASURE – Composition of local supplier base to LA</p>	<ul style="list-style-type: none"> Complete 2018/19 	LEAD: DCP & DCC – Review and introduction of new policy	Officer time	DCP/DCC
T 5.4	External Funding Development – forward scanning and application programme matched to Western Dorset economic growth strategy	<p>Increased number of local projects gaining external funding through a larger number of appropriate, well developed and timely funding applications.</p> <ul style="list-style-type: none"> Coordinated programme implemented of forward-looking external funding development Full or matched funding opportunities for regeneration projects identified & achieved Development of local community capacity to gain project funding. <p>MEASURE – Number & value of successful funding bids</p>	<ul style="list-style-type: none"> Annual rolling programme Quarterly report 	LEAD: DCP joint DCC Identify funding sources & lead LA bids; Support partners in developing funding bids	As per individual funding bid	Funding bodies, DCP/DCP, Private and Third Sectors
T 5.5	Development of One Public Estate policy to deliver property focused programme across Western Dorset area.	<p>Opened up opportunities for the LA to release land to generate jobs & homes, and create more joined-up public services</p> <ul style="list-style-type: none"> Coordinated LA strategy and delivery plan agreed Government funding secured to develop Community Living & Learning initiative <p>MEASURE – Value of LA assets leveraged.</p>	<ul style="list-style-type: none"> From 2020 	LEAD: DCC DCP: Partner	Related to asset values.	Cabinet Office Property unit, Private Sector, DCP/DCC

Appendix A – Western Dorset Economic Growth Strategy Action Framework 2017 to 2022

Ref	Project description	Project benefits, direct outputs & success measures	Target Dates	Delivery Role	Indicative cost	Main Funding Sources & status
T 5.6	Weymouth Accommodation Investment Action Plan (WPBC – owned hotels & guesthouses)	<p>A greatly improved physical & financial asset portfolio; improved viability & profitability of occupying hotel operators; a forward-looking & more attractive tourism offer; increased income for WPBC.</p> <ul style="list-style-type: none"> • WPBC-owned accommodation strategy & action plan • A targeted hotel marketing programme launched • Financial assistance programme to leaseholdes for premises improvement started • Direct Council investment in new hotel schemes to generate WPBC revenue stream identified <p>MEASURE – Value of asset investment and ROI</p>	<ul style="list-style-type: none"> • Annual rolling programme • Annual Members Board 	LEAD: DCP: Development of strategy and its implementation	Related to asset values	Private sector, PPP, DCP
T 5.7	Key worker housing on LA land to attract and retain key social and health workers in Dorset.	<p>A LA provided, strategic housing resource to support the growth of a sector-specific workforce & skills supply to the health & social care sectors.</p> <ul style="list-style-type: none"> • Key worker housing business case completed • Housing provider identified & engaged • New homes delivered <p>MEASURE- Key worker homes provided</p>	During 2018	LEAD: DCC DCP: Partner	Related to asset values	LA

Abbreviation	Name	Abbreviation	Name
BID	Business Improvement District	HE	Higher Education
BTC	Bridport Town Council	I.A.G.	Information, advice & guidance
DCC	Dorset County Council	ICT	Information Communication Technology
DCCi	Dorset Chamber of Commerce and Industry	JCP	Job Centre plus
DCLG	Dept Communities and Local Govt	LA	Local Authority
DCP	Dorset Councils Partnership	LEP	Dorset Local Enterprise Partnership
DECC	Dept Energy and Climate Change	LGF	Local Growth Fund
DGH	Dorset Growth Hub	LTP	Local Transport Plan
DI	Dept for International Trade (formerly UKTI) Responsible for export and Inward Investment	MoU	Memorandum of Understanding
DLEP	Dorset Local Enterprise Partnership	ND	North Dorset
DTA	Dorset Tourism Association – tourism subgroup of the Dorset LEP	NDDC	North Dorset District Council
DTC	Dorchester Town Council	PDC	Purbeck District Council
DWP	Dept for Work and Pensions	PPP	Public Private Partnership
ED	Economic Development	R&D	Research and Development
ERDF	European Regional Development Fund	ROi	Return on Investment
ESB	Employment and Skills Board – skills subgroup of the Dorset LEP	SFA	Skills Funding Agency
ESF	European Social Fund	SME	Small and Medium Enterprise
ESIF	European Structural Investment Framework	SPD	Supplementary planning Document
FDi	Foreign Direct Investment	VCS	Voluntary and Community Sector
FE	Further Education	W&P	Weymouth and Portland
GD3	Growth Deal 3	WD	West Dorset
GDP	Gross Domestic Product – total value of goods and services produced	WDDC	West Dorset District Council
GVA	Gross value added – increase in value of goods and services	WPBC	Weymouth & Portland Borough Council
HCA	Homes and Communities Agency		