

Appendix 6

Schedule of Changes to the Local Plan Review: Preferred Options Documentation

Introduction

This schedule identifies a number of proposed changes to the Local Plan Review: Preferred Options documentation.

The changes recommended by Weymouth & Portland Borough Council's Policy Development Committee at the meeting on 18th June 2018 are listed first.

The schedule also identifies a number of other recommended changes resulting from discussions between Members from both councils and Officers to aid clarity / consistency. A number of indicative layout diagrams for inclusion in the Preferred Options document and maps to show proposed changes to the policies map have now been prepared. These are also listed and shown on maps in annexes to this schedule.

Changes Recommended by Weymouth & Portland Borough Council's Policy Development Committee on 18 June 2018	
Change	Reason
Chapter 5 - Housing	
At the end of paragraph 5.1.4 add <i>'The councils recognise that community-led housing does have a role to play in meeting housing needs. This will be encouraged in locations where housing would otherwise be acceptable. Any community-led housing that would contribute towards the provision of affordable housing, or proposed on an affordable housing exception site, must fall within the definition of affordable housing set out in the glossary'</i>	To clarify the councils' approach to community-led housing
At the end of paragraph 5.2.14 add <i>'The current allocations policy requires applicants for affordable housing in West Dorset and Weymouth & Portland to have a local connection in order to be able to apply to join the housing register'</i>	To clarify the priority given to local people in the allocation of affordable homes
Chapter 7 - Weymouth	
Delete: Policy WEY15: Land South of Wey Valley (Preferred Option);	Site recommended for deletion by Policy Development Committee due to

Changes Recommended by Weymouth & Portland Borough Council's Policy Development Committee on 18 June 2018

Change	Reason
supporting text in paragraphs 7.5.50 to 7.5.53; and Question 7-iii	concerns over the impact of the proposed development on an Important Open Gap and the loss of the farm and farm shop at Redlands Farm
<i>Consequential Changes</i>	<i>Reason</i>
Make any necessary consequential changes, particularly to: <ul style="list-style-type: none"> - Chapter 3 to reflect the deletion of the WEY15 site, including a reduction in the housing supply of 100 dwellings; and - To remove the map of the WEY15 site from the list of maps for consultation (Appendix 3) 	To ensure that the rest of the Preferred Options documentation is consistent with the deletion of the WEY15 site, as recommended by Policy Development Committee
Chapter 9 - Littlemoor	
At the end of paragraph 9.4.3 add <i>'Where community infrastructure provision is made off-site, it should be in a location that would be usable by the residents of the new development, for example within or adjoining the existing local centre south of Littlemoor Road'</i>	The additional text has been added to ensure that any off-site provision of infrastructure would be in a location that would be usable by the residents of the new development at Littlemoor.

Other Recommended Changes to the Local Plan Review: Preferred Options documentation

Change	Reason
General	
Amend the numbering for criteria in policies as follows: <ul style="list-style-type: none"> - For single sentence / single criterion policies such as ECON4, ECON7, ECON8 etc. remove the i) notation in front of the single sentence / criterion; - For policies that start with a single sentence followed by several bulleted criteria such as SUS4, HOUS4, HOUS5, COM5, COM6, COM10, COM11 remove the i) in front of the 	For clarity and to enable the criteria and sub-criteria of policies to be clearly referenced in development management (and other) reports

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<p>single sentence and replace the bullets with the numbering i), ii) etc. Retain the i), ii), iii) etc. numbering for policies that have two or more sections. Where there are bulleted sub-criteria in such policies, define as sub-sections a), (b), (c) etc. instead of bullets.</p>	
<p>Where indicative diagrams of layouts are to be included in the Preferred Options document, as detailed below, add the following standard text: <i>'An indicative layout has been produced for each of the proposed new site allocations to give a visual representation of how development could take place. The layouts have been produced to help guide future site design work and show where the main policy requirements for each site could be located. The layouts will however act as a guide only and may be subject to change through the planning process.'</i></p>	<p>To explain the role and function of the indicative layout diagrams to be included in the Preferred Options document</p>
<p>Amend 'm2' and 'sqm' and 'square metres'</p>	<p>For consistency throughout the document</p>
<p>Chapter 1 - Introduction</p>	
<p>Amend the population figures in the table following paragraph 1.2.4 to read: <i>'Weymouth – 52,744 Dorchester – 20,135 Bridport Area – 14,199 Portland – 12,627 Sherborne – 9,724 Chickerell – 5,704 Lyme Regis – 3,614 Beaminster – 2,930'</i></p>	<p>To reflect the latest (2016) mid-year population estimates</p>
<p>Amend footnote 1 to refer to the 2016 mid-year population estimates</p>	<p>To reflect the latest (2016) mid-year population estimates</p>
<p>Amend Table 1.1 to reflect population change over the period 1991 to 2016, as shown in Annex 1</p>	<p>To reflect the latest (2016) mid-year population estimates and to show population change to up to 2016 (i.e.</p>

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Change	Reason
	the start of the plan review period), rather than to 2014
Delete paragraph 1.2.9 and replace with: <i>'House prices Dorset are comparatively high. In January 2018 the average house price was £294,409 compared with £242,286 for England as a whole'</i>	To give a comparison between local and national house prices
Chapter 2 – Environment and Climate Change	
At the end of paragraph 2.3.22 add: <i>'Local Green Spaces are protected by national policy and guidance'</i>	To clarify that Local Green Spaces, which are typically defined in neighbourhood plans, receive protection under national policy and guidance
Include the Green Infrastructure Network on the policies map, as shown in Annex 2	Reference is made to this in paragraph 2.3.24 of the Preferred Options document
In paragraph 2.5.40 list the one site on the West Dorset contaminated land register as <i>'the former landfill site, West Mill Lane, Sherborne'</i>	For clarity
At the end of paragraph 2.7.7 inset the word <i>'excessive'</i> between <i>'without'</i> and <i>'clutter'</i>	For clarity
Chapter 3 – Achieving a Sustainable Pattern of Development	
In the first bullet of paragraph 3.1.2 replace <i>'understanding local circumstances'</i> with <i>'respecting local circumstances'</i>	For clarity
Update the Strategic Diagram in Figure 3.1 to reflect the relative size of the housing and employment allocations proposed in the Local Plan Review	To give a clearer diagrammatic representation of the proposed distribution of development in the Local Plan Review
In Table 3.3 delete the <i>'PO'</i> (preferred option) notation from the Wessex Stadium site	Typographical error. The site is not a preferred option.
In Table 3.5 show the sites at North Dorchester, South of Broadwindsor	To provide clarity and consistency with Table 3.3 which shows the preferred

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Road, Beaminster and South of Bradford Road, Sherborne as 'preferred options' (by a PO notation) for the provision of employment land	options for housing
At the beginning of the first sentence of paragraph 3.5.8 delete ' <i>Re-use for tourism purposes (other than holiday accommodation) should support sustainable rural tourism</i> ' and replace with ' <i>The re-use of a building as a tourism facility should support sustainable rural tourism</i> '	For clarity
Chapter 4 - Economy	
In Table 4.1 show the Key Employment Site at Horn Park Quarry as being in Broadwindsor	The site is incorrectly shown as being at Beaminster. The site is actually in Broadwindsor Parish
In Table 4.2 delete Abbotsbury Road, Westham as a 'local centre'	This area is close to the edge of Weymouth Town Centre and is better described as an area of local neighbourhood shops, rather than a distinct 'local centre'. Local neighbourhood shops are protected as 'community buildings' under Policy COM3
Show the following local centres in Weymouth & Portland listed in Table 4.2 on the policies map, as delineated on the maps in Annex 3: <ul style="list-style-type: none"> - Fortuneswell, Portland - Littlemoor Centre - Lodmoor Hill - Portland Road, Wyke Regis - Southill Centre 	A map for Easton Square has already been produced and it is proposed to delete Abbotsbury Road, Westham as a local centre for the reason given above. It is necessary to clearly identify the boundaries of the other local centres for the purposes of applying the 'sequential test' in Policy ECON5
Show maps of the following local centres in West Dorset listed in Table 4.2 on the policies map as delineated on the maps in Annex 3: <ul style="list-style-type: none"> - Chickerell - West Bay 	A map for Beaminster has already been produced. It is necessary to clearly identify the boundaries of the other local centres for the purposes of applying the 'sequential test' in Policy ECON5

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Chapter 5 - Housing	
At the end of paragraph 5.2.1 add a new sentence: <i>'It should be noted that different thresholds may apply in neighbourhood development plans'</i>	To clarify that the thresholds above which affordable housing may be sought in neighbourhood development plans may have different to those set out in the local plan review
At the end of paragraph 5.2.4 add a new sentence: <i>'It should be noted that different percentages may be sought or required in neighbourhood development plans'</i>	To clarify that the percentage of affordable housing sought or required in a neighbourhood development plan may be different to the percentage sought in the local plan review
In paragraph 5.2.13 after <i>'will get more people'</i> and before <i>'onto the housing ladder'</i> insert <i>'(including essential local workers)'</i> .	To clarify that affordable home ownership products can have a role to play in meeting the needs of 'essential local workers' (which is the term now used for 'key workers' in the draft revised NPPF)
At the end of criterion i) of Policy HOUS1 add a new sentence: <i>'These thresholds will apply unless a different threshold has been established in a neighbourhood development plan'</i>	To clarify that the thresholds above which affordable housing may be sought in neighbourhood development plans may have different to those set out in the local plan review
At the end of criterion ii) of Policy HOUS1 add a new sentence: <i>'These percentages will be sought unless different percentages are sought (or required) in a neighbourhood development plan'</i>	To clarify that the percentage of affordable housing sought or required in a neighbourhood development plan may be different to the percentage sought in the local plan review
In criterion v) of Policy HOUS1 delete <i>'affordable rental products'</i> and replace with <i>'affordable housing for rent'</i>	To more accurately reflect the new definition of affordable housing in the draft revised NPPF
At the end of paragraph 5.7.15 add: <i>'Permitted development rights may be removed where the subdivision of an existing dwelling outside DDBs is permitted'</i>	The supporting text to Policy HOUS6 indicates that the subdivision of an existing dwelling that had been significantly extended would not be acceptable. The additional text would ensure that permission would have to be sought for any extensions proposed after a proposal for subdivision had been allowed (i.e. this could not then be

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	done under permitted development rights)
In the second bullet of paragraph 5.8.10 insert ' <i>(where available)</i> ' after ' <i>comparable sales prices for tied dwellings in the locality</i> '	For clarity
Chapter 7 - Weymouth	
Delete the second sentence of paragraph 7.5.45 and replace with ' <i>The site comprises agricultural fields to the south of the small complex of existing farm buildings</i> '	To clarify that the proposed site does not include the farm buildings at Wyke Oliver Farm
Include a map showing an indicative layout for the preferred option at Wyke Oliver Farm (subject to Policy WEY14) in Chapter 7 (see Annex 4)	To provide an indication of how the preferred option site might be developed
Show the extension to Lorton Valley Nature Park (proposed under Policy WEY17) on the policies map (see Annex 5)	To show the area proposed for the extension of Lorton Valley Nature Park
Chapter 8 - Portland	
Delete ' <i>St Georges</i> ' form the list of vacant school sites on Portland	The school site is not vacant
Chapter 10 - Chickerell	
Include a map showing an indicative layout for the preferred option west of Southill (subject to Policy CHIC4) in Chapter 10 (see Annex 4)	To provide an indication of how the preferred option site might be developed
Include a map showing an indicative layout for the preferred option on the Former Tented Camp, Mandeville Road (subject to Policy CHIC5) in Chapter 10 (see Annex 4)	To provide an indication of how the preferred option site might be developed
Chapter 11 - Dorchester	
At the end of Question 11-iii delete	Typographical error

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'DOR166' and replace with 'DOR16'	
Include a map showing an indicative land use plan for the preferred options north of Dorchester and west of Charminster (subject to Policies DOR15 and 16) in Chapter 11 (see Annex 4)	To provide an indication of how the preferred option sites might be developed
Show the Kingston Maurward College site (subject to Policy DOR13) on the policies map (see Annex 6)	To clearly delineate the area to which Policy DOR13 would apply
Show the Dorchester Hospital site (subject to Policy DOR14) on the policies map (see Annex 7)	To clearly delineate the area to which Policy DOR14 would apply
After paragraph 11.5.34 add a new heading ' <i>Cokers Frome Showground</i> ' and add a new paragraph: <i>'Cokers Frome Showground is within the development site and plays host to the Dorset County Show amongst other events. The County Show is of importance to the local economy as a traditional agricultural show, for local businesses and as a tourist attraction. Development of the site would result in a need for the showground to be relocated and the councils will work with the Dorset Agricultural Society to find a suitable alternative site.'</i>	To clarify the position in relation to Cokers Frome Showground, which is located within the proposed North Dorchester site DOR15
Chapter 12 - Crossways	
Include a map showing an indicative layout for the preferred options at Woodsford Fields and west of Crossways (subject to Policies CRS5 and 6) in Chapter 12 (see Annex 4)	To provide an indication of how these preferred option sites might be developed
Chapter 14 - Beaminster	
Include a map showing an indicative layout for the preferred option west of Tunnel Road (subject to Policy BEAM3) in Chapter 14 (see Annex 4)	To provide an indication of how the preferred option site might be developed

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<p>Include a map showing an indicative layout for the preferred option for employment land south of Broadwindsor Road (subject to Policy BEAM4) in Chapter 14 (see Annex 4)</p>	<p>To provide an indication of how the preferred option site for employment land might be developed</p>
<p>Chapter 15 – Lyme Regis</p>	
<p>Include a map showing an indicative layout for the preferred option to extend the current Woodberry Down site (subject to Policy LYME1) in Chapter 15 (see Annex 4)</p>	<p>To provide an indication of how the preferred option site might be developed</p>
<p>Chapter 16 - Sherborne</p>	
<p>Include a map showing an indicative layout for the preferred option to extend the current Barton Farm site (subject to Policy SHER5), the preferred option north of Bradford Road (subject to Policy SHER6) and the preferred option south of Bradford Road (subject to Policy SHER7) in Chapter 16 (see Annex 4)</p>	<p>To provide an indication of how these preferred option sites might be developed</p>
<p>Glossary</p>	
<p>Add the definition of ‘essential local workers’ from the draft revised NPPF to the glossary: <i>‘Public sector employees who provide frontline services in areas including health, education and community safety and can include NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers’</i></p>	<p>Definition omitted in error</p>
<p>Add the definition of ‘major development’ from the draft revised NPPF to the glossary: <i>‘For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m²</i></p>	<p>Definition omitted in error</p>

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<i>or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015'</i>	