

Strategic Policies of the Local Plan

1.1 LOCAL PLAN REVIEW (PREFERRED OPTIONS) CONSULTATION

INTRODUCTION

- 1.1.1 Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan, and local planning authorities should set out clearly their strategic policies for the area.
- 1.1.2 This note has been prepared to draw neighbourhood plan groups' attention to this issue and to help neighbourhood plan groups understand which policies of the Local Plans the councils regard as strategic.
- 1.1.3 Please be aware however that neighbourhood plan examiners may take different views on which policies are strategic. Recent case law has confirmed that the identification of 'strategic policies' is not precise but a matter of judgement, and the fact that a local planning authority has identified a policy as strategic does not necessarily mean that it is. Changes in national policy or other circumstances may affect this judgement, and officers in commenting on draft neighbourhood plans, or advising neighbourhood plan groups, will comment if they consider this may be the case.

WEST DORSET, WEYMOUTH & PORTLAND LOCAL PLAN REVIEW

- 1.1.4 Rather than specifying whether or not individual policies are strategic, the plan includes **strategic objectives** and a summary of the '**strategic approach**' for each theme of the plan. These 'strategic approaches' are set out on pages 12-14 of the plan, in the introductory chapter, and are also repeated at the beginning of each chapter of the plan. Paragraph 1.3.2 of the introduction states that '**Communities preparing neighbourhood development plans will need to show how their proposals: positively contribute to the vision and strategic priorities; reflect the strategic approach; and are in general conformity with strategic policies of the local plan review**'.
- 1.1.5 Policy SUS4 on Neighbourhood Development Plans also states that neighbourhood development plans should be prepared '**to positively contribute to the local plan review's vision and strategic priorities; to reflect its strategic approach; and be in general conformity with its strategic policies**'
- 1.1.6 The 'strategic approach' sections therefore form the local planning authority's stated view, in its local plan, of what aspects of policy should be regarded as strategic. This does however mean that part of a policy may be strategic and part not. An indicative assessment of how each policy fits with the Strategic Approach is set out in the Appendix below.

POLICY	SUBJECT	STRATEGIC ASPECTS
INT1	Presumption in favour of sustainable development	Strategic policy (reflects national policy, as well as strategic objectives of the local plan). Neighbourhood plans should be based upon and reflect the presumption in favour of sustainable development. Communities should develop plans that support the strategic development needs set out in the Local Plan and plan positively to support local development outside the strategic elements of the Local Plan.
ENV1	Landscape and seascape	Strategic Approach includes the protection of landscape, seascape and mitigation where appropriate
ENV2	Sites of geological interest	Strategic Approach includes the protection of sites of geological interest and mitigation where appropriate
ENV3	Wildlife habitats and species	Strategic Approach includes protection of wildlife and habitats, and mitigation where appropriate Neighbourhood plans can designate green areas for special protection because of its richness of wildlife.
ENV4	Green infrastructure network	Strategic Approach includes protection of important local green spaces, and mitigation where appropriate. Neighbourhood plans can designate green areas for special protection which can be added to the green infrastructure network.
ENV5	Heritage assets	Strategic Approach includes protection of heritage assets Where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the Local Plan into action at a neighbourhood scale.
ENV6	Flood Risk	Strategic Approach includes directing development away from areas at risk of flooding. Neighbourhood plans should be informed by an appropriate assessment of flood risk and ensure policies steer development to areas of lower flood risk as far as possible.
ENV7	Land instability	Strategic Approach includes directing development away from areas at risk of land instability.
ENV8	New built development within the coastal change management area	Strategic approach includes directing development away from areas at risk of coastal erosion.
ENV9	Replacement of existing dwellings and farm buildings within the coastal change management area	Strategic approach includes directing development away from areas at risk of coastal erosion.
ENV10	Agricultural land and community schemes for local food or crops	Non strategic
ENV11	Pollution and contaminated land	Strategic Approach includes directing development away from areas at risk of air and water pollution Air quality concerns can be relevant to neighbourhood planning.

POLICY	SUBJECT	STRATEGIC ASPECTS
ENV12	The landscape and Townscape setting	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area A neighbourhood plan is essential to achieving high quality places. A key part of any plan is understanding and appreciating the context of an area, so that proposals can then be developed to respect it. Good design interprets and builds on historic character, natural resources and the aspirations of local communities.
ENV13	The pattern of streets and spaces	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV14	the siting and design of buildings	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV15	Achieving high levels of environmental performance	Strategic Approach includes that development should be of high quality design to help achieve sustainable communities
ENV16	Shop fronts and Advertisements	Non strategic
ENV17	Effective and efficient use of land	Strategic Approach includes that development should be of high quality design, and contributing to local identity of area
ENV18	Amenity	Strategic Approach refers to enhancing quality of life for residents and visitors
SUS1	The Level of housing and economic growth	Strategic Approach includes the requirement figures for housing and employment The local plan review's strategic allocations provide the main development opportunities and are fundamental to delivering sufficient development. Neighbourhood plans can propose more housing and employment than set out for the area in the Local Plan.
SUS2	Spatial Strategy	Strategic Approach includes reference to the settlement hierarchy and development within settlement boundaries. The policy includes the principles that have led to the proposed distribution. General restriction of development in rural areas – but recognition that neighbourhood plans may allocate additional sites, add or extend development boundaries, and that some development types are needed to support the rural economy.
SUS3	Reuse of buildings outside defined development boundaries	Non Strategic
SUS4	Neighbourhood development plans	Neighbourhood plans need to take account of this policy, which sets out expectations of how neighbourhood plans will relate to the local plan. The Strategic Approach identifies that neighbourhood plans can allocate development beyond that allocated in the local plan, and can extend or add settlement boundaries. But it also sets out principles such as concentrating development where jobs and facilities are accessible, and development being at an appropriate scale to the size of the village.

POLICY	SUBJECT	STRATEGIC ASPECTS
ECON1	Provision of employment	Strategic Approach includes the general support for employment development as expressed in this policy. The specific wording on live-work units is not considered to be strategic.
ECON2	Protection of key employment sites	Strategic Approach includes the protection of existing employment sites, taking into account their significance – the key employment sites are the more strategically significant ones.
ECON3	Protection of other (non-key) employment sites	Strategic Approach includes the protection of existing employment sites, taking into account their significance.
ECON4	Retail need and provision	Strategic Approach includes the requirement figures for retail development. The local plan review's town centre expansion areas identify the main development opportunities are fundamental to delivering sufficient development.
ECON5	Retail hierarchy, the sequential test and impact assessments	Strategic Approach includes the identification of a network and hierarchy of centres.
ECON6	Protection of retail frontages	Non strategic
ECON7	Hot Food takeaways	Non strategic
ECON8	Markets	Non strategic
ECON9	Tourism attractions and facilities	Strategic Approach includes directing town centre uses to the town centres
ECON10	Built Tourist Accommodation	Strategic Approach includes directing town centre uses to the town centres
ECON11	Caravan and camping sites	Non strategic
ECON12	New agricultural buildings	Non strategic
ECON13	Diversification of land-based rural businesses	Non strategic
ECON14	Equestrian development	Non strategic
HOUS1	Affordable housing	<p>Strategic Approach sets out that:</p> <ul style="list-style-type: none"> the type, size and mix of housing will be expected to meet local needs as far as possible and result in balanced communities opportunities will be taken to secure affordable homes to meet local needs New open market housing sites should make provision for affordable housing. <p>The percentage of affordable housing on market housing sites, thresholds above which it is sought, and tenure split within the affordable provision, are not part of the strategic approach.</p>
HOUS2	Affordable housing exception sites	<p>The Strategic Approach refers to flexible policies that encourage affordable housing to come forward, but does not refer to exception sites so this is not a strategic policy.</p> <p>The local plan policy allows these sites only for affordable</p>

POLICY	SUBJECT	STRATEGIC ASPECTS
		housing, but the text indicates that if a community wants to allow open market cross-subsidy on exception sites they could do this in neighbourhood plans without being contrary to the strategic policies.
HOUS3	Open market housing mix	Strategic Approach refers to the type, size and mix of housing being expected to reflect local needs as far as possible and result in balanced communities, as reflected in this policy, so it is strategic.
HOUS4	Development of Flats, Hostels and Houses in Multiple Occupation	Non strategic
HOUS5	Residential care accommodation	Non strategic
HOUS6	Other residential development outside defined development boundaries	Non strategic
HOUS7	Occupational dwellings outside defined development boundaries	Non strategic
HOUS8	Self-build and custom-build housing	Strategic Approach refers to the type, size and mix of housing being expected to reflect local needs as far as possible and result in balanced communities. Sites may be allocated for 100% (or a high proportion of) self-build and / or custom-build housing plots, through a policy in an adopted neighbourhood development plan.
COM1	Making sure new development makes suitable provision for community infrastructure	Strategic Approach states that new local community facilities will be provided as part of developments where possible and practicable
COM2	New or improved local community Buildings and structures	Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel
COM3	The retention of local community buildings and structures	Strategic Approach states that existing facilities will be protected through a flexible approach which recognises the changing needs in society
COM4	New or improved local recreational facilities	Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel
COM5	The retention of open space and recreational facilities	Strategic Approach states that existing facilities will be protected through a flexible approach which recognises the changing needs in society

POLICY	SUBJECT	STRATEGIC ASPECTS
COM6	The provision of education and training facilities	Strategic Approach states that community facilities should be provided within local communities, recognising the benefit of reducing car travel
COM7	Creating a safe and efficient transport network	Strategic Approach states that providing a safe transport route network for all types of travel, and providing choices for 'greener' travel options where practicable, are also a key part of the strategy, and that development contributions towards transport infrastructure will be made
COM8	Parking standards in new development	Not strategic, though may be impacts on COM7 on safe and efficient transport networks
COM9	The provision of utilities service infrastructure	Strategic Approach refers to developer contributions towards strategic infrastructure needs
COM10	Renewable energy development	Not identified in the plan as a strategic policy, but there is national policy on the subject which must be taken into account. Neighbourhood plans are an opportunity for communities to plan for community led renewable energy developments.
COM11	Wind energy development	Not identified in the plan as a strategic policy, but there is national policy on the subject which must be taken into account. Where appropriate Neighbourhood Plans may seek to identify areas as suitable for small scale wind energy development

- 1.1.7 As part of the 'strategic approach', the local plan states that certain development allocations are 'strategic allocations'. This means that the principle of development cannot be changed through neighbourhood plans, though details such as design policies for them may be set out in neighbourhood plans. The strategic allocations are identified in Table 3.3 and as key employment sites in Table 3.5 of the local plan.

POLICY	SITE	STRATEGIC ASPECT
WEY1	Weymouth Town Centre Strategy	Strategic allocation sites
WEY2	Town centre core and Commercial Road area	Part of WEY1 strategic allocation
WEY3	Station area and Swannery car park	Part of WEY1 strategic allocation and a strategic retail expansion area
WEY4	Custom House Quay and Brewery Waterfront	Not strategic
WEY5	The Esplanade (south)	Not strategic
WEY6	Ferry Peninsula	Part of WEY1 strategic allocation
WEY7	Westwey Road and North Quay area	Part of WEY1 strategic allocation
WEY8	Lodmoor Gateway and Country Park area	Part of WEY1 strategic allocation
WEY9	Bincleaves Cove	Not strategic
WEY10	Land at Markham and Little Francis	Strategic allocation
WEY11	Land off Louviers Road	Strategic allocation
WEY12	Land at Wey Valley	Strategic allocation
WEY13	Land at the Old Rectory, Lorton Lane	Not strategic
WEY14	Wyke Oliver Farm (PO)	Strategic allocation
WEY15	Land south of Wey Valley South (PO)	Strategic allocation

WEY16	Tumbledown Farm	Not strategic
WEY17	Lorton Valley Nature Park	Strategic allocation
PORT1	Osprey Quay	Strategic allocation
PORT2	Former Hardy Complex	Strategic allocation
PORT3	Portland Quarries Nature Park	Strategic allocation
LITT1	Littlemoor urban extension	Strategic allocation
LITT2	Land at Icen and Weyside Farms	Not strategic
CHIC1	Land at Putton Lane	Strategic allocation
CHIC2	Chickerell urban extension	Strategic allocation
CHIC3	Wessex Stadium (PO)	Strategic allocation
CHIC4	Land West of Southill (PO)	Strategic allocation
CHIC5	Tented Camp, Mandeville Road (PO)	Not strategic
DOR1	Dorchester Roman Town Area	Strategic Approach includes protection of heritage assets
DOR2	Future town centre expansion	Strategic retail expansion area
DOR3	Fairfield Carpark	Strategic retail expansion area
DOR4	Brewery Square, Weymouth Avenue	Strategic allocation
DOR5	High East Street / High West Street Area	Strategic Approach states that providing a safe transport route network for all types of travel, and providing choices for 'greener' travel options where practicable, are also a key part of the strategy.
DOR6	Dorchester Transport and Environment Plan	Strategic Approach states that providing a safe transport route network for all types of travel, and providing choices for 'greener' travel options where practicable, are also a key part of the strategy.
DOR7	Poundbury mixed use development	Strategic allocation
DOR8	Poundbury Parkway Farm Business Site	Strategic allocation
DOR9	Red Cow Farm, St Georges Road	Not strategic
DOR10	Land south of St George's Road	Not strategic
DOR11	Land off Alington Avenue	Not strategic
DOR12	Former Dorchester Prison (PO)	Strategic allocation
DOR13	Kingston Maurward College	Not strategic
DOR14	Dorset County Hospital	Not strategic
DOR15	North Dorchester (PO)	Strategic allocation
DOR16	Land to the west of Charminster (PO)	Strategic allocation
CRS1	Masterplanning for the wider crossways area	Not identified as strategic (though will influence future local plan policies and may lead to strategic allocations in future plans)
CRS2	Land south of Warmwell road	Strategic allocation
CRS3	Land adjacent Oakland Park (PO)	Not strategic
CRS4	Land to the west of Frome Valley Road (PO)	Strategic allocation
CRS5	Land at Woodsford Fields (PO)	Strategic allocation
CRS6	Land to the west of Crossways (PO)	Strategic allocation
BRID1	Future town centre expansion	Strategic retail expansion area
BRID2	Land at Vearse Farm	Strategic allocation

BRID3	Land to the east of Bredy Veterinary Centre, Off Jessopp Avenue	Not strategic
BRID4	St Michael's Trading Estate	Not strategic
BEAM1	Land to the north of Broadwindsor Road	Strategic allocation
BEAM2	Land at Lane End Farm	Strategic allocation
BEAM3	Land West of Tunnel Road (PO)	Strategic allocation
BEAM4	Land South of Broadwindsor Road (PO)	Strategic allocation
LYME1	Land at Woodberry Down (PO)	Not strategic
SHER1	Future town centre expansion	Strategic retail expansion area
SHER2	Land at Sherborne Hotel	Strategic allocation
SHER3	Former gasworks site, Gas House Hill	Strategic allocation
SHER4	Land at Barton Farm	Strategic allocation
SHER5	Barton Farm Extension (PO)	Strategic allocation
SHER6	North of Bradford Road (PO)	Strategic allocation
SHER7	South of Bradford Road (PO)	Strategic allocation