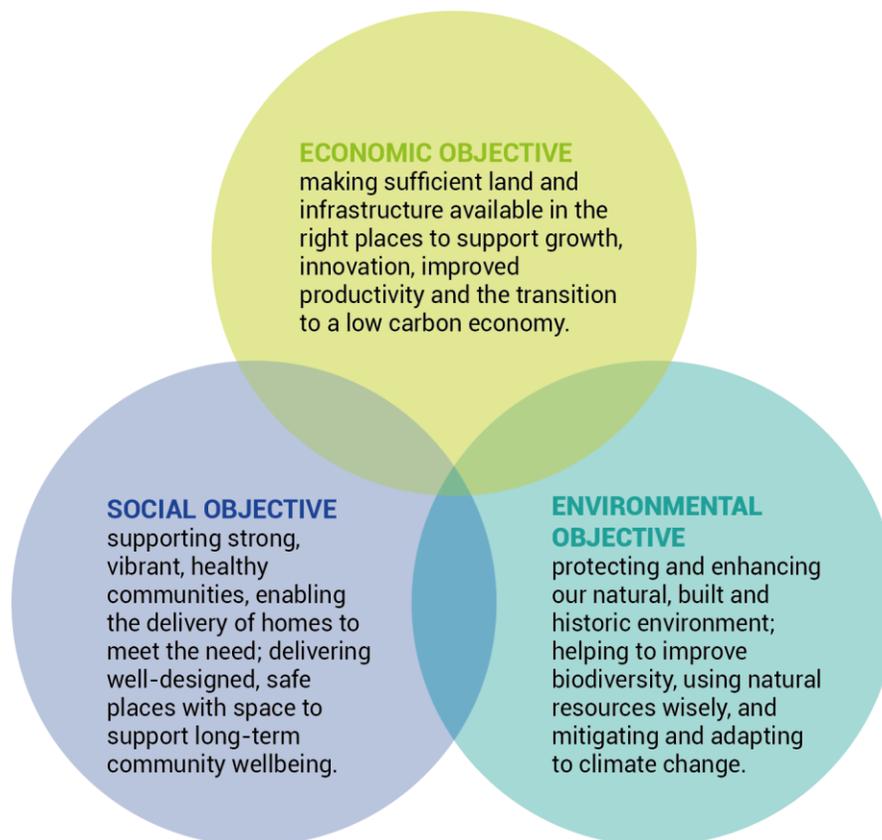


2. The strategy for sustainable growth

2.1. Introduction

- 2.1.1. The Dorset Council Local Plan's overarching objective is to contribute to achieving sustainable development, which is generally accepted as being 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.
- 2.1.2. In planning terms sustainable development has three objectives which need to be pursued in mutually supportive ways – an Economic Objective, a Social Objective and an Environmental Objective.

Figure 2.1: Sustainable Development Objectives



- 2.1.3. Using the Dorset Council Local Plan in planning decisions will influence the future patterns of development to help make Dorset more sustainable. This chapter sets out the strategic approach that will enable sustainable growth to meet the needs of Dorset to 2038. It will outline the levels of housing, economic and other development that are to be accommodated. It seeks to promote sustainable patterns of development as embodied within the Dorset Council Local Plan's Vision and to help address the Strategic Priorities.

Vision and strategic priorities

- 2.1.4. The Dorset Council Local Plan Vision reflects the environmental quality of the area and builds on the way that the pattern and hierarchy of settlements in Dorset currently function. The opportunities for growth at the market and coastal towns are recognised alongside those of the main centres of economic activity of South East Dorset and the Dorchester to Weymouth corridor. The Vision also recognises the needs of the more rural areas outside these centres.

Vision

Dorset will be a great place to live, work and visit.

The environmental quality of the area – its rural landscapes, its biodiversity, its rich heritage, its coast and its picturesque towns and villages – is what makes Dorset a special place to live, work and visit. The settlements in Dorset all have their own distinct character – from rural market towns to coastal towns; from small hamlets to the larger villages; and those settlements on the edge of the South East Dorset conurbation – and all perform important functions that contribute to Dorset's economy and wellbeing.

By 2038 this will be improved with high quality developments that bring the homes, jobs and supporting infrastructure that Dorset needs. We will reduce our carbon footprint and seek to enhance our natural environment.

The main centres for economic activity of south east Dorset and the Dorchester to Weymouth corridor will be enhanced. Excellent employment opportunities will exist at the towns with sustainable travel opportunities provided to them from the surrounding villages.

The towns across the area will act as hubs for their rural hinterlands providing many of the services that people need on a frequent basis.

The beauty of the rural area will be maintained and enhanced where opportunities arise. The area's rich heritage, hedgerows, trees and the character of the landscape will be respected where development takes place. The large areas of significance for biodiversity will be protected and where opportunities arise, real enhancements to the natural environment will be realised.

- 2.1.5. Drawing inspiration from the Dorset Council Plan¹, the Strategic Priorities set out the aims that the Local Plan will seek to achieve through its use in development decisions. Delivery of the strategic priorities will involve working alongside a number of partner

¹ The Dorset Council Plan sets out the Council's ambitions for the next 4 years.

<https://www.dorsetcouncil.gov.uk/your-council/about-your-council/dorset-council-plan/dorset-council-plan.aspx>

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organisations including environmental protection organisations, registered social landlords, infrastructure providers and the development industry.

Strategic priorities

Climate and ecological emergency
<p>We will take actions to minimise the impact of climate change, including minimising flood risk, and to reduce the impact on the climate, by locating and designing developments to reduce distances travelled and minimise energy use. We will support renewable energy developments appropriate to Dorset.</p> <p>We will ensure that all new development incorporates ecological net gain to help deliver the aspiration to reverse the current decline in protected species and habitats.</p>
<p><u>How the Local Plan will meet this priority:</u> Through managing where and how development takes place, the Local Plan can minimise the distance travelled and focus travel onto active travel and public transport options. Measures will be required to mitigate any impact on important ecological sites.</p> <p>The impacts of climate change can be reduced by avoiding areas at risk of flooding and building green infrastructure (including space for biodiversity) into developments.</p>
Economic growth
<p>We will deliver sustainable economic growth and improved infrastructure across the whole of Dorset, increasing productivity and the number of high quality jobs, and creating great places to live, work and visit.</p>
<p><u>How the Local Plan will meet this priority:</u> The Local Plan can help to deliver economic growth by enabling sustainable economic development in the right locations and providing homes for those who work in the area. Infrastructure provision to meet the area's needs is important to facilitating this growth. Around 21,000 new jobs are to be created across the area over the lifetime of this Plan.</p>
Unique environment
<p>We will protect and enhance Dorset's unique environment by delivering sustainable development which respects the area's biodiversity and increases the natural capital value of these assets, in recognition of the benefits this will bring to the economy and to our wellbeing.</p>
<p><u>How the Local Plan will meet this priority:</u> The Local Plan will enable development in the most appropriate locations whilst also minimising the impact of population growth and economic activity on Dorset's environment, and bringing about net gains in biodiversity.</p>

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Suitable housing

We will work with the development industry, town and parish councils, registered housing providers, community land trusts and local housing partners to deliver housing, including affordable housing, that meets the needs of Dorset. We want to enable those who grow up in Dorset to stay in Dorset.

How the Local Plan will meet this priority: Housing is one of the key outputs of the Local Plan. Housing, including affordable housing, will be provided across the plan area to meet the needs of those who wish to live and work in the area. Around 30,000 new homes will be provided over the lifetime of this plan, of a range of types, sizes and tenures to meet Dorset's diverse needs.

Strong, healthy communities

We will work to build and maintain strong communities where people get the best start and lead fulfilling lives.

How the Local Plan will meet this priority: The Local Plan will enable communities to thrive by providing community infrastructure and green space giving opportunities for people to meet and participate in their community.

Staying safe and well

We will work to enable a good quality of life for our residents through high quality, well designed and safe developments, with access to local greenspace for health and wellbeing.

How the Local Plan will meet this priority: Through town centre regeneration and by protecting town centres, the Local Plan will enhance people's quality of life. Healthy lifestyles will be promoted through the way development is designed, by building in safe and convenient routes for active travel, recreational opportunities and access to green space.

Q: Spatial strategy

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

2.2. The need for housing and employment land in Dorset

- 2.2.1. The level of housing growth that needs to be accommodated in Dorset has been derived from the Government's 'standard method', whilst also taking account of unmet need from neighbouring areas. The requirement for employment land in Dorset has been derived from a workspace strategy.
- 2.2.2. The Government has recently proposed some changes to the 'standard methodology' which would alter the number of homes that are required across Dorset. Once changes have been made to the standard method, they will be reflected through subsequent iterations of the plan and prior to the publication stage.

The housing requirement for Dorset

- 2.2.3. National policy states that strategic policy-making authorities should establish a 'housing requirement figure' for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Councils are expected to identify a supply of specific, developable sites or broad locations for growth for at least a ten-year period, and preferably for fifteen years. This local plan will cover the period from 2021 to 2038 including a fifteen-year period from adoption, which is anticipated in 2023.
- 2.2.4. The standard method in national planning guidance (calculated in June 2020) gives an uncapped figure for the 'local housing need' in Dorset of 1,793 net additional dwellings per annum (dpa). Over a 17-year period that equates to 30,481 dwellings in total.

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- 2.2.5. National policy also states that in addition to the 'local housing need' figure, any needs that cannot be met within neighbouring areas should be taken into account in establishing the amount of housing to be planned for. It is anticipated that East Devon, South Somerset and Wiltshire will be able to meet their own housing needs, but there may be a level of unmet need (as yet unquantified) from Bournemouth, Christchurch and Poole Council, New Forest District Council and / or New Forest National Park Authority.
- 2.2.6. In due course, the local housing need figure for Dorset of 30,481 dwellings will need to be added to a figure for unmet need from neighbouring areas (as yet unknown) to give an overall 'housing requirement figure' for Dorset. However, several changes to the way housing targets are calculated for local plans have been proposed by the Government. These changes have not yet been confirmed but may ultimately result in a binding target for each local authority and the removal of the requirement to meet unmet need from neighbouring areas.
- 2.2.7. In preparing this draft local plan, Dorset Council has examined a range of options to meet the figure for local housing need in Dorset in a sustainable way. Through this document, the council has identified sufficient land to meet more than the current requirement. This not only gives flexibility to respond to the Government's proposed changes to the 'standard method' for calculating housing numbers but also enables a contingency should the delivery of housing not come forward as expected. In addition, the identified supply will enable decisions to be made in selecting the most appropriate sites to meet the future housing need.
- 2.2.8. To reflect this approach, Policy DEV1 identifies a minimum level of housing provision and a minimum average annual rate of housing development that will need to be delivered. In the absence of any unmet need, these figures would be used for monitoring and calculating the five-year housing land supply. However, these minimum figures may be increased, should any unmet need from adjoining areas be identified.

The need for employment land in Dorset

- 2.2.9. Economic forecasts suggest that around 21,000 new FTE (full time equivalent) jobs could be generated across the local plan area between 2018 and 2038. This gives rise to a need for between 131 and 151 hectares of employment land overall.

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- 2.2.10. Prior to the publication stage of the Dorset Council Local Plan, there will be a need to refresh the data used to inform the economic forecasts to take into account the economic impact of Brexit, the Covid-19 pandemic, and recent changes to planning rules.

DEV1: The housing requirement and the need for employment land in Dorset

In the period 2021 to 2038 provision is made for:

- I. a deliverable supply of housing land to accommodate a minimum of 30,481 dwellings, which will be delivered at a minimum average annual rate of 1,793 dwellings per annum; and
- II. a minimum of 131 hectares of employment land.

2.3. Developing the spatial strategy for growth in Dorset

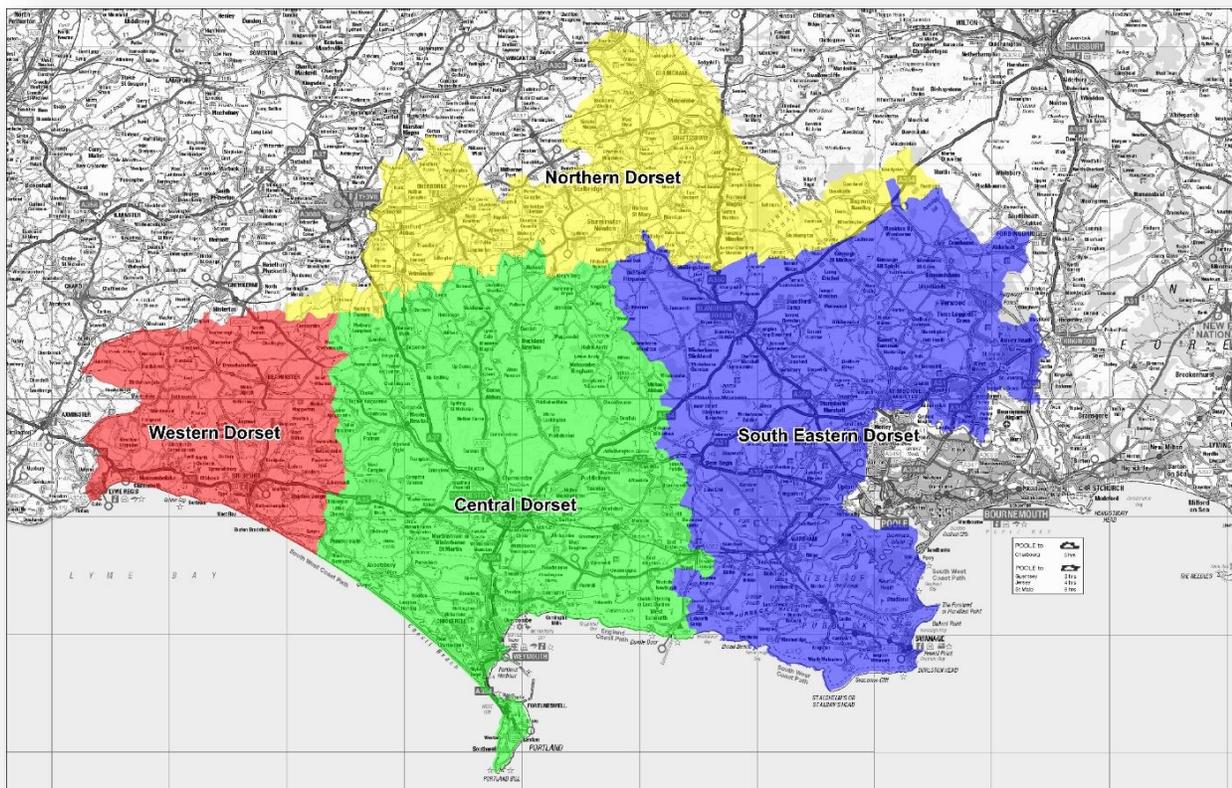
Achieving sustainable development

- 2.3.1. The spatial strategy for growth in Dorset has been developed by pursuing the overarching economic, social and environmental objectives of achieving sustainable development in mutually supportive ways. In particular, the strategy has been developed having regard to the following factors:
- the way the housing markets and economy differ and interact across the area;
 - the supply of developable sites for housing, employment and other uses;
 - the role played by the area's existing settlements;
 - environmental constraints, both at the strategic and local (town or village) level, including the Areas of Outstanding Natural Beauty (AONB), Habitats Sites and sites of special scientific interest (SSSI), the heritage coast, heritage assets and areas at risk of flooding or coastal change;
 - the need to create a sustainable pattern of future growth and reduce the distance people need to travel, including considering sustainable patterns of growth when reviewing Green Belt boundaries; and
 - the need to ensure that remaining Green Belt land meets the five purposes set out in national policy and that land within the Green Belt remains permanently open.
- 2.3.2. These factors have been taken into account in shaping the development strategy and in identifying the most appropriate locations for development across the area.

The functional economic and housing market areas

- 2.3.3. Successive studies have shown that there are two main housing market areas (HMAs) in Dorset, namely:
- the Bournemouth – Poole HMA, centred on the conurbation and extending into eastern Dorset and the western part of the New Forest; and
 - the Dorchester – Weymouth HMA, covering much of western Dorset.
- 2.3.4. When looking at the previously identified housing market areas in a more fine-grained way, and considering the functional economic links within and between areas, studies have shown that there are four functional areas covering Dorset. The northern part of Dorset is influenced by the Yeovil and Salisbury HMAs and that the more strategic A303 Corridor exerts a wider economic influence across the northern part of Dorset. In the far west of Dorset studies also indicate a smaller, relatively self-contained HMA based on the Bridport / Lyme Regis / Beaminster area. The four broad Functional Housing and Economic Areas or functional areas, in Dorset are represented in Figure 2.2.

Figure 2.2: Representation of the functional housing and economic areas in Dorset © Crown copyright and database rights 2020 OS 0100060963



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Supply of developable housing sites

- 2.3.5. The housing needs of an area can only be met from a supply of sites that are available and suitable for development and that are likely to be economically viable. To help gain a clear understanding of this, the council has produced a Strategic Housing and Economic Land Availability Assessment which has considered available opportunities for development. The council has also positively sought other opportunities to meet development needs by identifying potential sites from a range of other sources, including adopted and emerging local plans covering the former districts in Dorset; Council-owned land; neighbourhood plans; the development management process; and past experience of 'windfall' development.
- 2.3.6. In developing the spatial strategy, the council has sought to determine which of the available sites are most suitable to meet future development needs, having regard to the other factors outlined above. All the sites that will contribute to meeting development needs are considered to be in a suitable location for the development envisaged with a reasonable prospect of becoming available and being viably developed by 2038, or sooner.
- 2.3.7. There are a number of different sources of 'housing supply' that will meet the housing requirement over the period 2021 to 2038. These include completions; extant consents; allocations; unconsented major sites; neighbourhood plan sites; rural exception sites and a windfall allowance.
- 2.3.8. The spatial strategy focuses on allocations, but Section 3.5 provides a definition for each of these sources and describes the contribution each one will make to meeting development needs. These different sources of housing supply will also provide the basis for the monitoring of delivery in future years.

The role of existing settlements

- 2.3.9. The role played by existing settlements is an important consideration in developing a spatial strategy for future growth in Dorset. The role of each settlement reflects:
- its influence on housing and economic markets;
 - its place in the settlement hierarchy within each housing and economic market;
 - its function (for example, as a market town or a seaside resort); and
 - any associated economic / social issues, such as an imbalance between housing and jobs or a lack of affordable housing.

Settlement hierarchy

- 2.3.10. Within the context of the functional housing / economic areas, a settlement hierarchy for Dorset has been derived from the review of the hierarchies in existing adopted local plans for the former Boroughs and Districts and detailed consideration of the function of each settlement. Factors that have been considered in developing the hierarchy include the population of the settlement, the number of everyday facilities

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(schools, shops etc.) in each settlement, the travel time to a higher order town by public transport and by car, and the availability of superfast broadband at each settlement.

2.3.11. The first two tiers of the settlement hierarchy are:

- **Tier 1 - Large built-up areas:** comprising in eastern Dorset, the main built-up area of the Bournemouth, Christchurch and Poole conurbation within the inner boundary of the South East Dorset Green Belt; and in western Dorset, the county town of Dorchester and the coastal resort of Weymouth, which is the largest urban area in rural Dorset; and
- **Tier 2 - Towns and other main settlements:** comprising market and coastal towns across Dorset and 'other main settlements' mostly in eastern Dorset and inset from the Green Belt, close to the main built up area of Bournemouth, Christchurch and Poole.

2.3.12. The top two tiers of the settlement hierarchy, arranged in the relevant Functional Areas, are set out in Figure 2.3.

Figure 2.3: Tiers 1 and 2 of the settlement hierarchy in Dorset arranged by Functional Area

Tier 1: Large built-up areas		
South Eastern Dorset Functional Area	Bournemouth, Christchurch & Poole conurbation (including the contiguous settlements of Upton and Corfe Mullen which are in Dorset)	
Central Dorset Functional Area	Dorchester	Weymouth (including Littlemoor)
Tier 2: Towns and other main settlements		
South Eastern Dorset Functional Area	Blandford	Wimborne Minster and Colehill
	Ferndown and West Parley	Verwood
	St Leonards and St Ives	West Moors
	Swanage	Wareham
Central Dorset Functional Area	Chickerell	Portland Settlements: Castletown; Chiswell; Easton; Fortuneswell; Grove; Southwell; Wakeham; and Weston
	Gillingham	Sturminster Newton

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Northern Dorset Functional Area	Shaftesbury	Stalbridge
	Sherborne	
Western Dorset Functional Area	Beaminster	Lyme Regis
	Bridport	

2.3.13. The third and fourth tiers in the hierarchy are:

- **Tier 3 – Villages with ‘Local Plan Development Boundaries’ or villages excluded from (inset within) the Green Belt.** These are typically larger villages which have a population of 500 or more and at least some facilities enabling some day-to-day needs to be met locally; and
- **Tier 4 – Villages without ‘Local Plan Development Boundaries’ or villages included within (washed over by) the Green Belt.** These are typically smaller villages which have a population of less than 500 and few facilities. This tier includes villages with a ‘neighbourhood plan development boundary’.

2.3.14. The villages that fall within Tier 3 and which will therefore have Local Plan Development Boundaries are listed in Figure 2.4. These villages are considered appropriate locations for small-scale infilling to meet their local needs. Villages in Tier 4 are listed in Appendix X and arranged by relevant functional area.

Figure 2.4: Tier 3: the larger, more sustainable villages arranged by Functional Area

South Eastern Dorset Functional Area	Central Dorset Functional Area	Northern Dorset Functional Area	Western Dorset Functional Area
Alderholt	Broadmayne/ West Knighton	Bradford Abbas	Burton Bradstock
Bere Regis	Cerne Abbas	Bourton	Broadwindsor
Bovington	Charlton Down	Child Okeford	Charmouth
Charlton Marshall	Charminster	Fontmell Magna	Mosterton
Corfe Castle	Crossways / Moreton Station	Hazelbury Bryan	Salway Ash
Cranborne	Maiden Newton / Higher Frome	Iwerne Minster	
Harmans Cross	Vauchurch	Marnhull	
Langton Matravers	Milborne St Andrew	Motcombe	
Lytchett Matravers	Milton Abbas	Okeford Fitzpaine	
Pimperne		Shillingstone	
Sandford		Stourpaine	

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Sixpenny Handley	Piddletrenthide	Thornford	
Stoborough	Portesham	Yetminster	
Sturminster Marshall	Puddletown		
Three Legged Cross	Winterborne		
West Lulworth	Stickland		
Winterborne Kingston	Winterbourne Abbas / Winterbourne Steepleton		
Winterborne Whitechurch			
Wool / East Burton			

Main settlements: their function and associated economic / social issues

- 2.3.15. How each of the large built-up areas, towns and other main settlements in the four housing / economic areas in Dorset function is described in the town chapters, which also provide a brief overview of the main issues associated with each settlement.
- 2.3.16. Issues that are common to many settlements include:
- an elderly and increasingly ageing population;
 - a shortage of affordable housing;
 - limited facilities and / or infrastructure; and
 - out-commuting, principally as a result of limited employment opportunities, although in a few settlements, including Dorchester (where there are far more jobs than economically active residents), in-commuting is an issue.

2.4. The need to create a sustainable pattern of growth

- 2.4.1. National planning policy establishes that strategic policies should set out an overall strategy for the pattern, scale and quality of development in an area. The planning system should also actively manage patterns of growth in support of sustainable transport objectives.
- 2.4.2. In the South Eastern Dorset functional area the spatial strategy has been developed having regard to national planning policy on how 'all other reasonable options' for accommodating growth should be fully examined before considering changes to Green Belt boundaries. Many of the principles that apply in areas covered by Green Belts, such as making as much use as possible of suitable brownfield sites and underutilised land, have also been applied in developing the spatial strategies for the other functional areas in Dorset.
- 2.4.3. As part of looking at locations beyond the Green Belt boundary, Dorset Council is working to examine the scope for new or significantly expanded settlements to help

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deliver the longer term growth needs of Dorset having regard for the need to promote sustainable patterns of development. This work will examine opportunities across Dorset but it will take time before these start to deliver homes and employment. For this reason, to meet the shorter term growth needs of Dorset, allocations are proposed adjacent to existing settlements along with the significant expansion of the larger villages of Crossways / Moreton Station, Sturminster Marshall and Wool. In addition, the expansion of Alderholt could offer a further option if sufficient critical mass of facilities could be provided to create a larger self-contained settlement.

Developing the spatial strategy in the South Eastern Dorset functional area

- 2.4.4. Bournemouth, Christchurch and Poole Council and Dorset Council have produced brownfield land registers. Both authorities have also undertaken strategic housing and employment land availability assessments. This has allowed us to understand how much development can be accommodated on brownfield and other underutilised sites.
- 2.4.5. Both councils have also considered the scope for higher densities in town centres and at other locations well served by public transport. Bournemouth, Christchurch and Poole Council is considering the allocation of a number of town centre sites in their emerging local plan.
- 2.4.6. This work has also helped us consider the consequences of growth at urban areas inside the Green Belt boundary (i.e. within the built-up area of Bournemouth, Christchurch and Poole); at other towns and villages within the Green Belt (both in Dorset and Bournemouth, Christchurch and Poole Council areas); and at locations beyond the Green Belt boundary (in the Dorset Council area).
- 2.4.7. Three towns are in the South Eastern Dorset functional area beyond the Green Belt. These are Blandford, Swanage and Wareham. While they each have key environmental constraints, we believe they also have options for growth. These options are discussed in detail in the respective town chapters.
- 2.4.8. Bere Regis has a neighbourhood plan which was made in June 2019. This proposes modest expansion at the village.
- 2.4.9. While the options above will meet a significant proportion of the identified housing needs, they will not meet all the needs. A further option is to amend the Green Belt boundary. National policy requires us to fully examine all other reasonable options before this can be justified. Having examined all the other reasonable options, we feel that changes to the Green Belt can be justified. This has been guided by a Green Belt Review and is discussed in more detail in Section 4 and Chapter 7: the South Eastern Dorset functional area section of this plan.

Developing spatial strategies for the other functional areas

- 2.4.10. We have used the brownfield land register and strategic housing and employment land availability assessment to help understand how much development can be

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accommodated on brownfield sites and underutilised land in the other three functional housing and economic areas.

- 2.4.11. These areas are not constrained by Green Belt. We have therefore considered the spatial options for greenfield development in these areas by having regard to:
- the potential to concentrate growth at the towns and larger settlements where communities, jobs and facilities already exist and to address the social, environmental and economic issues associated with these settlements;
 - at the towns and larger settlements, the scope to locate new development where it would be (or could be made) accessible and where there is a choice of transport modes; and at villages and smaller settlements, their scope to act as hubs providing day-to-day services to rural hinterlands;
 - the need to protect environmental areas and assets of particular importance and the need to ensure that development is sympathetic to local character and history, including the surrounding built environment and landscape setting (as discussed in the landscape and heritage studies for Dorset).
- 2.4.12. Modest expansion is also proposed at Charminster; recognising its proximity to Dorchester and at Puddletown; reflecting the proposals in the village's neighbourhood plan.

Q: Sustainable hierarchy

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

2.5. Green Belt review

- 2.5.1. As noted above, we consider that due to exceptional circumstances and the lack of other reasonable options, changes to the Green Belt are justified. An assessment of the Green Belt has been undertaken which takes account of the contribution each parcel of land makes to the five purposes of Green Belts set out in national planning policy (NPPF para 134).

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- 2.5.2. Our spatial strategy for development in the Green Belt takes account of the need to promote sustainable patterns of development. This includes having regard to the role and function of the settlement concerned and the environmental constraints in the area.
- 2.5.3. We propose to release land in Dorset from the Green Belt at locations where there are exceptional circumstances and development would contribute toward sustainable growth. These include on the edge of the Bournemouth, Christchurch and Poole conurbation (i.e. at Corfe Mullen and Upton); at towns and other main settlements; and at two of the 'larger villages' (i.e. Lytchett Matravers and Sturminster Marshall). Other releases of land from the Green Belt are likely to be proposed within the Bournemouth, Christchurch and Poole Council area; these will be set out in the BCP local plan.

Q: Green belt review

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

2.6. The spatial strategy for Dorset

Introduction

- 2.6.1. This section sets out the spatial strategy for future growth in Dorset. It aims to meet all of Dorset's identified need for housing and employment land, together with some capacity to meet a proportion of the unmet need from the Bournemouth, Christchurch and Poole and New Forest areas should this need arise and subject to changes in national policy on this issue.
- 2.6.2. It includes policies for each of the four functional areas (Policies DEV2 to DEV5) setting out how growth is proposed to meet development needs at the large built-up

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areas, towns and other main settlements (i.e. the settlements in Tiers 1 and 2 of the settlement hierarchy) across Dorset. These policies also propose growth to meet development needs at a few of the more sustainable settlements in Tier 3 of the settlement hierarchy. This has been necessary in order to meet the identified needs for growth in the most sustainable way.

- 2.6.3. Proposals affecting the South East Dorset Green Belt, as defined on the Policies Map, will be determined against national planning policy on Green Belts.
- 2.6.4. This section also includes two policies that apply beyond the outer edge of the Green Belt relating to:
 - development at villages in rural Dorset with defined local plan development boundaries or neighbourhood plan development boundaries (Policy DEV6); and
 - development outside any defined development boundary in rural Dorset (Policy DEV7).

Bournemouth / Poole functional area

- 2.6.5. In the Dorset Council area, there is limited scope to change the Green Belt at the edge of the Bournemouth, Christchurch and Poole conurbation (i.e. at Corfe Mullen and Upton). There is, however, greater scope at some of the towns and other main settlements set within the Green Belt (notably at Ferndown / West Parley and Wimborne / Colehill). There is also some scope for growth adjacent to and within the built-up area of Wareham (as identified in the town's neighbourhood plan). Smaller scale releases of land from the Green Belt are considered appropriate at the 'main settlements' of Verwood and West Moors and at the 'larger villages' of Lytchett Matravers and Sturminster Marshall.
- 2.6.6. The scope for development at the towns beyond the Green Belt is limited, largely because they are constrained by Areas of Outstanding Natural Beauty. However, the Blandford + neighbourhood plan identifies further potential for growth to the north-east of Blandford. There is more limited scope at Swanage, which lies entirely within the Dorset AONB. There are also opportunities for significant growth at the larger villages of Crossways / Moreton Station and Wool. A further option of significant growth at Alderholt has been considered but this would need to lead to a significant improvement in the self-containment of the village to enable it to be considered sustainable development. Limited growth has also been identified at Bere Regis through the neighbourhood plan.
- 2.6.7. Policies DEV6 and DEV7 will apply to those parts of the South Eastern Dorset functional area that lie beyond the outer edge of the Green Belt.

DEV2: Growth in the south eastern Dorset functional area

In the parts of the south eastern Dorset functional area covered by the south east Dorset Green Belt, housing growth will be delivered:

- I. through windfall and infilling within existing built-up areas excluded from the Green Belt and through the small-scale allocation of land within the existing settlement of Wareham;
- II. on the edge of the main built-up area of Bournemouth, Christchurch and Poole, through Green Belt release at Corfe Mullen and Upton;
- III. on the edge of towns and other main settlements, through Green Belt release at Ferndown / West Parley and Wimborne / Colehill and more limited Green Belt release at Verwood, Wareham and West Moors;
- IV. on the edge of larger villages, through the small-scale Green Belt release at Lytchett Matravers and Sturminster Marshall.

In the parts of the south eastern Dorset functional area beyond the south east Dorset Green Belt, housing growth will be delivered:

- V. through windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries;
- VI. on the edge of towns and other main settlements, through the larger-scale allocation of land at Blandford; and the smaller scale allocation of land at Swanage;
- VII. on the edge of larger villages, through the larger-scale allocation of land at Crossways / Moreton Station and Wool, and the smaller-scale allocation of land at Bere Regis.

Across the south eastern Dorset functional area, employment growth will be delivered through:

- VIII. infilling and intensification within existing employment sites;
- IX. significant high quality development at Dorset Innovation Park and the use of undeveloped employment land at Blunts Farm and Bailie Gate;
- X. the release of green belt land to the southwest of Ferndown; and
- XI. sites identified at Blandford in the Neighbourhood Plan

Central Dorset functional area

- 2.6.8. Proposals for significant growth at Poundbury (Dorchester) and at Weymouth have been carried forward from the adopted Joint Local Plan for the former West Dorset and Weymouth & Portland local authority areas. A major urban extension to the north of Dorchester was identified as a 'preferred option' in the review of the Joint Local Plan. Further work has been undertaken to refine this proposal, which is also taken forward in this local plan.
- 2.6.9. The adopted Joint Local Plan and emerging review also proposed significant growth at the town of Chickerell, which is taken forward in this local plan. Portland is covered by a neighbourhood plan and although there is scope for regeneration at the settlements on the island, where a number of sites have planning permission for development, further expansion is not considered appropriate.
- 2.6.10. The proposed major growth at Crossways / Moreton Station will help to meet the needs of the Central Dorset functional area, as well as the needs of the South Eastern Dorset functional area. Scope for some limited growth has also been identified at the larger villages of Charminster which is located close to Dorchester, and at Puddletown through the village's neighbourhood plan.

DEV₃: Growth in the central Dorset functional area

In the central Dorset functional area housing growth will be delivered:

- I. at the county town of Dorchester, including through major urban extensions at Poundbury and North of Dorchester;
- II. at the major coastal resort of Weymouth, including through town centre regeneration and a major urban extension at Littlemoor;
- III. through regeneration within the settlements on Portland;
- IV. through the significant expansion of the town of Chickerell and the larger village of Crossways / Moreton Station and the smaller-scale expansion of the larger villages of Charminster and Puddletown; and
- V. through windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries.

Across the central Dorset functional area, employment growth will be delivered through:

- VI. infilling and intensification within existing employment sites;
- VII. further commercial development at Poundbury;
- VIII. the development of allocated sites at Littlemoor and Crossways / Moreton Station; and
- IX. substantial new development at North of Dorchester.

Northern Dorset functional area

- 2.6.11. The A303 Corridor functional area extends into Somerset and Wiltshire and includes the large built-up areas of Yeovil and Salisbury. The part of the A303 Corridor in Dorset, the Northern Dorset Functional Area, includes a number of market towns, with Gillingham and Sherborne being the largest. The major urban extension south of Gillingham is carried forward from the adopted North Dorset local plan. Further growth at Sherborne was proposed in the West Dorset and Weymouth & Portland Local Plan Review.
- 2.6.12. The town of Shaftesbury, where more modest expansion is proposed, is more constrained due to its hill-top location and proximity to the Cranborne Chase and West Wiltshire Downs AONB. There is also scope for some limited growth at the smaller market towns of Sturminster Newton (as identified in the neighbourhood plan) and Stalbridge.

DEV4: Growth in the northern Dorset functional area

In the northern Dorset functional area housing growth will be delivered:

- I. at the market towns of Gillingham and Sherborne, including through major urban extensions to the south of Gillingham and the west of Sherborne;
- II. through the more modest expansion of Shaftesbury and the smaller market towns of Sturminster Newton and Stalbridge; and
- III. through windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries.

Across the northern Dorset functional area, employment growth will be delivered through:

- IV. infilling and intensification within existing employment sites;
- V. the southern extension of Gillingham and existing undeveloped land at Shaftesbury and Sturminster Newton; and
- VI. development of land within the west of Sherborne development.

Western Dorset functional area

- 2.6.13. The far western part of Dorset lies at some distance from the nearest large built-up areas of Dorchester / Weymouth, Exeter and Taunton. This small functional area lies almost entirely within the Dorset AONB. It is centred on the market town of Bridport, which together with adjoining parishes has its own neighbourhood plan. Much of the proposed urban extension to the west of the town at Vearse Farm already has planning permission.
- 2.6.14. There is limited scope for the further expansion of Beaminster and Lyme Regis both due to their location within the Dorset AONB and, in the case of Lyme Regis due to issues with coastal erosion and land instability.

DEV5: Growth in the western Dorset functional area

In the western Dorset functional area housing growth will be delivered:

- I. at the market town of Bridport, including through a major urban extension at Vearse Farm;
- II. through the small-scale expansion of the coastal town of Lyme Regis and the smaller market town of Beaminster; and
- III. through windfall and infilling within existing settlements defined by local plan or neighbourhood plan development boundaries.

Across the western Dorset functional area, employment growth will be delivered through:

- IV. infilling and intensification within existing employment sites;
- V. the Vearse Farm extension to Bridport; and
- VI. land at Beaminster

Development at villages in the south east dorset green belt

- 2.6.15. Policy DEV2 deals with proposals for development within existing built-up areas included those excluded from the Green Belt. However, some villages and other built-up areas lie within the Green Belt. Proposals for development in these locations, will be determined against national Green Belt policy.

Development at villages with development boundaries in rural dorset

- 2.6.16. Policies DEV2 and DEV3 have identified some 'larger villages' for expansion in order to meet Dorset's strategic development needs. In rural areas, these villages and any other larger village defined by a 'local plan development boundary' will be the main focus for development.

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- 2.6.17. At the larger villages listed in Figure 2.4 that fall within Tier 3 of the settlement hierarchy, development should:
- take place within local plan development boundaries and (other than where sites have been allocated in this local plan); and
 - contribute towards meeting 'local needs' which in this context means development to support a village / group of closely-related villages.
- 2.6.18. Development should also be 'at an appropriate scale to the size of a settlement', which should be determined taking the following factors into account:
- whether the proposals are of a strategic nature due to their size or the uses proposed;
 - whether the proposals would help communities to meet their local needs;
 - whether the proposals would change the character and setting of the settlement;
 - whether local infrastructure, including any necessary improvements, could accommodate or be supported by the proposed development; and
 - any cumulative impacts with other developments.
- 2.6.19. It is strategically important that local plan development boundaries are retained around the 'larger villages'. However, in preparing neighbourhood plans local communities can propose amendments to these boundaries to meet 'local needs', provided that the proposed amendments taken together would not promote less development than is set out in the local plan.
- 2.6.20. The smaller villages in rural Dorset have not been given local plan development boundaries and outside such boundaries development is 'strictly controlled' by Policy DEV7². However, development boundaries have already been introduced at some smaller villages in neighbourhood plans and further 'neighbourhood plan development boundaries' may be identified in the future.

² There are instances when development cannot be 'strictly' controlled primarily relating to the supply of deliverable housing sites and more detail is given in paragraphs 5.1.38 and 5.1.39.

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- 2.6.21. In terms of the spatial strategy, the 'smaller villages' will not be the focus for growth in rural areas. Where a neighbourhood development boundary has been established at a smaller village, development within it should accord with the policies in the neighbourhood plan, which should have already taken account of 'local needs' and considered the scale of development that the village can accommodate.

DEV6: Development at villages with development boundaries in rural Dorset

In rural Dorset beyond the Green Belt and away from large built-up areas, towns and other main settlements, the 'larger villages' (in Tier 3 of the settlement hierarchy) will be the main focus for development.

Within local plan development boundaries at the 'larger villages' residential, employment and other development will normally be permitted provided that:

- I. it accords with any site-specific policies for the expansion of the village in this local plan; or
- II. it contributes to meeting the needs of the local area; and
- III. it is at an appropriate scale to the size of the settlement.

Within neighbourhood plan development boundaries, residential, employment and other development will only be permitted if it accords with the relevant policies in a neighbourhood plan.

Development outside local plan and neighbourhood plan development boundaries in rural Dorset

- 2.6.22. Beyond the Green Belt and outside local plan and neighbourhood plan development boundaries, development is 'strictly controlled' and restricted to the forms of development listed in Policy DEV7. For many forms of development there are specific policies (such as Policy HOUS7 relating to rural workers' housing) which also need to be applied to relevant development proposals.
- 2.6.23. When considering proposals for development outside development boundaries, regard should be had to the potential impacts on 'key' environmental constraints³, as well as on local character and history, including the surrounding built environment and landscape setting

³ As listed in footnote 6 of the National Planning Policy Framework, 2019

DEV7: Development outside local plan and neighbourhood plan development boundaries in rural Dorset

In rural Dorset beyond the South East Dorset Green Belt and outside any local plan or neighbourhood plan development boundary, development will be strictly controlled, having particular regard to environmental constraints and to the need for the protection of the countryside. Development will be restricted to:

- agriculture, forestry or horticulture or related enterprises such as farm diversification and equestrian development;
- alterations and extensions to existing buildings in line with their current lawful use, including their subdivision or replacement;
- new employment, tourism, educational / training, recreational or leisure-related development;
- rural exception affordable housing;
- rural workers' housing;
- the re-use of existing rural buildings;
- sites for gypsies, travellers and travelling showpeople;
- the replacement of properties affected by coastal change;
- proposals for the generation of renewable energy or other utility infrastructure;
- flood defence, land stability and coastal protection schemes;
- local facilities appropriate to a rural area or close to an existing settlement; and
- landscape and / or green infrastructure requirements associated with specific allocations in a development plan document.

The reuse of buildings outside settlement boundaries

- 2.6.24. The reuse of existing buildings can help to meet development needs by making effective use of an existing resource. Where planning permission is required, the reuse of an existing building will be permitted if:
- the existing building is suitable for reuse;
 - the proposed use is appropriate for the building concerned; and
 - the proposed scheme for reuse is acceptable in planning terms.
- 2.6.25. Proposals for the reuse of existing buildings in the South East Dorset Green Belt will be considered against national policy on green belt having regard to the purposes of the green belt designation Any proposals involving the reuse of existing buildings that are judged to be inappropriate development would, by definition be harmful to the Green Belt and will not be approved except in very special circumstances.

The suitability of existing buildings

- 2.6.26. The building to be re-used should be permanent (i.e. not the subject of a temporary consent) and of substantial construction (i.e. not derelict, constructed with temporary or short-life materials, or built without proper foundations). As an existing resource, most buildings will merit retention and reuse, but those that have a harmful impact on their surroundings or the wider landscape, such as large scale agricultural buildings with a utilitarian appearance, may not.
- 2.6.27. With the exception of schemes for residential reuse in isolated locations, existing buildings do not need to be redundant in order for reuse to be permitted. Where a scheme is for the reuse of a building that is still in use and it is intended to continue that use or activity in some form, it will be important that it can be accommodated, either on or off-site, without the need for an additional building to fulfil the function of the building to be re-used.
- 2.6.28. Where residential reuse is proposed, the scale height and depth of the existing building should enable it to be converted to create satisfactory living conditions for the future occupants. Wherever possible, existing openings should be capable of providing access to the building and sources of natural light.
- 2.6.29. Where residential reuse is proposed in an isolated location, the scheme will need to meet one of the special circumstances set out in national policy, which are:
- where the development would re-use a redundant or disused building and lead to an enhancement to the immediate setting; or
 - where a development would represent the optimal viable re-use of a heritage asset; or
 - where a scheme would be appropriate enabling development to secure the future use of a heritage asset.
- 2.6.30. Where relevant, developers will be expected to:
- confirm the redundant or disused status of the existing building; and
 - demonstrate how the proposed scheme would enhance the immediate setting.
- 2.6.31. An existing building (including curtilage) will not be considered to be isolated if it adjoins (i.e. immediately abuts) a development boundary or forms part of a village, hamlet or group of buildings without a development boundary in rural areas. In other circumstances, whether a building is isolated will be considered on a case-by-case basis. Proposals relating to the reuse of heritage assets will also need to be considered in relation to Policy ENV5.

The appropriateness of the proposed use

- 2.6.32. A wide range of different uses may be permitted in principle and for many there are specific, more detailed policies that should be applied to any relevant scheme for reuse. For example, Policy COM2 (and supporting text) explains how a building to be re-used for community purposes should be accessible and immediately proximate to

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the community it would serve. Reuse for tourism purposes (other than holiday accommodation) should support sustainable rural tourism for example by enabling people to enjoy landscapes, wildlife or recreational opportunities, such as long distance footpaths. However, reuse for retail would need to comply with the sequential test (in Policy ECON3) and is therefore unlikely to be acceptable.

The acceptability of the scheme for reuse

- 2.6.33. Any scheme should be designed to ensure that the type of use proposed and the scale of the proposals fully recognise the limitations associated with the existing building's design and construction, both in terms of the capacity of the existing building to accommodate the proposed use and in terms of the potential impacts a scheme may have on the character of the existing building and its surroundings.
- 2.6.34. Any scheme should enable conversion to the intended use without the need for complete or substantial reconstruction. A structural survey may be required to confirm the level of reconstruction required. As a guideline, schemes for reuse which require more than 25% of the structural walls to be rebuilt or more than 50% of the wall cladding to be replaced generally will not be permitted. Any activities associated with the reuse of the building should take place within the existing curtilage, where one exists. Where necessary to define a curtilage or operational site area as part of the scheme for reuse, this should be the minimum required to meet the operational needs of the intended reuse. Exceptionally, the small-scale extension of an existing curtilage may be permitted where it would include boundary treatments that respect local landscape character.
- 2.6.35. A small-scale, ancillary extension (or extensions) to an existing building, may be necessary to meet essential functional requirements, such as the need for: an entrance lobby; an external corridor to avoid the need to sub-divide an attractive internal space; kitchen space; a utility room; or a bathroom. In all cases, any extension should be subordinate to the existing building and no larger than required to meet the minimum functional requirements.
- 2.6.36. For schemes that include an extension to the existing building and / or the curtilage, permitted development rights may be removed.
- 2.6.37. Proposals for the reuse of an existing building (and associated works to the site and any existing or proposed curtilage) should be designed to ensure that overall the works affecting the building, the site, and its setting make a positive contribution to local character. Any features of historic or architectural importance on or associated with an existing building should be retained as part of any scheme for conversion. Schemes for the reuse of listed buildings will usually require listed building consent even in cases where planning permission is not required.

DEV8: Reuse of buildings outside settlement boundaries

The reuse of existing buildings within the south east Dorset Green Belt and outside settlement boundaries elsewhere will be permitted provided that:

- I. in relation to the existing building / site:
 - a. the existing building is permanent, of substantial construction and merits retention;
 - b. the continuation of any current use or activity on the site, would not give rise to a future need for another building (or buildings) to accommodate that use or activity;
 - c. where residential reuse is proposed, the existing building would readily lend itself to residential conversion, in terms of its scale, height, depth and the number and location of existing openings;
 - d. where residential reuse is proposed and the existing building is in an isolated location, there are special circumstances, as set out in national policy, which would justify residential reuse in such a location;
- II. the reuse is for one of the following uses:
 - e. housing;
 - f. affordable housing;
 - g. essential rural workers' housing;
 - h. employment;
 - i. community uses;
 - j. built tourist accommodation;
 - k. other tourism uses, where there is a justifiable need for a rural location;
- III. in relation to the scheme for reuse;
 - l. the intended reuse can be achieved without the need for complete or substantial reconstruction of the existing building or any extension of the curtilage other than exceptionally, a small-scale extension;
 - m. any proposed extension to the existing building is modest in scale; ancillary in nature; subordinate to the main building; and necessary to meet the essential functional requirements of the intended reuse; and
 - n. the scheme for reuse should make a positive contribution to local character and include the retention of any features of historic or architectural importance on, or associated with, the existing building.

Development boundaries and five year supply

- 2.6.38. A local plan or neighbourhood plan development boundary is a 'planning tool' that seeks to deliver the spatial strategy by 'normally permitting' development within it and 'strictly controlling' development outside it. There may be times during the plan period when the council is not able to demonstrate a five-year supply of housing land and past experience has shown that this is likely to result in developers putting forward proposals for speculative housing development outside development boundaries.
- 2.6.39. In the absence of a five-year supply of housing land the 'presumption in favour of sustainable development' in national policy is engaged. In such circumstances, the council will need to consider what 'weight' should be given to: the spatial strategy policies set out above in this section; and where relevant, any harm likely to result from any development proposed outside a development boundary. In most instances the presumption in favour of sustainable development is unlikely to apply at settlements that fall within Tier 4 of the settlement hierarchy.

New Settlements

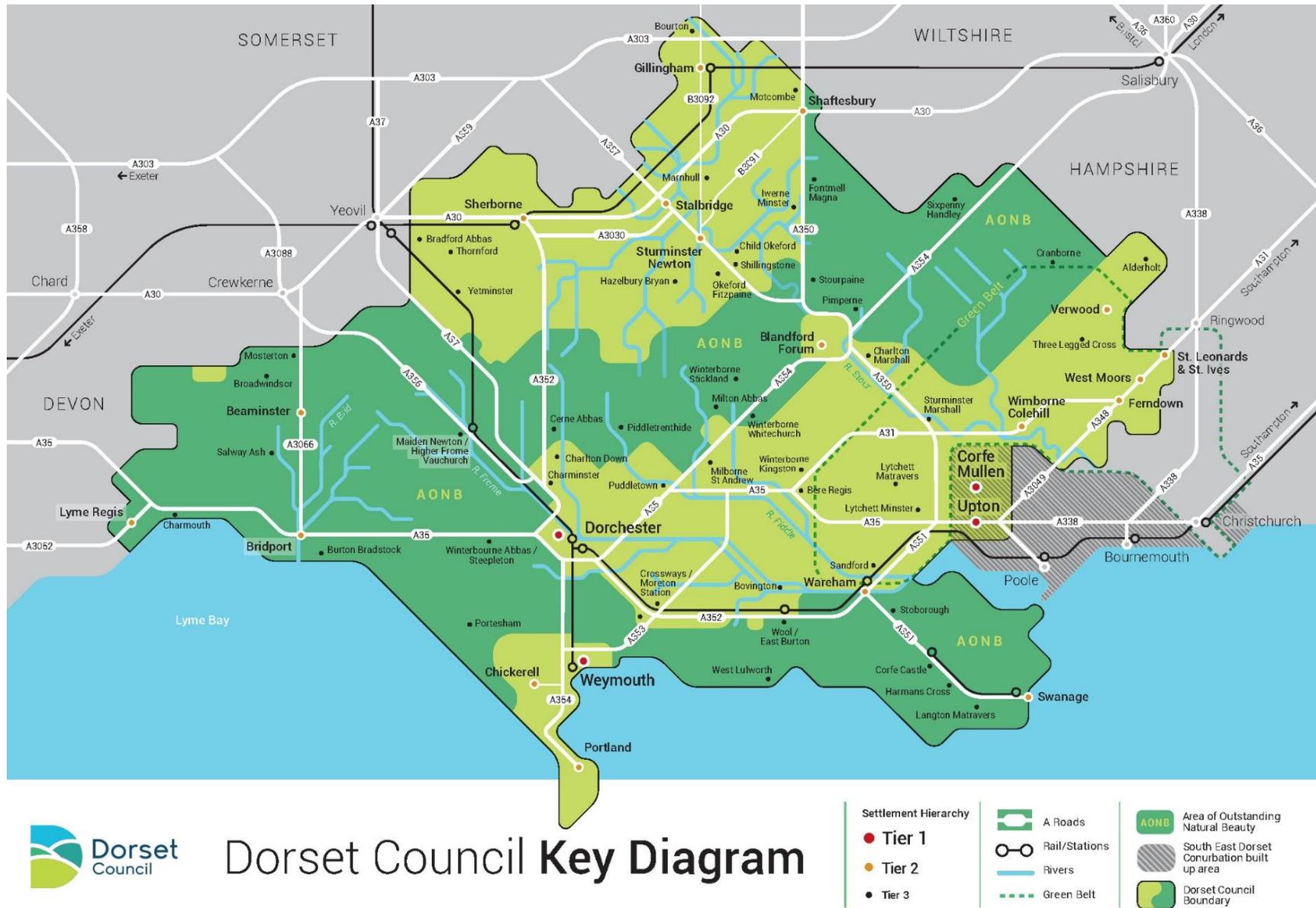
- 2.6.40. Dorset Council is keen to ensure that a strategic and long term approach is taken to meeting the need for housing and jobs. The supply identified in this draft local plan will enable the need for housing and jobs to be met over the plan period, with a range of sites identified. To deliver homes in the longer term, the Council is exploring opportunities to establish a new settlement.
- 2.6.41. In the coming months, the council will be inviting landowners and developers to submit developable opportunities for new settlements. The Council will set out a series of design principles and expectations that any new settlements would be expected to meet. This will include an expectation that the new settlement will include infrastructure and mix of uses to make it self-contained; a high proportion of affordable homes and high environmental performance.

Strategic Diagram

- 2.6.42. The spatial strategy outlined above and in Policies DEV2 to DEV7 is shown diagrammatically in Figure 2.5.

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Figure 2.5 – Dorset Council Local Plan strategic diagram



Q: Spatial strategy

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

2.7. Meeting the housing requirement

- 2.7.1. This section sets out in more detail the contribution that different sources of supply will make to meeting the overall housing requirement for Dorset over the period 2021 to 2038. The identified sources of supply include completions; extant consents; allocations; unconsented major sites; neighbourhood plan sites; rural exception sites for affordable housing; and windfall development.

Completions

- 2.7.2. 'Completions' are new homes that have already been developed since the start of the plan period. Completed development within Dorset Council area since 01 April 2021 will be counted towards the local plan housing target.
- 2.7.3. Over the past five years, the average rate of completions has been at 1,335 net additional homes per annum. This rate is below the target rate in the adopted local plans hence the pressing need to identify additional suitable and developable land.

Extant consents

- 2.7.4. 'Extant consents' are sites with planning permission, which are yet to be developed. At 01 April 2019 there were extant planning permissions for 12,050 net additional homes in Dorset, including consents for residential institutions (Use Class C2). Of these 1,818 net additional homes are on minor sites (of between 1 and 9 new homes). It has been assumed that all sites with planning permission will be developed within the plan period.
- 2.7.5. Some consents have been granted on sites allocated for housing and this has been set out within the relevant functional area section. In Figure 2.7, which summarises how

the housing requirement will be met from the different sources of housing supply, the 'extant permissions' figure includes extant consents on all sites, including on allocations.

Housing allocations

- 2.7.6. 'Allocations' are sites specifically identified in the local plan for the development of a particular use (or for mixed uses). They are at the heart of the 'planned approach' to development, with site-specific policies helping to identify deliver the necessary infrastructure and facilities (such as new schools) in step with housing and employment.
- 2.7.7. Across the four functional areas, sites have been identified as the most suitable locations to contribute towards meeting the strategic housing needs of Dorset. Within each functional area the larger settlements with a good range of facilities are the focus for this strategic growth. At each of these settlement the most appropriate sites to deliver the longer term growth of the settlement have been selected having regard to the infrastructure and facilities needed at each with the aim of improving their sustainability.
- 2.7.8. Figure 2.6 lists the contributions the housing allocations (including mixed use allocations) at each settlement will make to housing supply, which will be developed (wholly or partly) in the plan period. The housing supply figures include the contributions made by new allocations, as well as by sites identified in previous adopted local plans for the former districts in Dorset. Some of the larger (and older) allocations (for example, Poundbury at Dorchester) already have planning permission with some being under construction. Allocations with planning permission as at 01 April 2019 are shown as 'extant permissions' rather than 'allocations' in housing land supply calculations and in Figure 2.7.
- 2.7.9. Sites of more than 50 net new homes are shown as 'strategic allocations'. The principle of development on a strategic allocation cannot be changed through a neighbourhood plan, although they may set out more detailed policies for them, for example on design.
- 2.7.10. Assumptions about housing numbers, likely start dates and rates of development on allocated sites in the figures in the town chapters have been informed by discussions with developers, but are only indicative as circumstances may change over the plan period. For example, the number of houses delivered will depend on the mix of home types and sizes that are granted planning permission when making the most appropriate use of the site and the actual phasing will depend on when sites are brought forward by developers, on market conditions and on the build-out rate.
- 2.7.11. It is recognised that the proposed growth at Crossways will meet the needs of both the South Eastern Dorset and Central Dorset functional areas. However, to avoid duplication, all the proposed allocations are shown in the part of Figure 2.6 relating to the Central Dorset functional area.

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Figure 2.6 – Housing supply from allocations at settlements in Dorset’s functional areas

Settlement	Potential supply of new homes from option sites
South eastern Dorset functional area	
Large urban area: edge of Bournemouth, Christchurch and Poole	
Corfe Mullen	400
Upton	0
Towns and other main settlements	
Blandford	900
Ferndown / West Parley	1,100
St Leonards & St Ives	0
Swanage	150
Verwood	100
Wareham	0
West Moors	170
Wimborne / Colehill	495
Larger villages	
Alderholt	Options being considered for low levels of growth or significant expansion
Lytchett Matravers	200
Sturminster Marshall	425
Wool	300 (Option for additional 100)
Central Dorset Functional Area	
Large urban areas	

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Settlement	Potential supply of new homes from option sites
Dorchester	3,600
Weymouth	550
Towns and other main settlements	
Chickerell	0
Portland	0
Larger villages	
Charminster/Charlton Down	340
Crossways / Moreton Station	605
Northern Dorset functional area	
Towns and other main settlements	
Gillingham	70 (Option for an additional 600)
Shaftesbury	0
Sherborne	1,200
Stalbridge	430
Sturminster Newton	0
Western Dorset functional area	
Towns and other main settlements	
Beaminster	120
Bridport	0
Lyme Regis	40

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- 2.7.12. At 01 April 2019, it was estimated that there was a supply of 5,375 net additional homes from unconsented existing allocations in Dorset and 11,195 net additional homes from the proposed allocations (this does not include the optional sites at Alderholt, Wool and Gillingham). In addition the supply from consented existing allocations is 7,514 (included in the extant consents total). This can be broken down by functional area as follows:
- South Eastern Dorset functional area 7,374 new homes
 - Central Dorset functional area 11,202 new homes
 - Northern Dorset functional area 4,039 new homes
 - Western Dorset functional area 1,469 new homes

Neighbourhood plan sites

- 2.7.13. Neighbourhood plan sites are specific sites (including allocations) that have been identified for development in a 'made' or very well advanced neighbourhood plan. The housing supply from allocations in neighbourhood plans are included in this category. Allocations in future neighbourhood plans will also contribute to this source of housing supply.
- 2.7.14. At 01 April 2019, it was estimated that there was a supply of 737 net additional homes from neighbourhood plan sites.

Rural exception sites

- 2.7.15. A rural exception site is a site specifically identified for rural exception affordable housing. Sites have only been included in this source of supply where proposals are significantly advanced by a registered affordable housing provider and funding has been approved.
- 2.7.16. At 01 April 2019, it was estimated that there was a supply of 120 net additional homes from rural exception sites.

Windfall

- 2.7.17. The local plan includes a 'windfall allowance' for 'minor sites' of up to 9 dwellings that are not specifically identified in the local plan (or neighbourhood plans), which can come forward for development under the local plan's general policy framework. The 'windfall allowance' is based on historic completions on minor sites over the past 5 years.
- 2.7.18. At 01 April 2019, the windfall allowance would deliver a total of around 6,193 net additional homes over the plan period.

Unconsented major sites and small sites

- 2.7.19. 'Unconsented major sites' are specific sites for 10 or more dwellings that can come forward for development under the general policy framework of the Dorset Council Local Plan. Such sites are either located within settlements excluded from (inset within) the Green Belt or within 'local plan development boundaries' and have been

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identified in the housing and employment land availability assessment or the brownfield register for Dorset.

- 2.7.20. 'Small sites' are sites of less than one hectare in size and that will deliver between 10 and 30 homes. These sites are often quick to develop and enable smaller and medium sized builders to enter the housing market. Identification of these sites within local plans something that national policy advocates however as they are often built out quickly, it is difficult to keep an up-to-date list of such sites. A selection of small sites of between 10 and 30 homes have been identified and are listed within appendix 2 of this plan.
- 2.7.21. At 01 April 2019, it was estimated that there was a supply of 3,615 net additional homes from 'unconsented major sites' and 'small sites'.

Meeting the housing requirement from the overall housing supply

- 2.7.22. Policy DEV1 establishes a housing requirement for 30,481 new (net additional) homes during the period 2021 to 2038, which includes the figure for 'local housing need' in Dorset. Discussions are taking place to establish whether there is a need for Dorset Council to meet an element of the unmet need from Bournemouth, Christchurch and Poole and the New Forest should either council not be able to meet their own need. However the Government is altering the way housing targets for an area are established, including the possibility of binding housing targets. The local plan provides sufficient land to meet the current housing requirement established through the standard methodology.
- 2.7.23. The sources of the overall housing supply are set out in Figure 2.7 below. These are set with a base date of 01 April 2019 to reflect the current position with the housing requirement being for a 17 year plan period. These figures will be updated prior to the publication stage to reflect the position at that point.

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Figure 2.7 – Housing Requirement and Land Supply for the Dorset Council Local Plan Area⁴

Housing Requirement	30,481
Sources of Housing Land Supply	
Extant planning permissions at 01 April 2019	12,050
Supply from unconsented allocations in the Dorset Council Local Plan (figures base date to April 2019)	16,570
Small sites (10 to 30 dwellings) + major unconsented sites	3,615
Minor sites (9 dwellings or fewer) Windfall Allowance	6,193
Sites identified in neighbourhood plans (figures base date April 2019)	737
Unconsented rural exception sites with funding (figures base date April 2019)	120
Total Supply	39,285

Five-year housing land supply

2.7.24. The housing supply is currently managed through the adopted local plans for the former district areas that now make up the Dorset Council area. This is therefore the basis for calculating the five-year housing land supply and Figure 2.8 provides this detail. Further information is available in the published five-year housing land supply reports for each area.

⁴ The current data is for a base date of 1 April 2019. This data will be updated for the next stage of plan production.

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Figure 2.8: Five-year Housing Land Supply at April 2019

Adopted Local Plan area	Five-year supply
East Dorset ⁵	4.91 years
North Dorset	4.00 years
Purbeck	5.3years ⁶
West Dorset, Weymouth & Portland	4.83 years

- 2.7.25. The five-year housing land supply is reviewed annually and will be re-calculated when the local plan is submitted for examination to reflect the whole Dorset Council area. Any revised figure will reflect the latest monitoring information and take account of any changes to how the five-year supply should be calculated as a result of revisions to national policy.

Q: Meeting the housing need

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

⁵ For the East Dorset area, a joint local plan was adopted covering the East Dorset and Christchurch areas. The Christchurch area now forms part of BCP Council splitting the target between the two areas and therefore the five-year housing land supply figure has been calculated for East Dorset using the current standard methodology figure.

⁶ This has been updated through the Purbeck Local Plan examination and the Purbeck area of Dorset Council has 5.1 years as of 1st April 2020.

2.8. Meeting the need for employment land

- 2.8.1. Evidence collected to support the production of this Dorset Council Local Plan suggests that between 131 and 151 hectares of employment land are needed to accommodate the expected increase of around 21,000 new jobs over the period to 2038. This requirement is established through policy DEV1 with detail of how this requirement will be met Figure 2.9.
- 2.8.2. Employment sites have been identified as Key employment sites where they make a strategic contribution to the employment land supply. These sites will be protected for employment generating uses and uses that may degrade their acceptability for these uses will not be permitted in line with policy ECON1. All other employment sites fall under policy ECON2 where a more permissive approach is taken.

Figure 2.9 – Employment Land Supply for the Local Plan Area to 2038

Employment land requirement 2018 – 2038 (hectares)	131 to 151
Employment Land Supply (hectares)	
Completions 2018/2019	18.15
Completions 2019/2020 (excluding former PDC area)	8.30
Extant Consents on unallocated sites (excluding former PDC area)	27.84
Employment Land Allocations	129.94
New Employment Land Allocations	30.52
Total Supply 2018 - 2038	214.75

Extant Consents

- 2.8.3. Across the plan area there are a number of consented employment sites that are expected to be built over the plan period. As at April 2019, the total employment land on unallocated sites that benefits from consent was around 27.8 hectares.

Employment Land Allocations

- 2.8.4. Figure 2.0 below lists the allocations in the local plan that will contribute to the supply of employment land, some of which are identified as key employment sites. The allocation areas are approximate and further employment development may come forward as part of mixed use schemes.

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- 2.8.5. Each of the employment allocations have been placed within one of the four functional areas however it is recognised that sites in some areas will also contribute to meeting the needs of neighbouring areas especially where strategic sites (such as Dorset Innovation Park) are identified.

Figure 2.10 – Supply of Employment Land from Allocated Sites

Settlement	Allocated Site	Employment Land (ha)	Key site
Blandford	Land to the North East of Blandford Forum	4.7	✓
	Land off Shaftesbury Lane	2.0	✓
Ferndown	Blunts Farm	9.0 – 30.0	✓
	Land East of Cobham Road	6.5	✓
	Land at Haskins Garden Centre	2.0	✓
Verwood	Ebblake Industrial Estate	0.7	✓
Wimborne	Brook Road (north)	2.0	✓
Woolsbridge	Land at Woolsbridge Industrial Park	12.9	✓
Bere Regis	North Street	0.7	✓
Holton Heath	Holton Heath Trading Park	5.7	✓
Sturminster Marshall	Extension to the Bailie Gate Industrial Estate	3.3	✓
Wool	Dorset Innovation Park	38.4	✓
Dorchester	Poundbury Mixed Use Development	6.0	X
	Poundbury Parkway Farm Business Site	1.0	✓
	Land to the North of Dorchester	10.0	✓

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Weymouth	Land to the south east of Mount Pleasant Business Park	5.0	✓
	Littlemoor Urban Extension	8.0	✓
Portland	Osprey Quay	0.8	✓
Crossways	Land south of Warmwell Road	2.5	✓
Gillingham	Land south of Brickfields	11.6	✓
	Land north of Kingsmead Business Park	1.0	✓
Shaftesbury	Land south of the A30	6.6	✓
Sherborne	Land at Barton Farm	3.0	✓
	Land South of Bradford Road	5.0	✓
Stalbridge	South of Station Road (southern part)	0.7	✓
Sturminster Newton	North Dorset Business Park	2.9	✓
Bridport	Land at Vearse Farm	4.0	✓
	St Michael's Trading Estate	0.8	✓
Beaminster	Land to the South of Broadwindsor Road	3.8	✓
	Land at Lane End	0.7	✓
Total		160.7	

Q: Meeting the employment need

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?

2.9. Neighbourhood Plans

2.9.1. Communities can have a greater role in shaping the areas in which they live and work by establishing statutory policies through neighbourhood plans. There is no legal requirement for a community to prepare a neighbourhood plan, but it is a right which communities in England can choose to use.

2.9.2. Neighbourhood planning has the potential to bring together a local community, landowners and developers, service providers and Dorset Council to build a consensus about the future of an area. Where a town or parish council exists, they should lead on neighbourhood planning. Elsewhere a 'neighbourhood planning forum' must be designated to lead the process.

2.9.3. A neighbourhood plan forms part of the development plan for an area and sits alongside the local plan prepared by the local planning authority. Planning applications in the local plan area will be determined using both the local plan (once adopted) and any neighbourhood plans that have been 'made' part of the development plan; and by having regard to any material considerations.



Section 2: Development strategy

Strategic priorities and strategic policies

- 2.9.4. National policy indicates that the ambition of a neighbourhood should be aligned with the strategic needs and priorities of the wider area. Section 1.2 of this draft local plan establishes a Vision for the Dorset Council local plan area and identifies a set of Strategic Priorities. In order to reflect national policy, neighbourhood plans should be prepared to positively contribute to the local plan's Vision and Strategic Priorities.
- 2.9.5. National policy indicates that a neighbourhood development plan should support the strategic development needs set out in a local plan and the 'basic conditions' require that a neighbourhood plan must be in general conformity with the strategic policies of a local plan. As a result, a neighbourhood plan should not promote less development in the neighbourhood area than is set out in the local plan or undermine the local plan strategic policies.
- 2.9.6. The strategic topic-based policies in the local plan are those that take forward the Strategic Priorities set out in each of Chapters 2 to 6. It is considered that all of the housing allocations in the plan are strategic in the sense that they all play a role in contributing towards fulfilling the Strategic Priority of meeting the overall housing needs in the plan area⁷. In terms of employment sites strategic employment allocations are those identified as 'key employment sites'. A few policies have both strategic and non-strategic aspects where neighbourhood plans can suggest an alternative approach to the non-strategic elements such as development that would be appropriate outside of development boundaries in the neighbourhood plan area. Further information on strategic and non-strategic policies (including policies that include both strategic and non-strategic aspects) is set out in appendix 1.
- 2.9.7. Neighbourhood plans should be prepared to reflect the local plan's strategic priorities; and to be in general conformity with its strategic policies and the strategic element of policies that have both strategic and non-strategic aspects.

Infrastructure needs

- 2.9.8. Consideration should be given to the infrastructure needed to support development (such as homes, shops or offices) proposed in a neighbourhood plan. Engagement with infrastructure providers may be necessary to determine what infrastructure is needed to support growth. Where a need for new or enhanced infrastructure is identified and evidenced, a neighbourhood plan should set out the infrastructure required to address the demands of the development proposed.

Deliverability

- 2.9.9. If policies and proposals are to be implemented as a community intends, then a neighbourhood plan needs to be deliverable. National guidance indicates that

⁷ This does not mean that the Council considers that all of the housing sites proposed are strategic sites in respect of their size or the number of dwellings that they could deliver.

landowners and developers should be involved in preparing neighbourhood plans to avoid placing unrealistic pressures on the cost and deliverability of development. Infrastructure requirements may have implications for the viability of a site-based proposal and viability may also be an issue in relation to a policy (for example a policy to seek a higher level of affordable housing locally). In such circumstances it may be necessary to assess the viability of policies or proposals to ensure that they are deliverable.

2.10. Housing requirement figures for neighbourhood plans

- 2.10.1. National policy requires that local plans should set out a housing requirement figure for designated neighbourhood areas. For any neighbourhood area designated after the adoption of a local plan, a local planning authority should provide an indicative figure, if requested to do so.
- 2.10.2. National policy does not prescribe a methodology for setting a housing requirement at the neighbourhood level, but indicates that any figure should take account of factors such as:
 - the latest evidence of local housing need;
 - the population of the neighbourhood area; and
 - the most recently available planning strategy for the local planning authority.
- 2.10.3. The 'housing need' for a local plan area should be determined using the Government's standard methodology. For the Dorset Council area this figure is currently 1,793 net additional homes per annum as set out in policy DEV1. The housing need figure is a key input into determining the housing requirement for a local plan area.
- 2.10.4. The overall planning strategy for the distribution of development across the Dorset Council area is set out in Chapter 5, with the spatial strategy for the distribution of growth established in policies DEV2 to DEV5.
- 2.10.5. Having regard to the housing requirement set out in policy DEV1 and the planning strategy it is proposed that the housing requirement figures for neighbourhood areas are the sum of:
 - completions since the beginning of the plan period;
 - extant planning permissions;
 - housing allocations;
 - capacity on major sites (of 10 or more dwellings) within development boundaries as evidenced through the SHLAA; and
 - a windfall allowance on minor sites (of less than 10 dwellings).
- 2.10.6. For the purposes of this public consultation the plan period is anticipated to begin on 1 April 2021 and, therefore, no completions have yet been recorded. The latest available and complete dataset for extant planning permissions is dated the 1 April 2020. The housing requirement figures include known allocations in submitted or made Neighbourhood Plans as well as adopted and emerging Local Plan allocations in this

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consultation draft. A windfall allowance on minor sites has been estimated and projected forward to 2038, the end of the plan period. All data sources will need to be updated as the plan progresses through the plan making process. More information regarding the Methodology is set out in the Neighbourhood Plans Background Paper.

- 2.10.7. The housing requirement figures for designated neighbourhood plan areas are set out in appendix 2 of this Local Plan. The figures should be viewed as minimum requirement figures and, therefore, can be exceeded. However, the scope of a neighbourhood plans is up to a neighbourhood planning body. There is no requirement for neighbourhood plans to allocate sites or identify any additional land to meet the overall Local Plan housing need figure. Nevertheless, there may well be a strong basis for neighbourhood plans allocating sites particularly if there is evidence of local housing need in the neighbourhood plan area that exceeds the requirement figure set out in the Local Plan. Allocations proposed in neighbourhood plans should be in accordance with the thrust of the spatial strategy set out in the Local Plan and of a scale appropriate to the settlement at which they are located.
- 2.10.8. Housing requirement figures set out in relation to designated neighbourhood plan areas should only be used to inform the preparation of neighbourhood development plans. They should not be used as sub-area targets in housing land supply (including five-year housing land supply) calculations.
- 2.10.9. The commissioning of a local housing needs assessment for a neighbourhood plan area is considered helpful in assessing the need for different types and sizes of houses in the area.

DEVg: Neighbourhood plans

Neighbourhood plans should be prepared:

- I. to positively contribute to the local plan vision and strategic priorities and be in general conformity with its strategic policies;
- II. to identify the infrastructure needed to support development; and
- III. to ensure that the policies and proposals are deliverable.

Where provision is made for housing, the housing requirement figure for a neighbourhood plan area, set out in appendix 2, should be met and where possible exceeded.

Q: Neighbourhood planning

- 1: Do you agree with the suggested approach and what it is trying to achieve?
- 2: What about the suggested policy wording?
- 3: Could any amendments improve the policy or its strategy?