



Dorset Council Local Plan

Settlement Summary

December 2021

- Local Plan update
- Local Plan consultation recap
- Main messages from the consultation





Consultation January 2021

Consultation

- 18th January to 15th March
- 8 weeks long
- Primarily on-line

Raising awareness

- Social media
- Website
- Press releases / Radio
- E-newsletters
- 3D advertising
- School newsletters
- Posters
- Information boards
- Town and Parish council assistance





Response rate



c. 9,000 individual people responded

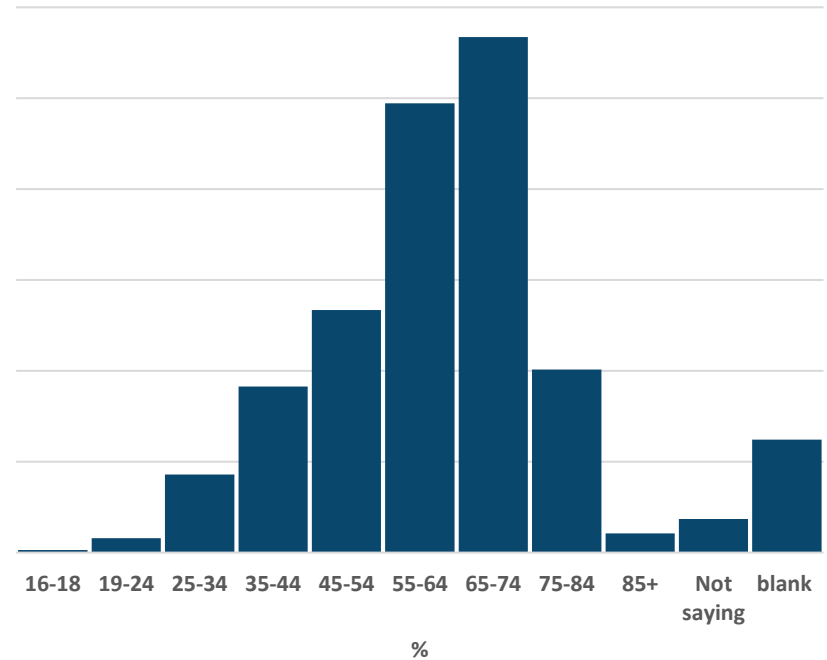


Plus a 5,146 signature petition



Represents about 2.5% of Dorset's population

Age of respondent



99 town and parish councils responded
Around 30 statutory consultees responded
185 agents and site promoters responded

- The Local Plan's primary purpose is to establish policies that enable decisions to be made on development proposals
- The consultation proposed a strategy for delivering development sustainably along with policies to:
 - protect Dorset's environment
 - help tackle climate change
 - help deliver the right type of homes
 - enable the local policy to grow
 - deliver infrastructure alongside development
- The consultation also proposed policies for development at the main towns and some villages

- There is requirement make provision for the housing and employment needs of the area
- Housing need established through national policy
 - Need to provide for **1,793 new homes per annum** – equivalent to 30,481 new homes by 2038
 - Need to consider meeting any unmet need from neighbouring LPA areas
- Employment need established more locally
 - Estimated at around **131 hectares of land**

- Need to get plan in place to improve supply of housing land so that we can control where development takes place
- Dorset Council's role is to consider all of the issues raised through the consultation to arrive at a balanced position that meets the area's development needs



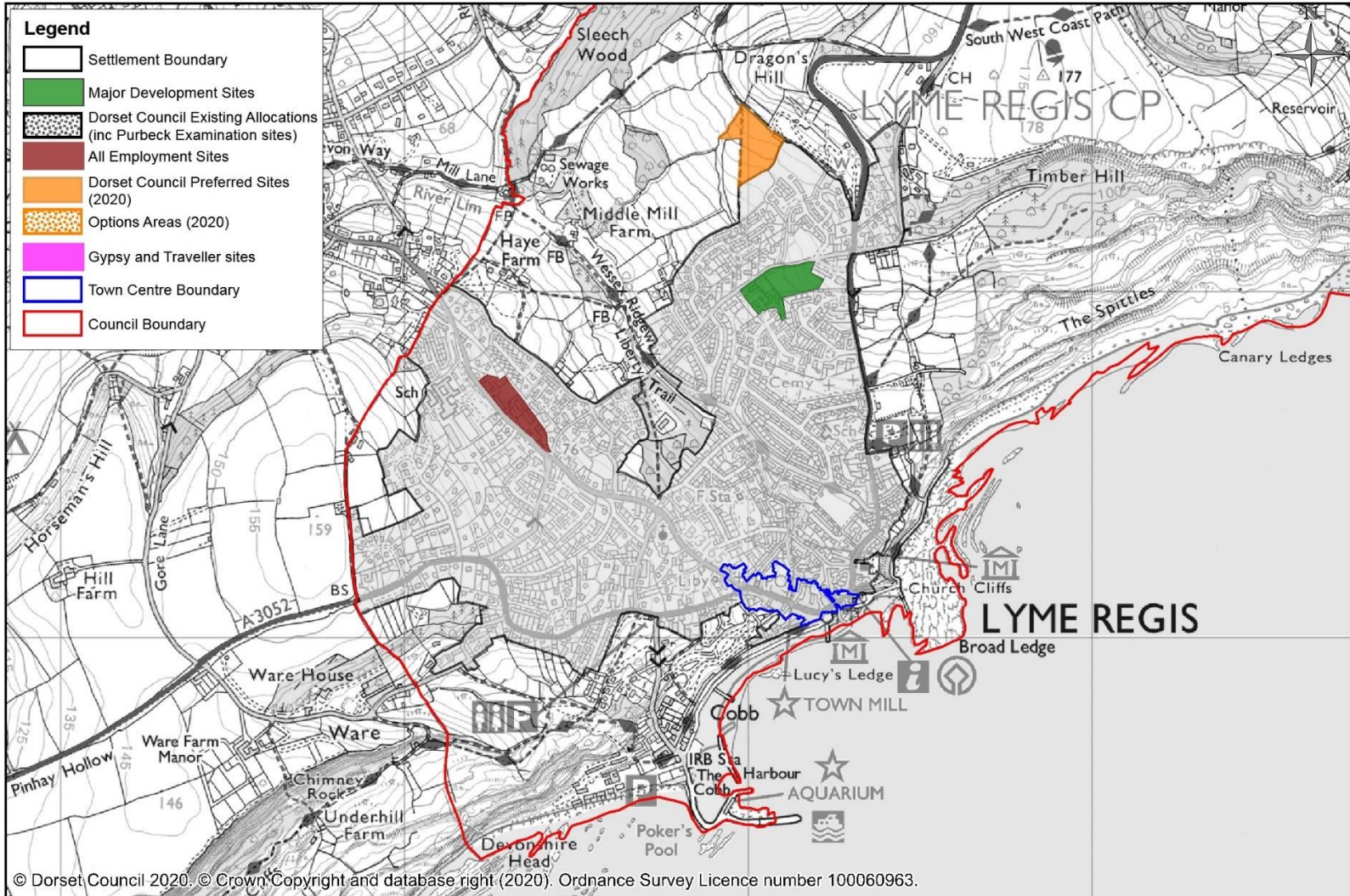
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Councillor Briefing Sessions

Lyme Regis



LYME REGIS



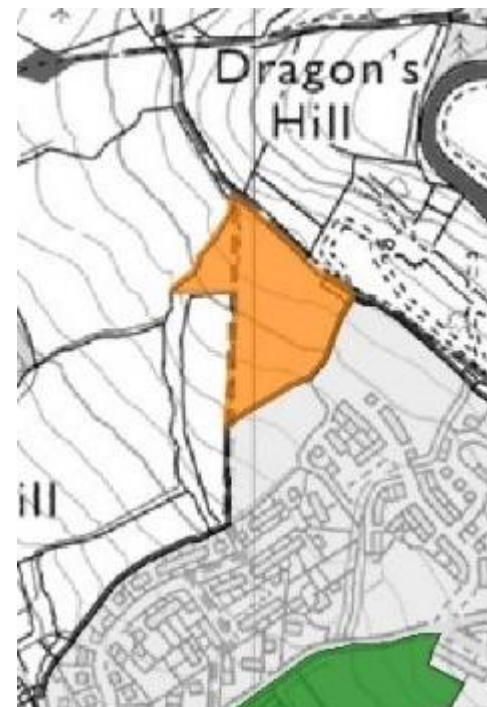
- Very high and growing number of elderly, retired residents - over 35% of local population aged 65+ (LRTC)
- Very high and growing number of second and holiday homes - over 20% of properties (LRTC)
- Very high house prices and limited availability of ‘affordable’ homes for first-time buyers – 7th highest average house price of UK’s seaside towns (LRTC)
- Limited supply of social housing (LRTC)

- Mainly low-wage and seasonal jobs – 48% of local jobs part-time and many seasonal (LRTC)
- Very limited investment in new town infrastructure (LRTC)
- Poor and reducing levels of public transport and other public services (LRTC)
- Remote location with difficult access to higher order facilities in larger towns and sub-regional centres, only readily accessible by car (LRTC)
- High levels of traffic congestion, especially during summer (LRTC)

- Poor access and significant restrictive pinch-points in areas of the town, with little or no means to improve due to historic built environment (LRTC)
- Town council's declaration of a climate emergency, the need to prioritise environmental objectives and the setting of a target of zero carbon by 2030 as an overarching and overriding objective. (LRTC)
- Include new policy for town centre that encourages development that conserves and enhances the historic environment and positively contributes to local character and distinctiveness (Historic England)

LYME1: Woodberry Down Extension (Proposed allocation)

- Extension to existing Woodberry Down development
- Site located in Lyme Regis and Charmouth Land Instability Zone 2 – ground stability report – mitigation and stabilisation measures to be identified
- Drainage issues – implications for both surface water and land instability – further assessment and mitigation strategy
- Within AONB – sympathetic design with appropriate landscaping and screening
- Links to existing walking/cycling network



40 dwellings &
public open space

- Given challenges experienced within the adjoining Woodberry Down phases (1 & 2) and sensitivity of the receiving systems, assessment of site conditions required prior to allocation (LLFA)
- Flood risk - site identified as Zone 2 Land Instability. With further failure of the Spittles landslip and the noted drainage issues, alternative sites should be considered. Any development here must be precautionary and well assessed (Environment Agency)

- Further information to be included to take account of landscape and ecological sensitivities of the site. Also, refer to enhancement of ecological corridor along western margin of site and achieving minimum 10% net gain in biodiversity (Natural England)
- Access through Woodberry Down achievable.
Connections needed to existing footway network
(Transport Planning and TDM)
- Contributions required for schools/other education services (Education)

- The exceptional reasons why the site should be allocated for development within the AONB have not been demonstrated
- Site has land stability and drainage issues
- Ecological value of site must be considered
- Affordable housing needed. Phase 1 & 2 of Woodberry Down have good proportion - repeat for this site
- Constraints of site will make housing expensive and unaffordable

- Concerns over increase in second home ownership
- Route from Woodberry Down to Woodroffe School via Colway Lane dangerous
- Transportation infrastructure unable to support additional vehicles
- No safe cycleway into town centre
- Facilities not within walking distance
- Concern over local health provision

Moving towards submission

- Examine consultation responses in detail
- Gather further evidence where needed
- Review sites / policies
- Preparation of necessary supporting material

Estimate:

- Submission for examination – late 2022
- Examination – during 2023



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