



Dorset
Council



Dorset Council Local Plan

Town Council briefing
06 March 2020

Agenda

- The Local Plan
- Background to the new Local Plan
- Housing Numbers
- Developing a Settlement Hierarchy
- The Distribution of Housing
- The Role of the Towns

The Local Plan

- Every Local Planning Authority must produce a Local Plan
- Decisions on planning applications must be made in accordance with the plan unless material considerations indicate otherwise
- The plan is subject to consultation and examination by the Planning Inspectorate
- It forms the framework for Neighbourhood Plans produced for Parish areas

The Local Plan...

Should provide:

(NPPF para. 15)

- a positive **vision** for the future of each area
- a framework for addressing **housing needs**
and other economic, social and environmental priorities
- a platform for local people to shape their surroundings

Must include:

(NPPF para. 17)

- **strategic policies** to address the local planning authority's priorities for the development and use of land in its area

Strategic policies should:

(NPPF para. 20)

- set out an overall strategy for the **pattern, scale** and **quality** of development

Background to the new Local Plan

- Consequential Order:
 - new Local Plan to be produced by 2024
- Dorset Council Cabinet (25 June 2019):
recommendations –
 - (a) produce Dorset Council Local Plan by 2023
 - (b) agree new Local Development Scheme
 - (c) agree not to take forward current reviews (except Purbeck)
- Purbeck Local Plan passing through examination

Timeframes

A Local Development Scheme has been agreed



- Sustainability appraisal scoping consultation: **Complete**
- **Options consultation: Autumn 2020**
- Publication: September 2021
- Submission: March 2022
- Examination: Summer 2022
- Adoption: Spring 2023

The Housing Requirement

- Local Housing Need established through application of Government's Standard Methodology

Local Housing Need is the “*minimum number of homes needed*” in the area (NPPF para. 60)

- For Dorset:

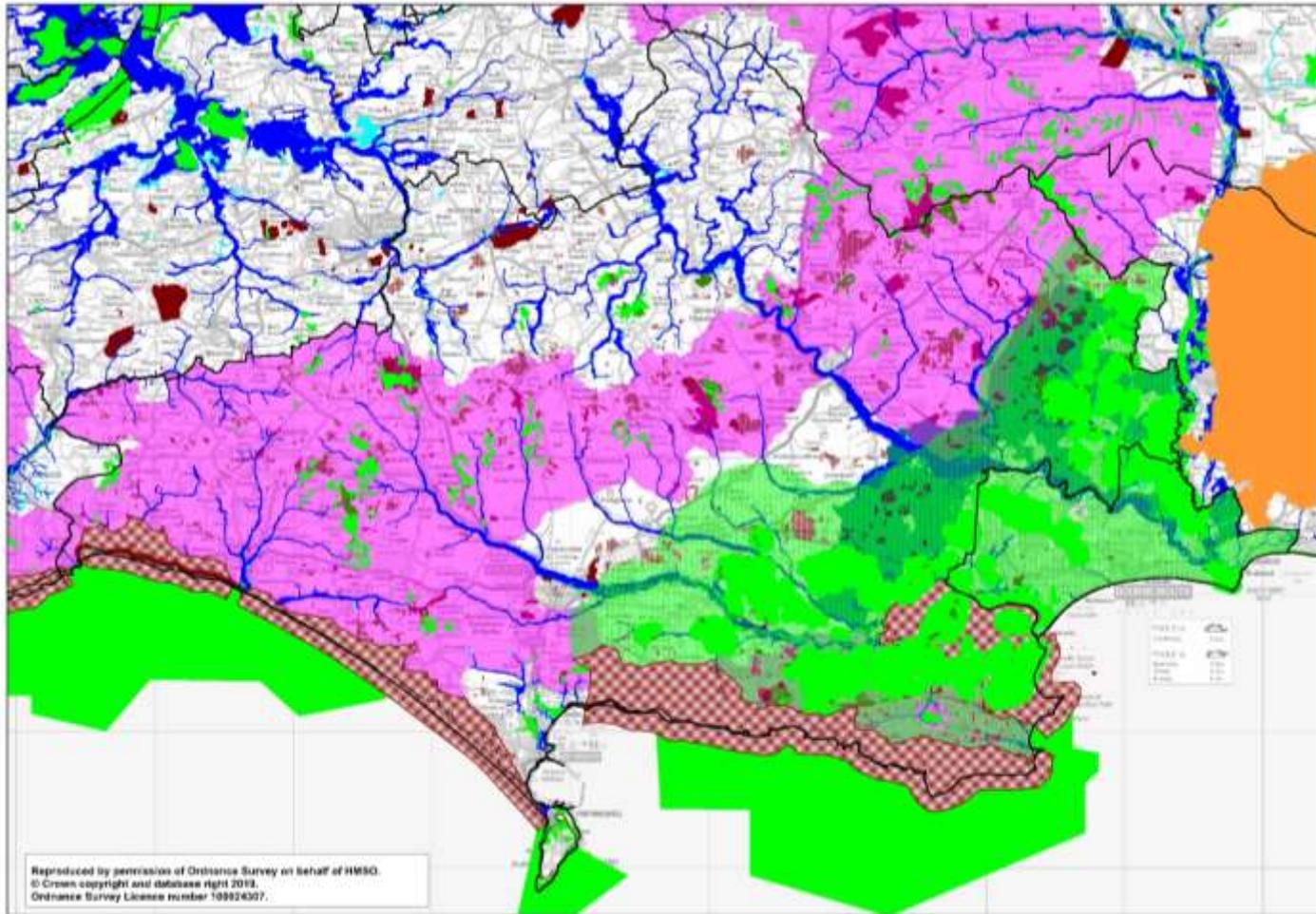
Council Area	Housing Requirement
Dorset Council	around 1,800 homes per year
Bournemouth, Christchurch Poole Council	around 2,600 homes per year

- Legal duty to work with BCP on meeting need that they cannot meet

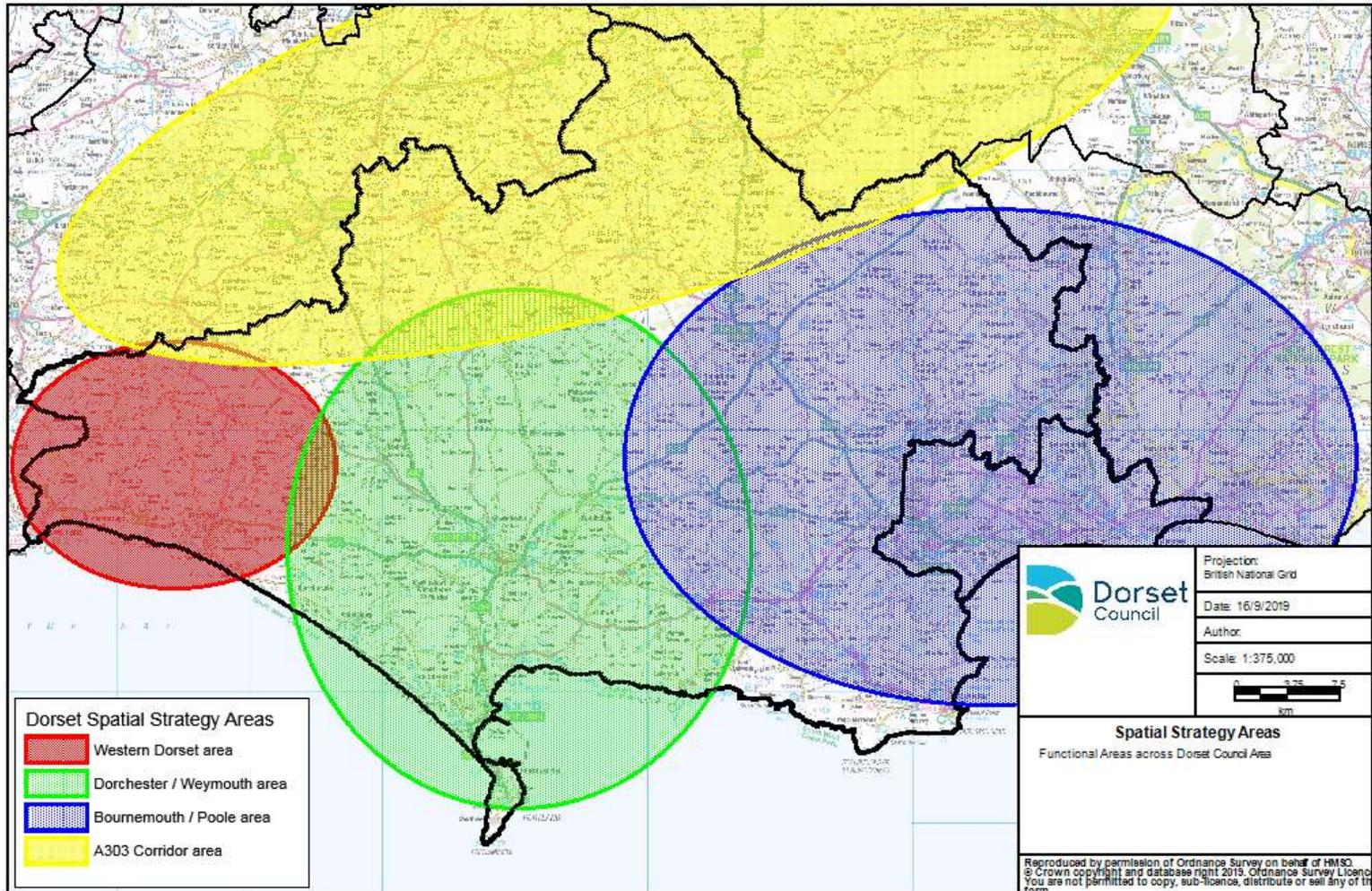
When Developing a Spatial Strategy...

- **Need to consider:**
 - Constraints to development
 - How the area functions
 - Economic activity
 - Housing markets
 - Inter-relationship between settlements
 - Climate Change mitigation
 - Relative accessibility of settlements
 - Reducing distance travelled

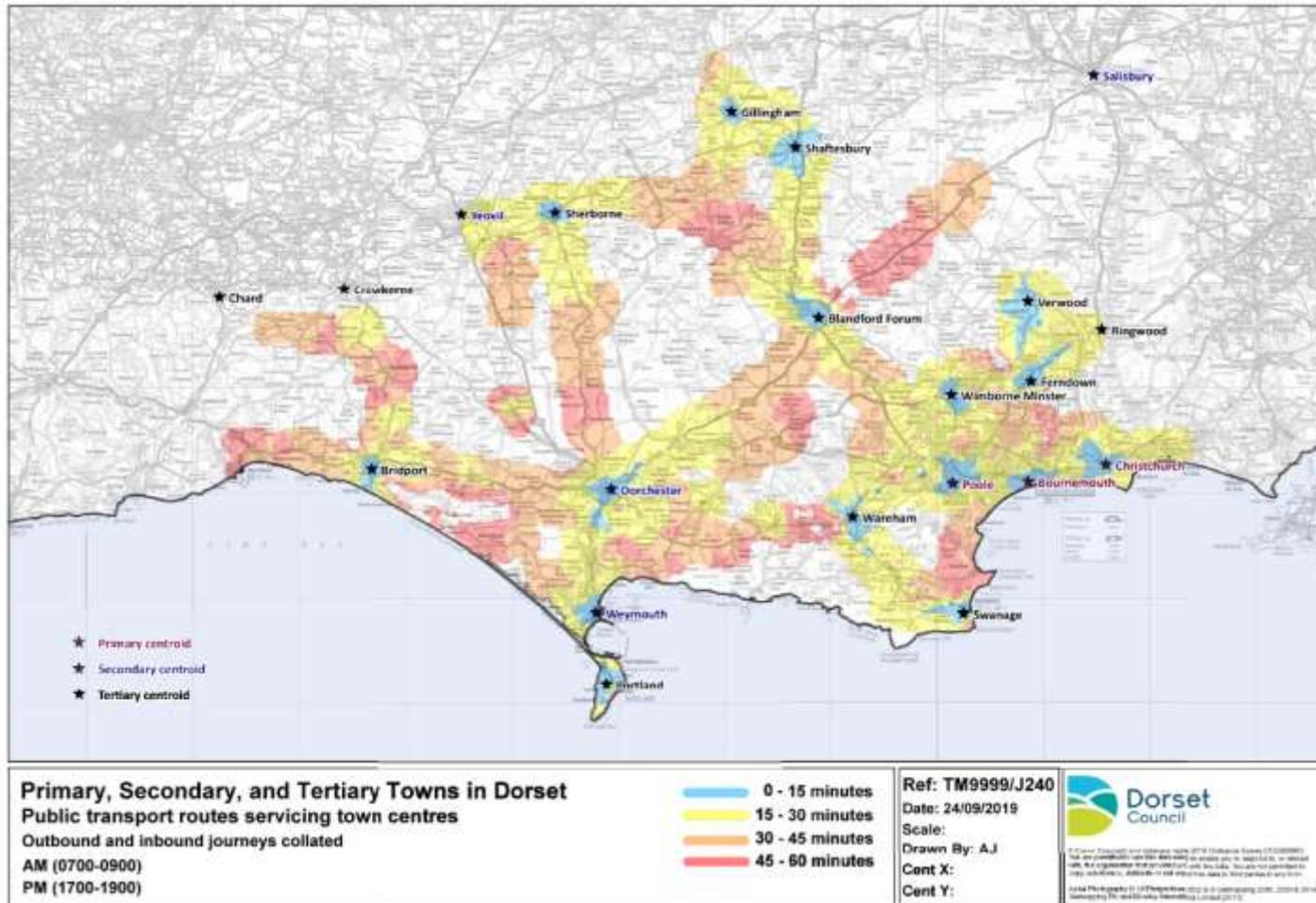
Constraints



Functional Areas



Relative Accessibility



Distributing Development

- Need to deliver at least 1,800 new homes per annum across Dorset Council area
- Development will be distributed in accordance with a settlement hierarchy
- Growth proportionate to the settlements' relative sustainability
 - More sustainable settlements will have more growth
 - Less sustainable settlements will have less growth
- **Aim:** Meeting needs of the area in the most sustainable way, helping to tackle climate change

Distributing Development

- Towns play an important role in providing for their rural hinterland
 - Schools, Shops, Jobs, Health facilities, Cultural centres
- Focus of growth at towns helps to reduce car based travel
 - Climate change mitigation, active travel / traffic reduction, build on / enhance existing infrastructure, provision of new infrastructure

Settlement Hierarchy

- Adopted / Emerging Local Plans all have different approaches
- Need a consistent approach across the new area
- Need to reflect the size and role of each settlement with thought given to the future role of a settlement
- Identifies which settlements are to be the focus for growth
- Can a settlement be made more sustainable through development?

Settlement Hierarchy

- Settlements named within hierarchy are likely to have development boundaries
 - Within development boundaries development is generally acceptable
 - Outside development boundaries (countryside) development is controlled
- Larger settlements (towns) are likely to have sites identified for development (allocations)
- Dorset Council is also considering whether a new town is appropriate to meet longer-term growth needs

Settlement Hierarchy

Suggested top two tiers:

Tier 1: Large Built-up Areas	
The South East Dorset Conurbation (including Upton and Corfe Mullen)	
Dorchester	Weymouth (including Littlemoor)
Tier 2: Towns and Other Main Settlements	
Blandford	Wimborne Minster / Colehill
Ferndown and West Parley	Verwood
St Leonards and St Ives	West Moors
Swanage	Wareham
Chickerell	Portland Settlements: Castletown; Chiswell; Easton; Fortuneswell; Grove; Southwell; Wakeham; and Weston
Gillingham	Sturminster Newton
Shaftesbury	Stalbridge
Sherborne	
Beaminster	Lyme Regis
Bridport	

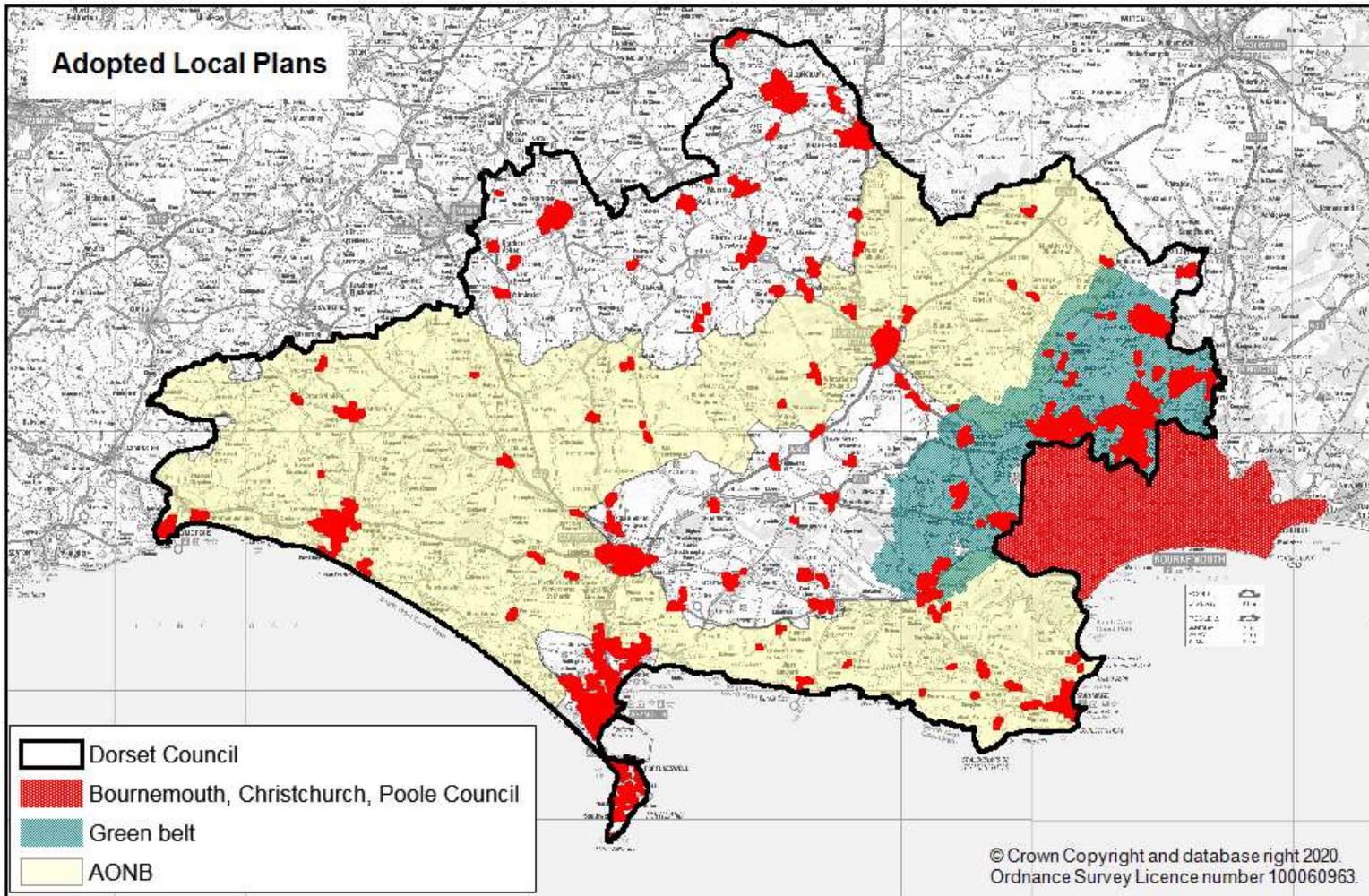
Outside of the main towns...

- Tiers below the top 2
- Long list of villages in adopted Local Plans which had a settlement / development boundary where infilling was considered appropriate
- Need a consistent approach across the area. Have looked at:
 - Population of these settlements
 - Existing facilities in these settlements
 - Relative accessibility to higher order settlements

Outside of the main towns...

- Considered four approaches:
 1. The current position
 2. Removing settlement boundaries from all villages of less than 1,000 population
 3. Removing settlement boundaries from all villages of less than 500 population
 4. As with 3. but also considering travel time by car / public transport to nearest town and facilities within settlements

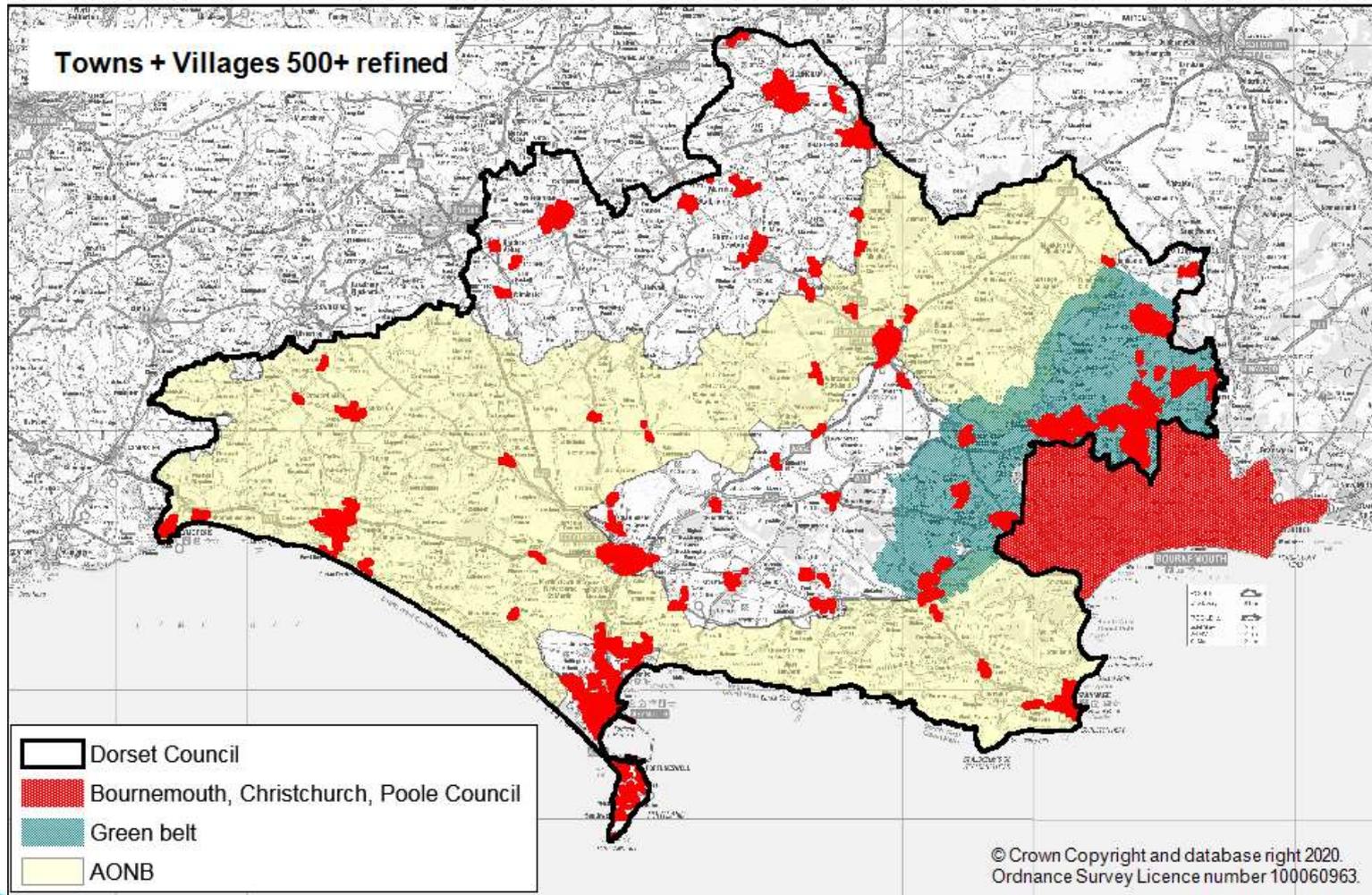
The Current Position



The Current Position

- Inconsistent approach
 - Villages of less than 100 population in same category as settlements of greater than 3,000 population
- Dispersed patterns of growth which result in reliance on car travel
- Some settlements have few facilities (no school, shop, employment space, meeting space, doctors surgery...)

Towns + Villages 500+ refined



Towns + Villages 500+ refined

Settlements with around 500 population included consideration given to:

- Facilities: at least 3 of school, doctors surgery, employment space, village shop, village hall
- Accessibility: travel time to town less than 30 mins by public transport, less than 15 mins by car
- Gives a reasonable distribution
- Considers existing facilities in settlements
- Supports areas with alternatives to car travel

Benefits of Development

- A mix of good quality housing is essential if a community is to thrive and evolve
- Affordable housing provides homes for those who might otherwise be forced to leave the area
- Development gives support for existing infrastructure and can provide enhanced facilities:
 - Broadband
 - Schools
 - Playgrounds
 - Shops

Discussion 1

- Does the approach we've suggested seem appropriate?
- Do you agree that the number of existing facilities in each settlement should be a consideration?
- Do you agree that we should consider journey time by public transport / by car?
- Are there any concerns from a town council's perspective?
- Should we consider an alternative approach?

Managing Development

- Through the Local Plan:
 - Development will be focused at the top 2 tiers of the settlement hierarchy
 - Some development at 3rd tier
- Opportunities also exist for community led development:
 - Neighbourhood Development Plans
 - Housing Enabling:
 - Exception Sites
 - Community Land Trusts

Neighbourhood Planning

- Gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area
- Set planning policies that forms part of the development plan and used in determining planning applications
- No requirement to produce a neighbourhood plan - a choice for local communities
- Production follows a statutory process including a local referendum

Neighbourhood Planning

- Applies to all parishes not just those with development boundaries
- Bring about development to meet aspirations of community
 - Housing
 - Affordable housing
 - Employment space
- Protect green spaces and character

Housing Enabling

- Aim – Deliver good quality affordable housing
- Affordable housing that can provide life changing opportunities for local people and families
- Working with developers, housing associations and communities to ensure new homes meet identified needs
- Offering support, advice and engagement to local communities
- A conduit between the community and others such as developers and Housing Associations.

Housing Enabling

- Helping the Parish Council and local residents understand the development process and what can and cannot be achieved.
- Housing need – understanding the current need, trends and future demand
- Two main routes to delivery:
 - Exception sites
 - Community Land Trusts

Housing Enabling

Exception sites

- Small sites to meet a local need
- Scale appropriate to the location
- Affordable in perpetuity
- Normally (but not always) in rural areas

Housing Enabling

Community Land Trusts

- Set up and run by local people
- Develop and manage homes for local people in conjunction with others
- Genuinely affordable now and for every future occupier

Housing Enabling

Community Land Trusts – How they work

- Community identifies land and approaches landowner and Dorset Council
- Council:
 - act as conduit with interested developers
 - supports CLT with advice on planning process
 - supports with capital grant funding for some schemes
 - offers advice on bidding for funding
 - helps to overcome problems and gives informal advice

The role of towns

- Need to deliver at least 1,800 new homes per annum across Dorset Council area
- Development will be focused at the top two tiers of the settlement hierarchy with:
 - Development within settlement boundaries, and
 - Site allocations

Local Plan

- Separate chapter for each town within the plan
- Set out the strategic approach to development at the town
 - Vision / development strategy
 - Town centre policies / regeneration
 - Area / topic specific policies
 - Development opportunities – long and short term

Local Plan

- We want the plan to reflect your town's aspirations whilst meeting the strategic needs of Dorset
- We need to know what your priorities are
- Does your town have a 'vision' document?
- Are there specific issues that can be addressed through the Local Plan?

Discussion 2

- What do you consider is the current role of your town?
- What do you want your town to be like in 15 years time?
- What issues do you want to tackle?
 - Climate and ecological emergency
 - Affordable housing need
 - Economic prosperity
 - Ageing population
 - Local aspirations – Local sites

Thank you for your time

- Presentation and response forms will be circulated
- Any comments by:

Tuesday 31 March

planningpolicy@dorsetcouncil.gov.uk



Dorset
Council

