

Further Proposed Changes to West Dorset, Weymouth & Portland Local Plan: 31 July 2014

The majority affect Chapter 3 (Sustainable Pattern of Development) only

Ref no	Section of Plan	Proposed Change	Reason for Change
FPC1	Policy SUS1 and related text, including box after para 3.1.3 ('Strategic Approach') – first paragraph	Amend housing requirement to 775 per annum across the plan area, and update accompanying text to explain reasons.	An independent review of the objectively assessed housing needs for the plan area has been undertaken. This recommends an increase in the rate of housing development in the plan area, in order to allow for potential increase in economic in-migration. Full details are in the report published alongside this consultation document at (<i>link to be inserted</i>)
FPC2	Policy SUS 1 and related text, including table after para 3.2.8 (Delivering Growth), table after para 3.3.2, and summary table 3.1	Amend so that plan commits to meeting a single housing land requirement across whole plan area, rather than having separate targets for each district	In keeping with the National Planning Policy Framework which states that objectively assessed housing needs must be met across Housing Market Areas. This provides a greater flexibility for meeting the need across the area, and allows development to be focused currently at the largest town of Weymouth, where economic regeneration is a particular priority.
FPC3	Para 3.2.3	Revise text on target for new jobs (16,100) to indicate that more recent evidence suggests that a more modest growth, with an increase in the resident labour force of around 2,300, is more likely.	The target figure of 16,100 was based on previous economic forecasting that took an optimistic view of economic conditions, and is based on earlier housing numbers. The further work undertaken on the relationship between housing and jobs during the review of housing needs suggests that a figure of 2,300 is more likely to be what might be achieved, bearing in mind that there has been a decline in jobs in the area over the last few years.
FPC4	Policy SUS 1, Table 3.1 and related text	Amend plan period to 2011-2028	In order to meet the revised level of need across the original plan period to 2031 it will be necessary to identify additional development sites. It is proposed that this will

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			be achieved through the next review of the plan, so as to allow sufficient time for further public consultation on the options, whilst at the same time avoiding further delay in bringing the currently proposed sites forward. The National Planning Policy Framework indicates that plans must have sites identified for the development needed in the first ten years, and ideally for fifteen years. This indicates that ten years' supply post-adoption is acceptable, and the plan includes sufficient land supply to meet the new target figures over a thirteen year period from adoption.
FPC5	Table following para 3.3.2; summary Table 3.1; consequential changes to Table 3.2 and Fig 1.	Revise detail of housing land supply, to demonstrate the total supply of 14,040 dwellings, comprising 1,504 completions; 4,042 permissions; 3,757 from sites allocated in this plan; 3,350 from larger identified sites in the built-up areas; 892 from minor identified sites in the built-up areas; 170 from rural exception sites; 127 from rural conversions and 198 from neighbourhood plans. Consequential changes will need to be made to the phasing shown in Table 3.2, and the trajectory diagrams in Figure 1.	To reflect the additional work carried out on evidence of housing land supply, including updating it to a 2014 base date
FPC6	Table following para 3.3.2, and summary Table 3.1	Include a new section demonstrating the five year land supply of 5,621 (2,752 from permissions; 1,287 from allocations deliverable in the five years; 1,334 from larger identified sites in the built-up areas; 162 from minor identified sites in the built-up areas; 63 from rural exception sites; and 23 from rural conversions) against the requirement of 5,471 (3,875 five year requirement, plus 20% buffer of 775, plus shortfall of 821 from previous years).	To demonstrate that the plan has a five year land supply from the time of adoption

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FPC7	Table 3.2 (plus consequential amendments to text of development allocation policies in later chapters)	<p>Amend the indicative figures for the following allocations in Table 3.2:</p> <ul style="list-style-type: none"> BRID5 (St Michaels) to 93, not 105 DOR6 (Brewery site) to 521 not 560 PORT2 (Osprey Quay) to 69 not 35 WEY12 (Wey Valley) to 320 not 400 WEY1 (Weymouth Town Centre) to 600+, not 400 <p>Update references to indicative figures and phasing of individual development allocations, within the site-specific chapters of the plan, in line with the above figures and phasing over the revised plan period.</p>	To update the indicative figures for remaining supply and phasing on these sites, in line with the latest revised SHLAA work.
FPC8	Section 3.3: paras 3.3.1-3.3.12	<p>Revise structure of this section on the need for new housing and employment land allocations, from the current order</p> <ul style="list-style-type: none"> • existing supply and unmet demand; • the approach to distributing unmet need; • strategic allocations and phasing <p>to an alternative:</p> <ul style="list-style-type: none"> • Background – the distribution of development; • employment land supply; • housing land supply; • five year housing land supply; • strategic land allocations and phasing 	<p>To simplify the explanation of development land supply, setting out and then explaining what is proposed in the plan, rather than going through the process of identifying ‘existing’ supply and the ‘unmet demand’ to be met by allocations.</p> <p>NB Details of this revised structure are shown in the draft revised text for the first half of chapter 3, which accompanies this list of changes.</p>