

West Dorset, Weymouth & Portland Local Plan Schedule of Main Modifications: February 2015

The following schedule sets out the main modifications which the Councils wish to make to the Submission version of the Local Plan. These modifications are put forward in response to all representations since the publication of the Submission Plan taking into account the round table discussions with the Inspector and other participants at the Examination of the West Dorset, Weymouth & Portland Local Plan.

For ease of reading alongside the submission plan, the modifications are listed in the order of the Local Plan. The schedule is set out under the following headings:

Ref Number: A unique reference number relating to each main modification.

Submission Plan Page / Paragraph/Policy: Relates to the clean version of the Submission Local Plan produced in February 2015 which brings together the Pre Submission Draft (June 2012) and the Proposed Modifications (June 2013) into a single document with no track changes

Modification: Contains details of the main modification proposed. Existing text is shown as 'normal' text, new text is shown as *underline (italic) text*; deleted text is shown as *strikethrough (italic) text*.

Reason for Modification: This column explains why the modification is necessary.

Source of Modification: This column indicates the origin of the proposed modification, e.g. via the council's Hearing Statement / Non-Hearing Statement / Statement of Common Ground (SOCG) / a specific Examination Hearing Session or other changes such as updated information or government guidance.

Extensive changes have been made to policies and/or supporting text in **Chapter 2 Environment and Climate Change (Appendix 1)** and **Chapter 3 Achieving a Sustainable Pattern of Development (Appendix 2)**. These modifications are shown in full in appendices rather than in the main schedule table. A set of **Mapping Changes** related to the Main Modifications is set out in **Appendix 3**.

COMMENTS SHOULD RELATE TO THE MATTERS CONTAINED IN THIS DOCUMENT ONLY. PLEASE QUOTE THE RELEVANT MAIN MODIFICATION REFERENCE NUMBER(S).

Schedule of Main Modifications

CHAPTER 1 - INTRODUCTION					
Ref Number	Submission Plan Page	Paragraph/ Policy	Modification	Reason for Modification	Source of Change
MM1	12	Add New Paragraph 1.4.4	<i><u>Pursuing sustainable development requires careful attention to viability and costs in decision-making. The plan as a whole has been subject to viability studies which have tested a range of development types throughout the plan area. With regard to individual developments, the councils will take a reasonable approach to requests to consider viability issues when assessing the level of on and off site contributions on development proposals and / or the need for enabling development. Each request will be considered on its own individual merits, particularly taking into account the need to deliver the site, the detailed financial situation, the length of time over which the project is planned, local circumstances and the requirements of the development plan.</u></i>	Addition of a general statement about financial viability and compliance with the NPPF.	Matter 4 -Housing HOUS 1-7 WDWP/Ex07
MM2	12	1.5.2	...The councils will regularly monitor the extent to which the policies are effective and what they are delivering in terms of both new development, social and economic factors and environmental protection. <i><u>The councils will continue to engage and work collaboratively with service providers to review infrastructure requirements and regularly</u></i>	To provide greater clarity about the procedures for monitoring infrastructure provision.	Non Hearing Statement

			<p><u>update the Infrastructure Delivery Plan. And</u> The councils will also consider what implications changes to national policy may have on the effectiveness of the plan. The role of the neighbourhood development plans will also be monitored as they have the ability to play a key role in the planning of new development. Any of these factors may trigger the need to consider an early review of the plan. <u>The councils will consult with appropriate service providers in any review of the plan.</u> Otherwise ...</p>		
--	--	--	---	--	--

CHAPTER 2 – ENVIRONMENT AND CLIMATE CHANGE					
Ref Number	Submission Plan Page	Paragraph /Policy	Modification	Reasons for Modifications	Sources of Change
MM3	13-45	Chapter 2. Environment and Climate Change	<p>Changes to sections of Chapter 2 are proposed in response to representations and discussions during examination hearings and to provide factual updates. The main areas of change are:</p> <ul style="list-style-type: none"> - Revisions to the policy and text on wildlife and habitats to explain the Councils' approach when considering development proposals; - Changes to policy and text affecting heritage assets; - Deletion of the Burton Bradstock flood alleviation scheme because it cannot be delivered; - Revisions to policy and text covering sustainable building standards in advance of Government changes; - Revisions to policy and text on amenity issues to ensure adequate protection for those affected by development proposals. <p>The changes are shown in the revised form of Chapter 2 as set out in Appendix 1.</p>	<ul style="list-style-type: none"> - To overcome outstanding concerns from Natural England - Burton Bradstock scheme no longer deliverable - To overcome outstanding concerns from English Heritage - Change in response to government review of housing standards 	<ul style="list-style-type: none"> - Matter 6 ENV1-16 - SOCG 1 - SOCG 2 - SOCG 6 - WDWP/EX17 - WDWP/Ex20

CHAPTER 3 – ACHIEVING A SUSTAINABLE PATTERN OF DEVELOPMENT					
Ref Number	Submission Plan Page	Paragraph/ Policy	Modification	Reason for Modification	Source of Change
MM4	45-61	Chapter 3. Achieving a Sustainable Pattern of Development	<p>Changes to sections of Chapter 3 are proposed in response to representations and discussions during examination hearings and to provide factual updates. The main areas of change are:</p> <ul style="list-style-type: none"> - Revised number of dwellings to be provided - Revised job total for period to 2031 - Adding a housing trajectory - Updated housing land supply information - Adding a Strategic Diagram - To update on progress on Neighbourhood Plans <p>The changes are shown in the revised form of Chapter 3 as set out in Appendix 2.</p>	<ul style="list-style-type: none"> - To update housing and economic forecasts - To update the housing and employment land supply - To provide an updated housing trajectory - To update policy SUS1 and supporting text - To add a Strategic Diagram - To make reference to an adopted Neighbourhood Plan 	Matter 3 SUS 1-5 WDWP/EX13

CHAPTER 4 - ECONOMY					
Ref Number	Submission Plan Page	Paragraph /Policy	Modification	Reason for Modification	Source of Change
MM5	63	4.1.2	<p>Economic development is a key priority for both councils. The Dorset Local Enterprise Partnership (LEP) has identified sectors where there is the need and scope to improve the performance of already significant sectors, and/or the opportunity to enhance environmental performance. Accordingly, the Councils will work with the Local Enterprise Partnership to encourage and support the development of:</p> <ul style="list-style-type: none"> — Tourism, leisure, hospitality and international education — Food and drink industry — Environmental goods and services, including support for the renewable energy sector — Precision engineering, including marine related business — Creative industries — Health and social work — Finance and banking <p><u>the following priority areas where growth proposed through investment can make contributions:</u></p> <ul style="list-style-type: none"> – <u>Advanced manufacturing, including aerospace, automotive and life sciences</u> – <u>Knowledge intensive traded services, including professional and business services, the information economy and traded aspects of higher and further education</u> – <u>Enabling sectors, such as energy and construction.</u> 	Modification to ensure that the plan is consistent with the priority areas of the Local Enterprise Partnership.	Matter 5 – Economy ECON 1-10 WDWP/Ex19

			<u>Accordingly, the Councils will work with the Local Enterprise Partnership to encourage and support the development of these priority areas.</u>		
MM6	69/70	4.4.11	Proposals for retail or other town centre uses exceeding 1,000m ² floorspace in locations outside of town centre areas, and proposals for smaller-scale retail developments in locations outside of any existing centres, will be required to submit an impact assessment including the following information...	To reflect new guidance.	Non-Hearing Statement
MM7	70	4.4.13	The impact test applies to all main town centre uses, but is particularly relevant to retail, office and leisure/entertainment proposals. Other main town centre uses (including offices and arts, culture and tourism) will require impact testing, but the The scope and level of detail required will vary according to local circumstance.	To reflect new guidance.	Non-Hearing Statement
MM8	73/74	4.5.13	...In addition to new built development, tourist accommodation from the change of use of existing buildings, <u>in accordance with policy SUS3</u> , will increase the stock and variety of accommodation the area has to offer and can bring back into use...	To provide clarity and linkages with other relevant policies.	Non-Hearing Statement
MM9	74	4.5.14	It would also be unduly restrictive to limit the development extension of existing accommodation in the countryside. In order to support existing businesses, the <u>replacement (in accordance with Policy SUS4) and expansion of built tourist accommodation and sites will be allowed to where this improves the quality of the accommodation on offer and the appearance of the site, provided that there is no significant harm and development would be consistent with the other policies of this plan.</u>	To provide clarity and linkages with other relevant policies.	Non-Hearing Statement
MM10	75	4.5.17 Box	Caravan and camping Sites For the purposes of this plan caravan and camping	For clarity.	Non-Hearing Statement

			<p>sites are those which primarily provide <i>for</i> accommodation in temporary and mobile units such as static caravans(<i>static, touring and twin unit</i>), itches for touring caravans, tents or yurts. Where a site is permitted in a location where...</p>		
MM11	76/77	ECON 8.	<p>ECON8. FARM <u>DIVERSIFICATION OF LAND-BASED RURAL BUSINESSES</u> i) Farm <u>Diversification</u> projects (for agricultural and other land-based rural businesses) for the use of land or buildings for non-agricultural...</p>	To broaden definition to improve clarity.	Non-Hearing Statement

CHAPTER 5 - HOUSING					
Ref Number	Submission Plan Page	Paragraph /Policy	Modification	Reason for Modification	Source of Change
MM12	79	5.1.2 Box	...Although the total projected need for affordable housing is not expected to be met in the plan period, opportunities will be taken to secure affordable homes to meet local needs. This will include ensuring all <i>most</i> new open market housing sites make a contribution...	Additional supporting text to align with changes to policy HOUS 1. i)	Matter 4 – Housing and revised National Planning Practice Guidance
MM13	80	5.2.1	One way of achieving affordable housing delivery through the planning system is by requiring that a proportion of the net increase in open market housing on a development site is developed as affordable housing instead. <i>There is no evidence to suggest that affordable housing cannot be delivered to some degree on all sizes of development, from one unit upwards. And having a ‘threshold’ under which a contribution need not be made can distort the number of units that would otherwise come forward on a site. New government guidance announced on 28 November 2014 set a site size threshold of ten dwellings or fewer and a combined floorspace of less than 1,000m² below which affordable housing contributions would no longer be required. However, in order to support affordable housing in designated rural areas, on sites for between 6 and 10 dwellings a financial contribution towards affordable housing provision can be sought. Around 70% of West Dorset, Weymouth and Portland is classed as an Area of Outstanding Natural Beauty or is a designated rural area, so this approach will apply over most of the Local Plan area. In West Dorset, the designated rural area includes all parishes other than Chickerell,</i>	Additional supporting text to align with changes to policy HOUS 1. i)	Matter 4 – Housing and revised National Planning Practice Guidance

			<u>Dorchester and Sherborne.</u>		
MM14	80	5.2.2 New Paragraph	<u>The new guidance also makes clear that where a vacant building is brought back into use or is demolished and replaced by a new building, that affordable housing contributions would only be required for any increase in floorspace. Affordable housing contributions will not be sought on developments consisting of only a residential annex or extension to an existing home.</u>	Additional supporting text to align with changes to policy HOUS 1. i)	Matter 4 – Housing and revised National Planning Practice Guidance
MM15	80	5.2.6	The <u>Housing Register and the</u> analysis in the Strategic Housing Market Assessment, based on housing need across the whole of plan area , indicates that <u>709%</u> of affordable housing demand is likely to be for social or affordable rents <u>across the plan area</u> . These findings point towards a high level of social or affordable rented housing provision...	To ensure that the figure for affordable housing demand is up to date.	Non-Hearing Statement
MM16	81	HOUS 1. i)	Where open market housing is proposed affordable housing will <u>not</u> be sought, unless the proposal is for the replacement or subdivision of an existing home where the development is for 10 units or fewer, and has a maximum combined gross floorspace of no more than 1000sqm. Where open market housing is proposed in designated rural areas, (as defined by section 157(1) of the Housing Act 1985), on schemes of 6 – 10 dwellings financial contributions will be sought. The level <u>of affordable housing required</u> reflects the viability of development land in the local area, and will be: - a minimum of 25% in Portland - a minimum of 35% in Weymouth and West Dorset	Government policy on affordable housing thresholds was changed by a Ministerial announcement and revision to National Planning Policy Guidance on 28 November 2014.	Matter 4 – Housing and revised National Planning Practice Guidance
		iv)	<u>Within any Affordable housing provision, tenure</u>	Modification to policy to	

			<i>should meet identified local needs and on strategic allocations should be split the councils will seek the inclusion of to provide a minimum of 70% for social and/or affordable social/affordable rent and a maximum of 30% for intermediate affordable housing, unless identified local needs indicate that alternative provision would be appropriate.</i>	ensure that tenure split reflects local housing needs and extend the scope of the policy to cover all sites, not just strategic allocations.	
MM17	81	HOUS 1. Monitoring Indicators	... Target: minimum of 25% affordable housing secured in Portland and a minimum of 35% secured in Weymouth and West Dorset...	To align with changes to policy HOUS 1. i)	Matter 4 – Housing
MM18	84	5.6.3	<i>Prior to the adoption of the Gypsy and Traveller Development Plan Document, planning applications for Gypsy and Traveller sites will be determined in accordance with national policy for Traveller Sites. Until such a time as the Gypsy and Traveller DPD is finalised, decisions on gypsy and traveller sites will be determined in accordance with national policy and with reference to policies INT 1 and SUS 2.</i>	Modifications to supporting text to clarify how planning applications will be assessed in the interim period before the Gypsy & Traveller DPD is adopted.	Matter 4 - Housing HOUS 1-7 WDWP/Ex10
MM19	84	5.7.1	... There will be other circumstances when it makes economic and environmental sense <u>to provide housing in a rural location</u> , for example in the case of the replacement or subdivision of existing buildings. And sometimes <u>In addition, there will be some cases where</u> the viability of an agricultural, forestry or other enterprise for which a rural location is essential, depends upon a worker being resident on site to oversee the essential operation of the enterprise. 24 hours a day. <u>In considering proposals for rural workers' dwellings, the council will need to establish that the accommodation is essential to the functional requirements of the business. It will also be necessary to establish that the business is financially sustainable in the long term, particularly</u>	Include the tests used to determine 'essential need' in the supporting text rather than as sub-clauses of HOUS 6.	Matter 4 - Housing HOUS 1-7 WDWP/Ex09

			<i>where the proposal is for a permanent dwelling. The council will also give consideration to the availability of alternative accommodation on the holding or nearby; and whether a dwelling on the holding has been sold recently on the open market. The size of the proposed dwelling should also be appropriate to the needs of the business and positioned where it will effectively meet the functional needs. A temporary dwelling may be acceptable in the case of new businesses that cannot yet show financial soundness but where it has been established that there is a functional requirement for on-site accommodation.</i>		
MM20	84	5.7.2	<i>...The extension, replacement or subdivision of an existing dwelling house is subject to the existing use being lawful. <u>Particularly within the AONB and outside the main settlements, the volume of cumulative extensions to existing dwellings should generally be no greater than 40% of the original dwelling. It should not be assumed that all extensions up to 40% will be acceptable, with the overriding considerations set out in criterion i). It is expected that replacement dwellings will be of a similar size to the original dwelling (within 10% volume), unless it can be shown that a larger development results in a benefit to the character or appearance of the area. Both figures above take into account any unused Permitted Development rights, and are not in addition to these.</u></i>	Modification to make the policy more precise. Addition of a percentage threshold for the enlargement of a dwelling permissible under criteria (i) and a definition of 'significantly larger' (criterion i) and ii)).	Matter 4 - Housing HOUS 1-7 Supersedes wording in WDWP/Ex09
MM21	85	5.7.4	<i>There is some demand for new low impact dwellings (LIDs) and self build projects. <u>LIDs make use of renewable natural, local and reclaimed materials in delivering low or zero carbon housing. These LIDs are often designed to be self-sufficient in terms of waste</u></i>	Clarification of what is meant by a "low impact dwelling".	Matter 4 - Housing HOUS 1-7 Supersedes wording in WDWP/Ex09

			<p><u>management, energy, water and other needs.</u></p> <p>Although it is accepted that some elements of this type of dwelling are more sustainable...</p>		
MM22	85	5.7.5	<p>The creation of a new residential curtilage and e</p> <p><u>Extensions to existing residential gardens, either in the open countryside or on the outskirts of a settlement, will often involve the change of use...</u></p>	To reflect legal advice that new curtilage can not be created without a dwelling.	Non-Hearing Statement
MM23	85/86	HOUS 6. iv)	<p>New housing for rural workers (full time workers in agriculture, horticulture, and other rural businesses which require essential 24 hour supervision), located outside the defined development boundaries, will be permitted provided that it can be demonstrated that <u>there is an essential need for a worker to live at or near their place of work.:</u></p> <ul style="list-style-type: none"> — the dwelling is essential to the requirements of the business — the business is financially sound — there is no alternative accommodation on the holding or nearby that exists or could be made available — a dwelling on the holding has not recently been sold on the open market without an agricultural or other occupancy condition — the scale of the proposed dwelling is modest, and appropriate to the established need of the business, and is, wherever possible, close to the existing building to meet the functional needs of the business — the dwelling is of an appearance that is in keeping with its rural surroundings and is, where necessary, supported by an appropriate landscaping scheme — In the case of new business that cannot yet 	To update the tests for rural workers' dwellings, ensuring that they are in line with current policy in the NPPF rather than previous policy.	Matter 4 - Housing HOUS 1-7 WDWP/Ex09

		v)	<p>show they are financially sound a temporary dwelling may be acceptable provided that the other criteria are met.</p> <p>The location of low impact dwellings or self build dwellings will be allowed in line with other residential policy in the Local Plan.</p>	<p>Reference to 'low impact dwellings or self build dwellings' in criterion v) is not necessary as other policies in the plan apply.</p>	<p>Matter 4 - Housing HOUS 1-7 WDWP/Ex09</p>
		vi)	<p>New residential curtilages and e Extensions to existing residential gardens will only be permitted where they...</p>	<p>To reflect legal advice that new curtilage can not be created without a dwelling.</p>	<p>Non-Hearing Statement</p>

CHAPTER 6 – COMMUNITY NEEDS AND INFRASTRUCTURE					
Ref Number	Submission Plan Page	Paragraph /Policy	Modification	Reason for Modification	Source of Change
MM24	90/91	Table 6.2	<u>Weymouth Harbour Walls Repair</u> <u>£3.6 million</u>	To include additional key infrastructure project.	Hearing Statement Matter 7: Community Needs and Infrastructure
MM25	91	6.3 Box	- Cultural facilities, such as arts centres, <u>theatres</u> , libraries and museums	To expand on the list of examples of cultural facilities.	Hearing Statement Matter 7: Community Needs and Infrastructure
MM26	96	6.5.5	... The following road-user hierarchy <u>is reflective of the road users commonly found in the plan area. This hierarchy</u> should be applied where appropriate.	Modification to explain the reasoning for including a local variant to cover equestrians in paragraph 6.5.5 of the supporting text.	Matter 7 - Community & Infrastructure COM 1-11 WDWP/Ex06
MM27	97	COM 7. iv)	Development will not be permitted unless it can be demonstrated that it would not have a <i>significant severe</i> detrimental effect on road safety, or measures can be introduced to reasonably mitigate potentially dangerous conditions.	Modification to ensure consistency with the NPPF (para 32) which refers to the term 'severe' when dealing with road safety impacts.	Matter 7 - Community & Infrastructure COM 1-11 WDWP/Ex06
MM28	97	COM 7.	Monitoring Indicator: percentage of new homes within 30 minutes public transport time of a GP, hospital, school, employment and a major health centre. Target: >60% Monitoring Indicator: number and severity of road traffic accidents	Data no longer available for this monitoring indicator.	Non-Hearing Statement
MM29	100	COM 10. ii) First Bullet Point	- The development will not be unduly detrimental to the appearance of the locality, particularly in sensitive areas of the landscape, nature conservation and townscape importance, or <u>and</u>	To allow both criteria to be applied.	Non-Hearing Statement

MM30	101	COM 11. i)	Proposals for generating heat or electricity from renewable energy sources should be permitted <u>will be allowed wherever possible</u> providing that the benefits of the development, such as the contribution towards renewable energy targets, significantly outweigh any harm. In addition, permission will only be granted provided:	Modification to ensure the wording of this policy is more positive in response to concerns raised by objectors.	Matter 7 - Community & Infrastructure COM 1-11 WDWP/Ex06
------	-----	---------------	---	---	--

CHAPTER 7 – WEYMOUTH					
Ref Number	Submission Plan Page	Paragraph /Policy	Modification	Reason for Modification	Source of Change
MM31	104	7.3.2	It is expected that the town centre regeneration will deliver at least 400 <u>600</u> new homes and significant retail and business opportunities over the plan...	To reflect revised housing numbers as a result of further work on site capacity arising from the Weymouth Town Centre Strategy.	Non Hearing Statement
MM32	106	7.3.5 Fifth Bullet Point	- To fill the gap in activity between 5pm- 8 <u>9</u> pm by introducing more family friendly activities in the right locations, supported by appropriate car park management and bus timings etc.	To provide consistency and reflect the After Dark Consultation Report, December 2010.	Non Hearing Statement
MM33	106/107	WEY 1. i) Fourth Bullet Point ii) Bullet Points	- To fill the gap in activity between 5pm- 8 <u>9</u> pm, primarily by introducing more family friendly activities in appropriate locations - Town centre core and Commercial Road area - Station area - Ferry Peninsula - Westwey Road and North Quay area- - <u>Lodmoor.</u>	To provide consistency and reflect the After Dark Consultation Report, December 2010. To update in light of work being undertaken to develop the Weymouth town centre masterplan.	Non Hearing Statement Hearing Statement Matter 8: Weymouth
MM34	108	7.3.8	...Because of its westerly outlook the waterfront also receives later afternoon / evening sunshine, and therefore is better situated to have a focus for activities that can make the most of this benefit and fill the gap in activity between 5pm – 8 <u>9</u> pm.	To provide consistency and reflect the After Dark Consultation Report, December 2010.	Non Hearing Statement
MM35	110	7.3.16	...Facilities that may help support outdoor events to bridge the gap of activity between shop closing times and the later opening times of some of the clubs (ie between 6 <u>5</u> to 9pm) will be encouraged to help...	To provide consistency and reflect the After Dark Consultation Report, December 2010.	Non Hearing Statement
MM36	110/111	WEY 5.	- Uses that may help support outdoor events to	To provide consistency and	Non Hearing

		i) Fourth Bullet Point	bridge the gap of activity between shop closing times and the later opening times of some of the clubs (ie between 6.5 to 9pm) are encouraged.	reflect the After Dark Consultation Report, December 2010.	Statement
MM37	107	Figure 7.1	Add the boundaries of the key sites listed in WEY 1 to the Proposals Map NOTE : THESE MAPS ARE SET OUT IN APPENDIX 3	To update in light of work being undertaken to develop the Weymouth town centre masterplan.	Hearing Statement Matter 8: Weymouth
MM38	107	Figure 7.1	The following diagram shows the indicative areas <u>site boundaries</u> for the following policies WEY 2 through to WEY 9, 8. <u>The location of WEY 9 is also illustrated.</u> however the precise boundaries will be determined through the development of the strategy and masterplans. NOTE : THESE MAPS ARE SET OUT IN APPENDIX 3	To update in light of work being undertaken to develop the Weymouth town centre masterplan.	Hearing Statement Matter 8: Weymouth
MM39	109	7.3.14	The planned Brewers Quay re-development will include an enlarged town museum, retail and restaurant facilities and an 85 bed hotel, and reflects the variety of uses in the area a museum, wet weather attraction, exhibition & craft space, retail and residential uses as part of the mixed use scheme. With residential uses immediately adjacent to the southern part of this quarter, issues of noise and disturbance will continue to be a key consideration in any future changes.	Modifications to supporting text to reflect current development proposal.	Matter 8 – Weymouth WEY 1-17 WDWP/Ex11
MM40	114	WEY 10. iii)	In order to address sustainable development issues, the site should be developed in accordance with a masterplan prepared <u>by the developer / landowner</u> in conjunction with the local community and agreed by Weymouth and Portland Borough Council...	To ensure consistency.	Non Hearing Statement
MM41	114	7.5.1	... An application for outline permission for approximately 100 new homes on land to the south	To update progress on planning application.	Non Hearing Statement

			of Louviers Road has been resolved to be approved. subject to the signing of a Section 106 Agreement.		
MM42	115	7.6.1	Land west of the A354 Dorchester Road and to the south of Nottingham Lane in the Wey Valley has the potential to deliver in the region of 400 <u>320</u> new homes over the plan period...	To reflect revised housing numbers.	Non Hearing Statement
MM43	115/116	WEY 12. ii)	The site should be developed in accordance with a master plan prepared <i>by the developer / landowner</i> in conjunction with the local community and agreed by Weymouth and Portland Borough Council. In order to address sustainable development issues, the master plan will need to be subject to a sustainability assessment, such as a BREEAM Communities Assessment, carried out by a suitably qualified assessor...	Clarification that the developer or landowner will play a key role in preparing the masterplan for the site and to ensure consistency .	Matter 8 – Weymouth WEY 1-17 WDWP/Ex11
MM44	115/116	WEY 12. ii) First Bullet Point	- Development will be phased to provide steady growth over the period 2021 to 2031 <u>2016-2026</u> .	To reflect revised phasing.	Non Hearing Statement
MM46	116	7.7.2	It is within Broadway Conservation area and surrounds the listed Old Rectory building. The site could deliver in the region of <u>309</u> new homes.....	To reflect current planning consent	
MM47	116	7.9.2	... The area is also subject to erosion and fluvial and tidal flooding via the River Jordan. It is within an area identified <i>in the Shoreline Management Plan</i> for future managed realignment and so is only appropriate for time limited (<i>temporary</i>) development that would not be at risk from, or exacerbate, coastal erosion or flooding.	Clarification of what is meant by ‘time limited’ development.	Matter 8 – Weymouth WEY 1-17 WDWP/Ex11
MM48	117	7.10.2	There is the potential to use part of the site to provide space for a significant number of allotments, which would reduce current waiting lists and also potentially enable the existing cemetery at Quibo	Reference to Quibo Lane / Abbotsbury Road allotments removed following concerns raised by an objector.	Matter 8 – Weymouth WEY 1-17 WDWP/Ex11

			Lane / Abbotsbury Road to be extended. Land is also sought in the borough to provide for the disposal of human cremated remains in a natural setting away from the current cemetery / crematorium sites, and for the burial of pets (or their cremated remains)...		
--	--	--	---	--	--

CHAPTER 8 - PORTLAND					
Ref Number	Submission Plan Page	Paragraph /Policy	Modification	Reason for Modification	Source of Change
MM49	119/120	8.2.2	...In order to ensure that there is an adequate supply of employment land to accommodate future growth and job creation, <u>a</u> development sites have <u>has</u> been identified at Portland Port and Osprey Quay. <u>In addition, a number of existing employment sites are protected as 'key employment sites'.</u>	To reflect the deletion of the Portland Port policy.	Non-Hearing Statement
MM50	120	8.3.1	<u>The maritime services sector is important for the local area and includes the shipping, ports and maritime business services industry as well as supporting other industries in Dorset.</u> Portland Port is a port of national and international importance and is a vital part of the local economy and the south west region. The port attracts employment and investment to the area and is a major asset to the local community...	Modification to include additional references to the maritime services sector in the supporting text.	Matter 10 – Portland PORT 1-4 Supersedes wording in WDWP/Ex19
MM51	121	8.3.3	<u>"Transforming Dorset", the Strategic Economic Plan (SEP) produced by the Dorset Local Enterprise Partnership in March 2014, has identified Portland Port as an example of the type of opportunity that could achieve "transformational growth" subject to securing investment of the scale proposed by the document. The SEP proposes that the Port could achieve far reaching development of unique natural port assets supporting industrial development, freight, exports and bringing radically larger sector of the cruise market to the Dorset tourist economy.</u> The port is identified as a 'Key Employment Site' and associated policies in the plan include for its protection and the provision of employment (ECON 1 and ECON 2)...	Modifications proposed to paragraph 8.3.3 to recognise the links between Portland Harbour Authority and the LEP's Strategic Economic Plan.	Matter 10 – Portland PORT 1-4 WDWP/Ex19

MM52	122	8.6.1	<p>... The businesses are mainly micro businesses from a wide range of service sectors, but the site also includes 350 storage units, a fitness centre, hotel and conference venue. <u>Planning consent has been granted for change of use of Maritime House on the park to 'Portland Academy' (use class D1). This will provide an Educational Academy for 5 – 19 year olds that would link closely with business and the local community.</u> It is a key employment site. Additional land is available to provide around 3,000 m² of light industrial units...</p>	Change to reflect Portland Academy consent.	Non- Hearing Statement
------	-----	-------	--	---	------------------------

CHAPTER 9 - LITTLEMOOR					
Ref Number	Submission Plan Page	Paragraph /Policy	Modification	Reason for Modification	Source of Change
MM53	123	9.2.3	The development will generate a requirement for further education provision and a site will need to be provided within the scheme to accommodate a new primary school- <u>or alternatively financial contributions may be required towards extending the existing Bincombe Valley Primary School and provision of good pedestrian links between the new development and Bincombe Valley and St. Andrews Primary Schools.</u> On and off-site provision and contributions to community infrastructure will be sought in line with policy COM 1 and secured through a section 106 legal agreement...	Change in response to DCC requirements.	Non- Hearing statement
MM54	124	LITT1. v)	The site should be developed in accordance with a Master Plan prepared <u>by the developer/landowner prepared jointly by West Dorset District Council and Weymouth and Portland Borough Council and landowners working with the community and key service providers-in conjunction with the local community and Dorset County Council and agreed by West Dorset District Council and Weymouth and Portland Borough Council.</u> In order to address....	To ensure consistency	Non- Hearing statement

CHAPTER 10 - CHICKERELL					
Ref Number	Submission Plan Page	Paragraph /Policy	Modification	Reason for Modification	Source of Change
MM55	128	10.3	Land off Putton Lane has recently been given outline planning permission for 220 <u>the potential to deliver</u> new homes...	Change to allow flexibility in the application of the policy.	Non-Hearing Statement
MM56	128	CHIC 1. i)	Land at Putton Lane as shown on the proposals map is allocated for a mixed uses development including residential development, employment, community facilities and open space. Sustainable drainage methods should be implemented to manage surface water flooding issues and ensure flood risk is not exacerbated elsewhere.	Change to allow flexibility in the application of the policy.	Non-Hearing Statement
MM57	128	10.6.1	Land to the north and east of Chickerell has the potential to deliver around <u>8520</u> new homes (<u>approximately 350 homes on the northern site and 470 homes to the east</u>). To ensure there is sufficient infrastructure to support this level of growth, the provision of new / improved community facilities will be required...	Modification to show two separate capacity figures for the north and east sections of the allocation.	Matter 9 – Peripheral Weymouth Localities Supersedes wording in WDWP/Ex16
MM58	129	CHIC 2. iv)	Development should be in accordance with a masterplan for each area prepared <u>by the developer / landowner</u> in conjunction with the local community, Chickerell Town Council and Dorset County Council, and agreed by West Dorset District Council...	Clarification that the developer / landowner would play a major role in preparing masterplans for the allocation.	Matter 9 – Peripheral Weymouth Localities WDWP/Ex16
MM59	129	CHIC 2. v) Second Bullet Point	- Strategic planting is carried out in advance of the site being developed, <u>in accordance with an agreed strategic landscape phasing plan</u> , to reduce the impact of the development to longer views particularly along the northern and eastern boundaries...	Modification to provide more flexibility to the strategic landscape policy.	Matter 9 – Peripheral Weymouth Localities WDWP/Ex16

CHAPTER 11 - DORCHESTER					
Ref Number	Submission Plan Page	Paragraph /Policy	Modification	Reason for Modification	Source of Change
MM60	132	11.1.5	<p>The existing and proposed sites outlined above <u>provide development opportunities at Dorchester for comfortably meet the needs of the town for the early part of the plan period, but fall short of meeting the needs for housing and employment towards the end of the plan period.</u> However there are no easily deliverable sites for major growth. A proposal is therefore included for Crossways (a village to the east, connected to Dorchester by the rail line) which is contained in the following chapter- and further investigations are proposed in relation to the plan area – for the period post 2026 (see Policy SUS 1) <u>The plan review process will consider these issues further post 2021.</u></p>	To update text in relation to plan review	Non-hearing statement

CHAPTER 12 - CROSSWAYS					
Ref Number	Submission Plan Page	Paragraph /Policy	Modification	Reason for Modification	Source of Change
MM61	138	12.2.2	There are internationally protected heathlands in the wider surrounding area and it is essential that sufficient, attractive informal recreational land is available in easy walking distance, through the provision of a strategic network of green spaces, to ensure that any adverse impacts from additional recreational pressure on the sensitive heathland sites are avoided. <u>and it will be essential that any adverse impacts from additional recreational pressure are avoided. Sufficient attractive informal recreation land will need to be made available within easy walking distance of the development, through the provision of a strategic network of green spaces.</u> It will also be necessary to mitigate any impact that the...	For clarity and to reflect discussions with DCC and NE	Non-hearing statement ; SOCG2
MM62	138	12.2.2	... It will also be necessary to mitigate any impact that the development, and the associated recreational land, upon the setting of the earthworks in Bowley's plantation which are a Scheduled Monument. There are also designated and non-designated heritage assets either on or close to the site. Just outside the allocation, the earthworks of Bowley's Camp Scheduled Monument is present within Bowley's Plantation. Old maps show that the above-ground embankments of the monument originally extended westwards onto the allocated site. The setting of this heritage asset and the impact of development upon its significance, must be taken into consideration and be used to inform the distribution and scale of built form on the site. There are also opportunities to enhance the public	Additional wording to address the concerns of English Heritage with regard to the setting of the Scheduled Monument and reflect the NPPF.	Matter 13 Crossways

			<u>understanding of the monument.</u>		
MM63	138	12.2.5	<u>In terms of the development site identified in CRS 1, cross boundary cooperation with Purbeck District Council is needed to ensure that the road and rail connections and impact on nearby heathlands is reflected in both local plans. <i>Looking to the future, a Partial Review of the Purbeck Local Plan has recently commenced and West Dorset, Weymouth and Portland Councils will work closely with Purbeck District Council to ensure that any development opportunities in the Crossways and Moreton Station area are fully coordinated through joint master planning work.</i></u>	To clarify the joint working arrangements with Purbeck District Council in relation to development in the Crossways area.	Matter 1 – Procedural Matters and Legal Compliance including Duty to Cooperate and Sustainability Appraisal WDWP/Ex22
MM64	138/139	CRS 1. iv)	The development will deliver highway improvements necessary for the development to go ahead. The site should be developed in accordance with a comprehensive masterplan for the village prepared <u>by the developer / landowner</u> in conjunction with Crossways Parish Council, adjoining parish councils, Dorset County Council, Purbeck District Council, Network Rail and the local community, and agreed by West Dorset District Council...	To ensure consistency.	Non Hearing Statement
		Fourth Bullet Point	- the design and layout relates positively to the surrounding area, enhances local character and does not have an adverse impact on the landscape setting of the village or scheduled monuments.	Additional wording to address the concerns of English Heritage.	Matter 13 Crossways
		New Bullet Point	- <u>the layout of the development protects and preserves the significance of Bowley's Camp scheduled monument</u>	Additional wording to address the concerns of English Heritage with regard to the setting of the	Matter 13 Crossways

				Scheduled Monument and reflect the NPPF.	
MM65	139	CRS 2. New Policy	<i>j) <u>The district council will work with Purbeck District Council, Crossways Town Council adjoining Parish Councils, Dorset County Council and Network Rail to undertake joint evidence gathering, including on constraints to ensure that over the long term, the most appropriate solutions to meeting the needs of both authorities are fully understood and explored and thereafter expressed in future planning policy documents, including master planning work.</u></i>	To clarify the joint working arrangements with Purbeck District Council in relation to development in the Crossways area.	Matter 1 – Procedural Matters and Legal Compliance including Duty to Cooperate and Sustainability Appraisal WDWP/Ex22

CHAPTER 13 - BRIDPORT					
Ref Number	Submission Plan Page	Paragraph /Policy	Modification	Reason for Modification	Source of Change
MM66	142	13.2.2	Delivery will be phased over 10 or more years, with the intention of providing in the region of 50 to 80 <u>100</u> homes a year.....	To update housing trajectory	Matter 11
MM67	142	13.2.2	...As such, a replacement school site <u>for a two-form entry primary school</u> will need to be included in the urban extension...	To reflect updated information from Dorset County Council	Matter 11
MM68	142	13.2.3	Appropriate energy solutions, including opportunities for district heating networks between the employment and residential uses, should be explored. in line with national standards for sustainable construction <u>Vearse Farmhouse is a Grade II listed building and there are a number of heritage assets (including Scheduled Monuments) close to, and visible from, the site. For example the Bridport Conservation Area (including part of the Skilling estate) is close to the site as are Grade I and Grade II* listed buildings. These include St Mary's Church (Grade I), Town Hall (Grade I), Downe Hall (Grade II*), and St Swithun (Grade II*) in North Allington. The setting of these heritage assets and the impact of development upon their significance, must be taken into consideration and be used to inform the distribution and scale of built form on the site.</u>	Deletion to reflect national changes regarding sustainable construction. Proposed additional supporting text to address the concerns of English Heritage with regard to the setting of Heritage Assets and reflect the NPPF.	Non Hearing Statement Matter 11 Bridport
MM69	143	BRID1 i)	Land at Vearse Farm (as shown on the Proposals Map) will provide for the strategic growth of Bridport through a comprehensive mixed-use development , to include new homes, local community facilities} (including land primary education provision for a <u>two-form entry primary school</u>) and at least 4	To reflect updated information from Dorset County Council	Matter 11

		ii)	hectares of employment land Delivery will be phased with the intention of providing in the region of 50 to 80 <u>100</u> homes a year	To update housing trajectory.	
		viii)	The site should be developed in accordance with a masterplan prepared <i>by the developer / landowner</i> in conjunction with Symondsburry Parish Council, Dorset County Council, Bridport Town Council, Dorset County Council and the local community, and agreed by West Dorset District Council.	To ensure consistency.	Non Hearing Statement
MM70	144	13.2.5	<i>Dorset County Council is reviewing provision of additional education capacity across the Bridport area, and the outcomes of this review will finalise whether the new 2 form-entry school site on Vearse Farm is a replacement for an existing Bridport Pyramid Primary School or a new institution. If St Mary's Primary School is identified for replacement as part of this review is replaced, this will mean that the current site would become available for re-use or redevelopment. If the facility is no longer needed, the land outside the floodplain may be redeveloped for housing as an exception to normal policy retaining local community facilities and open space.</i>	To reflect updated information from Dorset County Council	Matter 11
MM71	144	BRID2 i)	The existing primary school site off Skilling Hill Road in Bridport, as shown on the proposals map, may be developed for housing, provided that the <i>Dorset County Council education review identifies the Vearse Farm school site</i> as a replacement school <i>for St. Mary's Primary, their playing fields and the associated Children's Centre</i> and children's centre,	To reflect updated information from Dorset County Council	Matter 11

			including school playing fields, sufficient to serve the projected population growth in the local area has been secured as part of the Vearse Farm site.		
MM72	144	13.3.1	<p>... and a badger sett is found on site. <u>The existing buffer between the development and river is ten metres wide and would provide a minimum functional wildlife corridor that will protect riverside vegetation and allow access through the site by otters, etc. However, a wider corridor would provide more space for establishing an appropriate interface between the built development and the wildlife corridor. It will also provide opportunities for improving riverside public access without compromising wildlife value.</u> The layout of the development will <u>therefore</u> need to <u>exploit opportunities to enlarge the existing buffer and provide high quality green infrastructure along the river corridor. give proper consideration to the protected species found on and immediately adjacent to the site and the movement of wildlife using the river corridor (by providing a suitably wide buffer between the new housing and the River Asker).</u> <u>There are a number of heritage assets (including Scheduled Monuments) close to, and visible from, the site. For example the site is visible from the Bridport Conservation Area and opposite listed buildings. The site is in the Asker river valley which is historic floodplain pasture and is therefore considered to be a non-designated asset. The site also adjoins historic rights of ways which include the continuation of Long's Lane (on the southern boundary), which links</u></p>	Modification to clarify the extent of the wildlife corridor in response to comments from Natural England and proposed additional supporting text to address the concerns of English Heritage with regard to the setting of Heritage Assets and reflect the NPPF.	Hearing Statement Matter 11: Western Localities of West Dorset

			<u>to St Andrew's Rd within the Conservation Area. This rural route was in existence at least before the arrival of the railway in the 1850s. The setting of these heritage assets and the impact of development upon their significance, must be taken into consideration and used to inform the distribution and scale of built form on the site.</u> Highway improvements may be needed to the right hand turn lane off Sea Road North and East Street roundabout.		
MM73	144	BRID 3. ii)	The development of the site will require a positive frontage onto Sea Road North and Jessop Avenue. The boundary of the site with the river meadow areas will need sympathetic treatment, either through appropriate planting or a positive frontage. <u>This should ensure that a suitably wide the riverside wildlife corridor along the banks of the Askers River is protected is retained and enhanced with improved public access. on the western bank.</u>	Modification to clarify the extent of the wildlife corridor in response to comments from Natural England.	Hearing Statement Matter 11: Western Localities of West Dorset
MM74	145	13.5.2	There are a number of protected species that use the river and the bankside areas, which form part of a wider green network through Bridport. The development should not cause harm to this important corridor. <u>The riverside walk should include provision for the enhancement of habitats along the length of the river corridor, including on St Michaels Island.</u>	Change to clarify the extent of the wildlife corridor in response to comments from Natural England.	Hearing Statement Matter 11: Western Localities of West Dorset
MM75	145	BRID 5. i) Fifth Bullet Point	- The provision for a wildlife corridor along the River Brit, <u>including St Michaels Island.</u>	Change to clarify the extent of the wildlife corridor in response to comments from Natural England.	Matter 11: Western Localities of West Dorset

CHAPTER 15 – LYME REGIS					
Ref Number	Submission Plan Page	Paragraph /Policy	Modification	Reason for Modification	Source of Change
MM76	150	15.3.1	<p>The coastal town of Lyme Regis, in West Dorset, lies close to Uplyme in East Devon. The area around the town is within either the East Devon or Dorset AONB, and there are also constraints of land instability and highway access that limit potential development sites. Finding the best solutions to meet the local need for housing and employment in this area should not be undermined by administrative boundaries. As such, it is important that West Dorset District Council works with East Devon District Council, Lyme Regis Town Council, and Uplyme Parish Council to ensure that the most appropriate solutions to meeting local needs of both communities are fully explored. Site allocations could be brought forward through a neighbourhood plan or a development plan document, potentially covering both local planning authority areas. The East Devon and Dorset AONBs abut one another sweeping over both settlements and the surrounding countryside, and there are also constraints of land instability and highway access that limit development potential in and at both Uplyme and Lyme Regis. Whilst not quantified through a formal local housing and employment needs assessment, there is a local expression of need for housing and employment in Lyme Regis , though at Uplyme, as set out in the emerging East Devon Local Plan, local aspirations for development are modest.</p>	Modifications to policy to reflect position with East Devon Council and Duty to Cooperate Statement.	Hearing Statement Matter 1: Procedural Matters and Legal Compliance including Duty to Cooperate and Sustainability Appraisal
MM77	150	15.3.2 New	<u>West Dorset District Council will work with East Devon District Council, Lyme Regis Town Council and</u>	Modifications to policy to reflect position with East	Hearing Statement Matter 1

		Paragraph	<u><i>Uplyme Parish Council (and the County Councils and other partners) to ensure over the long term that the most appropriate solutions to meeting local needs of both communities are fully understood and explored and thereafter expressed in future policy documents, including neighbourhood plans. In terms of future development patterns, Lyme Regis and Uplyme are considered to be suitable only for limited local growth, rather than strategic or significant growth.</i></u>	Devon Council and Duty to Cooperate Statement. To provide greater certainty about how longer term development needs in the two settlements would be addressed.	Matter 11 Western Localities of West Dorset WDWP/EX21
MM78	150	LYME 2.	The district council will work with East Devon District Council, Lyme Regis Town Council and Uplyme Parish Council to understand and explore possible options to undertake joint evidence gathering, including on constraints, and if necessary bring forward proposals of an appropriate scale to support the potential long-term growth of Lyme Regis and Uplyme.	Policy rewording to reflect discussion with East Devon Council and Duty to Cooperate Statement. Provide greater certainty about how longer term development needs in the two settlements would be addressed.	Hearing Statement Matter 1: Procedural Matters and Legal Compliance including Duty to Cooperate and Sustainability Appraisal and Matter 11 – Western Localities of West Dorset WDWP/Ex21

CHAPTER 17 – GLOSSARY					
Ref Number	Submission Plan Page	Paragraph /Policy	Modification	Reason for Modification	Source of Change
MM79	156	Glossary Heritage Asset	Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas designated under the relevant legislation. <i>Features of a heritage asset include those which contribute to its special historical, archaeological, social, artistic or architectural interest.</i>	To overcome outstanding concerns from English Heritage.	SOCG1
MM80	159	Glossary Setting	the surroundings <i>in which</i> of a heritage asset <i>is experienced</i> . that make a positive (or negative) contribution to its significance, or may affect the ability to appreciate that significance. Its <i>The extent is not fixed and of the setting</i> may change as the asset and its surroundings evolve. <i>Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. The setting may include:</i> <ul style="list-style-type: none"> - <i>the physical surroundings of the asset, including its relationship with other heritage assets;</i> - <i>the way the asset is appreciated; and</i> - <i>the asset's associations and patterns of use.</i> 	To overcome outstanding concerns from English Heritage.	SOCG1

CHAPTER 18 – MAPS					
Revised Maps are set out in Appendix 3					
Ref Number	Submission Plan Page	Paragraph /Policy	Modification	Reason for Modification	Source of Change
MM81	Map	DOR 10.	Extend allocated area to north to boundary with A35	To allow flexible arrangements for surface water attenuation.	Non-Hearing Statement
MM82	Map		The Defined Development Boundary for Cerne Abbas will be retained and extended in its North and West corners	The Cerne Valley Neighbourhood Plan has been 'made'.	Cerne Valley Neighbourhood Plan
MM83	Map		Introduction of a Defined Development Boundary for Godmanstone	The Cerne Valley Neighbourhood Plan has been 'made'.	Cerne Valley Neighbourhood Plan