

West Dorset, Weymouth & Portland Local Plan - Schedule of Additional Modifications: August 2015

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

Submission Plan Page / Paragraph / Policy: Additional modifications (except for Chapter 2: Environment and Climate Change and Chapter 3: Achieving a Sustainable Pattern of Development) are referenced against the 'Clean Version of the Submission Draft with proposed modifications incorporated' (i.e. as amended by any modifications made up until June 2013). This is available on this webpage - <https://www.dorsetforyou.com/article/407489/Pre-Submission-Draft-Plan-with-Proposed-Modifications-June-2013>. Where the 'clean version' has been amended by a subsequent main modification, as set out in the Schedule of Main Modifications published as Appendix A to the Inspector's Report in August 2015, the wording of the main modification has been used in this schedule.

Chapters 2 and 3 have been completely rewritten as main modifications and have been published as Appendices B and C to the Inspector's Report, published in August 2015. Any additional modifications to Chapters 2 and 3 have been referenced against Appendices B and C to the Inspector's Report.

As the additional modifications are referenced against different documents produced at different times, there is some inconsistency in the page numbering. These page numbering inconsistencies are reflected in this schedule, but will be rationalised when the written statement of the adopted Local Plan is produced. The presentation of monitoring indicators and targets will also be rationalised so that they are all presented in boxes with headings to clearly distinguish between the indicators and the targets.

Modification: Contains details of the 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.

Schedule of Additional Modifications

CHAPTER 1 - INTRODUCTION				
Ref Number	Submission Plan Page	Paragraph/ Policy	Modification	Reason for Modification
AM1	1	1.1.5	The plan period extends to 2031. However it is likely to <i>be</i> reviewed well before the end of this plan period, in whole or in part, to ensure that there are sufficient developable sites available for future needs...	Correction of typographical error
AM2	4	Table at 1.2.4	Correct population figure for Weymouth. 52,230 <u>52,320</u>	Correction of typographical error
AM3	10	Strategic Approach (table)	...land to meet projected needs (estimated to be about 60ha of employment land and between 12,340 to 13,220 <u>15,500</u> new homes...	Correction to reflect revised plan period housing land requirement in Chapter 3.
AM4	10	Strategic Approach (table)	...(including an area north of Littlemoor that lies partly within West Dorset), and are indicated in Table 3.2 <u>3.7</u> .	Correction to cross reference
AM5	10	Strategic Approach (table)	...redevelopment and infill opportunities that are needed to meet projected needs <u>will contribute towards meeting the requirements</u> .	General clarification
AM6	12	1.5.1	Although the plan is written to cover 20 years to 2031, it is likely that a review of the plan will happen well before the end date of the plan <u>be put in place by 2021</u> . This is necessary not only to ensure <u>provision of sufficient housing land to 2031, but also to ensure</u> a continuity of policy beyond 2031, but also <u>and</u> to respond to unforeseen changes that are likely to occur during the plan's lifetime.	Consequential changes to reflect main modification
AM7	12	1.5.2	Otherwise a review is likely to commence by <u>be put in place</u> no later than 2021 in order to maintain a robust five year land supply.	Consequential changes to reflect main modification

CHAPTER 2 – ENVIRONMENT AND CLIMATE CHANGE				
Ref Number	Main Mods Appendix B Page	Paragraph/ Policy	Modification	Reason for Modification
AM8	16	Para after 2.2.10	Number paragraph after 2.2.10 as 2.2.11	Correction of formatting error
AM9	17	2.2.11 to 2.2.13	Renumber paragraphs as 2.2.12 to 2.2.14	Correction of formatting error
AM10	18	Table 2.1	<u>Table 2.1 Sites Designated for Nature Conservation Importance</u>	New table title for consistency with other tables in document
AM11	22	ENV 2 iv)	...compensation will result in the maintenance or enhancement of biodiversity <u>otherwise</u> development will not be permitted. Features of nature conservation interest should be safeguarded by development.	Word missing
AM12	23	2.3.1	<u>Heritage Assets</u>	New heading
AM13	23	2.3.2	Every year English Heritage <u>Historic England</u> publishes...	Correction to reflect new name of English Heritage
AM14	26	2.3.15	Buildings are 'listed' by English Heritage <u>Historic England</u> as being...	Correction to reflect new name of English Heritage
AM15	27	No para	Parks and gardens of national significance are identified by English Heritage <u>Historic England</u> and...	Correction to reflect new name of English Heritage
AM16	39	2.5.27	<ul style="list-style-type: none"> - optimising are optimised opportunities for the passive solar heating of buildings and the spaces between and around them; - southerly facing roof slopes used for solar thermal and / or photovoltaic installations, which where possible should be integrated into the roof design; - maximising are maximised opportunities for natural lighting and ventilation to buildings ; - minimise the amount of unnecessary overshadowing, including impact on existing renewable energy generators dependent on sunlight; 	General clarification

			<ul style="list-style-type: none"> - <u>putting systems</u> in place <u>systems</u> to collect rainwater for use; - <u>not using</u> are not used those materials that are the most harmful to the environment; <u>and</u> - Sustainable Urban Drainage principles. 	
AM17	31	ENV 5 (monitoring indicator)	Delete reference to Dorset County Council in the first monitoring indicator in the box beneath policy ENV 5	Dorset County Council have indicated that they are unable to provide advice on the flood defence or water quality aspect of planning applications

CHAPTER 3 – ACHIEVING A SUSTAINABLE PATTERN OF DEVELOPMENT				
Ref Number	Main Mods Appendix C Page	Paragraph/ Policy	Modification	Reason for Modification
AM18	48	3.2.5	By providing for new housing over the plan period we will help to support the economy as it will house the local workforce and also our communities by helping providing decent,...	Removal of erroneous word.
AM19	50	SUS 1 (monitoring indicators)	Change the final monitoring indicator (which begins... “3,875...”) to read ‘Target’ rather than ‘Monitoring Indicator’. Insert additional text at the beginning of the sentence so that target reads: <u>five year supply of housing land within the plan area measured against the requirement of 3,875...</u>	The sentence is a target rather than a monitoring indicator. Target also clarified
AM20	55	Table 3.1	<u>Table 3.1 – Existing Settlements, their current role and Major Environmental Constraints</u>	New title for table to be consistent with other tables.
AM21	56	3.3.9	The following tables sets out the housing land supply to 2031, against the requirement for the whole plan area during this period, set out in Policy SUS 1...	Correction of typographical error
AM22	65	Box showing Settlements of 200+ Population	To be read in conjunction with the list of settlements with defined development boundaries (para 3.3.14 <u>3.3.27</u>)	Correction of cross-reference

		without a Defined Development Boundary		
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CHAPTER 4 - ECONOMY				
Ref Number	Submission Plan Page	Paragraph/ Policy	Modification	Reason for Modification
AM23	68	4.1.3	Paragraph beginning 'Economic development can have a significant impact on the quality and character of the area, particularly in rural or residential locations' should have its own paragraph number 4.1.4 changing subsequent paragraph numbers in Section 4.1.	Correction of formatting error
AM24	70	4.3.2	"Key employment sites" are the larger employment sites that contribute significantly to the employment land supply for B class uses. <i>Key employment sites will also form part of the following strategic mixed use sites – Littlemoor, Crossways, Vearse Farm and Barton Farm. Detailed site boundaries will be defined through the master planning process.</i> These are safeguarded for B class uses and other employment uses which would achieve economic enhancement without detrimental impact to the site or wider area...	To clarify, in a way which is consistent with the relevant site-based policies, how key employment sites will be defined where they are proposed as part of strategic mixed use sites.
AM25	71	Table 4.1: Key Employment Sites	In the 'status' column of Table 4.1, for the main strategic mixed use sites add ' <i>(mixed use)</i> ' after 'proposed'. These changes to the Table are set out in detail in Appendix 1.	To clarify that the proposed key employment sites at Littlemoor, Crossways, Vearse Farm and Barton Farm will form part of strategic mixed use sites.
AM26	75	4.4.11	Proposals exceeding 1,000m ² floorspace in locations outside of the town centre areas, and proposals for smaller-scale developments in locations outside of any existing centres, will be required to submit an impact assessment including the following information...	Correction of typographical error

AM27	78	ECON 5 i) Third Bullet Point	- provide wider community benefits, such as a new recreational facility that will be used by the local community as well as visitors; or	Correction of typographical error
AM28	78	4.5.10	Deletion of hanging paragraph number 4.5.10. Re-number subsequent paragraphs in Section 4.5	Correction of formatting error
AM29	81	4.5.22	...Schemes to replace existing static caravans with <i>alternative mobile</i> units that would improve the appearance or quality of the accommodation will be looked upon favourably.	For clarity
AM30	83	ECON10	Bullet point re-numbering to i), ii) and iii).	Correction of formatting error

CHAPTER 5 - HOUSING				
Ref Number	Submission Plan Page	Paragraph/ Policy	Modification	Reason for Modification
AM31	80	5.2.4	The level of financial contribution sought and <i>guidance on</i> how it can be calculated will be published at the same time as alongside the community infrastructure levy charging schedule, so that its impact on viability can be fully tested through the community infrastructure levy examination.	Text re-drafted as community levy examination now complete.
AM32	81	HOUS 1 second monitoring indicator	The number of affordable housing units delivered through financial contributions where affordable housing cannot be provided on site. Target: to provide the equivalent number of homes where contributions have been made in lieu. The level of financial contribution secured for the off site delivery of affordable housing.	The existing monitoring indicator was not helpful in assessing the performance of policy HOUS 1 and could not be accurately monitored on an annual basis.

CHAPTER 6 – COMMUNITY NEEDS AND INFRASTRUCTURE				
Ref Number	Submission Plan Page	Paragraph/ Policy	Modification	Reason for Modification
AM33	88	6.2.3	Give paragraph beginning ‘Further details of the infrastructure	Correction of formatting error

			requirements for each strategic allocation can be found in the Infrastructure Delivery Plan' its own paragraph number: 6.2.4. Renumber subsequent paragraphs in Section 6.2.	
AM34	88	6.2.3	...Infrastructure for smaller, less complex development sites will normally be met through the use of the Community Infrastructure Levy. The council's <u>councils'</u> regulation 123 lists of strategic infrastructure sets out which projects are intended to be funded...	Correction of typographical errors
AM35	89	Table 6.1 Young people's play areas	At least one Neighbourhood Equipped Area for Play (<u>NEAP</u>) and facilities for teenagers, such as a skate park and <u>Multi Use Games Area (MUGA)</u> , within 1km of the centre. A Local Equipped Area for Play (<u>LEAP</u>) within 600m walking distance of the remaining areas	For clarity
AM36	90/91	Table 6.2	Deletion of the column headed 'Site Specific Funded'	No table entries under the column heading
AM37	90/91	Table 6.2	Lyme Regis Coastal Protection Scheme (phase 4) 19.5 <u>£4.0</u> million	Phase 4 now complete – retain for phase 5
AM38	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 <u>or</u> townscape importance, and	Correction of typographical error

CHAPTER 7 – WEYMOUTH				
Ref Number	Submission Plan Page	Paragraph/ Policy	Modification	Reason for Modification
AM39	103	7.1.5 (final sentence)	...and in Dorchester, so that <u>as a result</u> there is a high level of out-commuting.	Grammatical change
AM40	104	7.2.2 Sixth Bullet Point	– Land off Lorton Lane – will <u>will</u> provide further small-scale options for housing growth close to key employment sites including land to the south of Lorton Lane which has planning permission for 20 homes and land at the Old	Correction of formatting error – removal of bold font on the word will

			Rectory.	
AM41	106/107	WEY 1.	Two criteria labelled i) the second needs to be relabelled ii)	Correction of formatting error
AM42	115	7.6.1	320 new homes over the plan period, and should provide development in the latter half of the plan period.	Site provides development in the first half of the plan period.

CHAPTER 8 - PORTLAND				
Ref Number	Submission Plan Page	Paragraph/ Policy	Modification	Reason for Modification
AM43	119	8.1.2	The former naval estate has provided opportunities for regeneration <u>alongside</u> and new industrial and commercial development...	General update
AM44	119	8.1.3	...There has been a considerable amount of regeneration over the past 15 years by the Regional Development Agency (now the Home and Communities Agency) at Osprey Quay which will continue to <i>has been</i> be enhanced by the hosting of the 2012 Olympic and Para-Olympic sailing events...	General update
AM45	120	8.2.4	- Former Hardy Complex – is a site <u>with planning consent</u> which comprising the conversion of former Navy accommodation with planning consent for housing.	Grammatical change
AM46	121	8.4.1	...The area now contains a mix of uses including a 560 berth marina and associated shore-side facilities, workspaces for marine related business, Coastguard Helicopter base, restaurant/café, residential and a new school (to be opened 2013). There are existing commitments ...	General update

CHAPTER 9 - LITTLEMOOR				
Ref Number	Submission Plan Page	Paragraph/ Policy	Modification	Reason for Modification
AM47	123	9.1.1	It lies at the gateway of the Weymouth Relief Road, opposite	Clarification of type of station

			the existing service centre at Littlemoor, and is close to the <u>railway</u> station at Upwey.	
AM48	123	9.1.2	... Both Councils will cooperate in <u>bringing</u> forward growth in this area...	Correction of typographical error

CHAPTER 10 - CHICKERELL				
Ref Number	Submission Plan Page	Paragraph/ Policy	Modification	Reason for Modification
AM49	127	10.2.2	Land at Putton Lane and Floods Yard – planning permission has been <u>granted given</u> to develop the <u>land off Putton Lane</u> site for housing, employment and community uses, on land off Putton Lane, and for housing at <u>and land at</u> Floods Yard for housing.	General clarification
AM50	128	10.3	Paragraph under heading 10.3 Land at Putton Lane and Floods Yard should be labelled 10.3.1. Renumber subsequent paragraphs in Section 10.3	Correction of formatting error
AM51	129	CHIC 2.	Deletion of hanging policy criteria label v)	Correction of formatting error
AM52	129	CHIC 2. iv) Second Bullet Point	- Strategic planting is carried out in advance of the site being developed, in accordance with an agreed strategic landscape phasing plan, to reduce the impact of the development to <u>on</u> longer views particularly along the northern and eastern boundaries...	Correction of typographical error

CHAPTER 11 - DORCHESTER				
Ref Number	Submission Plan Page	Paragraph/ Policy	Modification	Reason for Modification
AM53	132	DOR 1.	Two criteria labelled i) the second needs to be relabelled ii)	Correction of formatting error
AM54	135	11.6.4 (last two sentences)	This may be combined with the provision of adequate roadside facilities for road users of the A35 trunk road, if this can be delivered. Adequate justification of the need for the	Deleted as TRSA recommended for removal in Inspector's Report.

			trunk road service area and its location within the AONB will be required to support any planning application.	
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CHAPTER 12 - CROSSWAYS				
Ref Number	Submission Plan Page	Paragraph/ Policy	Modification	Reason for Modification
AM55	137	12.2.1	Following further local consultation, Land to the south east of the existing village	General update
AM56	138	12.2.5	...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 <u>masterplanning</u> work.	Correction of typographical error
AM57	138/9	CRS 1. iv)The site should be developed in accordance with a comprehensive masterplan for the village development prepared by the developer / landowner in conjunction	Clarification of the scope of masterplanning required
AM58	139	CRS 2. i)	The district council will work with Purbeck District Council, Crossways Parish 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 <u>masterplanning</u> work.	Correction of typographical error

CHAPTER 13 - BRIDPORT				
Ref Number	Submission Plan Page	Paragraph/ Policy	Modification	Reason for Modification
AM59	141	13.1.2	This industrial archaeology has been identified as being of	Correction to reflect new name of

			national importance by English Heritage <u>Historic England</u> .	English Heritage
AM60	141/142	13.1.5	<ul style="list-style-type: none"> - Vearse Farm urban extension to the west of Bridport – which has the capacity for a mixture of homes, jobs and community facilities, including about 760 homes and approximately 4ha employment land. The provision of a new school will also eventually allow the existing school site to be re-developed. - The relocation of other community / employment land used by Dorset County Council for <u>Dorset County Council</u> social services and a highway depot to Vearse Farm will also allow their sites to be redeveloped in accordance with the generic policies in this plan (these sites lie within the defined development boundary north of the Crown Inn roundabout). 	Bullet points split into two and general clarification.
AM61	143	BRID 1.	Two criteria labelled i) the second needs to be relabelled viii)	Correction of formatting error

CHAPTER 14 – BEAMINSTER				
Ref Number	Submission Plan Page	Paragraph/ Policy	Modification	Reason for Modification
AM62	148	BEAM 2.	Relabelling of policy criteria currently i) v) and vi) should be i) ii) and iii)	Correction of formatting error

CHAPTER 15 – LYME REGIS				
Ref Number	Submission Plan Page	Paragraph/ Policy	Modification	Reason for Modification
AM63	149	After 'A Vision for Lyme Regis'	Paragraph under heading A Vision for Lyme Regis should be labelled 15.1.3. Change in subsequent numbers	Correction of formatting error

CHAPTER 16 – SHERBORNE				
Ref Number	Submission Plan Page	Paragraph/ Policy	Modification	Reason for Modification
AM64	152	16.2.2	Deletion of hanging paragraph number 16.2.2	Correction of formatting error

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APPENDIX 1

Table 4.1: Key Employment Sites

Town	Site	Status
Weymouth	Littlemoor urban extension	Proposed (<i>Mixed-use</i>)
	Mount Pleasant	Under development
Portland	Portland Port	Existing
	Southwell Business Park	Existing
	Inmosthay Industrial Estate	Existing
	Tradecroft Industrial Estate	Existing
Chickerell	Granby Industrial Estate	Existing
	Lynch Lane Industrial Estate	Existing
	Link Park	Under development
Dorchester	Poundbury Parkway Farm Business Park	Existing (extension proposed)
	Marabout & The Grove Industrial Estate	Existing
	Poundbury West Industrial Estate	Existing
	Loudsmill	Existing
	Great Western Industrial Estate	Existing
	Railway Triangle	Existing
	Casterbridge	Existing
Crossways	Land at Crossways	Proposed (<i>Mixed-use</i>)
	Hybris Business Park	Existing
Bridport	Vearse Farm	Proposed (<i>Mixed-use</i>)
	North Mills Trading Estate	Existing
	Amsafe	Existing
	Dreadnought Trading Estate	Existing
	St Andrews Trading Estate	Existing
	Crepe Farm	Existing
	Gore Cross	Existing
	Pymore Mills	Existing
Beaminster	Broadwindsor Road	Existing
	Horn Park Quarry	Existing
	Danisco Site	Existing
	Lane End Farm	Proposed
Lyme Regis	Lyme Regis Industrial Estate / Uplyme Business Park	Existing
Sherborne	Barton Farm	Proposed (<i>Mixed-use</i>)
	Hunts Depot	Existing
	Coldharbour Business Park	Existing
	South Western Business Park	Existing
Broadmayne	Roman Hill Business	Existing
Charminster	Charminster Farm	Existing
Piddlehinton	Enterprise Park	Existing