

APPENDIX A

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

The modifications below are expressed either in the conventional form of *strikethrough* for deletions and *underlining* where text has been added.

The page and paragraph numbering relate to the Submitted Local Plan, June 2013 [CD/SP2].

The Councils have proposed extensive changes to policies and/or supporting text in **Chapter 2 Environment and Climate Change (Appendix B)** and **Chapter 3 Achieving a Sustainable Pattern of Development (Appendix C)**. These modifications are shown in full in Appendix B and Appendix C respectively.

Main Mod Ref No.	Submission Plan Page	Paragraph/ Policy	Modification
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>
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 update the Infrastructure Delivery Plan.</u></i> And 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. <i><u>The councils will consult with appropriate service providers in any review of the plan.</u></i> Otherwise ...
MM3	13-45	Chapter 2. Environment and Climate Change	Chapter 2 of the Local Plan should be modified as shown in Appendix B.
MM4	45-61	Chapter 3. Achieving a Sustainable Pattern of Development	Chapter 3 of the Local Plan should be modified as shown in Appendix C.
MM5	63	4.1.2	Economic development is a key priority for both councils. The Dorset Local Enterprise Partnership (LEP) has identified <i><u>sectors where there is the need and scope to improve the performance of already significant sectors, and/or the opportunity to enhance environmental performance.</u></i> Accordingly, the Councils will work with the

Main Mod Ref No.	Submission Plan Page	Paragraph/ Policy	Modification
			<p><i>Local Enterprise Partnership to encourage and support the development of:</i></p> <ul style="list-style-type: none"> — <i>Tourism, leisure, hospitality and international education</i> — <i>Food and drink industry</i> — <i>Environmental goods and services, including support for the renewable energy sector</i> — <i>Precision engineering, including marine related business</i> — <i>Creative industries</i> — <i>Health and social work</i> — <i>Finance and banking</i> <p><i>the following priority areas where growth proposed through investment can make contributions:</i></p> <ul style="list-style-type: none"> – <i>Advanced manufacturing, including aerospace, automotive and life sciences</i> – <i>Knowledge intensive traded services, including professional and business services, the information economy and traded aspects of higher and further education</i> – <i>Enabling sectors, such as energy and construction.</i> <p><i>Accordingly, the Councils will work with the Local Enterprise Partnership to encourage and support the development of these priority areas.</i></p>
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...
MM7	70	4.4.13	The impact test applies to all main town centre uses, but is particularly relevant to retail, <u>office and leisure/entertainment proposals</u> . Other main town centre uses (including offices and arts, culture and tourism) will require impact testing, but the <u>The</u> scope and level of detail required will vary according to local circumstance.
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...
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</u> the quality of the accommodation on offer and the appearance of the site, provided that there is no significant harm <u>and development would be consistent with the other policies of this plan.</u>

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MM10	75	4.5.17 Box	Caravan and camping Sites For the purposes of this plan caravan and camping sites are those which primarily provide <u>for</u> accommodation in temporary and mobile units such as static caravans(<u>static, touring and twin unit</u>), itches for touring caravans, tents or yurts. Where a site is permitted in a location where...
MM11	76/77	ECON 8.	ECON8. FARM DIVERSIFICATION <u>OF LAND-BASED RURAL BUSINESSES</u> i) Farm-d Diversification projects (for agricultural and other land-based rural businesses) for the use of land or buildings for non-agricultural...
MM12			There is no modification under this reference
MM13			There is no modification under this reference
MM14			There is no modification under this reference
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>70</u> 9 % 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...
MM16	81	HOUS 1. i) iv)	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 <u>Within any Affordable housing provision, tenure 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.</u>
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...
MM18	84	5.6.3	<u>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.</u>

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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 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.</u>
MM20	84	5.7.2	...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>
MM21	85	5.7.4	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 management, energy, water and other needs.</u> Although it is accepted that some elements of this type of dwelling are more sustainable...
MM22	85	5.7.5	The creation of a new residential curtilage and e Extensions to existing residential gardens, either in the open countryside or on the outskirts of a settlement, will often involve the change of use...
MM23	85/86	HOUS 6. iv)	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> ;

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		v) vi)	<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 show they are financially sound a temporary dwelling may be acceptable provided that the other criteria are met. <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>New residential curtilages and e Extensions to existing residential gardens will only be permitted where they...</p>
MM24	90/91	Table 6.2	<p><u>Weymouth Harbour Walls Repair</u></p> <p><u>£3.6 million</u></p>
MM25	91	6.3 Box	- Cultural facilities, such as arts centres, <u>theatres</u> , libraries and museums
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.
MM27	97	COM 7. iv)	Development will not be permitted unless it can be demonstrated that it would not have a <u>significant-severe</u> detrimental effect on road safety, or measures can be introduced to reasonably mitigate potentially dangerous conditions.
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%

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			Monitoring Indicator: number and severity of road traffic accidents
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>
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:
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...
MM32	106	7.3.5 Fifth Bullet Point	- To fill the gap in activity between 5pm- 8 pm by introducing more family friendly activities in the right locations, supported by appropriate car park management and bus timings etc.
MM33	106/107	WEY 1. i) Fourth Bullet Point ii) Bullet Points	- To fill the gap in activity between 5pm- 8 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>
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 pm.
MM35	110	7.3.16	...Facilities that may help support outdoor events to bridge the gap of activity between shop closing times and

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			the later opening times of some of the clubs (ie between 6 <u>5</u> to 9pm) will be encouraged to help...
MM36	110/111	WEY 5. i) Third Bullet Point	- Uses 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) are encouraged.
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
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, <u>8</u> . <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.
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 <u>a museum, wet weather attraction, exhibition & craft space, retail and residential uses as part of the mixed use scheme.</u> 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.
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...
MM41	114	7.5.1	... An application for outline permission for approximately 100 new homes on land to the south of Louviers Road has been resolved to be approved. <u>subject to the signing of a Section 106 Agreement.</u>
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...
MM43	115/116	WEY 12. ii)	The site should be developed in accordance with a master plan prepared <u>by the developer / landowner</u> 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,

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			such as a BREEAM Communities Assessment, carried out by a suitably qualified assessor...
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> .
MM45			There is no modification under this reference
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 309 new homes.....
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.
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 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)...
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>
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...
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

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			the provision of employment (ECON 1 and ECON 2)...
MM52	122	8.6.1	... 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 m ² of light industrial units...
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...
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....
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...
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.
MM57	128	10.6.1	Land to the north and east of Chickerell has the potential to deliver around 8520 <u>new homes (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...
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...
MM59	129	CHIC 2.	- Strategic planting is carried out in advance of the site being developed, <u>in accordance with an agreed</u>

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		v) Second Bullet Point	<i>strategic landscape phasing plan</i> , to reduce the impact of the development to longer views particularly along the northern and eastern boundaries...
MM60	132	11.1.5	The existing and proposed sites outlined above <i>provide development opportunities at Dorchester comfortably meet the needs of the town for the early part of the plan period</i> , but fall short of meeting the needs for housing and employment towards the end of the plan period. 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) <i>Options for meeting the future needs of Dorchester will be taken forward through a plan review to be put in place no later than 2021. The review will also reappraise development potential at Sherborne as it is one of the more sustainable settlements in the Plan area. For all settlements regard will be taken of proposals supported through the neighbourhood planning process.</i>
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. <i>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.</i> It will also be necessary to mitigate any impact that the...
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 understanding of the monument.
MM63	138	12.2.5	<i>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. Looking to the future, a Partial Review of the Purbeck Local Plan has recently commenced and West</i>

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			<i><u>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.</u></i>
MM64	138/139	CRS 1. iv) Fourth Bullet Point New Bullet Point	<p>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 <i><u>by the developer / landowner</u></i> 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...</p> <ul style="list-style-type: none"> - 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. - <i><u>the layout of the development protects and preserves the significance of Bowley's Camp scheduled monument</u></i>
MM65	139	CRS 2. New Policy	<i><u>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 work.</u></i>
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.....
MM67	142	13.2.2	...As such, a replacement school site <i><u>for a two-form entry primary school</u></i> will need to be included in the urban extension...
MM68	142	13.2.3	Appropriate energy solutions, including opportunities for district heating networks between the employment and residential uses, should be explored. <i><u>in line with national standards for sustainable construction</u></i> <i><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</u></i>

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			<i>and be used to inform the distribution and scale of built form on the site.</i>
MM69	143	BRID1 i) ii) viii)	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 <i>a two-form entry primary school</i>) and at least 4 hectares of employment land Delivery will be phased with the intention of providing in the region of 50 to 80 <i>100</i> homes a year 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.
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>
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, 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	... and a badger sett is found on site. <i>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.</i> The layout of the development will <i>therefore</i> need to <i>exploit opportunities to enlarge the existing buffer and provide high quality green</i>

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			<i>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). 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 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. Highway improvements may be needed to the right hand turn lane off Sea Road North and East Street roundabout.</i>
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. <i>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.</i>
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. <i>The riverside walk should include provision for the enhancement of habitats along the length of the river corridor, including on St Michaels Island.</i>
MM75	145	BRID 5. i) Fifth Bullet Point	- The provision for a wildlife corridor along the River Brit, <i>including St Michaels Island.</i>
MM76	150	15.3.1	The coastal town of Lyme Regis, in West Dorset, lies close to Uplyme in East Devon. <i>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</i>

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			<i>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.</i>
MM77	150	15.3.2 New Paragraph	<i>West Dorset District Council will work with East Devon District Council, Lyme Regis Town Council and 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>
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.
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>
MM80	159	Glossary Setting	the surroundings in which of a heritage asset is experienced. that make a positive (or negative) contribution to its significance, or may affect the ability to appreciate that significance. Its The extent is not fixed and of the setting 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>
MM81	135	DOR 10. ii)	Land to the south of Stadium Roundabout (as shown on the proposals map) is allocated for a park and ride site.

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		Map	<p>and a new trunk road service area.</p> <p>Extend allocated area to north to boundary with A35 and revise extent of site to the south.</p>
MM82	Map		The Defined Development Boundary for Cerne Abbas will be retained and extended in its North and West corners
MM83	Map		Introduction of a Defined Development Boundary for Godmanstone
MM84	147	14.2.2 New Paragraph	<p><i><u>There are a number of heritage assets (including Scheduled Monuments) close to, and / or visible from, the site. For example, the site is opposite the Grade II listed Lower Barrowfield Farmhouse. Other Grade II listed buildings could be affected to varying degrees such as Horn Park Farmhouse, Horn Park and the entrances to Horn Hill Tunnel. There is also a Roman fort on Waddon Hill and more local names such as 'Barrowfield' and 'Longbarrow Lane' suggest that there are pre-historic monuments in the locality together with other non-designated assets. The setting of these heritage assets and the impact of the development upon their significance, must be taken into consideration and used to inform the distribution and scale of built form on the site.</u></i></p>
MM85	101	New Paragraph 6.6.8 Policy COM 11 (i)	<p><i><u>Policy COM 11 relates to all forms of renewable energy development, other than wind energy development. Until such time as the Local Plan is reviewed, proposals for wind energy development will be considered against national policy and guidance.</u></i></p> <p>COM 11. RENEWABLE ENERGY DEVELOPMENT</p> <p>i) Proposals for generating heat or electricity from renewable energy sources (<u>other than wind energy</u>) will be allowed wherever possible 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:</p>