

Supplementary Statement to WDDC/WPBC Local Plan Examination

Re Matter 16 Any other Matters

Supplementary Statement of Richard Burgess MA .MSc., MRTPI on behalf of:-

The Portland Stone Firms Ltd (ID No 807)

-Portland Stone Ltd (ID No 811)

-Mr & Mrs L. O'Neill (ID No 781)

-Mr E. Whettam (ID No 919)

-Mr & Mrs E Siviter (ID 859)

-Mr & Mrs A. Wood (ID 936)

16.3 What is the position regarding the Policies Map –it has been suggested that the LP should have one comprehensive pap which does not rely on allocations in earlier plans

We are of the view that the Plan is fundamentally unsound in that it seeks to carry forward existing Policies such as Development Boundaries, Important Open gaps etc. at least on an interim basis without reviewing the Policy boundaries in any way.

The LPAs have stated that 'Development Boundaries have only been reviewed in area of major change'. However

- In Upwey previous work done on the Weymouth Core Strategy recognised that the Development Boundaries and Important Open Gap designations in this area were in need of review (not least since a large part of the built up area of the village was outside the Development Boundary). However with the abandonment of work on the Core Strategy this issue has not been addressed
- On Portland surely a major supermarket, a residential development and now a further development of 61 houses on land off Park Rd Easton surely constitutes 'an area of major change'. However the Development Boundary has not been reviewed.
- In the Bowleaze Coveaway area the existing Development Boundary needs to be reviewed in the light of the proposed demise the existing Policy TO7. At the moment
 - The main facilities and amenities buildings complex at the Waterside Holiday Park is outside both the existing Development Boundary and the extent of Policy TO7
 - The other heavily built up tourism facilities on the seaward site of the road are within Policy TO7 but outside the Development Boundary
 - The Bowleaze Riviera complex adjacent is outside both designations!

- In the Wyke Regis/Markam & Little Francis area while a major allocation is proposed (WEY10) and a major Appeal allowed the designations have not been reviewed comprehensively. While the notation

Current Area of Local Landscape Importance and Important Open Gap designation will no longer apply within the Defined Development Boundary

-is shown beneath Map WEY10 this does not review the development boundary itself and leaves, according to the map (but not the above text) the land outside the existing Development Boundary 'as white land' –surely a very unsatisfactory situation.

- Similarly on Portland the whole area of Sweethill Rd and the Southwell Business Park is in need of review both because there is considerable 'trespass' over the existing Development Boundary with new houses and/or their curtilages being located beyond it¹ and because the development in the Business Park and the recent Appeal Decision on the relocation of the IPACA academy to it (including a large Sports Hall outside the Development Boundary) results in a need for comprehensive review.
- Also on Portland we requested on behalf of my clients modifications to Employment land allocations and Development Boundaries are the initial consultation stages. Some but not all were accepted. At the SHLAAR review we responded to the request to also submit employment sites by repeating the request in respect of land at Easton Lane. They did not deal with that request but instead assessed the site for housing purposes! We do therefore repeat the request for an up to date and accurate review of Development Boundaries and employment allocations in this area to reflect the needs of one of the Island's major industries.
- In considering this issue it needs to be appreciated that in Weymouth & Portland Development Boundaries and the extent of Open Gaps and Areas of Local Landscape Importance are long standing -most dating from the 1993 Local Plan, and on Portland from the Portland Plan done in the late 1980s. Very little change or fundamental review has occurred since those dates.
- There is also an issue in Weymouth (which has recently re-emerged) about the extent of the AONB and whether it should be applied to various suburban areas. (See Policy N11 of the existing Local Plan and the existing Local Plan Maps).The emerging Local Plan is silent on this issue but it needs to be resolved (not least since further Development in the AONB is proposed)
- In West Dorset of course a rather different approach to Development Boundaries is taken with only some settlements having them in the existing Local Plan. Equally other policies such as their Heritage Coast Policy are not replicated in Weymouth. (Indeed the Figure 1.2 in the draft Local Plan showing inter alia Heritage Coast designations is not helpful in that it does not make clear the origin of the designation (it is not the World Heritage Coast designation as such) Nor is it clear which of the emerging polices will apply to these areas.

¹ This is shown on WPBC on line Local Plan for the area

Surely this all points to the need for a single Joint Local Plan to adopt a single consistent set of policies to be clearly shown on a single, consistent and up to date set of Maps.

The suggestion might be made that these matters can be resolved by means of the preparation of Neighbourhood Plans. However a recent enquiry has confirmed that only a very small portion of the joint Local Plan area is likely to be covered by Neighbourhood Plans. The Councils advise

'For unparished areas communities have to set up neighbourhood forum and we currently have no applications from communities in Weymouth. See DFY neighbourhood planning <https://www.dorsetforyou.com/406403> for local communities working on neighbourhood plans' (please see Map at Appendix 1) .

Even in areas where such plans are to be prepared major issues such as the development boundary round areas of major change should surely be addressed in the Local Plan.

We would therefore submit that the Inspector invite the LPAs to prepare by way of a main Modification a single set of up to date Local Plan Maps updated to reflect the Policies as found to be sound by this examination and to be applied consistently across the Plan area.

RJB 30.10.14

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Appendix 1 Map showing likely Extent of Neighbourhood Plan coverage

