

## West Dorset, Weymouth & Portland Local Plan : November 2014

### Schedule of Suggested Changes

**Purpose of this schedule:** The councils are putting forward a number of suggested changes, in addition to those corrections already published as Post Submission errata (Appendix A) and the Further Proposed Changes which were the subject to public consultation in July 2014 (Appendix B). The Further Proposed Changes relate to Chapter 3 – Sustainable Pattern of Development.

The changes the councils are now suggesting include:

- Suggested changes which are set out in the councils hearing statements (its response to EiP Hearing Matters) (November 2014);
- Suggested changes not arising from Hearing Statements (November 2014) – these are mainly typographical changes or minor updating changes
- Suggested changes arising from Statements of Common Ground (October/November 2014);

This schedule of suggested changes is being published by the councils to aid all parties before and during the hearing sessions. The changes proposed are those suggested by West Dorset, Weymouth & Portland Councils and are being presented to the Examination for consideration by the Inspector. It is a living document that will be regularly updated during the examination and hearing sessions.

The suggested changes which relate to the Submission Plan (June 2013) are shown as italic text, with deletions as struck through (italics) and new text as underlined (italics).

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Statement/ Non-Hearing Statement/ SOCG
SC1	5	Table at 1.2.4	Correct population figure for Weymouth. <del>52,230</del> <u>52,320</u>	Correction of typo	Non-Hearing Statement
SC2	14	1.5.2	<i>...The Councils will regularly monitor the extent to which the policies are effective and what they are delivering in terms of <del>both</del> <u>new</u> development, social and economic factors and</i>	To provide greater clarity about the procedures for monitoring	Non Hearing Statement

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Statement/ Non-Hearing Statement/ SOCG
			<i>environmental protection. <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> <del>And</del> The Councils will also consider what implications changes to national policy may have on the effectiveness of the plan...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 ...</i>	infrastructure provision.	
SC3	17	2.2.3	<i>...are in the public interest. <del>It suggests that a</del> <u>Consideration of such applications should include...</u></i>	To be clear that it is a requirement and reflect the wording of the NPPF.	Non-Hearing Statement
SC4	17	2.2.8	<i>To ensure these resources remain available, a safeguarding policy is implemented through <u>the Bournemouth, Dorset and Poole County Council's Minerals Local Plan and Strategy.</u></i>	To improve clarity	Non-Hearing Statement
SC5	19	ENV1	<i>(iii) <del>Appropriate mitigation</del> measures will be required to <del>minimise</del> <u>moderate the adverse effects of development on the landscape and seascape.</u></i>	To allow the consideration of compensatory measures where appropriate.	Non-Hearing Statement
SC6	19-25	ENV2	Changes to policy ENV2, supporting text and policy indicators.	To overcome outstanding concerns from Natural England.	SO CG2
SC7	25	2.2.27	<i>Sites of Nature Conservation <del>Importance</del> <u>Interest, Local Nature Reserves...</u></i>	To improve clarity	Non-Hearing Statement

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Statement/ Non-Hearing Statement/ SOCG
SC8	26-30		Changes to policy ENV4, supporting text and policy indicators.	To overcome outstanding concerns from English Heritage.	SO CG1
SC9	33	2.4.7	<del>Work involving DEFRA, the Environment Agency, Dorset County Council, West Dorset District Council and the Burton Bradstock Flood Action Group has led to the outline design of a scheme to divert surface water run-off from the fields to the north and west of the village, because a number of properties in the centre of the village are liable to frequent flooding (one to two years). Although funding is not currently available to implement the works, the land identified for an alleviation scheme needs to be kept free of built development to ensure that when funding is secured the scheme can go ahead. A similar approach may need to be taken elsewhere in the plan area of as other schemes are progressed. In addition to the extent of fluvial and tidal flooding, there are parts of the plan area affected by surface water, groundwater and sewer flooding. The councils recognise the need for local flood alleviation schemes in response to this increased risk.</del>	Burton Bradstock scheme no longer deliverable. Updated text to reflect this.	Non-Hearing Statement
SC10	33	ENV 6 (i)	Delete criterion (i).	Burton Bradstock scheme no longer deliverable – policy criterion no longer relevant.	Non-Hearing Statement
SC11	38/39	2.5.1	<u>Functionality</u>	Change in response to government	Non- Hearing statement

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Statement/ Non-Hearing Statement/ SOCG
			<p><u>Buildings have sufficient space to undertake day to day tasks / facilities such as bin stores.....</u></p> <p>Resilience</p> <p><u>Buildings and places can adapt to changing needs and cope with the consequences of climate change.</u></p> <p><del>Designs meet nationally recognised standards of sustainable development and construction such as BREEAM Communities and Code for Sustainable Homes and are flexible to adapt to changing needs and issues.</del></p>	review of housing standards	
SC12	39	2.5.2	<p>Add to list:</p> <p><u>- ensuring places can adapt to the changing needs of users and environmental conditions</u></p>	Change in response to government review of housing standards	Non- Hearing statement
SC13	41 / 42	2.5.13	<p><u>How well a place functions is also a key determinant of good design. Developments should be fit for purpose and consideration needs to be....</u></p>	Change in response to government review of housing standards	Non- Hearing statement
SC14	41	2.5.9	Changes to supporting text of Policy ENV11.	To overcome outstanding concerns from English Heritage.	SO CG1
SC15	44	2.5.22	<p>Add new paragraph:</p> <p><u>The plan area will be home to an increasingly older population, and both West Dorset and Weymouth and Portland have a greater proportion of people with their day to day activities limited by long term health issues</u></p>	Change in response to government review of housing standards	Non- Hearing statement

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Statement/ Non-Hearing Statement/ SOCG
			<p><u>compared with England as a whole. It is therefore important that new homes can adapt to the changing needs of occupiers. Lifetime Homes is a standard that relates to the design of adaptable and inclusive homes. Part M of the Building Regulations includes requirements aimed in a similar direction to the Lifetime Homes standard but they do not generally go quite as far. The government review of housing standards 2014 is proposing to include optional requirements to part M of the Building Regulations and category 2 equates to the standard in Lifetime Homes. At this stage details of the standard have not been formalised and so the impact on development proposals cannot be quantified. It is therefore the intention to work with stakeholders and the local community to develop an approach for adaptable and accessible development in accordance with government guidance. This will ensure inclusive and flexible designs which future proofs development and makes sure it is available to a wide section of the population.</u></p>		
SC16	44	ENV 12	<p><i>The DESIGN AND POSITIONING OF BUILDINGS Development will achieve a high quality of sustainable and inclusive design. It will only be permitted where <u>it provides sufficient space to meet the needs of occupiers, is adaptable, and the siting, alignment, design, scale, mass and materials used complements and respects the character of the surrounding area or would actively improve legibility or reinforce the sense of place. This means that:</u></i></p> <ul style="list-style-type: none"> <li>- <i>The general design should be in</i></li> </ul>	Change in response to government review of housing standards	Non- Hearing statement

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Statement/ Non-Hearing Statement/ SOCG
			<p><i>harmony with the adjoining buildings and the area as a whole</i></p> <ul style="list-style-type: none"> <li>- <i>The position of the building on its site should relate positively to adjoining buildings, routes, open areas, rivers, streams, and other features that contribute to the character of the area</i></li> <li>- <i>The scale, mass and positioning of the building should reflect the purpose for which the building is proposed</i></li> <li>- <i>The quality of architecture is appropriate to the type of building with particular regard to its architectural elegance, symmetry and rhythm, and richness of detail</i></li> <li>- <i>Materials are sympathetic to the natural and built surroundings and where practical sourced locally</i></li> <li>- <i>Any alterations to or extensions of buildings should be well related to, and not overpower the original building or neighbouring properties, unless they achieve significant visual enhancement to both the building and surrounding area</i></li> <li>- <i><u>New housing should meet and where possible exceed appropriate minimum space standards</u></i></li> </ul> <p><i><u>ii) The council will work with stakeholders and the local community to develop an approach for adaptable and accessible homes in accordance with the latest government guidance.</u></i></p>		
SC17	45	2.5.25/	Combine paragraphs and deletions	Change in response	Non- Hearing statement

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Statement/ Non-Hearing Statement/ SOCG
		2.5.27	<p><i>New development will be expected to contribute towards the cutting of carbon emissions through sustainable design and construction methods. <del>These should be at least in line with the most up to date national targets. Building Regulations will play a major role in securing more demanding standards in environmental performance in particular Part L addressing energy use and Part G on water efficiency. The Code for Sustainable Homes is a national standard framework for measuring the environmental performance of new homes (refurbishments and non domestic buildings are assessed by the Building Research Establishment Environmental Assessment Method (BREEAM)). The code covers energy and CO2 emissions, water, materials, surface water runoff, waste, pollution, health and wellbeing, management and ecology.</del></i></p> <p><i>Part L of the Building Regulations requires that all new residential development <del>complies with the energy</del> improves energy efficiency requirements of the code over a phased period, so that by 2016 all new homes will reach zero carbon. For domestic buildings this will be achieved through a combination of carbon compliance and ‘allowable solutions’, a mechanism for investment in carbon saving infrastructure and community projects. A similar mechanism is expected to be introduced for non domestic buildings to reach zero carbon by 2019.</i></p>	to government review of housing standards	

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Statement/ Non-Hearing Statement/ SOCG
SC18	45	2.5.27	<p>Delete paragraph:</p> <p><i>Lifetime Homes is a standard which relates to the design of adaptable and inclusive homes. Part M of the Building Regulations includes requirements aimed in a similar direction to the Lifetime Homes standards, however they do not generally go quite as far. As the plan area will be home to an increasingly older population, it is important that new homes can adapt to the changing needs of occupiers and they should be built to the Lifetime Homes standard.</i></p>	Change in response to government review of housing standards	Non- Hearing statement
SC19	45 /46	2.5.28	<p><i>New development, conversions and changes of use will be expected to <u>achieve high standards of environmental performance. Using methods such as:</u></i></p> <ul style="list-style-type: none"> <li><i>-<u>opportunities for the passive solar heating of buildings and the spaces between and around them are optimised</u></i></li> <li><i>-<u>southerly facing roof slopes used for solar thermal and /or photovoltaic installations, which where possible should be integrated into the roof design</u></i></li> <li><i>-<u>opportunities for natural lighting and ventilation to buildings are maximised</u></i></li> <li><i>-<u>minimise the amount of unnecessary overshadowing, including impact on existing renewable energy generators dependent on sunlight</u></i></li> <li><i>-<u>systems in place to collect rainwater for use</u></i></li> <li><i>-<u>those materials that are the most harmful to</u></i></li> </ul>	Change in response to government review of housing standards	Non- Hearing statement



Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Statement/ Non-Hearing Statement/ SOCG
			<p><u>the environment are not used</u>  <del>- Sustainable Urban Drainage Principles</del>  <del>Comply with the relevant Code for Sustainable Homes or BREEAM target in line with Building Regulation requirements, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. In such cases a</del> A Sustainable Design and Construction Statement should be submitted with applications clearly explaining <u>the reasons why such targets cannot be achieved and what measures have been incorporated to contribute to the sustainability of the design.</u></p>		
SC20	46/47	ENV 14	<p>ACHIEVING HIGH LEVELS OF ENVIRONMENTAL PERFORMANCE  i) <del>New buildings and alterations / extensions to existing buildings are expected to achieve the highest standards of environmental performance. , unless it can be demonstrated that this would not be viable or significantly compromise other policies in this plan. The expected standards are;</del>  <del>-New homes delivered in the period 2013—2015 should meet Code For Sustainable Homes level 4, and those delivered from 2016 onwards should meet level 5.</del>  <del>-Non domestic development should be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) standard of at least ‘very good’</del>  ii) <del>Where these standards are not achievable, applicants will need to show that reasonable</del></p>	Change in response to government review of housing standards	Non- Hearing statement

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Statement/ Non-Hearing Statement/ SOCG
			<p><i>steps have been taken to ensure that:</i></p> <ul style="list-style-type: none"> <li><i>-opportunities for the passive solar heating of buildings and the spaces between and around them are optimised</i></li> <li><i>-southerly facing roof slopes used for solar thermal and /or photovoltaic installations, which where possible should be integrated into the roof design</i></li> <li><i>-opportunities for natural lighting and ventilation to buildings are maximised</i></li> <li><i>-the amount of unnecessary overshadowing is minimised , including impact on existing renewable energy generators dependent on sunlight</i></li> <li><i>-systems in place to collect rainwater for use</i></li> <li><i>-those materials that are the most harmful to the environment are not used</i></li> <li><i>-Sustainable Urban Drainage Principles have been employed</i></li> <li><i>iii)All new homes should be built to Lifetime Homes Standard</i></li> </ul>		
SC21	47	Monitoring Indicators	<p>Delete monitoring indicators:</p> <p><b><del>Monitoring indicator:</del></b> <i>percentage of new homes constructed achieving Code for Sustainable Homes level 4 or above</i></p> <p><b><del>Monitoring indicator:</del></b> <i>percentage of new homes constructed achieving Code for Sustainable Homes level 5 or 6</i></p> <p><b><del>Monitoring indicator:</del></b> <i>percentage of new non domestic buildings achieving BREEAM very good or above.</i></p>	Change in response to government review of housing standards	Non- Hearing statement
SC22	48	2.5.34	...with the local character of the area (see policy	To improve clarity	Non-Hearing Statement

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Statement/ Non-Hearing Statement/ SOCG
			ENV132).		
SC23	60	Table 3.3 – Putton Lane	0.7 ( <del>minimum</del> <u>up to</u> )	To reflect policy change	Non-Hearing Statement
SC24	75	4.4.11	<del>Proposals for retail or other town centre uses exceeding 1,000m<sup>2</sup> 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:</del>	Update paragraph to reflect new guidance.	Non-Hearing Statement
SC25	75	4.4.13	<del>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</del> <u>The scope and level of detail required will vary according to local circumstance.</u>	Update paragraph to reflect new guidance.	Non-Hearing Statement
SC26	79-80	4.5.13	<del>...In addition to new built development, tourist accommodation from the change of use of existing buildings, in accordance with policy SUS3, will increase the stock and variety of accommodation the area has to offer...</del>	To provide clarity and linkages with other relevant policies.	Non-Hearing Statement
SC27	80	4.5.14	<del>It would also be unduly restrictive to limit the development extension of existing accommodation in the countryside. In order to support existing businesses, the replacement (in accordance with Policy SUS4) and expansion of built tourist accommodation and sites will be allowed to improve the quality of the accommodation on offer and the appearance of the site, provided that there is no significant</del>	To provide clarity and linkages with other relevant policies.	Non-Hearing Statement

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			<i>harm and development would be consistent with the other policies of this plan.</i>		
SC28	81	Box at 4.5.17	<b><i>Caravan and camping Sites</i></b> <i>For the purposes of this plan caravan and camping sites are those which primarily provide for accommodation in temporary and mobile units such as static caravans (static, touring and twin unit), pitches for touring caravans, tents or yurts. Where a site is permitted...</i>	For clarity.	Non-Hearing Statement
SC29	81-82	4.5.22	<i>...Schemes to replace existing static caravans with alternative mobile units that would improve the appearance...</i>	For clarity.	Non-Hearing Statement
SC30	83	ECON 8	<b><i>ECON8. FARM DIVERSIFICATION OF LAND-BASED RURAL BUSINESSES</i></b> i) <i>Farm Diversification projects (for agricultural and other land-based rural businesses) for....</i>	For clarity.	Non-Hearing Statement
SC31	91	5.7.5	<del><i>The creation of a new residential curtilage and eExtensions to existing residential...</i></del>	To reflect legal advice that new curtilage can not be created without a dwelling.	Non-Hearing Statement
SC32	92	HOUS 6	vi) <del><i>New residential curtilages and eExtensions to existing residential...</i></del>	To reflect legal advice that new curtilage can not be created without a dwelling.	Non-Hearing Statement
SC33	98	Table 6.2	<i>Lyme Regis Coastal Protection Scheme (phase 4)</i> <del><i>19.5 £4.0 million</i></del>	Phase 4 now complete – retain for phase 5	Hearing Statement Matter 7: Community Needs and Infrastructure

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Statement/ Non-Hearing Statement/ SOCG
SC34	98	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
SC35	98	List of Local Community Buildings and Structures	- <i>Cultural facilities, such as arts centres, <u>theatres</u> libraries and museums</i>	To expand on the list of examples of cultural facilities.	Hearing Statement Matter 7: Community Needs and Infrastructure
SC36	107	COM10 (ii) (first bullet point)	- <i>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, <del>or</del> and</i>	To allow both criterion to be applied.	Non-Hearing Statement
SC37	114	Figure 7.1 and Local Plan map	Add the boundaries of the key sites listed in WEY 1 to the Proposals Map.	To update in light of work being undertaken to develop the Weymouth Town centre masterplan	Hearing Statement Matter 8: Weymouth
SC38	114	WEY 1 (ii)	Add Lodmoor to the list of key sites where more detailed guidance will be given in the Weymouth Town Centre masterplan.	To update in light of work being undertaken to develop the Weymouth Town centre masterplan	Hearing Statement Matter 8: Weymouth
SC39	122	7.5.1	<i>An application for outline permission for approximately 100 new homes on land to the south of Louviers Road been <del>resolved to be approved. subject to the signing of a Section 106 Agreement.</del></i>	To update progress on planning application.	Non Hearing Statement
SC40	123	7.6.1	<i>.....has the potential to deliver in the region of <del>400</del> <u>320</u> new homes.....</i>	To reflect revised housing numbers	Non Hearing Statement

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SC41	123	WEY 12	<i>ii)..... -development will be phased to provide steady growth over the period <del>2012 – 2031</del>. <u>2016 – 2026</u>.</i>	To reflect revised phasing.	Non Hearing Statement
SC42	127	8.1.3	<i>.....at Osprey Quay which <del>will continue to</del> <u>has been</u> <del>be</del> enhanced by the hosting of the 2012 Olympic and Para-Olympic sailing events.</i>	General update	Non Hearing Statement
SC43	127-128	8.2.2	<i>...In order to ensure that there is an adequate supply of employment land to accommodate future growth and job creation, <u>a development sites</u> <del>have</del><u>has</u> been-identified at-<del>Portland Port</del> <del>and</del> Osprey Quay. <u>In addition, a number of existing employment sites are protected as 'key employment sites'</u>.</i>	To reflect the deletion of the Portland Port Policy	Non-Hearing Statement
SC44	129	8.4.1	<i>.....and a new school (<del>to be opened 2013</del>).</i>	General update	Non-Hearing Statement
SC45	130	8.6.1	<i>"The businesses are mainly micro businesses from a wide range of 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)</u>. This will provide an Educational Academy for 5 – 19 year olds that would link closely with business and the local community. It is a key employment site. Additional land is available to provide around 3,000 sq m of light industrial units. <del>The site also has the potential to accommodate a new Educational Academy which would link closely with business and the local community.</del> It is in a sensitive location and particular regard will need to be had to the landscape and conservation interest on the land within and adjoining the site, including its</i>	Change to reflect Portland Academy consent.	Non- Hearing Statement

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			<i>visibility from the south west Coastal Path and Heritage Coast".</i>		
SC46	132	9.1.2	<i>.....Both Councils will cooperate in bringing forward growth.....</i>	Typographical error	Non- Hearing statement
SC47	132	9.2.3	<i>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.</i>	Change in response to DCC requirements	Non- Hearing statement
SC48	136	10.3.1	<i>Land off Putton Lane has <del>recently been given outline planning permission for 220</del> <u>the potential to deliver new homes...</u></i>	Change to allow flexibility in the application of the policy.	Non-Hearing Statement
SC49	136	CHIC 1	<i>...is allocated for mixed uses <del>development including residential development, employment, community facilities and open space.</del></i>	Change to allow flexibility in the application of the policy.	Non-Hearing Statement
SC50	138	12.2.2	<i>There are internationally protected heathlands in the wider surrounding area <del>and it is essential that sufficient, attractive informal recreational land is available in easy walking distance, through the provision of a strategic network of</del></i>	For clarity.	Non-hearing Statement

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Statement/ Non-Hearing Statement/ SOCG
			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. It will also etc...</u>		
SC51	142	13.2.3	Appropriate energy solutions, including opportunities for district heating networks between the employment and residential uses, should be explored. <del>in line with national standards for sustainable construction</del>		Non Hearing Statement
SC52	152	13.3.1	<i><u>13.2.1 ...the site. 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. The layout of the development will therefore need to give proper consideration to the protected species found on and immediately adjacent to the site and the movement of wildlife using exploit opportunities to enlarge the existing buffer and provide high</u></i>	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



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			<u>quality green infrastructure along the river corridor. <del>(by providing a suitably wide buffer between the new housing and the River Asker).</del></u>		
SC52	152	BRID 3	ii) <i>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></i>	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
SC53	153	13.5.2	<i>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></i>	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
SC54	153	BRID5	- <i>The provision for a wildlife corridor along the River Brit, <u>including St Michaels Island</u></i>	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
SC55	158	LYME2	<i>Replace existing wording of paras 15.3 -15.4 and policy LYME2 as follows: <u>15.3 - The coastal town of Lyme Regis, in West Dorset, lies close to Uplyme in East Devon. The East Devon and Dorset AONBs abut one another sweeping over both settlements and the</u></i>	Policy rewording to reflect discussion with East Devon Council and Duty to Cooperate	Hearing Statement Matter 1: Procedural Matters and Legal Compliance including Duty to Cooperate and Sustainability Appraisal

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			<p><u>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 formal local housing and employment needs assessment there is a local (Lyme Regis) expression of need for housing and employment in this area, though at Uplyme, including as expressed through policy of the emerging East Devon Local Plan, local aspirations for development are modest.</u></p> <p><u>15.4 West Dorset District Council will work with East Devon District Council, Lyme Regis Town 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..</u></p> <p><u>LYME2 - 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 support the potential long term growth of Lyme Regis and Uplyme.</u></p>	Statement	
SC66	163-169	Glossary	Changes to descriptions of "Heritage Asset" and "Setting"	To overcome outstanding concerns from English Heritage.	SOCG1
SC67	Map	DOR 10	Extend allocated area to north to boundary with	To allow flexible	Non-Hearing Statement

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			A35	arrangements for surface water attenuation.	
SC68	LDS	Page 5, para 1 and table.	<p><i>Work is progressing on the Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document and the <u>Green Infrastructure Development Plan Document</u>.</i></p> <p><i><u>Green Infrastructure development plan document Strategy</u></i></p> <p><i>Policy ENV3 of the draft local plan identifies the need to develop a green infrastructure strategy for the plan area. Working with local communities and relevant stakeholders, this will identify a green infrastructure network to support, but not prevent, the long-term development of communities. This will replace the existing local landscape designations <u>and ENV 3</u>.</i></p> <p><i>The key stages and likely timescales are:</i></p> <ul style="list-style-type: none"> <li>• <i>Scoping consultation: [<del>Spring</del> Summer 2015]</i></li> <li>• <i>Pre-submission consultation on draft plan: [<del>Spring</del> Winter 2015]</i></li> <li>• <i>Submission: [<del>Autumn</del> Summer 2016]</i></li> <li>• <i>Examination: [<del>Winter</del> Autumn 2016]</i></li> <li>• <i>Adoption: [<del>Spring</del> Winter 2016]</i></li> </ul> <p><i>Changes to the timetable are reflected in the key Programme milestones on page15.</i></p>	An update to the timetable for preparing the Green infrastructure Development Plan Document and a revised description to make clear its status.	Hearing Statement : Matter 6 Environment and Climate Change

## Appendix 1

### Addendum to Schedule of Suggested Changes

**Purpose of this addendum:** In the Schedule of Suggested Changes - SSC1 (which was published immediately before the opening of the examination) the councils put forward a number of suggested changes in addition to those corrections already published as Post Submission errata (Appendix A) and the Further Proposed Changes which were the subject to public consultation in July 2014 (Appendix B). Unfortunately it would appear that some changes were inadvertently omitted from the table, despite being discussed and agreed in principle by English Heritage prior to the start of the Examination.

The suggested changes which relate to the Submission Plan (June 2013) are changes arising from Statements of Common Ground (October/November 2014). They relate to the supporting text to Policies CRS 1, BRID 1, BRID 3 and BRID 5.

The changes are shown as italic text, with deletions as struck through (italics) and new text as underlined (italics).

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Session Matter reference
	138	12.2.2	<p><del>Para 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 Bowleys 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</del></p>	<p>Proposed additional wording to address the concerns of English Heritage with regard to the setting of the Scheduled Monument and reflect the NPPF</p>	<p>Matter 13, agenda item 13.5</p>

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Session Matter reference
			<u>understanding of the monument..</u>		
	138 - 139	CRS 1	<p>The reference to scheduled monuments should be deleted from CRS 1 iv) fourth subclause .  “- 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. <del>or scheduled monuments.</del></p> <p>The following clause should be added to the list of requirements of the masterplan should include:</p> <p>- <u>the layout of the development protects and preserves the significance of Bowleys Camp scheduled monument.</u></p>	Proposed additional wording to address the concerns of English Heritage with regard to the setting of the Scheduled Monument and reflect the NPPF	Matter 13, agenda item 13.5
	142	13.2.3	<p>At end of the existing clause add the following:  <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></p>	Proposed additional wording to address the concerns of English Heritage with regard to the setting of Heritage Assets and reflect the NPPF	Matter 11, agenda item 11.5
	144	13.3.1	<u>Add further text as follows:</u>	Proposed	Matter 11, agenda item

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Session Matter reference
			<p>...a badger sett is found on site. ... <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's (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.</u></p> <p>Highway improvements may be needed to the right hand turn lane off Sea Road North and East Street roundabout.</p>	<p>additional wording to address the concerns of English Heritage with regard to the setting of Heritage Assets and reflect the NPPF</p>	11.7

## Appendix 2

### Addendum to Schedule of Suggested Changes

**Purpose of this addendum:** In the Schedule of Suggested Changes - SSC1 (which was published immediately before the opening of the examination) the councils put forward a number of suggested changes in addition to those corrections already published as Post Submission errata (Appendix A) and the Further Proposed Changes which were the subject to public consultation in July 2014 (Appendix B). Unfortunately it would appear that a change was inadvertently omitted from the table.

The changes are shown as italic text, with deletions as struck through (italics) and new text as underlined (italics).

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Statement/ Non-Hearing Statement/ SOCG
	44	2.5.22	<p>Additional paragraph added:</p> <p><i><u>Good design is not restricted to external appearance and layout. It encompasses how capable developments are of fulfilling their purpose initially and into the future as needs of occupants change. Dwellings as a minimum should have sufficient internal space for a high level of functionality so that day to day tasks and activities can be carried out and ideally these minimum standards should be exceeded. The government is currently reviewing housing standards with the aim of reducing the number of technical standards and to consolidate them in a national framework centred on building regulations. A recent consultation on the technical standards is proposing a national space standard for all new dwellings. Therefore once this standard is in place dwellings should be constructed in accordance with these standards. Unless it can</u></i></p>	Change in response to government review of housing standards	Non- Hearing statement

Ref number	Submission Plan Page	Paragraph / Policy	Change	Comment	Hearing Statement/ Non-Hearing Statement/ SOCG
			<i><u>be demonstrated that there are exceptional circumstances where it could not be achieved such as development viability . Applications for new residential development should include a schedule of accommodation sizes to allow it to be assessed against these national standards.</u></i>		