

# **Dorset Local Plan Consultation**

**Toward a response from Burton Bradstock Parish Council**

**Feb 24th 2021**

# BBPC Planning Committee

**Considering the Draft Dorset Joint Local Plan & giving a steer to the formal response from the Parish Council to be tabled at the PC meeting 3rd March.**

- Importance of the Local Plan
- Relevance to Burton Bradstock
- Issues to inform the Parish Councils Formal Response



# Dorset Joint Local Plan

## Why is it important?

- Using the Dorset Council Local Plan in planning decisions will influence the future patterns of development to help make Dorset more sustainable.
- The Plan sets out the strategic approach that will enable *sustainable growth* to meet the needs of Dorset to 2038.
- We need a strong Local Plan to ensure development in Dorset communities addresses the big challenges presented by; climate and ecological crisis, affordable housing, net zero carbon future, declining public transport, community infrastructure etc

# Dorset Local Plan

## Why is it important to us?

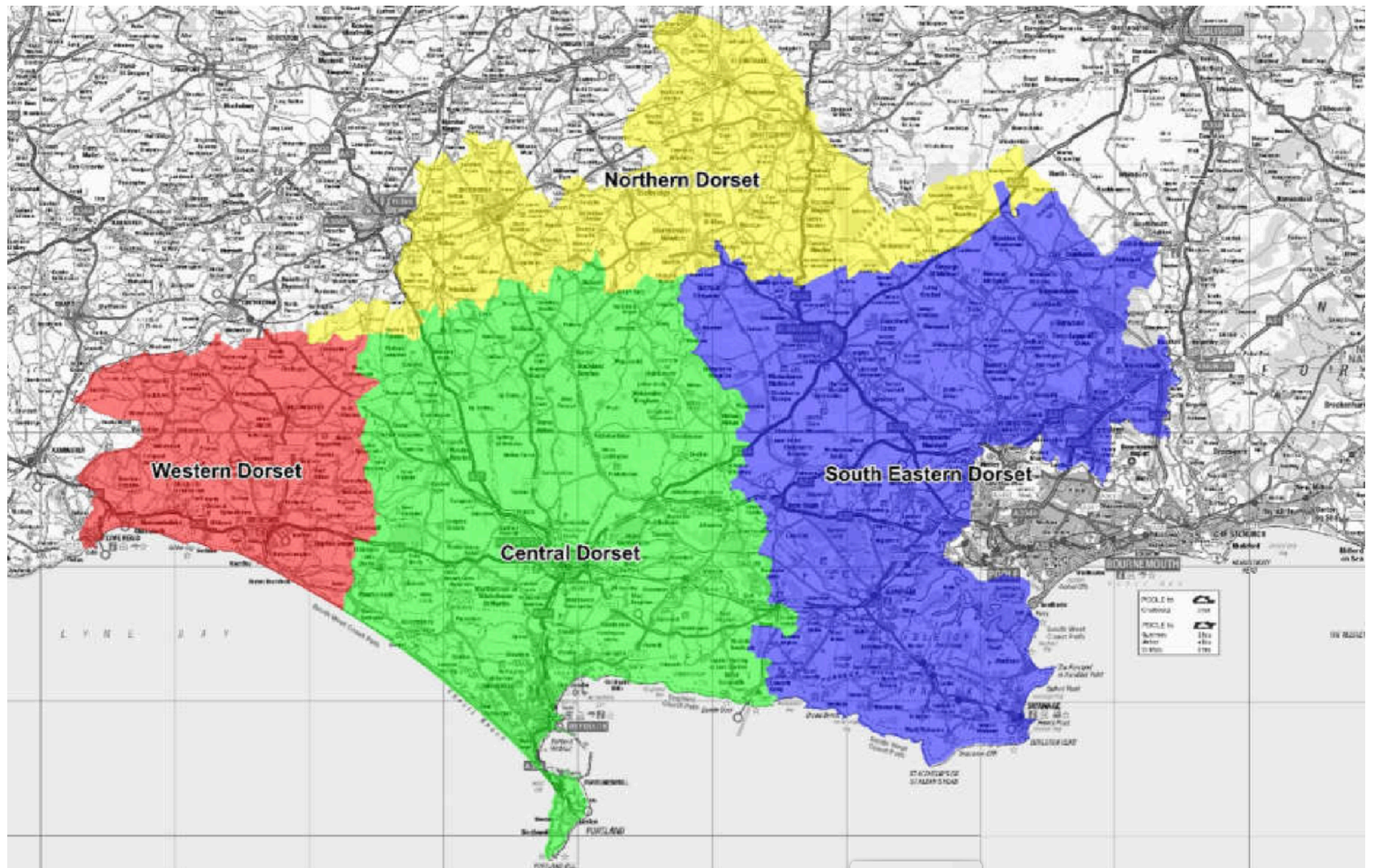
- The Local Plan will last until 2038 (with reviews). It will:
  - Identify land for new residential and employment development; and
  - Specify the policies which will govern that development, including those aimed at protecting the environment/tackling climate change
- The Plan aims to set out a strategic approach that ensures that development is:
  - Sustainable
  - Meets the needs of Dorset to 2038; and
  - Helps tackle the climate and ecological crisis.
- We need a strong Local Plan to help all development in Dorset communities address big challenges presented by the climate and ecological crisis; the lack of affordable housing; achieving a net zero carbon future; sustainable transport; adequate community infrastructure etc.

# Sustainable Pattern for Growth

## Spatial Strategy

- The opportunities for growth at the market and coastal towns are recognised alongside those of the main centres of economic activity of South East Dorset and the Dorchester to Weymouth corridor.
- 4 functional Areas - BB in Western Area
- The strategy for sustainable growth - via focusing development in Tiers 1-2







# Delivering Housing Need

## Housing Numbers

- The standard method in national planning guidance (calculated in June 2020) gives an uncapped figure for the 'local housing need' in Dorset of 1,793 net additional dwellings per annum (dpa). Over a 17-year period a deliverable supply of housing land to accommodate a minimum of **30,481 dwellings**,
- Lots of constraints on development - not least the AONB, flood risk etc

# The Pattern for Growth Classification

Population centres are allocated to one of four Tiers:

- Tier 1: Large built up areas e.g. Dorchester
- Tier 2: Towns and other main settlements e.g. Bridport
- Tier 3: Villages with 'Local Plan Development Boundaries' or villages inset within the Green Belt e.g. Burton Bradstock
- Tier 4: Villages without 'Local Plan Development Boundaries' or villages included within the Green Belt e.g. Punknowle



# Tier 3 Villages

- Tier 3 – Villages with ‘Local Plan Development Boundaries’.
- They are referred to as “larger, more sustainable villages”
- These are larger villages which:
  - Have a population of around 500 or more;
  - Have at least three facilities enabling some day-to-day needs to be met locally
  - Are “relatively accessible” to Tier 1 or 2 settlements (15 minutes by car, 30 minutes by bus and a peak time service)
- We were consulted on this about 1 year ago and objected to the “relatively accessible” criterion. We said it was discriminatory against public transport users and should be 15 minutes for either private or public transport.

# The Pattern for Growth

## Allocating Development Sites

- Growth is focused on the main population centres, Tiers 1 & 2, where it is believed to be “sustainable”. Sites are identified and capacities estimated.
- Some Tier 3 villages have development sites identified – not Burton Bradstock
- Development outside the Development Boundaries will be resisted but infill permitted
- If the 5 Year Housing Supply is not maintained developers would be likely to bring forward development proposals outside Development Boundaries:
  - NPPF ‘presumption in favour of sustainable development’ triggered
  - DC would need to consider:
    - ❖ What ‘weight’ should be given to the LP’s spatial strategy policies; versus
    - ❖ Any harm likely to result from the development



## Future development in Burton Bradstock?

In the western Dorset functional area housing growth will be delivered:

- at the market town of Bridport, including through a major urban extension at Vearse Farm;
- through the small-scale expansion of Lyme Regis and Beaminster; and
- through windfall and infilling within local plan or neighbourhood plan development boundaries.
- Affordable Housing Exception sites still permitted
- *In relation to rural development the draft LP (2.6.16 & 17) says:*
  - *Some Tier 3 'larger villages' have been identified for expansion to meet Dorset's strategic development needs. "In rural areas, these villages and any other larger village defined by a 'local plan development boundary' will be the main focus for development."*
  - *Within Tier 3 villages "development should: · take place within local plan development boundaries (other than where sites have been allocated in this local plan); and · contribute towards meeting 'local needs' ".*
- 2018 SHLAA identifies 3 sites in BB with development potential - Land north of Northover Close; Land east of Plenty House, Land west of Burton Bradstock
- 2019 SHELAA identifies 3 sites in BB and says they are all unsuitable!

**Dorset Council Strategic Housing and Economic  
Land Availability Assessment**

**Burton Bradstock 2020**

All Logged as “unsuitable”





# SHELAA 2019 – Considered but Excluded Sites

box | Strate | RT TV Gu | ico. Top tl | Crock | TAKE | Natio | D Eleme | Lloyd | Dorset | dclp- | dclp- | DCP | dclp- | 22-02 | Land | D x | Dorset | +

webapps.westdorset-weymouth.gov.uk/ShelaaWebsite/

okmarks



Dorset Council Strategic Housing and Economic Land Availability

## Dorset) - Site search

ousing Land Availability Assessment (SHLAA) is a technical study of the theoretical development potential of  
. More information about SHLAA is available at <https://www.dorsetcouncil.gov.uk/land-availability>.

ference:

Settlement: 

Burton Bradstock

Excluded only

Brownfield: 

Any

set

Site reference	Settlement	Site name / address
	Burton Bradstock	Land off Common Lane
	Burton Bradstock	North of northover close
	Burton Bradstock	The Barn, Shipton Lane

ent: [SHLAA 2018 \(West Dorset, Weymouth and Portland\)](#).

# Other Housing Issues

- Affordable Housing in New Developments
  - Sites of 5+ in rural areas & 10+ elsewhere to include affordable housing
  - Proportion depends on “Zone” – very broadly based on financial viability
  - BB in Zone 2 (30-40%) & local prices indicate Zone 1 (35-45%)?
- Second Homes
  - Issues around second homes set out – plus and minus
  - Could be addressed through “principal residence” requirement on new dwellings
  - Council-wide requirement impractical
  - How should the issue be addressed?



# Possible Response on Housing Issues

- Criticise the basis of new housing targets?
- Can Burton Bradstock be considered a sustainable location for housing development?  
Development just increases car journeys - very poor bus service and infrastructure for active travel missing; limited services for day-to-day needs.
- Retaining the Defined Development Boundary – PP consultation on basis of no new market housing (outside of DDB)
- Affordable Housing only achievable from Exception Sites (no success to date and poor outlook) or from new market housing development
- Allocate BB to Zone 1 for greater % affordable housing in new developments (of 5+ homes)
- Second homes
  - implement a Principal Residence Policy for highest % second homes Parishes
  - Consider whether a “Magna Covenant” approach is legal/feasible for new dwellings (restricts purchasers to Dorset residents)

# Environment and Climate Change

- Policies respond to:
  - Protecting / enhancing Dorset's environment (natural and built);
  - Responding to the Climate & Ecological Emergency
- They need to be viewed against the Environmental Policies set out in the Parish Plan:
  - E.g.1: "New buildings and alterations / extensions to existing buildings are expected to achieve high standards of environmental performance." Too weak. Specify a CO<sub>2</sub> performance standard higher than Building Regs as in PP (BFB)
  - E.g.2: "All development should conserve and enhance the landscape and seascape." Support and change PP to include "seascape"?
- Also see Bridport TC response: <https://www.bridport-tc.gov.uk/committee-meetings/planning-committee/>



# Economic Policies

- These appear unlikely to affect BB apart from ECON8 Caravan and Camping Sites, in particular limbs II, IV and V:
  - Farm diversification projects (for agricultural and other land-based rural businesses) for new caravan and camping sites will be supported, provided the development would make an on-going contribution to the business that is diversifying and would be in keeping with the rural character.
  - All development (including the change of use from touring to static units) must not, individually or cumulatively, have a significant adverse impact on the distinctive characteristics of the area's landscape, important wildlife habitats, heritage or built environment.
  - New sites or extensions to sites for static or touring caravans, tents, chalets or cabins for holiday use will not be permitted within the green belt or within sites of biodiversity importance or within 400m of protected heathland sites. Proposals in the Heritage Coast and AONBs are unlikely to be supported and will only be permitted where they do not harm the special character of the area. Development proposals must include an appropriate landscape scheme and provision for its ongoing maintenance.

# Community Infrastructure

- There are 12 Community Infrastructure Policies:
  - COM1: new development providing for new community infrastructure
  - COM2, 3, 4 & 6: improving, providing new and safeguarding community buildings, education, training, recreation and sport facilities and open spaces
  - COM5: no new hot food takeaways near schools, play areas etc
  - COM 8, 9 & 12: providing parking spaces, electric charging facilities and utilities and services in new developments and new radio/telecoms
  - COM7, 10 and 11 are more interesting...

# Community Infrastructure

## **COM7. Creating a safe, efficient and low carbon transport network**

- Deals with location of new development to reduce car dependency and encourage healthy, lower carbon travel choices and lifestyles. Significant new developments should therefore be located close enough to existing facilities or deliver viable new facilities to make walking and cycling a realistic choice.
- If viable new facilities cannot be provided, high quality public transport connections should be provided as part of the development.
- Illustrates why new development sites in/ close to BB are not “sustainable”



# Community Infrastructure

## COM10. Low carbon and renewable energy development

- Proposals for generating heat or electricity from renewable energy sources (other than large scale wind energy) will be allowed wherever possible providing that the benefits of the development, such as the contribution towards generating renewable energy, significantly outweigh any harm.
- In addition, permission will only be granted provided:
  - any adverse impacts on the local landscape, townscape can be satisfactorily assimilated;
  - the proposal minimises harm to residential amenity...
  - adverse impacts upon designated wildlife sites, nature conservation interests, and biodiversity are satisfactorily mitigated.
  - any harm to the significance of a heritage asset (including its setting) is less than substantial.

# Community Infrastructure

## Wind Energy

- Possible land sites for large scale wind energy generation are identified – none in West Dorset
- COM11. Small scale wind energy development
- Proposals will be supported where it can be demonstrated to be community-led or is set out within an area defined as being suitable for wind energy development within a made Neighbourhood Plan.
- In addition a wide range of adverse impacts are satisfactorily dealt with

# A Response from Burton Bradstock

## Where next?

- Develop a draft response drawing on the Policies set out in the revised BB Parish Plan?
- Include reference to Bridport Town Council response where BBPC agrees to comments?
- Paper to be discussed at the PC meeting March 3rd