

**West Dorset District Council**

Stratton House, 58/60 High West Street,
Dorchester, Dorset DT1 1UZ
Tel: 01305 251010 Fax: 01305 251481
DX: Dorchester 8724

Weymouth & Portland Borough Council

Council Offices, North Quay,
Weymouth, Dorset DT4 8TA
Tel: 01305 838000 Fax: 01305 775004

Mr Ross Sutherland
East Devon District Council
Council Offices
Knowle
Sidmouth
Devon
EX10 8HL

www.dorsetforyou.com Text Relay calls welcome

**Spatial and Community Policy Manager
Hilary Jordan**

Direct dial: 01305 252303
Email: h.jordan@westdorset-weymouth.gov.uk

Your Ref: 1242

Date: 31 January 2012

Dear Mr Sutherland,

Local Plans: cross-boundary issues

Thank you for the invitation to comment on the recent consultation on the East Devon Local Plan.

West Dorset District Council and Weymouth and Portland are producing a joint Local Plan as the key development plan document for the entire administrative area of West Dorset, Weymouth and Portland. At the current time we anticipate undertaking consultation on a submission document in June-July 2012, with public examination in late 2012 / early 2013 and adoption by summer 2013. The plan period will extend to 2031.

This document brings together a large amount of government policy, research and evidence to form a range of options for future planning policies on a variety of themes. Further information can be found on our website (<http://www.dorsetforyou.com/newlocalplan/west/weymouth>). And as part of the legislative requirements, a Sustainability Appraisal will also be produced.

The area contains a rich and wide variety of landscape, natural and built heritage features. Much of it is within the Dorset Area of Outstanding Natural Beauty (AONB) and significant areas, including heathlands and coastal zones, are of national and international nature conservation interest. There is also likely to be increasing risk of flooding and coastal erosion affecting existing communities. There is a high affordable housing need, with average house prices greatly outstripping local wages. Wage levels are lower than average and there is a reported shortage of labour with relevant skills or training.

Section 33A of The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act) introduces a duty to co-operate in relation to planning of sustainable development to maximise the effectiveness with which the preparation of development plan documents, other local development documents and activities that support the planning of development takes place, so far as relating to sustainable development and use of land.

We are therefore asking for your cooperation in line with these duties, specifically in relation to the following, and look forward to your response.

To meet the local needs of Lyme Regis our evidence points towards providing (in addition to current allocations) in the region of 119 homes in the period to 2026, and a further 97 homes in the period to 2031. Although demand for employment sites is not likely to be significant, some employment in

this area would also be welcome. There is a current allocation at Woodberry Down which could be extended to accommodate a further 70 homes approximately, but no other suitable sites have been identified. We would therefore like to work with you to ascertain whether there are opportunities in the adjoining area of East Devon that could potentially help meet this need, and how this could be reflected in your plans. We discussed this with your member working panel some time ago but would be happy to meet with you again to discuss if this would be helpful.

Yours sincerely

Hilary Jordan
Spatial & Community Policy Manager