

Purbeck Local Plan

(2018 - 2034)

Proposed Main Modifications 2020
Policies Maps



Dorset
Council

Table of Contents

Changes to policies map made in response to proposed Main Modifications 2

Table outlining revisions to policies map arising from: proposed Main Modifications, errors identified in the examination of the Purbeck Local Plan or matters / issues raised in the course of the examination into the Purbeck Local Plan (2018-2034) 3

Changes to policies map made in response to proposed Main Modifications

1. Although the submission policies map is not defined in legislation as a development plan document, it must accurately and consistently represent the spatial policies in a local plan. The council prepared and published policies map as part of its pre-submission and submission [SD01b] drafts of the Purbeck Local Plan (2018-2034). Both of these earlier versions of the policies map are available to view of the council's website. These policies maps were prepared to reflect changes to the adopted policies map that would arise from adoption of the Purbeck Local Plan (2018-2034).
2. As part of the current consultation the council has published a number of proposed Main Modifications to the emerging Purbeck Local Plan (2018-2034). These proposed Main Modifications are needed to ensure that the local plan is sound and legally compliant. In the course of examining the local plan the council has also noted errors in the geographical expression of local plan policy on the policies map. To address the spatial implications of the proposed Main Modifications, and to correct these errors, the council is proposing:
 - consequential changes, relating to proposed Main Modifications, to the geographical expression of those effected local plan policies on the policies map; and
 - changes to correct errors where the policies map did not accurately express local plan policies.
3. The council has also made a number of minor changes to the policies map to reflect matters or issues raised in the course of the local plan's examination. These changes are presented on revised policies maps as part of consultation on proposed Main Modifications and summarised in the table below.
4. Subject to the adoption of the Purbeck Local Plan (2018-2034), the adopted development plan will also comprise the:
 - 'Swanage Local Plan' (2017);
 - 'Bere Regis Neighbourhood Plan 2019-2034' (2019);
 - 'Lytchett Matravers Neighbourhood Plan to 2031' (2017);
 - the 'Bournemouth, Dorset and Poole Minerals Strategy' (2014) and 'The Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan' (2019); and
 - 'The Bournemouth, Christchurch, Poole and Dorset Waste Plan' (2019).

Table outlining revisions to policies map arising from: proposed Main Modifications, errors identified in the examination of the Purbeck Local Plan or matters / issues raised in the course of the examination into the Purbeck Local Plan (2018-2034)

Reference for proposed Main Modification (where applicable)	Change/justification
MM6 (revision to paragraphs 45 to 48) and MM7 (revision to Policy V2)	The council has sought to amend the areas relating to Policy V2: Green belt – proposed new green belt boundary – around Wareham. The proposed Main Modification, and the revision to the policies map, reflect discussions held at the hearing sessions in regard to the expected housing land supply to be delivered through the emerging Wareham Neighbourhood Plan. The council is no longer proposing changes to Green Belt boundaries to the west of Westminster Road.
Policy E6: Coastal Change Management Areas (CCMA)	The CCMA shown on the pre-submission draft policies map were not accurately drawn, so the council did not seek to show CCMA on the submission draft policies map. The council has prepared a revision to the policies map to show CCMA in accordance with its response to Inspector's Matters Issues and Questions (Matter F, Issue 1, Question 6 (b), Appendix 3). The revised CCMA has been prepared in accordance with the methodology described 'Coastal Change Management Areas evidence paper' (January 2019) [SD18].
MM18 (revision to paragraph 95) and MM20 (revision to Policy E8)	The council has sought to update both the pre-submission and submission draft of the policies map by defining two areas (formed by creating two buffers extending 400 metres and 5 kilometres from the edges of the habitat site) around Corfe Common Special Area of Conservation, Ramsar and Site of Special Scientific Interest. The changes to the policies maps have been made to reflect the proposed Main Modifications and to ensure that the council considers the effects of development on the habitat site.
MM21 (revision to Policy E9)	The council has sought to update both the pre-submission and submission drafts of the policies map by defining the drainage catchment for Poole Harbour (where nitrates emissions from residential development are likely to have an adverse impact on the harbour. This area will

	include the catchment areas for sewage treatment works that discharge into the harbour). The council has also defined a recreation zone around the edges of Poole Harbour (where recreational activity, linked to new development, is likely to have an adverse impact). The changes to the policies maps have been made to reflect the proposed Main Modification and to ensure that the council considers the effects of development on the habitat site.
MM23 (revision to Policy E10)	The council has sought to update the pre-submission and submission draft of the policies map to show local nature reserves. The revision is needed to ensure that the local plan is effective in accordance with Policy E10.
MM35 (revision to Policy H4)	The council has sought to update pre-submission and submission drafts of the policies map to show proposed suitable alternative natural green space (SANG) and the proposed Heathland Support Area in the vicinity of the housing allocation at Moreton Station / Redbridge Pit. (These areas were defined in the Memorandum of Understanding between the council and the Moreton Estate). The revision is needed to ensure that the local plan is effective by defining the land needed for mitigation measures to avoid adverse effects on the integrity of habitat sites.
MM37 (revision to paragraph 133) and MM38 (revision to Policy H5)	The council has sought to update the submission draft and pre-submission draft policies map by defining the position of the SANG around Wool and the proposed housing allocations sites (including both Coombe Wood and Scheduled Monument). The revision is needed to ensure that the local plan is effective by defining the land needed for mitigation measures to avoid adverse effects on the integrity of habitat sites.
MM40 (revision to Policy H6)	The council has sought to update the pre-submission and submission draft policies map by defining the position of the SANG around Lytchett Matravers and the proposed housing allocation sites. The revision is needed to ensure that the local plan is effective by defining the land needed for mitigation measures to avoid adverse effects on the integrity of habitat sites.
MM61 (revision to Policy EE1)	The council has sought to update the pre-submission draft policies map by:

	<ul style="list-style-type: none"> a. omitting selected areas (which are to be restored to heathland) from safeguarding at Dorset Innovation Park (further detailed explanation on this issue is provided in the council's response to the Inspector's 'Matters, Issues and Questions', Matter G, Issue 1, Question 4(b)); and b. identifying the boundaries of the Enterprise Zone at Dorset Innovation Park. <p>The council has sought to update the pre-submission and submission draft policies maps relating to Bere Regis and Wareham by:</p> <ul style="list-style-type: none"> c. identifying further safeguarded employment land around Bere Regis and within the settlement boundary for Wareham (Westminster Road Industrial Estate and Johns Road). <p>The revisions have been prepared to ensure that the local plan is effective, to address responses relating to Dorset Innovation, to reflect emerging and made policies in neighbourhood plans and the council's evidence on the need for employment land to support growth of the economy.</p>
<p>Policy EE3 which identifies retail centres (including town [Swanage, Wareham and Upton] and local centres [Wool, Bere Regis, Lytchett Matravers and Corfe Castle]).</p>	<p>The submission version of the policies map defined 'town centre' area in Wareham to reflect boundaries identified in the emerging Wareham Neighbourhood Plan.</p> <p>The council has reviewed and revised the boundary of the town centre area for Wareham as defined on the submission draft policies map. The revised boundary is consistent with the pre-submission draft policies map. (Policy EE3 is a non-strategic planning policy, giving Wareham Town Council the opportunity to define town and local centres through their neighbourhood plan).</p> <p>As described above, the council has revised the scope of the submission policies map so that it is limited to the changes to the adopted policies map that would result from the Purbeck Local Plan. For these reasons it has not sought to represent the policies of other emerging or adopted development plan documents.</p>
<p>MM76 (revision to paragraphs 256 and 257) and MM77 (revision to Policy I5)</p>	<p>The pre-submission version of policies map indicated green belt alteration and land for SANG and holiday park at Morden Park.</p>

	<p>This was removed from the version of the policies map that was submitted because of concerns over deliverability of the SANG. The submission draft of the policies map only showed a site for possible SANG.</p> <p>The council has sought to make revisions to the submission draft policies map so that it now reflects the pre-submission draft version of the policies map. These revisions have been put forward following further work to demonstrate the SANG is deliverable (as evidenced in the Memorandum of Understanding between the council, the Charborough Estate and Natural England). The revisions are needed to ensure that Policy I5 is effective and to: define the land needed for mitigation measures to avoid adverse effects on the integrity of habitat sites and to provide compensation for loss of land from the Green Belt.</p>
<p>Identification of existing Heathland Support Areas</p>	<p>The council has sought to identify existing Heathland Support Areas on the policies map as part of the network of infrastructure that has been delivered to avoid adverse impacts on European sites. Heathland Support Area do not relate to a policy or proposed Main Modification per se, rather the council's habitat site mitigation strategy (as outlined in SD93) that is necessary to demonstrate legal compliance of the local plan with habitats regulations.</p> <p>The revision contributes toward evidencing legal compliance of the local plan through the definition of a network of existing mitigation measures that have been delivered to avoid adverse effects on the integrity of habitat sites.</p>