



The Purbeck District Local Plan Progress Report

Measured against our Local Development Scheme milestones



January 2017

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Introduction

1. The progress monitoring report measures our progress in preparing local planning policies against specific milestones set out in our adopted Local Development Scheme (March 2016).
2. The Local Development Scheme (LDS) is a project plan that sets out a three-year time-table for the preparation of local planning documents including Development Plan Documents (DPDs) and other documents that the Council produces such as the Community Infrastructure Levy (CIL).
3. The documents referred to in this monitoring report can be accessed at:

<http://www.dorsetforyou.com/localplan/purbeck>

Planning Policy Documents in Purbeck

The Purbeck Local Plan Part 1

The Swanage Local Plan

Neighbourhood Plans

The Purbeck Local Plan Partial Review

Joint Gypsy and Traveller Site Allocations DPD

The Affordable Housing Supplementary Planning Document*

The Purbeck District Design Guide

The Townscape Character Appraisal SPDs

The Dorset Heathlands Supplementary Planning Document

The Nitrogen Neutrality Supplementary Planning Document

The Statement of Community Involvement (SCI)

The Local Development Scheme

Proposals Maps

The Purbeck Community Infrastructure Levy*

The pink boxes represent approved documents, the blue boxes represent documents that are currently in preparation, and the green boxes represent adopted supplementary planning documents, all as of December 2016.

* The Purbeck Community Infrastructure Levy and the Affordable Housing Supplementary Planning Document are current adopted documents but both are scheduled for review in the next three years.

Development Plan Documents (DPD)

4. Each DPD must follow a set process, including an examination.

Adopted DPDs

5. **Purbeck Local Plan Part 1: Planning Purbeck's Future (PLP1)** (adopted 13th November 2012) sets out the overall spatial strategy for Purbeck and includes strategic allocations and detailed development management policies. It provides the strategic plan that will inform neighbourhood plans.

Emerging DPDs

6. The **Purbeck Local Plan Partial Review** will explore the potential for additional housing growth to that set out in the PLP1. It will also include detailed site allocations. It will include a review of settlement boundaries, employment sites, retail needs, heathland mitigation and town and local centres.
7. The **Swanage Local Plan** is being prepared jointly with Swanage Town Council and the Swanage Town and Community Partnership. This plan will deal with issues and allocate specific sites as set out in PLP1 Policy SE: South East Purbeck, including settlement extensions to find 200 dwellings and new retail floor space.
8. The **Joint Gypsy and Traveller Site Allocations DPD** is being jointly prepared by Dorset local authorities. It will establish the number of pitches required and allocate sufficient specific sites to meet Gypsy and Traveller pitch requirements across Dorset. The DPD will supplement Policy GT of PLP1.

Supplementary Planning Documents (SPDs)

9. SPDs provide additional detail that supports a specific DPD policy, but do not need to go through the same set process or examination.

Adopted SPDs

10. The **Townscape Character Appraisals (adopted 11th September 2012)** provide design guidance to developers on the character, density and appearance of built development in Swanage, Wareham, Upton, Bere Regis, Bovington, Corfe Castle, Lytchett Matravers and Wool.
11. The **Affordable Housing SPD (adopted 9th April 2013)** provides guidance on how to bring forward affordable housing in Purbeck. It supplements Policies

AH, AHT and RES of PLP1. The Council intends to review the SPD alongside the preparation of the Purbeck Local Plan Partial Review.

12. The **District Design Guide SPD (adopted 14th January 2014)** aims to promote the highest standard of design in all types of development, and provides good practice guidance and information on issues such as local distinctiveness, design and the environment, and landscape design. It supplements Policy D of PLP1.
13. The **Dorset Heathlands Supplementary Planning Document (adopted 19th January 2016)** covers Bournemouth, Christchurch, East Dorset, Poole and Purbeck. The SPD ensures that there continues to be a strategic approach to the protection of internationally important heathlands in the eastern Dorset area. The SPD lists heathland mitigation projects to be delivered in Purbeck, and includes detailed guidance on the approach to be taken to a range of development types.

Emerging SPDs

14. The **Nitrogen Neutrality Supplementary Planning Document** will provide detailed guidance to ensure that development does not lead to an increase in the level of nitrates in Poole Harbour. This SPD is being prepared jointly with Borough of Poole, North Dorset District Council and West Dorset District Council. Consultation on a draft SPD took place during October and November 2015.

Other Planning Documents

15. These documents have differing processes in their preparation and adoption.
16. The **Statement of Community Involvement (SCI) (adopted March 2013)** demonstrates how the Council will engage and consult organisations and individuals at the early stages of preparing planning documents.
17. The **Local Development Scheme (adopted March 2016)** is a three-year timetable for the preparation of local planning policies. We use the timetable in this plan to see whether we are meeting our milestones.
18. The **Community Infrastructure Levy Charging Schedule (CIL) (adopted 11th March 2014)** is a tariff-based levy on development across the district, which takes the form of a charge per square metre. Money raised from CIL will contribute towards district infrastructure, including heathland mitigation. Purbeck District Council adopted the CIL Charging Schedule on 11 March 2014, and CIL has been in operation in the district from 5 June 2014. The Council is reviewing the CIL charging schedule alongside the preparation of the Purbeck Local Plan Partial Review. In addition, the Regulation 123 list

(Priorities for Spending) will be reviewed at least once a year, and any proposed changes will be subject to consultation.

19. **Neighbourhood Plans**, once adopted will form part of the development plan and can in certain circumstances supersede DPD policies. There are currently four neighbourhood plans in preparation covering Arne, Bere Regis, Lytchett Matravers and Wareham. The Council provides technical and officer support to town and parish councils undertaking neighbourhood planning through entering into specific Service Level Agreements tailored to the needs of the towns, parishes and the District Council. The District Council is responsible for funding the consequential examination and referendum processes.
20. **Proposals Map.** The Proposals Map maps policy designations. It is updated following adoption of any DPD or neighbourhood plan.
21. The Council and other organisations have provided other strategies and studies that supplement the Local Plan and these are available at:
<http://www.dorsetforyou.com/localplan/purbeck>.
22. The remaining sections of this report set out the approved timetable for preparing planning policy documents (as set out in the LDS) and explain whether or not the Council is on track to meet the identified milestones (as at 31st December 2016).

Timetable for production of the DPDs and review of Community Infrastructure Levy

Key Milestones	2016												2017											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Partial Review					■	■						■	■			■	■	■	■	■	■		■	
Swanage Local Plan			■	■	■	■	■	■	■		■													
Gypsy and Traveller DPD										■	■			■	■	■	■	■	■				■	
Community Infrastructure Levy					■	■						■	■			■	■	■	■	■	■		■	

Key:

■	Issues and Options Consultation to inform DPD / Publication of CIL Preliminary Draft Charging Schedule
■	Pre-submission publication of DPD / Publication of CIL Draft Charging Schedule (Invitation to submit formal representations)
■	Submission to Secretary of State
■	Examination
■	Adoption

Note: The detailed timescales shown above are indicative, and may be subject to change.

Partial Review

Summary

Purpose:	To review parts of the PLP1 and explore the potential for higher housing growth. It will also cover policy that was too detailed for inclusion in PLP1, such as reviewing settlement boundaries and town and local centres. It will also include a review of heathland mitigation policy.	
Geographic Coverage:	District-wide.	
Status:	Development Plan Document.	
Conformity:	General conformity with National Planning Policy Framework and parts of Purbeck Local Plan Part 1. Some content will need coordination with the Swanage Local Plan and neighbourhood plans.	
Joint Document:	No.	
Milestones	Local Development Scheme	Progress: December 2016
Options consultations	May – June 2016	Achieved: June – August 2016
Pre-submission	December 2016 – January 2017	Not on track
Submission to SoS	April 2017	Not on track
Examination	May – October 2017	Not on track
Adoption	December 2017	Not on track

Swanage Local Plan

Summary

Purpose:	To provide policy that was too detailed for inclusion in PLP1, such as reviewing the settlement boundary, finding site(s) for 200 dwellings on the edge of Swanage and increasing retail development in the town centre	
Geographic Coverage:	Swanage parish.	
Status:	Development Plan Document.	
Conformity:	General conformity with National Planning Policy Framework and Purbeck Local Plan Part 1.	
Joint Document:	Yes, with Swanage Town Council and Swanage Town and Community Partnership.	
Milestones	Local Development Scheme	Progress: December 2016
Issues and Options	February - March 2014	Achieved: 3 February – 17 March 2014
Pre-submission	September – October 2015	Achieved: 24 September – 6 November 2015
Submission to SoS	March 2016	Achieved: March 2016
Examination	April – September 2016	In progress: April 2016 onwards
Adoption	November 2016	Likely adoption early 2017

Joint Dorset Gypsy and Traveller Site Allocations DPD

Summary

Purpose:	To identify needs, and if required, allocate sites to house Gypsy and Travellers.	
Geographic Coverage:	Dorset-wide.	
Status:	Development Plan Document.	
Conformity:	General conformity with National Planning Policy Framework, Purbeck Local Plan Part 1, Bournemouth Local Plan, Poole Core Strategy, Christchurch and East Dorset Local Plan Part 1, and emerging plans for West Dorset and Weymouth and North Dorset.	
Joint Document:	Yes, with Poole BC, Bournemouth BC, Christchurch BC and East Dorset DC, Weymouth and Portland BC, West Dorset DC and North Dorset DC.	
Milestones	Local Development Scheme	Progress: December 2016
Options consultations	November 2011 – February 2012 September – October 2014	Achieved: 18 November 2011 – 10 February 2012 Achieved: 15 September – 24 October 2014
Pre-submission	October - November 2016	Not on track
Submission to SoS	February 2017	Not on track
Examination	March – August 2017	Not on track
Adoption	November 2017	Not on track

Community Infrastructure Charging Schedule (review)		
Summary		
Purpose:	To collect a standard contribution from development for the provision of supporting infrastructure.	
Geographic Coverage:	District-wide.	
Status:	Local Development Document.	
Conformity:	General conformity with National Planning Policy Framework and Purbeck District Local Plan	
Joint Document:	No	
Milestones	Local Development Scheme	Progress: December 2016
Publication of Preliminary Draft Charging Schedule	May – June 2016	Achieved: June – August 2016
Publication of Draft Charging Schedule	December 2016 – January 2017	Not on track
Submission to SoS	April 2017	Not on track
Examination	May – October 2017	Not on track
Adoption	December 2017	Not on track

Summary

22. The Swanage Local Plan is making good progress towards adoption, and although slightly behind schedule, this is a result of an extended examination process which could not be predicted in setting the timetable in the LDS.
23. Progress has also been made on the Partial Review and accompanying CIL review document. However, since the most recent Options consultation in summer 2016, officers have proposed a number of actions to inform further progress of the Partial Review, all of which will have implications for the timetable set out in the LDS. As a result, the timetable for both the Partial Review and accompanying CIL document are no longer on track with a review of the LDS timetable expected in Spring 2017.
24. The Joint Dorset Gypsy and Travellers Site Allocations DPD is in progress but has not met recent timetable targets due to the need for additional work that is being prepared by consultants to inform the document. Again, a review of the LDS timetable is expected in Spring 2017.