

STATEMENT OF COMMON GROUND

17 APRIL 2012

The following statement has been prepared by **Purbeck District Council** (the Council) and **Dorset County Council** (DCC)

DCC representations to the Proposed Changes to Pre-Submission Core Strategy (September 2011):

Para 2.2 – 2.20

DCC commented: Rising sea level will inevitably increase flood risk but managed realignment will not necessarily do so and is often deployed as a technique to reduce flood risk. This should be made clear or there is a risk that 'managed realignment' will be interpreted as a problem/threat when in fact it may be a solution/opportunity. This presumes that car parking will/must be replaced. One of the options would be to reduce parking provision which could in turn reduce traffic & associated environmental pressures on Studland.

Council response: Agree. Change no 14 of the Minor Changes Schedule (MCS) will insert at the end of para 2.19, '*Managed realignment of the coast can be used to help reduce flood risk*', resolving DCC concerns.

Para 7.1.8 Transport

DCC commented: It is requested that this paragraph should also acknowledge the aims of reducing greenhouse gas emissions & reducing traffic & congestion.

Council response: Agree. Change no 37 of the MCS attempts to satisfy this concern. However, through agreeing this statement of common ground with Dorset County Council, the paragraph will be further amended as follows: '*Transport improvements will be provided through development contributions with the aim of providing alternative forms of transport to the car, [reducing carbon emissions and traffic congestion](#), and to improve and help minimise air quality impacts upon protected heathland.*' This will also be added to paras 7.2.8, 7.3.8, 7.4.8 and 7.5.10 as shown in the MCS as changes 44, 56, 63 and 70, resolving DCC concerns.

Para 7.3.8

DCC commented: Addressing impacts on European protected habitats and wildlife. To be effective SANGS should be in close proximity to new & existing development & be accessible by those living in such development by non-car modes wherever possible. Care will be needed to ensure that the SANGS will be capable of mitigating pressures upon heathland & be considered as part of the wider spatial strategy for growth. Delete 'These subsequent plans & briefs will ensure that the nature, scale & location of the development will be such as to enable the Council to ascertain that there will not be an' & insert 'Therefore, further employment development at Holton Heath will be determined following ecological assessment work, which will feed in to subsequent master plans & development briefs to ensure no' adverse effect on the

Council response: Agree. Change no 54 of the MCS will amend para 7.3.8 as follows: '*Therefore, further employment development at Holton Heath will be*

determined following ecological assessment work, which will feed in to subsequent master plans and development briefs, to ensure no. ~~These subsequent plans and briefs will ensure that the nature, scale and location of the development will be such as to enable the Council to ascertain that there will not be an~~ adverse effect on the integrity of any protected site', resolving DCC concerns.

Para 7.5.9 (Vision for South East Purbeck)

DCC commented: It is suggested that this is changed to read 'challenges & opportunities presented by coastal change'. This is more positive & recognises opportunities to work with natural processes.

Council response: Agree. Change no 66 of the MCS will amend the Vision for South East Purbeck as follows '*Challenges and opportunities presented ~~faced~~ by coastal ~~erosion~~ change, particularly in Swanage and Studland will continue to be managed in accordance with Shoreline Management Plans*', resolving DCC concerns.

Paras 8.8.7 – 8.8.7.9

DCC commented: Important to note that disturbance is not just an issue in summer – disturbance in winter (by residents & visitors, when large numbers of over-wintering birds are at their most vulnerable) is also an acknowledged problem. The nature of the disturbance can be a bigger issue than the volume of visitors so it is important to consider activity as well as visitor numbers.

Council response: Agree. Amend the final sentence of para 8.8.7.8 to read '*In summer increased tourism and camping on the rural southern shores can lead to disturbance and during winter months visitors can disturb over wintering birds when they are at their most vulnerable.*', resolving DCC concerns. This change will be included in a further minor changes schedule.

CE: Coastal Erosion

DCC commented: Policy could be clearer about the intent of CCMA's – presumably to reduce risk & support adaptation?

Council response: Agree. Change no 91 of the MCS will amend para 8.14.1 as follows '*The draft Shoreline Management Plan (SMP2) has identified areas of coastline where there will be no active intervention. Consideration of the implications upon residential property in North Swanage, Wareham and Upton and tourism facilities in Studland will need careful consideration in order to reduce risk and support adaptation to climate change. ~~the future as part~~ The preparation of Coastal Change Management Areas (CCMA) in line with the supplement to PPS25 may be required. Where cliff retreat is expected, no further residential development will be permitted', resolving DCC concerns.*

DCC representations to the Pre-Submission Core Strategy (November 2010):

Policy ATS: Implementing an Appropriate Transport Strategy for Purbeck

DCC commented: A number of risks associated with delivery of PTS. It is a pooled scheme to mitigate cumulative impacts & must be replaced by CIL before 2014 or monies will no longer be collectable. Rate of collection of contributions dependent on rate of development coming forward. Delivery of PTS to some extent reliant on operational decisions of commercial operators. Commitment to CIL necessary to ensure continued collection of monies to implement PTS.

Council response: The Proposed Changes to the Pre-Submission was amended to provide clarification. DCC in their response to the Proposed Changes supported this change.

Policy DEV: Development Contributions

DCC commented: CIL needs to be in place by 2014 or this will have implications for DCC & delivery of services. Concentration on affordable housing, transport, heathland mitigation & recreation/open space does not take account of full impacts of development on local infrastructure & services. DCC may lose opportunity to gain part of levy to fund impacts upon its services. Implementation Plan would be appropriate starting point so that elements of infrastructure that are responsibility of DCC are included as part of thorough assessment of development impact. It should include transport, education, adult social care, waste facilities, green infrastructure, adult learning & library facilities, based on economic viability & council priorities, enabling other opportunities for funding to be directed in effective manner. PDC should make its commitment clear on preparing a charging schedule for CIL & on working with DCC & other relevant infrastructure providers to carry out comprehensive assessment of infrastructure, funding requirements, economic viability & priorities in determining levy.

Council response: The Proposed Changes to the Pre-Submission was amended to provide clarification. DCC in their response to the Proposed Changes supported this change.

Policy ELS: Employment Land Supply

DCC commented: There is more available land than needed & therefore potential for significant over-development with implications for housing needs & transport. Careful monitoring & phasing are required to prevent this taking place. A clearer approach to monitoring & phasing of employment land should be stated.

Council response: The Council amended Policy ELS in the Proposed Changes by deleting specific employment allocations to instead roll forward and safeguard existing sites. These sites will then be reviewed through Employment Land Review part 3 and sites allocated and phased in subsequent plans. This change resolves DCC concerns.

Minerals and Waste

DCC commented: No mention of existing or proposed minerals or waste operations, which could be impacted upon through policies Co, RES, GT, CF, REN, TA and E.

Potential to cause sterilisation of an undeveloped mineral resource. Omissions also in policies IAT & ATS which do not acknowledge that minerals have to be worked where they are found. Some acknowledgement of minerals as a special case in terms of transport needs should be in supporting text of Core Strategy. Reference to Bournemouth, Dorset & Poole Minerals & Waste Plan (1999) & Bournemouth, Dorset & Poole Waste Plan (2006). Reference to work being underway to produce Minerals Core Strategy to replace Local Plan by 2011. Introduction to Chapter 8 should refer to need to avoid impacts on existing or proposed minerals/waste sites, & to avoid unnecessary sterilisation of mineral resources. This reflects relatively high concentration of minerals operations & resources in Purbeck. Minerals, as a special case of transport needs, should be acknowledged in supporting text.

Council response: The Council amended Policy CZ: Consultation Zones and added para 8.21.2 in the Proposed Changes, including a minerals consultation zone. This change was supported by DCC in their response to the Proposed Changes. The following text will be added to para 8.1 resolving DCC concerns,

“There is a high concentration of minerals operations and resources in Purbeck. New development will need to avoid impacts on existing or proposed minerals and waste sites and avoid the unnecessary sterilisation of minerals operations and resources, as set out in the Bournemouth, Dorset and Poole Minerals and Waste Development Framework.”

Policy CZ: Consultation Zones

DCC commented: Policy wording needs to be updated to reflect changes in 08 November Schedule of Amendments. Furthermore, emerging Minerals Core Strategy includes a revised mineral safeguarding policy and map, which will supersede current (1999) map. Suggested rewording provided. Supporting text should make reference to emerging Minerals Core Strategy & revised policy & map on mineral safeguarding.

Council response: The Council amended Policy CZ: Consultation Zones and added para 8.21.2 in the Proposed Changes, including a minerals consultation zone. This change was supported by DCC in their response to the Proposed Changes.

Policy BIO: Biodiversity & Geodiversity

DCC commented: Development & restoration of minerals sites can make a valuable contribution to achievement & implementation of this policy, but is not mentioned in the policy. Make reference to valuable contribution that development & restoration of minerals sites can make to achievement & implementation of this policy.

Council response: Add sentence to the end of para 8.8.3 that states *‘The restoration of former minerals sites will also contribute to improving biodiversity’*, resolving DCC concerns. This change will be included in a further minor changes schedule.

Policy GI: Green Infrastructure, Recreation and Sports Facilities

DCC commented: Development & restoration of minerals sites can make a valuable contribution to achievement & implementation of this policy, but is not mentioned in the policy. Make reference to valuable contribution that development & restoration of minerals sites can make to achievement & implementation of this policy.

Council response: Para 8.11.2 of the Proposed Changes included reference to '*restoration of minerals sites*', resolving DCC concerns.

Policy NW: North West Purbeck

DCC commented: Following Purbeck Schools Review, DCC is discussing possibility of providing a new (primary) school linked to housing development in Bere Regis. Update references accordingly.

Council response: Para 7.1.8 was updated as requested and this was supported by DCC in their response to the Proposed Changes.

Policy SE: South East Purbeck

DCC commented: DCC Cabinet agreed to approve proposal to explore interim solution for future care provision for older people in Swanage & to note that failure to secure a satisfactory interim arrangement will necessitate consideration of disposal options. Update references.

Council response: Para 7.5.10 was updated in the Proposed Changes. However, this situation has recently been resolved, so the Council proposes to delete reference to the James Day home from para 7.5.10. This is shown as change no 68 of the MCS.