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# Purbeck District Local Plan

# Local Development Scheme

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FEBRUARY 2018

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Purbeck District Council  
Westport House  
Worgret Road  
WAREHAM, Dorset BH20 4PP  
Tel: (01929) 556561 Fax: (01929) 552688  
Email: [localplan@purbeck-dc.gov.uk](mailto:localplan@purbeck-dc.gov.uk)

This Local Development Scheme (LDS) came into effect on 7 February 2018 replacing the July 2017 version.

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## Introduction

1. The Local Development Scheme (LDS) is a three year timetable for the preparation of local planning policies. The LDS:
  - specifies the Development Plan Documents (DPDs) that the Council will prepare;
  - specifies the DPDs to be prepared jointly with other local authorities;
  - describes the content and geographical coverage of each DPD; and
  - sets out the timetables for the preparation of each DPD, including specific milestones.

The documents referred to in this LDS can be accessed at <http://www.dorsetforyou.com/localplan/purbeck>.

## The Development Plan

2. The Development Plan for Purbeck comprises:
  - **Purbeck District Local Plan (PDLP)**

This is a series of development plan documents that set out policies at the local level. At present, this comprises the Purbeck Local Plan Part 1: Planning Purbeck's Future (PLP1) (adopted in November 2012) and the Swanage Local Plan (adopted in June 2017). The PLP1 covers the period 2006-2027 and the Swanage Local Plan covers the period up to 2027. The timetable for preparing further parts of the PDLP is set out in this LDS.
  - **Neighbourhood Plans**

A neighbourhood plan is a community-led planning framework for guiding the future development, regeneration and conservation of an area. Neighbourhood plans, once adopted, form part of the development plan and can in certain circumstances supersede policies in the Local Plan. The Lytchett Matravers Neighbourhood Plan (adopted in June 2017) is currently the only adopted neighbourhood plan in Purbeck. The Lytchett Matravers Neighbourhood Plan covers the period up to 2031. There are three other neighbourhood plans in preparation in the district, as explained further below.
  - **Minerals and Waste Local Plan**

Dorset County Council and the unitary authorities of Bournemouth Borough Council and Borough of Poole are responsible for minerals and waste planning policy in Dorset. Current adopted minerals and waste planning policy comprises the Bournemouth, Dorset and Poole Minerals Strategy (adopted in May 2014), the Waste Local Plan (adopted in June 2006) and five remaining policies in the Minerals and Waste Local Plan (adopted in April 1999). A Mineral Sites Plan and a new Waste Plan are currently in preparation.

## Purbeck Planning Policy Documents

3. Each document is explained briefly below. The timetable for the preparation of each DPD is set out in Appendix 1, with the detailed requirements of each plan set out in Appendix 2.

## Development Plan Documents (DPD)

4. Each DPD must follow a set process including an examination and must be accompanied by a Sustainability Appraisal:

- **Purbeck Local Plan Part 1: Planning Purbeck's Future (PLP1)**  
Adopted November 2012. It 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.
- **Swanage Local Plan**  
Adopted June 2017. Purbeck District Council prepared the Swanage Local Plan jointly with Swanage Town Council and the Swanage Town and Community Partnership. This plan deals with issues and allocates specific sites as set out in PLP1 Policy SE: South East Purbeck, including settlement extensions for around 200 dwellings and new retail floor space.
- **Purbeck Local Plan Review**  
The Purbeck Local Plan Review will explore the potential for an appropriate level of additional housing growth as compared 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. Coordination will be needed with the Swanage Local Plan and emerging neighbourhood plans. The Council undertook an Issues and Options consultation to inform the Local Plan Review between January and March 2015, and a further 'Options' consultation took place between June and August 2016. The Council is planning to undertake further consultation on the Local Plan Review in early 2018, with the aim of publishing the Purbeck Local Plan Review Pre-submission Document for comments in late 2018. The Council is aiming to adopt the plan in 2019.
- **Dorset-wide Gypsy and Traveller (including Travelling Showpeople) Joint DPD**  
The Gypsy and Traveller (including Travelling Showpeople) DPD is being jointly prepared by Dorset local authorities. It will establish the number of pitches required and allocate sufficient sites to meet Gypsy and Traveller pitch requirements across Dorset. The Gypsy and Traveller DPD will supplement Policy GT of PLP1. The Councils are planning to publish a Pre-submission Document in summer 2018, with the aim of adopting the DPD in summer 2019.

## Supplementary Planning Documents (SPD)

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

Adopted:

- **Townscape Character Appraisals (2012)**  
These appraisals 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.

- Affordable Housing SPD (2013)**  
 This SPD 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 Review.
- District Design Guide SPD (2014)**  
 This SPD 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. The Council adopted the SPD in January 2014.
- Dorset Heathlands SPD (2016)**  
 The Dorset Heathlands SPD covers Bournemouth, Christchurch, East Dorset, Poole and Purbeck. The SPD ensures that there will continue 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. A previous Dorset Heathlands SPD (2012 to 2014) expired in Purbeck in April 2014<sup>1</sup>. The new SPD took effect in Purbeck from 19 January 2016.
- Nitrogen Reduction in Poole Harbour SPD (2017)**  
 The Nitrogen Reduction in Poole Harbour SPD provides guidance to ensure that development does not lead to an increase in the level of nitrates in Poole Harbour. This SPD was prepared jointly with Borough of Poole, North Dorset District Council and West Dorset District Council. Purbeck District Council adopted the SPD in March 2017.

Emerging:

- Swanage Town Centre Redevelopment Site Development Brief**  
 The Council is preparing this Development Brief to add further detail to the proposed policy TCR (Town Centre Redevelopment Site) in the Swanage Local Plan. Consultation on a draft Development Brief took place between September and November 2015.
- Swanage Green Infrastructure Strategy**  
 The Swanage Green Infrastructure Strategy will provide additional detail to support the implementation of proposed policies SGI (Swanage Green Infrastructure) and OSR (Open Space and Recreation) of the Swanage Local Plan. The Green Infrastructure Strategy will include accurate mapping and description of the current green infrastructure resource in Swanage, and will include proposals to improve any areas of deficiency identified. Consultation on a draft Strategy took place between September and November 2015.
- Swanage Conservation Area Management Plan**  
 The Council is working with local partners to prepare a Swanage Conservation Area Management Plan. The Management Plan will set out measures for the management and enhancement of the conservation area, and could help in addressing the issues which have led to the identification of the conservation area as being 'at risk'.

<sup>1</sup> On 8 July 2014, Council agreed to extend the 2012 Dorset Heathlands SPD in Purbeck until 4 June 2017, for use with Section 73 planning permissions only. This was to cover circumstances where existing permissions are renewed, the Community Infrastructure Levy is not applicable, and Section 106 agreements have to be renewed.

- **Joint Poole Harbour Recreation SPD**

The Council is working jointly with Borough of Poole to prepare a joint Poole Harbour Recreation SPD. The SPD will set out measures to help mitigate the impacts of additional recreational pressure on the Poole Harbour SPA (Special Protection Area) and Ramsar site.

## Other Planning Documents

6. These documents have differing processes in their preparation and adoption:

- **Community Infrastructure Levy Charging Schedule (CIL)**

The Community Infrastructure Levy (CIL) 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 in March 2014, and CIL has been in operation in the district from 5 June 2014. The Council intends to review the CIL charging schedule alongside the preparation of the Purbeck Local Plan Review. It may become necessary to review the CIL charging schedule in advance of the Local Plan Review. If this is the case the Council will publish a revised timetable for the CIL review on the Council's website. 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.

- **Statement of Community Involvement (SCI) (2013)**

The SCI demonstrates how the Council will engage and consult organisations and individuals at the early stages of preparing planning documents.

- **Neighbourhood Plans**

Neighbourhood plans, once adopted, form part of the development plan and can in certain circumstances supersede DPD policies. The Lytchett Matravers Neighbourhood Plan (adopted in June 2017) is currently the only adopted neighbourhood plan in Purbeck. There are currently three other neighbourhood plans in preparation in Purbeck, covering Arne, Bere Regis 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.

- **Proposals Map**

The Proposals Map maps policy designations. It is updated following adoption of any DPD or neighbourhood plan.

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>

## Development Plan Document Preparation and Review

7. The stages of production of a DPD are set out below.

### Commencement and DPD Preparation

- A DPD commences when a council consults statutory bodies on the scope of the Sustainability Appraisal.
- The Council engages with consultees on the subject of the DPD and invites representations on what it should contain.
- Ongoing consultation takes place with local communities, as the DPD is prepared, with the objective of negotiating and agreeing matters of policy.
- The consideration of alternative options is an important part of the process.

### Pre-submission Publication

- A Pre-submission DPD is published prior to submission to the Secretary of State (SoS). The Council invites the public and organisations to make representations, which will then be considered at the subsequent Examination.

### Submission

- The DPD is submitted to the SoS together with details of the representations made on the Pre-submission DPD.

### Examination

- An independent examination of the DPD is undertaken by an appointed Inspector. The Inspector decides the topics for discussion and publishes them ahead of the hearing sessions.
- The Inspector's Report recommends whether the DPD is sound or unsound, and if necessary, any modifications that would make the DPD sound.

### Adoption

- The Council adopts the final DPD.

8. The Council aims to set realistic timetables to deliver DPDs. If changes to timetables are required, these will be posted on the Council's website at <http://www.dorsetforyou.com/localplan/purbeck>

## Resources

9. The Planning Policy team usually comprises:
  - 1 FTE (Full Time Equivalent) Planning Policy Manager
  - 3 FTE Senior Planning Policy Officers
  - 1 FTE Senior Landscape Architect
  - 1 FTE Assistant Planning Policy Officer
  
10. At present there is one vacant post in the team (for a Senior Planning Policy Officer). Temporary arrangements have been made to cover this post over the period up to April 2019, meaning that the Planning Policy team currently comprises:
  - 1 FTE (Full Time Equivalent) Planning Policy Manager
  - 2 FTE Senior Planning Policy Officers
  - 1 FTE Senior Landscape Architect
  - 1 FTE Planning Policy Officer
  - 1 PTE (Part Time Equivalent) Technical Support Officer (18.5 hours per week)
  
11. The Planning Policy Team forms part of a larger Planning and Community Services section within the Council, covering other issues such as development management, building control and economic development.
  
12. The Council seeks an integrated approach to spatial planning and community planning, working closely with the parish and town councils. This ensures that DPDs reflect community planning objectives and provides an additional resource to help policy development and evidence gathering. Closer working relationships will need to be developed to provide support for communities who wish to prepare neighbourhood plans.
  
13. The Council works closely with nearby local authorities on evidence gathering and the preparation of joint work. There is close liaison with Dorset County Council transport planners to ensure that DPDs take account of the Local Transport Plan and other transport requirements.
  
14. Consultants are used for evidence gathering and specialised tasks, such as appropriate assessment work and economic viability testing. The use of consultants can increase staffing capacity, but also has associated costs.
  
15. The process of preparing DPDs requires resources to undertake consultation (e.g. printing documents, the hire of premises for public consultation events and analysing responses) and for the formal examination process (e.g. employing a programme officer and paying a planning inspector's fees). The need for these resources has to be taken into account in budgets and work programmes.



## Risk Management

16. The Council's ability to deliver the timetable for the production of the DPDs will depend upon:
- Staff turnover, long term sickness, absenteeism.
  - Further cuts to government funding and grants.
  - The Council's ability (budget) to commission and fund specialist evidence and research, where this cannot be undertaken in house.
  - The timely delivery of evidence gathering, prepared by consultants.
  - Evidence remaining 'up to date' despite delays to the process.
  - Other local authorities working jointly on meeting the agreed timetable for joint work, particularly as there is a higher risk associated with more than one Council having to agree.
  - The ability and willingness of other sections in the Council and partner organisations to contribute towards plan preparation, in terms of staff time, skills and specialist knowledge.
  - Any change in political composition of the Council.
  - Dorset County Council's ability to provide information.
17. The implications of missing milestones will be to postpone and potentially prejudice the Council's ability to deliver certain aspects of its Corporate Strategy.
18. The following contingency measures have been agreed, in principle, by the Council:
- The General Manager - Planning and Community Services be granted delegated decision making powers in order to agree recommendations associated with the production of Local Development Documents for presentation directly to Council where there is insufficient time to put the recommendation to Policy Group. The General Manager - Planning and Community Services should consult with the Leader of the Council in such instances.
  - The General Manager - Planning and Community Services be granted delegated decision making powers in order to agree late amendments. The General Manager - Planning and Community Services should consult with the Leader of the Council in such instances.
  - The General Manager Planning and Community Services be granted delegated decision making powers during Examination periods in order to enable quick decisions to assist the Inspector when presented with alternative proposals. The General Manager - Planning and Community Services should consult with the Leader of the Council in such instances.
  - The Planning Policy Manager be granted delegated decision making powers to make minor amendments and factual updates during the preparation of Local Development Documents.
  - The secondment of planning or support staff to assist the Planning Policy Team.
  - Consultants or agency staff be employed in the event of inability to fill vacant posts or in the case of extended absence (over three weeks). This is not a preferred option owing to the fact that the planning system is premised on an iterative way of working requiring continuity. However, where bespoke projects are identified this resource will be suitable, but the potential cost implication must be acknowledged.

## Appendix 1 – Timetable for production of DPDs and review of CIL

Key Milestones	2018												2019												2020											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Purbeck Local Plan Review	■	■	■							■	■			■	■	■	■	■	■	■	■	■														
Community Infrastructure Levy										■	■			■	■	■	■	■	■	■	■	■														
Gypsy and Traveller DPD						■	■		■	■	■	■	■	■	■	■	■	■	■	■	■															

Key:

	Consultation to inform DPD
	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.

## Appendix 2 – Planning Documents

### Purbeck Local Plan Review (formerly referred to as Partial Review)

#### Summary

Purpose:	To review parts of the PLP1 and explore the potential for an appropriate level of 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 and a review of policies relating to renewable energy and design.
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

▪ Options consultations	Early 2015, summer 2016, and early 2018
▪ Pre-submission	Late 2018
▪ Submission to SoS	Early 2019
▪ Examination	During 2019
▪ Adoption	Autumn 2019

#### Studies Required

Joint work updating Strategic Housing Market Assessment. Update the Retail Study and the Strategic Flood Risk Assessment. District-wide Environmental and Infrastructure Capacity Study, Coastal Change Management Area Study, Review of Previous Developed Land. Preparation of Strategic Housing Land Availability Assessment and Strategic Employment Land Availability Assessment. Review of heathland mitigation measures. Review of Green Belt, settlement boundaries and other non-statutory mapped designations. Other studies and evidence gathering as appropriate.

#### Assessments Required

Sustainability Appraisal/Strategic Environmental Assessment, Habitats Regulations Assessment, Equalities Impact Assessment, Health Impact Assessment.

#### Resources Required

Internal:	Purbeck Local Plan Review Working Party, Planning and Community Services, Democratic Services, Graphics, IT.
External:	Dorset County Council, town and parish councils, consultants for evidence gathering.

## 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

▪ Publication of Preliminary Draft Charging Schedule	Summer 2016
▪ Publication of Draft Charging Schedule	Late 2018
▪ Submission to SoS	Early 2019
▪ Examination	During 2019
▪ Adoption	Autumn 2019

Note: It may become necessary to review the CIL charging schedule in advance of the Local Plan Review. If this is the case the Council will publish a revised timetable for the CIL review on the Council's website.

### Studies Required

Update to Purbeck Infrastructure Plan. Viability testing.

### Assessments Required

Equalities Impact Assessment

### Resources Required

Internal:	Planning and Community Services, Financial Services, Democratic Services, IT.
External:	Dorset County Council, other infrastructure providers, town and parish councils and consultants for evidence gathering if required.

## Dorset-wide Gypsy and Traveller (including Travelling Showpeople) Joint Development Plan Document

### 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 - Core Strategy, Poole Core Strategy, Christchurch and East Dorset Local Plan Part 1 – Core Strategy, West Dorset, Weymouth and Portland Local Plan, and North Dorset Local Plan Part 1.
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.

<b>Milestones</b>	
▪ Options consultations	November 2011 – February 2012; and September – October 2014 <sup>1</sup>
▪ Pre-submission	Summer 2018
▪ Submission to SoS	Autumn 2018
▪ Examination	Winter 2018 / 2019
▪ Adoption	Summer 2019
<b>Studies Required</b>	
Gypsy and Traveller Accommodation Assessment.	
<b>Assessments Required</b>	
Sustainability Appraisal/Strategic Environmental Assessment, Habitats Regulations Assessment, Equalities Impact Assessment.	
<b>Resources Required</b>	
Internal:	Portfolio Holder, Planning and Community Services, Graphics, IT.
External:	Peter Brett Associates, Dorset County Council, Natural England, other Dorset local authorities.

<sup>1</sup> The consultation undertaken in September / October 2014 to inform the Gypsy and Traveller Site Allocations DPD did not include any site options in Purbeck. The consultation was limited to those council areas where additional site options had been identified: East Dorset, North Dorset and West Dorset.