



Purbeck Core Strategy Development Plan Document

Examination into the soundness of the plan

PURBECK DISTRICT COUNCIL RESPONSE TO QUESTION FROM THE INSPECTOR REGARDING PROPOSALS MAPS

Question 3

The Inspector has asked the following questions:

The Inspector understands that there is no adopted Proposals Map.

As part of the Core Strategy (CS) the Council is in effect 'creating' an adopted Proposals Map – albeit only relating to the proposals within the CS.

Regulation 14 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended) states that a Proposals Map must comprise or contain a map of the LPA's area.

Under (4) it states that when the adopted Proposals Map is first adopted it must illustrate geographically the application of:

- (a) the policies in any DPD adopted at the same time (i.e. the CS); and
- (b) an old policy which applies at that time.

The Proposals Map is not a DPD in its own right and it is not, per se, before the Inspector for examination. Nevertheless it would be helpful if the Council could explain:

- what the Council considers to be the legal Proposals Map;
- with reference to the Local Development Scheme, how the various elements of the Proposals Map will be up-dated and adopted over time; and
- how interested parties will be able to differentiate between those parts of the Proposals Map that have been adopted and those that remain unadopted.

The Inspector fully supports the need for pragmatism in this situation but he considers that the Council's clarification with regard to this matter would be helpful.

The Council responds as follows:

The Purbeck District Local Plan was not adopted as statutory policy and therefore has no saved policies to roll forward on the Proposals Map. This is an unusual position owing to the lack of an adopted Local Plan, and how to deal with this situation was not covered by the 2004 regulations (as amended) or guidance in PPS12 / plan making manual. This is explained further below:

Status of the Purbeck District Local Plan

The Inspector's report recommended the deletion of a strategic housing allocation at Sandford/Holton Heath due to its impact on internationally important nature conservation sites. Despite an exhaustive process to identify alternative housing allocations in the District, both through the examination of alternative sites at the Public Inquiry and consultation on Proposed Modifications, insufficient sites were identified to meet the Structure Plan requirement.

In October 2004, the County Council Cabinet considered conformity of the Local Plan to the Bournemouth, Dorset and Poole Replacement Structure Plan (July 2004). The Local Plan was considered to be in "general conformity" with this provision and using the premise of "permitted assumption", (Section 46 (6) and (7) of the Town and Country Planning Act 1990), the Council intended to adopt the Local Plan on the basis that the Replacement Structure Plan was on deposit and would ultimately be adopted.

However, the strategic authorities subsequently resolved that the remaining stages in the preparation of the Replacement Structure Plan should not be completed, and resources should be redirected to promoting the sub-region's best interests through the new sub-regional planning process (preparation of the Regional Spatial Strategy). The decision not to continue left the Council in the position of legally not being able to adopt the Local Plan.

While the preferred course of action was to adopt the Local Plan, it was neither feasible nor advisable to bring the Plan into conformity with the adopted Structure Plan. This would have involved a fresh review and inquiry into meeting the shortfall in housing numbers which was considered to be contrary to both the spatial and sustainability objectives of the Regional Planning Guidance for the South West and the environmental capacity of the District.

This could not be addressed without serious spatial conflict with national guidance and the adopted Structure Plan, as well as disadvantage to Local Plan objectors. In November 2004, the Council therefore agreed to publish a consolidated "Final Edition" of the Local Plan and proceed immediately with work on the Local Development Framework. Whilst the Final Edition Local Plan does not therefore carry the same weight as an adopted Local Plan, it does carry significant weight in the determination of planning applications, as there are no statutory stages left through which it could be influenced.

Preparation of the Core Strategy

The Council chose not to prepare and consult on a full proposals map alongside the Core Strategy as this would run contrary to the aims of the 2004 planning system, which is intended to speed up the plan making process by passing detailed matters such as mapping to DPDs prepared after adoption of the Core Strategy. This was a pragmatic decision to ensure the Core Strategy was prepared as swiftly as possible in the spirit of the local development framework process.

An advisory visit from the Planning Inspectorate provided some guidance on how to take forward the proposals maps and this has been followed in the preparation of the Purbeck Core Strategy. The guidance is set out in paras 3.8-3.10 of the Inspector's notes of the LDF Advisory Visit – Purbeck District Council (PDC), 17 February 2010¹.

Appendix 4 of the Core Strategy includes a schedule detailing policies that are being carried forward from the Local Plan, Local Plan policies that will be deleted, Local Plan policies that have been altered and new Core Strategy policies.

(1) What the Council considers to be the legal Proposals Map;
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The legal part of the Proposals Map will comprise the following Core Strategy policies as the extent of these mapped designations has been subject to public consultation during the Core Strategy process:

- Policy NE: North East Purbeck
 - Housing and employment allocation at Huntick Road, Lytchett Matravers
 - Housing allocation at Policeman's Lane
 - Location of potential heathland mitigation
 - South East Dorset Green Belt
 - Upton and Lytchett Matravers settlement boundaries
- Policy CEN: Central Purbeck
 - Mixed use allocation at Worgret Road, Wareham
 - Location of potential heathland mitigation
 - Wareham settlement boundary
 - South East Dorset Green Belt
- Policy DH: Dorset Heathland
 - 400m and 5km zones
- Policy CE: Coastal Erosion
 - 400m discharge zone
- Policy FR: Flood Risk

¹ <http://www.dorsetforyou.com/media.jsp?mediaid=154383&filetype=pdf>

- Flood Zones 2 and 3
- Policy CZ: Consultation Zones
 - Minerals Consultation Zone
 - Corfe Common SSSI Consultation Zone
 - Jurassic Coast World Heritage Site
 - Hazardous Pipelines and Installations
- Policy LHH: Local Landscape, Historic Environment and Heritage
 - Conservation areas:
 - Acton
 - Church Knowle**
 - Corfe Castle
 - Herston
 - Kingston
 - Langton Matravers
 - Lytchett Minster
 - Studland*
 - Stoborough**
 - Swanage
 - Wareham**
 - Wool**
 - Worth Matravers

* As consulted upon in 2011 and adopted. Included in Minor Changes Schedule.

** As consulted upon in 2011 and adopted. Will be put forward as Minor Changes during examination.

Other Local Plan policies will be carried forward onto the Proposals Map, but these will have no legal status. Instead they will be material considerations for use in the determination of planning applications, until such time as they are formally allocated in a DPD. These unadopted mapped policy designations are set out in answer to question 2 below.

(2) With reference to the Local Development Scheme, how the various elements of the Proposals Map will be up-dated and adopted over time

The response to the question is based upon the adopted Local Development Scheme, 2011 (LDS). The Swanage Area Action Plan covers Swanage Parish and the Site Allocations DPD covers the remainder of the District. These two plans provide complete District wide coverage and will form the basis of the review of mapped designations to update the Proposals Map. The LDS also includes the Joint Heathland DPD and Joint Gypsy and Traveller DPD, which will include updates to the Proposals Map. It is not clear which parishes intend on preparing neighbourhood plans with only Bere Regis having started work on plan. Neighbourhood plans may update the Proposals Maps and replace the need for any mapping changes in the AAP or DPD for certain parishes.

The expected mapping elements of each plan is set out below. Note that the list of mapped designations is not exhaustive.

Swanage Area Action Plan DPD

The following mapped policy designations will be reviewed or allocated through the Swanage Area Action Plan DPD (or neighbourhood plan) (adoption 2013):

- Policy SE: South East Purbeck
 - Settlement extension(s) of 200 dwellings
 - Settlement boundary
 - Mitigation of European protected sites
 - Food and non-food retail floor space (also Policy RFS)
 - Town centre retail boundary (also Policy RP)
 - Prospect Business Park (also Policy E)
- Policy LHH: Local Landscape, Historic Environment and Heritage
 - Conservation area
 - Scheduled Ancient Monuments
 - Purbeck Heritage Coast
- Policy GI: Green Infrastructure, Recreation and Sports Facilities
- Policy RFS: Retail Floor space Supply
- Policy RP: Retail Provision
 - Town centres and local centres
 - Primary Shopping Frontage
- Policy E: Employment
 - Safeguarded employment land
- Policy GP: Groundwater Protection Zones
- Policy CE: Coastal Erosion
 - 400m discharge zone
 - Indicative erosion zones
- Policy FR: Flood Risk
 - Flood Zones 2 and 3
- Policy CON: Consultation Zones
 - Development restraint areas around sewage works and other sources of unpleasant emissions
- Policy ATS: Implementing an Appropriate Transport Strategy for Purbeck
 - Safeguarded land for transport infrastructure

Site Allocations Plan DPD

The following mapped policy designations will be reviewed or allocated through the Site Allocations Plan DPD as set out in the 2011 Local Development Scheme (commence work 2012):

- Policy NW: North West Purbeck
 - Settlement boundaries at:
 - Bere Regis*,
 - Briantspuddle
 - Allocation(s) for a minimum of 50 dwellings at Bere Regis*
 - Heathland mitigation*
 - Employment allocation at Bere Regis

- Policy SW: South West Purbeck
 - Settlement boundaries at:
 - Wool,
 - Bovington,
 - Chaldon Herring,
 - East Burton,
 - East Lulworth,
 - Moreton Station,
 - Winfrith Newburgh and
 - West Lulworth
- Policy CEN: Central Purbeck
 - Settlement boundaries at:
 - Wareham
 - Sandford
 - Stoborough
 - Ridge
 - Minor boundary re-alignment of South East Dorset Green Belt to OS base map
- Policy NE: North East Purbeck
 - Settlement boundaries at:
 - Upton
 - Lytchett Matravers
 - Lytchett Minster
 - Minor boundary re-alignment of South East Dorset Green Belt to OS base map
 - Upton town centre enhancement area
- Policy SE: South East Purbeck
 - Settlement boundaries at:
 - Corfe Castle
 - Langton Matravers
 - Church Knowle
 - Harmans Cross
 - Kingston
 - Kimmeridge
 - Studland
 - Worth Matravers
- Policy LHH: Local Landscape, Historic Environment and Heritage
 - Conservation areas at
 - Bere Regis*
 - Chaldon Herring
 - Coombe Keynes
 - East Creech
 - East Holme
 - East Lulworth
 - Kimmeridge
 - Morden
 - Moreton
 - Piddle Valley
 - West Lulworth
 - Winfrith Newburgh
 - Scheduled Ancient Monuments

- Dorset Area of Outstanding Natural Beauty
 - Purbeck Heritage Coast
 - Historic Parks and Gardens
- Policy BIO: Biodiversity and Geodiversity
 - Regionally Important Geological Sites
 - Nature conservation designations:
 - Special Protection Area (SPA)
 - Special Areas of Conservation (SAC)
 - Possible Special Protection Areas (pSPA)
 - Ramsar sites
 - Sites of Special Scientific Interest (SSSI)
 - National Nature Reserves (NNR)
 - Local Nature Reserves (LNR)
 - Sites of Nature Conservation Interest (SNCI)
- Policy GI: Green Infrastructure, Recreation and Sports Facilities
- Policy RFS: Retail Floor space Supply
- Policy RP: Retail Provision
 - Town centres and local centres
 - Primary Shopping Frontage
- Policy E: Employment
 - Safeguarded employment land
- Policy GP: Groundwater Protection Zones
- Policy CE: Coastal Erosion
 - 400m discharge zone
 - Indicative erosion zones
- Policy FR: Flood Risk
 - Flood Zones 2 and 3
- Policy CON: Consultation Zones
 - Development restraint areas around sewage works and other sources of unpleasant emissions
- Policy ATS: Implementing an Appropriate Transport Strategy for Purbeck
 - Safeguarded land for transport infrastructure

* (if not covered in Bere Regis Neighbourhood Plan or other neighbourhood plans)

Dorset Gypsy and Traveller DPD

The following mapped policy designation will be allocated through the Dorset Gypsy and Traveller DPD as set out in the 2011 Local Development Scheme (adoption 2013):

- Policy GT: Gypsy, Travellers and Travelling Showpeople
 - Residential and transit sites

Dorset Heathlands DPD

The following mapped policy designation will be allocated through the Dorset Heathlands DPD as set out in the 2011 Local Development Scheme (adoption 2013):

- Policy DH: Dorset Heathlands
 - Strategic heathland mitigation sites

Bere Regis Neighbourhood Plan

The following mapped policy designations are likely to be reviewed or allocated through the Bere Regis Neighbourhood Plan and adopted as statutory policy:

- Policy NW: North West Purbeck
 - Settlement boundary
 - Allocation(s) for a minimum of 50 dwellings
 - Heathland mitigation
- Policy LHH: Local Landscape, Historic Environment and Heritage
 - Conservation area
 - Scheduled Ancient Monuments
- Policy GI: Green Infrastructure, Recreation and Sports Facilities
- Policy CF: Community Facilities
- Policy RP: New retail provision
- Policy E: Employment
 - Allocation of a minimum of 0.7ha employment land

(3) How interested parties will be able to differentiate between those parts of the Proposals Map that have been adopted and those that remain unadopted.

The legend to the Proposals Map and accompanying schedule will set out explicitly the status of each policy as to whether they are statutory policy or material considerations. The schedule will also set out when and the means by which each non-statutory policy will be reviewed and adopted on the Proposals Map. Each DPD prepared will also include this schedule as an appendix.